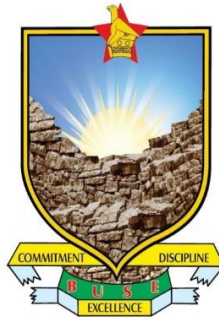


BINDURA UNIVERSITY OF SCIENCE EDUCATION

FACULTY OF SOCIAL SCIENCES AND HUMANITIES

DEPARTMENT OF LANGUAGES AND COMMUNICATION SKILLS



A HERITAGE STUDY OF HISTORIC BUILDINGS IN BINDURA TOWN

BY

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B1953815

**A DISSERTATION SUBMITTED TO THE DEPARTMENT OF LANGUAGE AND
COMMUNICATION SKILLS IN PARTIAL FULFILMENT FOR THE
REQUIREMENTS FOR THE BACHELOR OF SCIENCE HONOURS DEGREE IN
CULTURE AND HERITAGE STUDIES**

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ABSTRACT

The major motivation for carrying out this study emanated from the observations of the endangerment of historic buildings in small towns such as Bindura located in Mashonaland Central, Zimbabwe. This type of heritage has been lesser-known, poorly conserved and presented. The main aim of this research sought to investigate and document the heritage values associated with historic buildings in Bindura town. The research was guided by the conceptual framework of sustainable development. The concept was useful in binding the intentions and questions of the research. The intentions of the study was to explore where and which historic buildings exist in Bindura town, why should they be preserved and conserved and how can they be preserved and marketed for tourism purposes. A number of heritage practitioner's studies were sketched in the literature review, international, national and local philosophies was applied. In the research snowball sampling was used to collect passable information. In addition, data collection tools which included desktop survey, field survey, interviews, focus groups and questionnaires were useful in gathering evidence. The information assembled from different stakeholders came up with the findings of the study. The discoveries of the research included the Public Library, the Old Church, Anglican Church, Halla Hotel and Thurlow's building. The research recommended the NMMZ to revise their laws, the curator of NMMZ to document more historic buildings in Bindura town and the Municipality of Bindura to introduce the department of historic building committee.

DECLARATION FORM

I, Linford T Chawira studying for a Bachelor of Science Honours degree in Culture and Heritage Studies, conscious of the details that plagiarism is a serious academic offense and that misrepresenting information is a crack of ethics in Culture and Heritage Studies research, truthfully declare that:

1. The dissertation titled: *A Heritage Study of Historic Buildings in Bindura Town*, is a result of my own work and has not been plagiarized.
2. I have followed research ethics required in pursuit of a Bachelor of Science Honours Degree in Culture and Heritage Studies programme.
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DEDICATION

The academic research is dedicated to my late father, Felix S. Chawira who encouraged me to pursue my studies so as to have a better life since education is the key to success, as well as my mother and siblings for their warmth and moral support. I will always appreciate my family and relatives who helped me succeed in my studies financially, academically and morally.

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Above all, I would like to thank the Almighty for his divine love and support to see this dissertation prosper. Thank you GOD.

LIST OF ABBREVIATIONS

BUSE	Bindura University of Science Education
CHS	Culture and Heritage Studies
HBC	Historic Building Committee
NMMZ	National Museums and Monuments in Zimbabwe
STCDA	Stone Town Conservation Development Authority
UN	United Nations
ZAOGA	Zimbabwe Assemblies of God Africa
ZTA	Zimbabwe Tourism Authority

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CHAPTER ONE

GENERAL INTRODUCTION

1.1 INTRODUCTION

Zimbabwe has largely focused on nature-based tourism and paid little attention to other forms of heritage tourism such as historic buildings. However, due to the changing of the tourist preferences and the competition that is rapidly rising in southern African region and beyond, the need for diversification of tourism heritage products is imperative. Mukono (2012) notes that nature-based tourism requires careful management to ensure long term sustainability. Historic buildings and other cultural heritage resources can be developed as sustainable tourism attractions. To this end, this study is aimed at studying historic buildings as heritage resources that can be developed and utilised for tourism purposes. To explore and examine the issues understudy, Bindura town is used as a case study.

According to the brochure of Bindura Municipality (www.binduramunicipality.ac.zw), Bindura town was established in 1890 upon the discovery of nickel and gold around Pindura Hills. Bindura was originally named Kimberly Reefs after the gold mine, which was opened in 1901, the name then changed to Bindura in 1913 after the arrival of the railway (Zuvalinyenga 2020). Bindura is probably an Anglicised of the Shona phrase, *pindura mhuka* meaning (turn the game). To date, the town is home to several colonial historic buildings that can be used for urban tourism. It is important for Bindura town to adopt and develop urban tourism, since it has the potential of entertaining and educating both the local and international tourists about the rich history of the town (Chugh 2018).

1.2 BACKGROUND

Historic buildings are important to countries for various reasons. According to Penica (2015) a historic or heritage building is a building or structure that has a historic value. Despite their heritage and tourism significance, there is limited research in Zimbabwe and other African countries on historic buildings. However, the recognition of historic buildings as heritage resources and their effective management might lead to sustainable development of towns such as Bindura. The United Nation General Assembly (1987) noted that sustainable development is the development that meets the needs of the present without the ability of compromising the needs of the future generations. The historic buildings are found in every province in Zimbabwe. However, the local authorities and other organisations responsible for the conservation of historic buildings seem to focus on the large cities such as Bulawayo and Harare, neglecting smaller towns. Moreover, the general public has limited knowledge on the existence and heritage values of historic buildings in Zimbabwe. In the absence of comprehensive research on historic buildings, this type of heritage will gradually disappear in the smaller towns such as Bindura.

It is against this background, that this study investigates and document the heritage values of historic buildings that are in Bindura town in the north-eastern Zimbabwe. Most of the historic buildings found in Bindura town were constructed during the colonial era (1890-1980). The researcher observed that historic buildings are not receiving much protection, preservation and attention from the Bindura Municipality and other stakeholders. However, elsewhere in countries such as South Africa, China and Germany, historic buildings constitute the major tourism products that generates revenue to the host communities and countries (Ding et al. 2017). This study assesses the significance of historic buildings as heritage products that can contribute towards urban heritage tourism.

Mupawaend (2007) alludes that urban heritage tourism is a set of tourism resources or activities that are located in towns and cities that are offered for touristic consumptions. Through urban heritage tourism, much can change due to international and local tourist visiting Bindura town to enjoy the history of this small town but culturally rich urban area. Researching on historic buildings is therefore vital as it will generate knowledge and information that can be used in boosting the economy through the sustainable development of Bindura town.

1.3 PURPOSE OF THE STUDY

- To investigate and document the heritage values of historic buildings located in Bindura town.

1.4 PROBLEM STATEMENT

Bindura is one of the earliest towns to be established in Zimbabwe. However, there is limited knowledge about the historic buildings in this town. The researcher observed that most of the historic buildings in Bindura town are debilitating and are in poor state of conservation despite their tourism potential. In the absence of detailed knowledge and information about the historic buildings, it remains difficult for the Municipality and other stakeholders to benefit from such heritage resources. This study seeks to investigate and document the heritage values associated with historic buildings in Bindura town. It is envisaged that this study will generate information that will inform the development and management of historic buildings for the benefit of the host town and the Mashonaland Central Province.

1.5 RESEARCH OBJECTIVES

The study seeks to bring out the following objectives:

- To identify and record the historic buildings in Bindura town.
- To assess the significance of historic buildings.

- To identify strategies that can be used to preserve and market historic buildings for tourism purposes.

1.6 RESEARCH QUESTIONS

- Where and which historic buildings exist in Bindura town?
- Why should historic buildings be preserved and conserved?
- How can the historic buildings be preserved and marketed for tourism purposes?

1.7 ASSUMPTION OF THE STUDY

If the historic buildings are recognised and taken into consideration it will lead to urban tourism, which help in the improvement of the livelihoods of the community in the Bindura Town which might as well inspire other smaller towns to make use of their historic buildings. Through promotion of urban heritage tourism, Bindura town can become one of the tourism destinations in Zimbabwe which will trigger revenue generation which benefit the town and local authorities. It is also assumed in this study that urban heritage tourism will create employment, reduce poverty, good sanitation to mention but just a few in Bindura town.

1.8 SIGNIFICANCE OF THE STUDY

The study is important because it is focusing on a type of heritage that is being neglected and marginalised in the mainstream heritage studies in Zimbabwe. The historic buildings in Bindura town are receiving limited, if any, preservation and conservation attention from their custodians and key stakeholders. However the historic buildings are relevant to the Bindura town community because they holds the memory of the town. If researched and managed properly, the historic buildings can result in sustainable development that will benefit the community and other interest groups. The study will generate knowledge and information that will inform decision-making on the management and use of historic buildings in Bindura town.

1.9 DELIMITATIONS OF THE STUDY

This study focuses on Bindura town. The focus is to study the historic buildings in the Central Business District (CBD). Intellectually, the research focuses on the conservation and management of historic buildings as heritage resources.

1.10 LIMITATIONS OF THE STUDY

During data collection phase, it was observed that some of the buildings which were historic had no written or remembered information about their historical values and many historic buildings has been renovated which makes it a modern building. To counter the challenges, the department of Town Planning of the Bindura Municipality Board was consulted to fill-in gaps in data and information.

1.11 DEFINITION OF KEY TERMS

1.11.1 HISTORIC BUILDING

Mupawaenda (2007) defines heritage buildings as a set of tourism assets or activities that are situated in towns and cities that are presented for touristic consumptions. Letzter and Neuman (2022) concurs that historic buildings are unhurried as essential tangible products for collective and national awareness regarding their traditions.

1.11.2 SUSTAINABLE DEVELOPMENT

According to the 1987 Brundtland report, sustainable development is ‘a process of achieving economic, social and environmental improvements which binds in a relationship of independence in order to meet the needs of the present generation without compromising the needs of the future generations to meet their own needs’. Heritage buildings should be maintained so as to foster sustainability of a certain community or society since the buildings give an overview of past societies.

1.11.3 URBAN HERITAGE TOURISM

Urban heritage tourism is a multifunctional process that attracts visitors for different reasons as quipped by (Rasoolinmamesh, Roldan et al, 2017). According to the World Tourism Organisation (UNWTO 2007), urban tourism is the activity which takes place in an urban space with its inherent attributes. Urban tourism mostly rely of built heritage buildings which outlines the activities of the past societies or communities.

1.11.4 DISSERTATION OUTLINE

The research is comprised of 5 chapters. Chapter one introduces the study, presents the background information, the problem statement, the research questions (sub problems) or hypothesis and assumptions to the study, limitations and delimitations as well as definition of terms among other aspects of the study. The second chapter dwells on literature review and presentation of conceptual framework, thus, in this section researcher interrogates previous scholarly work related to the subject under study. Chapter three usually focuses on research methodology and design. In this chapter qualitative method was used through snowball sampling. Further to that, researcher looks at population sample, sampling methods and techniques as well as the research instruments. Before closing the chapter researcher also highlights the data presentation, interpretation and analysis as well as ethical considerations. On chapter four the study presents findings of the study, interprets and analyses the results. In doing so, researcher will have to compare with results from previous studies as highlighted in chapter two on literature view. Finally, chapter five of the study will focus on summary of the study and findings, conclusions that researcher draws from the study and recommendations for future purposes.

CHAPTER TWO:

2 CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW

2.1 INTRODUCTION

Fink (2014) describes a literature review as reproducible method for categorising, estimating and blending the existing body of finalised and work produced by researchers, scholars and practitioners. In this chapter, much focus is on identifying the gaps, weaknesses and strength in existing bodies of literature. A review of literature on historic buildings within the concepts of sustainability, urbanisation and engagement of community is presented in this chapter. The review is going to be outlined in thematic headings to describe the reviews of different consulted literature.

2.2 CONCEPTUAL FRAMEWORK

According to Ravich and Carl (2016) a conceptual framework imitates the thinking of the entire research process. Camp (2001) explains that a conceptual framework is a structure in which a researcher believes can best explain the natural evolutions of the spectacle to be studied. The conceptual framework is useful in the study because it gives a worldview or broader picture of the research topic and it is the foundation on how the research objectives, questions and the problem statement are conveyed. Varpio (2020) deposits that it shows the reasonable and understandable apparatuses of the entire study. The conceptual framework is like a route or map which guides from point A to B. A conceptual framework is going to be applied in this study since it quandaries the social values into one. The conceptual framework was used to decide on how to collect data, how to process and how to analyse the different datasets.

A concept of sustainable has been applied in the analysis of historic buildings found in Bindura. Nyambiya and Mutyandaedza (2019) explains the concept of sustainability as perceptible from the 1987 (UN) from ‘Our Common Future’ report (also known as the Brundtland report). The report defined sustainable development as ‘a process of accomplishing economic, social and

environmental improvements which binds in a relationship of independence in order to meet the desires of the present generation without compromising the desires of the future generations to meet their own needs'. The definition stresses the long term of the concept of sustainability and introduces the ethical principle of attaining justice between the present and future generation. The sustainable development can be achieved through localised initiatives. In 1992 the Rio earth Summit resulted in Agenda 21, 'think globally and act locally'. Heritage buildings and their elements can be regarded as raw materials which foster development and contribute to better living conditions, elimination of poverty, and community participation amongst others. This proves that variables of heritage can improve variables of development which all end to sustainable development.

Through the lens of sustainable development there are possibilities of historic buildings being promoted and feed into urban heritage tourism. If historic buildings are recognised and protected by the local authorities, they can be used for tourism purposes thus leading to a sustainable development in Bindura and Zimbabwe at large. There are a number of countries that are benefitting from urban heritage tourism like, Australia (Sharma and Dyer, 2009), Botswana (Morupisi and Makgalo, 2017), Moswetw, Thapa and Mbaiwa 2008), China (Ding 2015, Lo, 2017, Xiao and Wall 2009), Germany (Dirkmeiser and Helbrecht, 2015; Fuller and Michel, 2014), the UK (Terhost and Ozturk, 2012), the USA (Bonimy 2011) and Zimbabwe (Magure 2015, McGregor 2013, Moyo 2016 and Rogerson, 2016). The above countries have achieved sustainability through the recognition of their heritage which promote urban heritage tourism.

2.3 LITERATURE REVIEW

2.3.1 CONSERVATION AND PRESERVATION OF ARCHITECTURAL HERITAGE

Fitch (1990) argues that preservation is the upkeep of heritage in its physical form (originality) as it was acknowledged by the curatorial agency. He goes on to say nothing is deducted or added but it is only maintained in its original form. Aplin (2002) alludes that preservation is sustaining the fabric of heritage products in their original state and avoiding deterioration. He also strengthens his argument by adding that preservation works hand in hand with maintenance which is the regular protection of the fabric, contents and the setting of the place. The Burra Charter (1979) states that conservation is looking after a building or place so as to remember its cultural significance. Cultural significance means the aesthetic, history, scientific, educational, religious or spiritual value of the past, present and the future generations.

Chipangura (2012) imply that restoration is somehow a process of inveterate an artefact or building to its physical condition as it was in the past years. The Burra Charter (1979) goes on to say restoration should only be reassembled with the original components without introducing new material or components. Chipangura (2012) also argues that restoration is not an easy task but an erudite cultural act that reveals the taste of the restores. To understand and appreciate the heritage values of historic buildings, it is imperative to literature on conservation and preservation of heritage.

The state preservation policies were firstly introduced in France around 1789 after the rebellion, Britain, Germany and Russia tailed, (Thatcher, Kelly. et al. 2018). Over the twentieth century, legislation extended protection, which was widened to cover privately owned historic or heritage buildings, Sengupta (2018). Italy and France disseminated main legislation in 1909 and 1913, Russia also approved the policies of protecting historic buildings in the 1930s and 1940s, and Britain also shared its laws in 1913, 1944 and 1947, (Thatcher et al. 2018). Sengupta

(2015 and 2018) also added that India borrowed the colonial legislation in 1904 which has been sustained and extended after independence. Casini (2018) is of the view that, 161 states have approved the 1972 UNESCO World Heritage Convention, and UNESCO now joysticks more than a thousand world heritage sites. Policies was the major aspect in conserving historic buildings and heritage sites though this research is claiming the heritage values associated with historic buildings in Bindura town,

2.3.2 CHALLENGES OF PRESERVATION AND CONSERVATION OF HERITAGE BUILDINGS

Challenges are faced whenever it comes to the preservation of historic buildings. According to the website, (www.sciencedirect.com) illustrates on the environmental, human, technical, organizational and financial challenges in the conservation of historic buildings though the study will focus on the first three aspects.

Fidler (2005) is of the view that environmental issues are caused by the economic pressure or force, building condition, building location, business opportunity, and third-party interference. These threats are mainly leading to the destruction of historic buildings due to development. According to (Heath et.al 2015) concurs that functional and physical oldness thwart building volume to stock households and firms comfortably. If the historic building face economic obsolescence, it is substituted by newer developments that better improve the land's probable. Due to economic pressure, it leads to the destruction of historic or old buildings thus introducing modern buildings with better economic values. Kenny (2006) attribute that the area where the historic buildings are located defines its survival. The location of the buildings determines its value because most of the historic buildings have value in towns and cities. Historic buildings found outside central areas or in outskirts suffer from survival due to

redevelopment of infrastructure. Economic pressure is one of the major challenges affecting historic buildings, however the study is revealing the heritage building values in Bindura town. Most of the conservation contests are associated to human-induced problems. Rayers and Mansfield (2000) explains that miscommunication is triggered if different groups are joined in conserving and managing of historic buildings like mixing consultants, contactors, electricians, plumbers, suppliers to mention but just a few. Poor communication is likely to happen due to different roles or framing of task caused by misunderstanding of instructions. Differences in blurred lines of demarcation causes the disputes within the team. Keyan (2005) depicts that many problems of the historic building conservation are related to poor knowledge of parties and organisations responsible to maintain and conserve historic building leading to early loss of historic material and significance. If different organisation are centred on one place it results in misinterpretation of historic buildings that can make the structure to lose its value. Collaboration of different stakeholders is a threat to heritage buildings since there is misunderstanding on the conservation procedures, however the study is covering a gap on the impact of historic buildings.

Kenny (2006) is of the view that technical threats is the major challenge in conserving historic building due to limited, if any and less availability of resources and financial support. Historic buildings are depreciating and debilitating because of poor management systems and funds. Fidler (2005) supports that shortage of materials and labour is also another challenge in conserving historic buildings. Fidler further supports his argument, due to lack and limited of conservation skills for the repair and maintenance of historic architecture, it was discovered that about 60% of conservation and maintenance of historic buildings are done by non-expert and inexperienced workers resulting in fifty percent of the problems that emerged thereafter. There is shortage of skilled personal in the conservation of historic buildings since many buildings are being conserved by unethical personal. It clearly outlines that limited materials

and financial support are the major issue to the degrading of historic buildings. This study is aimed at investigating the heritage values the historic buildings carry in Bindura.

Chiutsi and Mukoroverwa (2016) outlines the prospects and Challenges of Positioning Harare as an Urban Township Destination. Chiutsi (2016) notes that Mbare is a potential for urbanization since it has a connection to the history of Zimbabwe, its buildings and the meeting places like stadiums and Stodart Hall which were used in the past. Harare township tourism should always include Mbare since it was the first location for the black settlement who lived in Harare. Nyaruwanga (2014) documented a number of historic buildings in Mbare which are Stodart hall, Mai Musodzi Hall, Matapi flats to mention but just a few. The historic buildings were documented to keep certain memories of the past. Nyaruwanga (2014) also suggested Mai Musodzi Hall as a memorial structure since Mai Musodzi was the first black nurse in Zimbabwe to do nurse aid. Nemasotoni and Rogerson (2007) alludes that by taking tourist to such places is powerful since the tourist will acknowledge the living conditions of people residing in Mbare. Chiutsi (2016) goes on to expand that the location is a busy market area where farmers bring their goods at a daily basis every morning. It also has a flea market that is called Mupedzanhamo (end your woes) which has cheap second-hand clothes and it is a place of high activity of buyers and sellers. Mbare has several historic buildings and activities which helps in the planning of a successful township tourism. The review is about the historic buildings and people's daily activities which can be used for urban tourism though the study is revealing historic building values in Bindura and how best they can be preserved and managed.

Nyabiya and Mutyandaedza (2019) outlines that heritage buildings has been viewed from different perspectives. The first view is colonial heritage should be conserved like any other historic sites regardless the attachment it carries. The other view is colonial heritage buildings must not be conserved since it provokes bad emotions and such heritage should be eliminated. Nyabiya and Mutyandaedza further argue that colonial heritage comes in many forms like

historic buildings, colonial forts and memories. Nyabiya and Mutyandaedza (2019) sited that the Kopje area in Harare need room of improvement since it is deteriorating and also further distinguished the plaques and interpretive panels are being vandalised and the signage is fading. Svisva (2012) alludes that the place was maintained three to four times by an institution known as the Pioneers and Early settlers who conserved colonial heritage buildings. However, the current maintenance and conservation team are failing due to the state of the Harare Kopje. Nyabiya and Mutyandaedza (2019) also commented on the Unity Square which is not being maintained properly. The Africa Unity Square is not conserved since there is malfunction of the waterworks at the centre which deprives the place from its aesthetic and social value. However, the argument is about the limited maintenance of colonial heritage buildings though the study is covering the issue of heritage value on historic buildings in Bindura town.

Italy is one of the European countries with many historic buildings that are well conserved. According to Benassi (2013) due to the moving of the capital from Florence to Rome in 1870 made the government to change some historic buildings to public buildings since there was shortage of offices, warehouses to mention but just a few. Cleempoel (2012) suggest that many buildings were given new roles, not always compatible with their monumental and architectural or decorative features. Alterations were applied on the structures since the buildings were given new functions as a new spectacle; in the past historic buildings were adjusted to suit changing needs—without any sort of hypothetical likeness or debate—solely for functional or financial reasons. In Italy many historic buildings were used for different purposes due to financial crisis and a place to establish new offices, warehouses and others. Benassi (2013) adds on that the 1861 law called for the respect of places of worship and the preservation of work of art, but it excluded buildings (often of historical importance) from preservation. Most of the buildings faced serious damages because of the improper function especially when used for military purposes. Gioli (2005) added that the Ministry of War

estimated that 103 monasteries were occupied and transformed both into military and civil buildings between 1861 and 1864. The case study of Italy is reviewing the improper function of historic buildings that causes severe damage although this study is outlining the values of heritage buildings to the host community in Bindura town, Zimbabwe.

Changes of political regimes has often led to major active destruction of heritage buildings, Kelly (2018). Kelly also claims that destruction of historic buildings did not only happen in France, in Russia preservation of historic buildings was connected with the anti-Soviet of 1920s and 1930s. Smith (2015) concurs that, during the fall of Soviet Union, urban redevelopment led to large scale destruction of heritage buildings though in China buildings were destroyed during the Cultural Revolution and also soon after the 1990s modern buildings have replaced old buildings. In India there was the flagging of religious neutrality buildings after the 1990s which led to limited protection of some historic buildings such as Muslim mosques, Sengupta (2018). The changing of political regimes is a major cause to the destruction of historic buildings, however much attention is about the importance of heritage buildings in Bindura

2.3.3 AN OVERVIEW OF ARCHITECTURAL HERITAGE

Torres (2009) introduced theories in the field of preservation of historic buildings, different approaches projected by the specialists Ruskin and LeDuc in the 19th centuries. Torres suggested that, Ruskin believed in the protection and evolution of buildings through time rather than an idea of the building signifying a perfect final state. Leduc's theory was to update the structure by transforming it into a new style, since most of his restorations included improvement of structural systems, altering the buildings with new decorations by adding new elements. Torres is arguing that, Ruskin theory is simply protecting the building in its original state without adding or renovating the building, if additions are applied it reduces the building's

authenticity. LuDec in his theory suggest additions to be applied on the building so as to maintain the building or to change style of the building making it a modern building. Torres argument is distinguishing the theories of Ruskin and LuDec about the preservation of historic buildings whereas the study is focusing on how best can heritage buildings serve a purpose in Bindura town, Zimbabwe.

Additions to historic buildings is a critical issue in the field of architectural preservations to different practitioners (Woods et al. 1980). Broslin (1980) suggest, the addition of heritage buildings should introduce a kind of similar expressionism when dealing with the designs of old buildings without any difference except to modify it for continuity among the buildings of different styles and periods. Byard (1998) concurs, for the importance of dealing with the expressive qualities of old buildings that should be introduced to new context which shows their importance of the past embedded in the present. Woods (1997) presented the duality of the past and present depending on the aesthetic associations of the building. The review is presenting refurbishment of old buildings though the research is tight-fitting the heritage values related to historic buildings in Bindura town, Zimbabwe.

2.3.4 SELECTION OF HISTORIC BUILDINGS

Chipagura (2012) argues that colonial heritage buildings are at jeopardy and risk because they are neglected from preservation. The colonial heritage buildings are seen as useless because they do not contribute Zimbabweans identity and values. Chipangura (2012) quotes achievability as the produce of a decision, the result of the drills of a specific achievability as the product, power and authority, which contains placing certain documents in an archive at the same time as others is discarded. The argument is also seen in the heritage archive whereby in Zimbabwe preservation and protection is selectively offered to archeologically and liberation war heritage whilst colonial heritage buildings is downgraded and left to wane. The argument mainly focuses on selecting heritage and giving top priority to liberation war heritage which

have become symbols of national identity. The main problem is colonial heritage buildings has ceased to be a priority in the conservation of heritage. According to (Harrison et al, 2010) support the argument in their study of post-colonialism and heritage in Kenya, ‘Kenya was not alone among postcolonial states in standing at a crossroads in its management of national heritage. From Zimbabwe to New Zealand, the post colony is striving to cast off colonial legacies and forge a national identity’. In Zimbabwe historic buildings, memorials, statues and forts have been forgotten and are being increasingly vandalised as a way of removing them from the listing of national monuments. The review is notifying on the neglecting of colonial historic building but in this study, it is focusing on the heritage values of historic buildings.

Chiwaura interviewed by Chipangura quotes, ‘during his stay at the NMMZ he knowledges a number of damage of all typologies in the Eastern region and it is not new when one encounters vandalism of other indigenous heritage sites’, (Chipangura 2012). Magadzika interviewed by Chipangura (2012) concurs that we only need to know the cause behind the destruction of historic buildings. He went on to say not only vandalism proves the destruction of colonial monuments during the third Chimurenga but there are other factors that endangers heritage like theft and graffiti. Chiwaura gives more insights on the vandalism of heritage as a weakness that Zimbabweans have on colonial heritage sites because they are not aware of the sites and do not see the contribution it gives to the community rather benefits the local authorities. In general colonial historic buildings are marginalised by the local authorities since the buildings are believed to bring hate and shame to the country and also trying to decolonise the colonial regime. In Chipangura’s dissertation, it was looking at vandalism of colonial historic buildings but this study is concentrating on covering the gap of the importance of historic buildings in the heritage zone.

2.3.5 STAKEHOLDER ENGAGEMENT

Morupisi and Makgalo (2017) state that the community is the key stakeholder of tourism and the engagement of social inclusion is of importance because it brings creativity on how to create a successful tour plan. It is impossible to exclude the community because you can never separate communities or society from tourism development because by social inclusion it will also improve the livelihoods of the former. Nunkoo and Ramkissoon (2010) adds that by involving the community makes it easy to preserve historic buildings or environmental resources and (Kim et al, 2013) alludes that it will also promote the local culture of a certain area since heritage is made up through culture and the knowledge of the society. Nunkoo and Smith (2013) also state that by involving the community it will lead to job creation that might change the life standards of some people within a specific town or city. It is one of the important strategies to include the community because a number of challenges will be exonerated like crime, strikes and xenophobia, (Miriimi, et al, 2013). Social inclusion is somehow important because heritage is made through culture (the day to day living of people). The above mentioned is about the importance of community in providing authentic information about the historic buildings and other heritage sites to come up with a successful tourism plan though the study is bringing out the heritage values that are associated with historic buildings in Bindura town.

Sharma and Dyer (2009) allude that successful destinations are made possible through involving the community so that they meet their desires which are concerns, expectation and needs. William and Lawson (2001) add on that excluding the community is one of the key factors that leads to tourism failure in destinations. The argument supports the idea that, social inclusion is a major step to create trust and also offering tourism products leads to a number of successful development which increase revenue (Illankoon, Tam and Khoa 2016), improving the destination performance (Nguni and Jani 2016), creating tight competition on destinations

(Holden, 2016, Kim and Youn, 2017) to mention just a few. The argument is of the view that, community should be offered tourism products and the urban facilities should include road infrastructure, public transport, good sanitation to mention just a few. Also, urban residents should also be heard in sharing their concerns, needs and expectations through their attitudes and perceptions, insofar the development brought out through urban facilities and tourism offerings as quipped by Rasoolimanesh (2017). The argument is mainly focusing on the engagement of community in creating a successful and creative tourism destinations through heritage buildings and other heritage sites, by excluding the community it might lead to misunderstandings between the locals and the local authorities.

Moodley (2012) comes up with the challenges that stops the development of township tourism. He states four possible ways that affect township tourism which are lack of community or social exclusion in the management of environment, lack of employment which leads to violence and crime, unreliable infrastructure that satisfy visitors and lastly limited or lack of knowledge regarding the benefits of tourism. Glenn (2014) supports Moodley's argument by explaining other factors that reduce tourism development which are language barriers, lack of communication between visitors and tight schedules with strictness whereby there is lack of direct contact between tourists and local authorities. Yang (2015) also depicts that there are also factors that negatively impact on the developing of tourism like lack of education and skills, funds, training and lack of the indigenous participants are somehow barriers that excludes communities from benefitting tourism opportunities. Through the exclusion of community in the tourism production leads to a number of negative factors like crime, violence, lack of knowledge regarding on how the environment is conserved and even conflicts might arise between the local authorities and the communities. The researchers are giving much emphasis on the challenges posed by neglecting the community in active participation in the

tourism sector and management of heritage though the study is filling the gap of heritage values that can be used for tourism purposes.

2.3.6 HISTORIC BUILDINGS IN SELECTED AFRICAN COUNTRIES

In Africa, Siohosake (2019) clearly outlined how urban tourism was archived in South Africa in a place called New Brighton in the red location. Red Location Museum, Bronchure (2016) explored that New Brighton is one of the tourist destination which is rich in political history and the origin of prominent leaders or individuals. It is a township tour attraction located in the Nelson Mandela Bay Municipality. The area resides politicians like Mr Groven Mbeki, Mr George Pamba (artist), Raymond Mhlaba and many other influential people who played a part in the participation for freedom during the anti-apartheid regime. Neoro (2010) highlights that the Red Location is rich in history that dates back to twentieth century and is one of the old location which was used for political activity during the apartheid era. Ramchander (2006) explains that soon after a number of places like the red location which got independent and were restored and became a tourist centre in South Africa and later grew as an international destination whereby a number of tourists would visit the location. Through the visitation of tourists, development started to erupt in New Brighton, there was job creation, generation of revenue which helped in boosting the economy of the country, tourism opportunities increased and it led to a successful development of the New Brighton Township in South Africa (Tourism Levy of South Africa).

Robben Island Museum is also one of the heritage buildings located in South Africa. The structure carries out the intangibility and tangibility of cultural heritage. UNESCO convention of 2003 describes intangible cultural heritage as practises, representations, knowledge and as well as instruments to mention but just a few. The Robben Island Museum is of value because

it was a political prison for the leaders of the apartheid struggle though it became a museum in 1997 and later a world heritage site in 1999. Deacon (2004) express that the museum became famous in the years 1961 to 1991 because of the imprisonment of leaders of the anti-apartheid era. The historic building has a historical value embedded on the structure. The review is giving emphasis on the building in South Africa, located on an island. The study is concentrating on historic buildings found in Zimbabwe but especially in small towns like Bindura.

Vilikazi Street Precinct in Orlando West, Soweto is one of the most visited streets in South Africa. The Johannesburg Development Agency (JDA 2011/2012) concurs that the street resided two African laureates namely Nelson Mandela and Archbishop Desmond Tutu. The City of Johannesburg states that it is also the location where Morris Isaacson High school is located, Hector Pieterse Museum and the Sisulu house are located. JDA (2011/12) added that the street is approved as a prime cultural. Educational and economic value, rich in historical roots within the township of Soweto. Census South Africa (2011) stated that 1.1 million tourist visits Soweto's famous sites yearly. Mdyogolo (2013) depicted that, the street is littered with landmarks of Nelson Mandela's houses, restaurants, and other businesses cashing in on the areas fame. Vilikazi Street has claimed its place as a tourist attraction site. The issue of Vilikazi Street is similar to this study though the research is giving much interest on Bindura town, Zimbabwe.

In 1971, an architect by the name Ghaidan led a group of surveyors, craft specialist and graphic artist to document the Swahili environment funded by the Kenyan Ministry of Lands and Settlements. Ghaidan (1971) referred the buildings typologies of Lamu as, 'the surviving towns and ruined sites of the East African Coast'. According to Jopela, A (2013) alludes that Ghaidan and his colleagues made a tour through hundreds of buildings measuring their architectural traits and decorative attributes and then made recommendations for strengthening the local policies. Hart (2007) alludes that thirty years down the line, the recommendations were

considered and Lamu engaged in a sluggish and careful upkeep process. Hart (2007) further argue that, the Kenyan National Museum extended the publication of historic places to include vernacular building sites and structures throughout the country. Jopela, A (2013) depicts that Ghaidan and his team grouped buildings into six architectural typologies being traditional stone buildings, stone veranda buildings, shop-front buildings, mud and wattle buildings, mosques and non-compatible structures. Ghaidan made the heritage buildings in the East African Coast to be recognised and the origins of heritage building conservation though the research is emphasising on heritage values associated with historic buildings.

UNESCO (2000) confirms that stone town in Zanzibar architecture and design replicates the rich history as a hub of trade and business in the Indian Ocean, and its heritage buildings and public cosmoses are an important of Zanzibar's cultural heritage. The town's historic buildings and infrastructure are flagging due to age, lack of preservation and exposure to certain element, (Othman 2017). Othman further argue extensively on stone buildings of Zanzibar that there has been pressure from developers to thrash historic buildings and switch them with new structures which left the buildings from threats of debilitating. Othman (2017) also alludes that there have been efforts to promote conservation and preservation of stone town through the Stone Town Conservation and Development Authority (STCDA) established in 1985. The STCDA is responsible for the protection of heritage buildings, public spaces and infrastructure. Age Khan Trust for culture has been involved in the conservation of several historic buildings in stone town, including the restoration of the Forodhani house and the conversion of the old Dispensary into a cultural centre, (Age Khan Trust for Culture). The stone town is suffering from technical and human threats and there are also efforts done to conserve the stone town though the study is about the significance of historic buildings in Bindura, Zimbabwe.

There is the Italian chapel located 4 km east of Masvingo city along the Masvingo-Harare highway in Zimbabwe, and was built by the Italians soldiers who were captured by the British

in the Second World War (Mawere and Mubaya 2016). According to the (Italian Chapel file 2011) states that the building is a memorial camp for the dead prisoners for the five camps that is Kadoma, Mvuma, Bulawayo, Harare and Masvingo. According to Mawere and Mubaya (2016) argued that the decorated chapel was built by talented prisoners of war during the years 1942 to 1946, is now a memorial landscape of 71 Italians who died during captivity. The chapel has a historical background because of the paintings and mosaics it has which were done by the Italian Civil Engineer, who himself was a prisoner during war (Italian Chapel File 1997). Despite the chapel being used for weddings by the Roman Catholic, it is also a popular tourist attraction, (Italian Chapel File 2011). The chapel is a historic building that holds a heritage value that is similar to the heritage building located in Bindura, Zimbabwe.

According to Mawere and Mubaya (2016) notes that the Bell tower was established in 1891 and is a well-known historic landmark in Masvingo. The tower was recorded as historic building number 373 in Rhodesia now Zimbabwe as noted in the Bell Tower File (2009). Mubaya and Mawere (2016) added that the tower was used for monitoring the town in the first Chimurenga. Bell Tower File (2009) narrates that the tower had a gun posted in it and inside it was a platform that enabled soldiers standing on each tower to point their rifles at all directions. Mawere (2016) clarified that the bell was rang at 9 P.M every day to alert the indigenous Africans to vacate town premises. The tower is a historic building in Masvingo which is conserved by NMMZ and Masvingo Municipality, however it is similar to the case study of Bindura town in documenting heritage buildings.

2.3.7 LEGAL FRAMEWORKS OF MANAGING HISTORIC BUILDINGS IN ZIMBABWE

Legal frameworks are the laws posed by the authorities in protecting, management and conservation of built heritage. In 1936, the Monuments and Relics Act was established to protect the heritage buildings in Zimbabwe. Chipunza (1999) suggested three main agendas of the Monuments and Relics Act which included the creation of monument directive, the idea of national monuments and scheme for regular monuments inspection. During the Act or law, a number of buildings were listed which deserved protection. The law focused on memorials, buildings, forts and other heritage types.

The National Museums and Monuments in Zimbabwe (NMMZ) erupted in 1972 thus substituting the Monuments and Relics Act of 1936. The NMMZ act in section 27:30 consider the protection of historic building built before 1910. The NMMZ act protects the buildings by creating a list of heritage buildings that are worth preserving and also proclaiming exceptional buildings as national monuments. Chipangura (2018) alludes that, the NMMZ Act is referred by many as outdated since it fails to cover many features of heritage management like the inclusion of the community in the management of heritage sites. More so the Act has failed to protect the historic buildings built after 1910 that carries the architectural, educational, aesthetic and historical values. However, the study is outlining the heritage values of historic buildings in Bindura though the review is presenting the legal acts in Zimbabwe.

The Town Planning and Regional Act of Zimbabwe provides a legal framework for the sustainable development of urban and rural areas in the country including the protection of historic buildings and sites, (Government of Zimbabwe 1996). Historic buildings are an important part of Zimbabwe's cultural heritage, however many historic buildings in Zimbabwe have been lost due to lack of maintenance, neglect and demolition for new developers, (Chirisa 2016). The Town Planning Act and Regional Act protects the historic buildings and sites

through the creation of heritage registers and the establishment of heritage authorities, (Government of Zimbabwe 1996). According to Chirisa (2016) concurs that the implication has been weak and there is need for greater awareness and enforcement of heritage protection measures. The Government of Zimbabwe (2004) is of the view that there has been efforts to promote the preservation of historic buildings through other mechanism like the NMMZ Act that provides for protection and management of heritage buildings. The Town Planning and Regional Act examines the effectiveness of promoting the preservation of historic buildings in Zimbabwe, however the study focuses on investigating and documenting heritage buildings in Bindura.

2.3.8 SUMMARY

Historic buildings are a type of heritage that needs to be recognised and taken into consideration for tourism purposes. A concept of sustainable development was used to pave way for the direction of the study. The research has presented different thematic headings relating to historic buildings which are stakeholder engagement, overview of architectural heritage, selection of heritage buildings, challenges of conserving and preserving heritage, historic buildings selected in African countries and legal frameworks in Zimbabwe. Different academics have presented a variety of views about historic buildings; however the research is covering gaps about the heritage values historic buildings carry and how they can be marketed for tourism.

3 CHAPTER THREE

3.0 RESEARCH DESIGN AND METHODOLOGY

3.1 INTRODUCTION

The chapter presents the research methodology that was adopted for this research. Data collected during the research is divided or organized into thematic sub-headings. The headings of this chapter comprise of the research design, research subjects, sampled population, data collection methods and research instruments. A thorough description was undertaken for historic buildings in Bindura town through different methods, desktop survey, fieldwork, interviews and focus group discussions. A comprehensive library and archival study of the published and unpublished material relating to heritage buildings were undertaken.

3.2 RESEARCH DESIGN

A research design is a framework that comprises of the research methods and techniques that suits the researcher conducting a study. The research focuses more on the descriptive aspect of the study. Jahoda, (et al. 2016) alludes that, a research design is the arrangement of condition for the collection and analysis of data in a manner that aims to combine relevance to the research purpose with economy and procedure. The research design type is “qualitative” because much information is collected from a variety of sources. The qualitative research design was appropriate for the study because less is known about historic buildings as heritage properties in Bindura town that can lead to urban heritage tourism and contribute towards sustainable development.

A case study approach was used for detailed understanding of the issues under study. In this study selected historic buildings in Bindura town were used as case study. Crowie (2011) depicted that a case study approach allows detailed, multi-faceted examinations of intricate issues in their truthful settings. The case study is appropriate because it helps to get an in-depth appreciation of an issue of interest in its original or real-life context. In this study a case study

was chosen because there is the ability to note a relationship between the phenomena, context and the people. Through case study, the researcher managed to access and gather data through various means and ways.

3.3 RESEARCH METHODOLOGY

According to Creswell (2014), research methodology comprises of strategies and methods for research that extend the decision from general assumptions to thorough methods of data gathering and decisions. The researcher was mindful of using data collection tools in such a way that the conclusion and findings were valid and reliable. Qualitative method was used since information was gathered from different stakeholders so as to come up with different viewpoints. Triangulation was used in the study; triangulation means the use of more than one data collection tools within a single research. However, in undertaking this study, desktop survey, field inspection, focus group discussion and semi-structured interviews were conducted. The research methods used in this study produced qualitative data since the research is engrossed on investigating and documenting historic buildings and how they could be marketed for tourism purposes. The research techniques used in this study will cover much of the gaps left out by other scholars in their research or study which are similar to this study.

3.3.1 POPULATION AND SAMPLE

3.3.1.1 POPULATION

In this study, much focus was within the population of Bindura to come up with reliable data or information. Creswell (2012) vividly point out that population is a group of individuals who has the same characteristics. The population was used as a tool in gathering information during the field plan. In the study, the most targeted participants are the Municipality of Bindura

employers, councillors, lecturers, elders, NMMZ employers, tour guides at Halla Hotel and Bindura residents. Fifteen participants were targeted but due to the limitation of time, the population was then sampled and reduced to twelve participants. The interviewed elders were forty years and above who have better knowledge as compared to young participants. In this study inspiration came from an African proverb, ‘what an old man sees sitting a young man cannot while standing’ made the research target on the elderly who have better and reliable information regarding the study.

3.3.1.2 POPULATION SAMPLE

It was difficult to involve every population in the study so the alternative was to come up with a sampling method. According to Pritha Bhandari (2020) unfolds that a population sample is the specific group that you will collect data from. A population sample does not refer to people always but can also include the objects, events to mention but just a few. In the study targeted figures were approached who had the potential of contributing idealistic information that helped in the research. During the research both simple random sample and systematic sampling was used. The population sample was based on the local communities and professional members. It aimed on community members, councillors, town planning engineer and also members of the NMMZ and other stakeholders. Firstly a survey around Bindura town was carried out and came up with different questions on what was analysed on the survey since some of the historic buildings can be identified through sight-seeing. Fifteen participants were targeted for interviewing but ten participants were interviewed who included the councillor, town planning engineer, three community members, two students of the culture and heritage studies and lastly some of the lectures at Bindura University who has knowledge regarding the historic buildings in Bindura and other towns. Figure 1 below is a map of Bindura town where sampling took place and also the exact location where historic buildings are found.

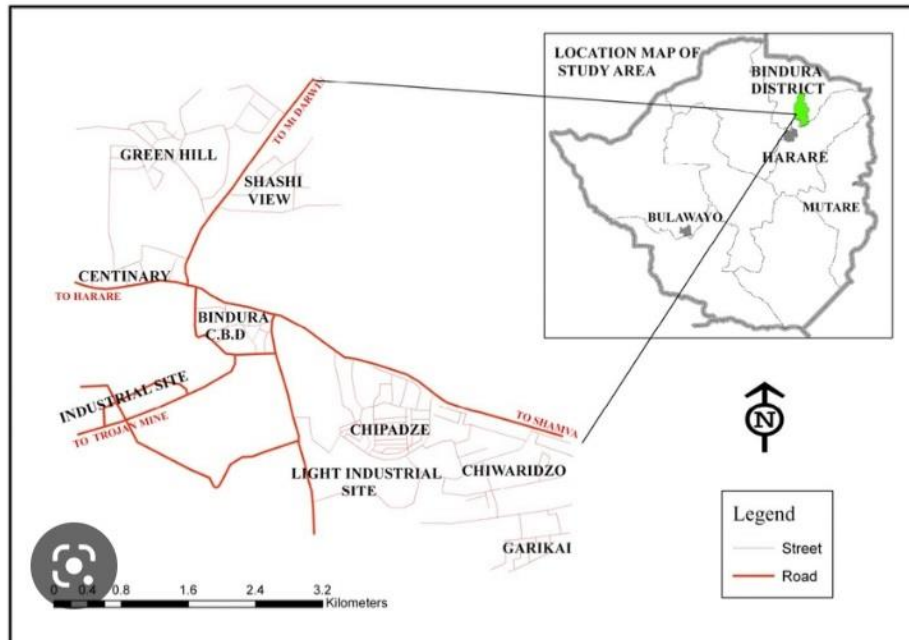


Figure 1 shows a map of Bindura Town, (www.researchgate.com)

3.3.1.3 SAMPLING METHODS

Systematic and random sampling methods was used in conducting interviews. Fifteen participants were targeted for interviews but successfully managed to interview ten participants. During the field work snowball approach was used. Snowball sampling is the recruitment in which research participants are asked to assist researchers in identifying other potential subjects. In this case, snowball sampling was used in conducting interviews from different people. Questionnaires were also used in the research in collecting data. A few questionnaires were issued to the public but a few were returned. In this study, a number of people were interviewed, the former councillor, Municipality of Bindura employers, community members (elders), lecturers, tour guides and members who have authority of certain historic buildings (for instance, the librarian). Due to the limitation of time, the researcher focused much on the stem than the brunches in conducting interviews.

3.3.1.4 DATA COLLECTION METHODS

According to Polit and Black (2017) research methods are the techniques used to structure a study to gather and analyse information in a systematic fashion. Basically, in this study protocols were followed to gather information because at times the information is confidential. In this study, data was collected through desktop survey, field inspection, interviews, group discussions and questionnaires. Much of the information was gathered through the Municipality of Bindura since they have records of all the buildings within Bindura town.

3.3.1.5 DESKTOP SURVEY

Desktop survey formed the foundation of this research and contributed major information that was used in understanding the heritage values of historic buildings. In this study secondary sources were used to come up with authentic data. It was also meant to review what was distributed by other practitioners to enhance the researcher's knowledge about the topic under study. The secondary sources were mainly used in the literature review in chapter two so as to understand and analyse the knowledge gaps of the topic under study. In addition, the secondary sources were commenced so as to come up with clarity of information that was gathered during the field inspection of historic buildings. The gained knowledge was also effective in conducting interviews and group discussions. The secondary sources were gathered through books, journals, e-books and major texts. Some of the information was retrieved from the library of Bindura University of Science and Education, internet and at the Museum of Human Sciences in Harare which related to the study of historic buildings. One of the valuable research findings was retrieved at the Museum of Human Sciences through an MA dissertation on the conservation and management of historic buildings in Harare that was undertaken by one of the curators of NMMZ.

3.3.1.6 PILOT TESTING

Pilot testing can also be referred to as feasibility studies. Polit (2017) argued that it is a small-scale version or trial done in preparation for the major study. Baker (1994) also added that it can be the pre-testing or trying out of a particular research instrument. Pilot testing is crucial because it gives you insights beyond your knowledge on where the study can fail, where the research protocols may not be followed but to just mention a few. De Vaus (1993) depicted that in his own voice, 'do not take the risk. Pilot test first'. In the study the researcher used qualitative analysis in collecting data before the main survey is conducted.

In the study drafted questionnaires and interview questions was issued to lecturers at Bindura University, a few students doing heritage studies at Bindura University, also issued to one member at Zimbabwe Museum of Human Sciences in Harare and some were issued to community members around Bindura town. The comments and suggestions from the respondents were useful and helped the researcher to adjust some of the questions and also to rearrange the structure of questionnaires. It was difficult to get response from the community members but instead the use of interviews was applied from different members and local language was used since it made it easier to indulge in a dialogue.

3.3.1.7 FIELD INSPECTION

The field inspection of selected historic buildings in Bindura town was carried out. The data that was generated through the desktop survey was useful in pinpointing the certain heritage attributes of a historic building such as architecture, designs, associated events, and symbols to mention but just a few. The field inspection involves walking around Bindura town documenting current evidence of historic buildings through photographing and notes taking. The field work results were useful in shading light on the significance of historic buildings in Bindura town.

3.3.1.8 SEMI-STRUCTURED INTERVIEWS

Semi-structured interviews were conducted with Municipality of Bindura employees, former councillor, the librarian and Bindura University of Science and Education (BUSE). Oral interviews gave in depth information unlike focus group discussions because interviews create a flexible environment for respondent to give their opinions that they cannot expose to a group discussion due to the issue of harassment or certain issues best known to them. Oral interviews were conducted so as to come out with reliable and valid information. Seven oral interviews were conducted, (refer to figure 2). A set of questions were gathered (refer to appendix B) which mainly aimed at professional personae who had better knowledge regarding heritage buildings.

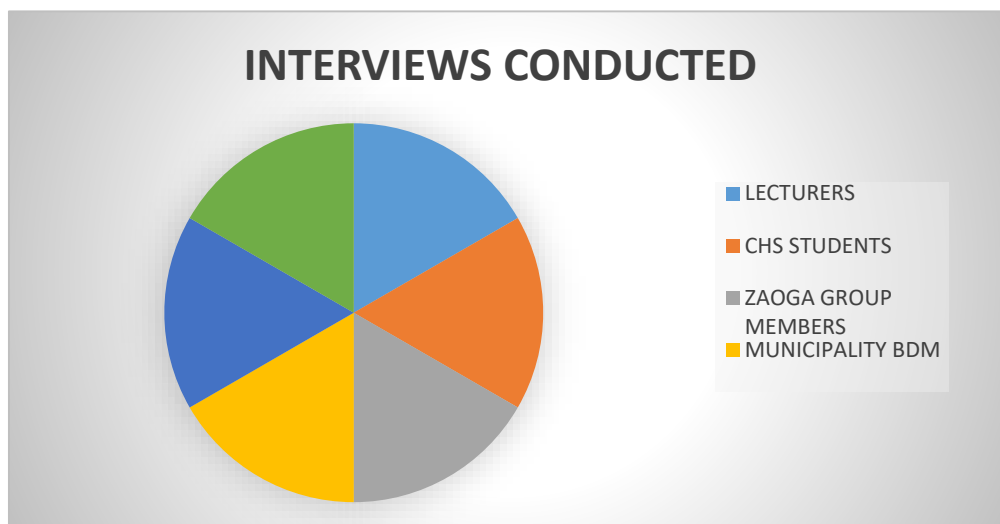


Figure 2 shows a pie chart of respondents.

3.3.1.9 FOCUS GROUP DISCUSSION

Focus group discussion is simple discussing with people who have the same common features significant to the subject matter. Focus group discussions were conducted from the Anglican Church members, Zimbabwe Assemblies of God Association (ZAOGA) members and community members preferably forty years and above. Also a focus group was conducted with the Culture and Heritage students at Bindura University. Mainly focus group helped in

understanding the local views in conserving and preservation of heritage buildings and also solving challenges related to historic buildings. Fink (2005) points out that the methodology enabled the researcher to obtain data and insights that were accessible without direct interaction. Four focus groups were conducted and the author was the moderator who used a guide that had questions which related to historic buildings (refer to appendix C).

3.3.1.10 QUESTIONNAIRES

A questionnaire is a tool that is issued to a targeted population with questions proposed to be answered. The questionnaires were issued (refer to appendix A) to people who always spend their time in Bindura town and were also issued to the Anglican members. A few questionnaires were returned which gives evidence that the local community have limited knowledge or they were not interested in answering the questions. The questionnaires were used so as to find out if the local community are aware of historic buildings.

3.3.1.11 VALIDITY AND RELIABILITY

In this study data was gathered from various sources that was helpful in the research. Dros (2011) explained that reliability is the extent to which measurements are repeatable when different people perform the measurement on different occasions under different conditions, supposedly with alternative instruments which measure the construct or skill. Reliability is a measurement that is repeatable or that is consistence that leads to a dependable answer. Dros (2011) further explains validity as the extent to which a measure adequately represents the underlying construct that it is supposed to measure. The researcher used much of a skill, knowledge and attitude to come out with sources that are valid which were endorsed through investigations of a particular study.

Bajpai and Bajpai (2014) also added on validity and reliability as factors that form psychometric properties of measurement scales that is most useful in estimating adequacy and

accuracy of a research. Basically, validity and reliability help in cross checking if the study is provided with genuine data that might be of help in the future. Validity and reliability are useful since it helps in cross checking the accuracy of the information provided. Accuracy and capability are achieved through the reputable of information provided by different participants and secondary sources. Validity is gained through two different forms namely internal and external validity. Internal validity focuses mostly on the findings that satisfies the scientific method whereas external validity is process of checking if there is bias of information or gaps missing to strengthen the study or maybe to foster some relation that suits the study. Reliability was obtained through the snowball theory. Something to become reliable should be repeatable over and over again as a way to make sure the information is worthy of reliance or trust. Much of the information was obtained through interviews from different participants and local language was mainly used which was reliable for most of the interviewers to explain in full detail.

3.3.2 DATA PRESENTATION AND ANALYSIS

Data presentation is a process whereby two or more data sets with visual aids, such as graphs is used. Information can be presented through graphs which helps in organising information by visualization and putting it into a more readable format. Data analysis was practiced which helped in organising information so that the data and information are two different things becomes readable and understandable. In this study tables, photographs, extracts from interviews and other textual materials were used to present qualitatively the findings emerging from this research. Data was gathered in the field, analysed, and discussed and was finally interpreted in an understandable format.

3.3.3 ETHICAL CONSIDERATIONS

The study took into consideration ethical issues to cater for both the researcher and the respondents. Kaiser (2009) states that ethics of research comprises factors which are confidentiality, informed consent, protection of privacy and protection from harm. So generally, each and every step were taken considerably in the study so as to protect the respondents from any harm that would affect them. In the study, participants were prohibited to write their names on questionnaires so as to ensure anonymity and protection from threats that might arise.

In the study, a research participation consent form from Bindura University of Science Education (refer to appendix E) was issued to the participants so as to show them the research is legit and also as a way to give participants high hopes in participating during the study. The participants were given assurance that the study was for academic research and their contributions will be considerate in coming out with reliable results towards the research. Participants were addressed about the importance of the study and how it could help in the future, participants were not forced to contribute but those willing. Contribution from participants were taken whole heartedly without judging since every contribution was helpful during the study.

3.4 SUMMARY

This chapter has presented the ways and means of data collection deployed for this study. Data was gathered through numerous ways which are desktop study, field surveys, interviews, and questionnaires. The next chapter presents and analyse the data that was generated through this study.

4 CHAPTER FOUR

4.0 DATA PRESENTATION, ANALYSIS AND DISCUSSION OF FINDINGS

4.1 INTRODUCTION

This chapter presents the findings of the study. The results that are presented and analysed in this chapter were generated through desktop survey, interviews, group discussions, observations and through questionnaires. The data acquired during the research is presented following thematic headings. The results are presented first followed by their discussion.

4.2 DATA PRESENTATION

The research was aimed at answering three research question which are:

Which historic buildings exist in Bindura and how do they contribute to the heritage sector?

How can the historic buildings be preserved and marketed for tourism purposes?

What are the values of historic buildings to the host communities?

4.3 HISTORIC BUILDINGS IN BINDURA AND THEIR SIGNIFICANCE

In the research, most of the information concerning historic buildings that exists in Bindura was gathered from the town Municipality. In-depth interview with the Business Development Manager (respondent A), of the Municipality of Bindura, was conducted. In response to one of the questions about the existence of historic buildings in Bindura town, Respondent A said;

There is much disappearing of historic buildings due to lack of awareness by the host community and local authorities". (Interview with Respondent A, 16/03/23).

He further explained that most of the buildings that are referred to as 'historic' in Bindura town no longer carry that status due to renovations applied which makes it a modern structure.

In the interview with respondent A, the researcher noted that the general public do not understand the difference between historic buildings and other infrastructures. Respondent A

also mentioned that for a building to be called historic, it should be conserved and preserved in its original form and should have a historical, educational, religious, aesthetic, architectural style to mention but just a few unlike other buildings which has lasted for a long period of time but went through multiple renovations or does not carry a significant value for it to be a heritage building. Generally, a historic building should stay in its original form and should be monitored and maintained at all cost. Through field inspection, it was observed that most of the colonial heritage buildings in Bindura comprises of wooden tiles and ceilings, have air vanes on both top and bottom of the building, colonial architecture and designs like Victorian style, hipped roof, arch windows and doors, towers especially at churches and other attributes.

Relying on data generated from desktop survey and interviews, Bindura town has seven major historic buildings which are listed on table 1 below. However, there are other historic buildings located in the Central Business District and Chipadze which could not be included in this study due to lack of information about them.

Table 1 shows the heritage buildings in Bindura and their values

NAME OF THE HISTORIC BUILDING	HERITAGE VALUES
Ndodahondo Government Complex	It has an associational value since it was named after a prominent liberation war fighter whose name was Comrade Ndodahondo. Comrade Ndodahondo was buried at the Mashonaland Central Provincial Heroes Acre in Bindura.
Coaches House.	It has a historical value. There is a cottage associated with Cecil John Rhodes who financed and lead in the colonisation of Zimbabwe between 1890 and 1980.

District Administrative Office.	The complex has several historic buildings which were built and used during the colonial era by missionaries. The complex now serves as the district offices for registration and local government. It is situated adjacent to the Anglican church, another historic building located in First Street.
Public Library	It is located in First Street Bindura. The Public Library is one of the earliest buildings to be constructed in Bindura. It has a historical value because it was the pastor's house. It still has wooden floors and the structure is still in its original form.
Anglican Church	It is located in First Street. It is a colonial structure because of the architectural styles like a hipped roof, the tower (steeple), arch windows and doors. It has a memorial value since there is a graveyard next to the church.
Thurlow's buildings.	It is a historic building because of the architectural value (the Victorian style). The Halla hotel's interior still have many colonial attributes like the wooden ceilings, the reception is still in its original state except the flooring, the cocktail bar, the conference room to mention but just a few. It also has a historical value since it is the second Building to have a hotel status after Coach House.
The Old Church.	It located 3 km from town. The church has a historical, religious and educational value. The

	church was bought from Salvation by Ezekiel Guti in the 1960's.
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Among the heritage buildings mentioned in Table 1, this study focuses on the public library, Anglican Church, Thurlow's building and the Old church (ZAOGA Mountain). This study established that the historic buildings have the potential to contribute towards urban heritage tourism since they set a background of our towns, cities, rural and villages that make areas different and extraordinary. In the case of Bindura, historic buildings allows their architectural style or historic importance to be taken into consideration by the planning system. The Strategic Planning Policy Statement 2015 of Northern Ireland gave a note that councils may wish to take forward their own local policies to protect historic buildings which should be borrowed by African countries to protect historic buildings.

This research established that most of the historic buildings in Bindura were established during the colonial period (1890-1980). The heritage buildings are identified by different attributes like the architectural styles, values and historical background. Respondent A mentioned that, historic buildings are mainly considered as heritage properties in big cities. Thus, the neglecting of this category of heritage in smaller towns is resulting in the disappearance of historic buildings because of limited knowledge by the host community.

4.4 HERITAGE VALUES OF HISTORIC BUILDINGS

This study was also aimed at documenting the heritage values associated with historic buildings in Bindura town. A structure to be labelled a historic building, it should be associated with certain values being architecture, educational, spiritual, historical, aesthetic to mention

but just a few. The research is going to outline the heritage values of certain building in the CBD of Bindura.

4.4.1 PUBLIC LIBRARY

In an interview with one of the librarians (respondent B), he narrated the history of the public library and its values. The public library is in Bindura town and is still being maintained in its original state without renovations or alterations done on it. Respondent B claims that, the library is one of the early buildings to erupt since it is located in First Street (the first street or road to be constructed in Bindura). Respondent B went on to narrate that, the library was established around 1900-1930. According to the Historic Building Committee policy document, the building qualifies to be a historic building because the Act conserve structures that were built before 1945. In this present day, the library is still in its original form though there is limited maintenance. Respondent B in his own words concurred,

The library was believed to be the pastor's house and next to the pastor's house is the Anglican Church and across the road is believed to be the houses of people or missionaries (the district administration offices). (Interview with respondent B, 14/12/22)

Generally, the set up meant that, the buildings that are mostly found in First Street (there are symbolic) were the first structures to be built in Bindura during the period of settlement around 1912. The library is of significance because it carries a historical value as one of the oldest buildings to be constructed in Bindura and it is still in its original state. The suggestion made by respondent B signified that the building was the pastor's house because the building has a chimney which supports his argument though currently it is used as a public library. The library also has architectural styles like the hipped roof, wooden floors, and arch entrances with two pillars and also have air vanes on top and bottom of the wall. The unique architectural style and other historic attributes qualifies the building to be a heritage building.

However, the library is now being used for different purposes like photocopying, printing and as a public library as well. The library is being managed by one of the boards (anonymous) and is failing to put more effort in managing the building. The paint is now peeling off and the ceiling is also collapsing which is a bad sign for the building because it is gradually losing its heritage value, (the more the damage, the more it gets stiff to conserve the building). The building is also suffering from major cracks and attention is required as soon as possible. At the back of the building, plastering is also peeling off thus distorting the authenticity of the building. At the backyard, there is a garage (car mechanics), and the people are leaning the car parts against the walls which is posing a conservation threat to the building. The guitars are now rusting due to chemical weathering and it should be attended with immediate effect.

Through the recognition of the colonial buildings in First Street helps in marketing the building for urban tourism. The library which is shown in Figure 3, has a historical and architectural values which can be used in retelling history of Bindura. The community should be educated in identifying such buildings since it gives the background of their town.



Figure 3 shows a picture of the Public Library taken by the author.

4.4.2 ZAOGA OLD CHURCH

A group discussion was conducted which comprised of elders from the Zimbabwe Assemblies of God Africa (ZAOGA). The group discussion comprised of elders because they have better knowledge and experience regarding the church. Also there is a book which tells the history of ZAOGA in detail known as 'The history Of ZAOGA'. The founder of the domination is Apostle Ezekiel Guti who is believed to have experienced a calling in the cave situated in the mountain. It was also discussed that; the materials that were used to construct the building were bought from the Salvation Army and the church was then built in 1961. One of the discussants referred to it as the 'Old Church', (refer to figure 4).



Figure 4 shows a side elevation of the Old Church captured by the author.

. The Old Church is built in form of a ‘Shed’. The materials used are still being maintained in their original state, there are no renovations that have been done on the structure. The old church has a historical value because it shows the history of the domination till the present day. The building is still being preserved in its original form so as to give insight to the present generation of where the domination began. The church can be used for religious tourism because of the spiritual value it carries, the stages Ezekiel Guti went through until this present day. It all started when Guti received a calling in the cave, established his church under a gum tree, bought the materials from Salvation Army, built the old church and lastly built the cathedral. The place is commonly known as ‘ZAOGA Mountain’ because it is located on the mountain.

The historic building ‘old church’ has a historical background because it marks the foundation of the church. The building comprises of at least five to six built benches from both sides and a stage that are still being maintained in their unique form thus keeping the originality of the

architectural structure. The ZAOGA Mountain is capable for religious tourism, it has all stages Ezekiel Guti went through in establishing the domination which all started from the cave, the gum tree, the old church until to the modern structure (cathedral).

4.4.3 THURLOW'S BUILDING

The Thurlow's structure is located in Robert Mugabe Street in Bindura town which comprise of the Halla hotel using the front elevation and the buildings to the right that stretch up to the shopping centre. According to the Brochure of Municipality (www.binduramunicipality.org) gives a town profile that states;

Bindura municipality is a town you would not set a foot and go unchanged hence its original name Pindura, many came with no intention to settle, and they fell victims of the friendly and accommodating enviros. The town was established in 1890 upon discovery of gold and nickel around Pindura Hills. It migrated to become a settlement in 1912, a village management board in 1914, a town management board in 1929, a road council and later rural council in 1967, a town council in 1990 and a municipality in 1999.

The Thurlow's building is the core centre of Bindura town. Through the Brochure of Bindura Municipality, is believed to have been constructed around 1912. The building built in an area that was regarded as friendly and accommodating enviros. This study find out that the building was used as a shopping centre, beer hall, hotel, among other uses during different times. Basically, the building was the appendix of Bindura where people would meet for different reasons at different times.

Respondent A in his own words briefly explained the Bindura Municipality Logo (see figure 5 below),

‘The hunters would make fire that would drive animals on one central position or to the top’

(Interview with respondent A, 20/03/22).

The above means that the Thurlow’s building was the core centre or central place of Bindura population.

The Bindura municipality logo



Figure 5 shows a logo of the Bindura Municipality

It can be argued that, this building can be used as one of the major attractions urban heritage tourism since it shows the beginning of settlement in Bindura. It was an important building because it was the central point of the population and even in this present day it is still being used for the same purpose though it has limited functions or activities due to new building that has erupted. Also one of the former mayor (respondent C) quotes

‘The Halla building was the first hotel in Bindura’, the building is one of the oldest structures in Bindura and it is still doing the very same function in this present day”. (Interview with respondent C, 17/03/23).

During the writing of this dissertation, the research was also undertaking a course/module on Conservation of Historic Buildings. During a class tour of the historic buildings conducted within the context of this module, one of the tour guides, respondent L gave an exciting tour for the class. He explained the interior of the buildings. The doors, windows, ceilings, closets and the reception and bars are still maintained in their original states. The guide also explained that the building has a historical value because the former President of Zimbabwe, Robert Gabriel Mugabe once spent a night in room 23 of Halla hotel. The buildings has been well preserved and a number of architectural attributes like wooden floors, wooden ceiling, Victorian style, air vanes on the top and bottom of the building and a tower still intact. However, little was retrieved from the community since they do not have much knowledge about the building and its importance to the community. In this present day, the Thurlow's buildings and Halla hotel are being managed by different stakeholders.



Figure 6 shows pictures of the interior of Halla Hotel

4.4.4 ANGLICAN CHURCH

The Anglican Church is one of the earliest colonial churches to be built in Bindura. It is estimated to have been built around 1900-1925. The church is located in the First Street near the public library. The structure is used for inter- dominations services that includes followers from other churches such as Methodist Church in Zimbabwe, United Methodist, AFM to mention but just a few. In the discussion with one of the lecturers at Bindura University, (respondent D) clarified that near the structure there is a landscape which comprise of graves of ancient missionaries (refer to figure 6). Respondent D adds that the architectural structure of the buildings relates to the colonial heritage buildings.



Figure 7 shows a picture of CHS students at the memorial landscape

There was a small group discussion of the members of the Anglican Church and most of the responses categorized the building as a colonial structure and clarified that it is a historic building since it is still maintained in its original form. One of the group members suggested that most of the missionaries who are mentioned in the graveyard had a connection with the

church or played a particular role in the church. The graveyard is a memorial landscape which gives insight on where the church began, who participated in the church, the importance of the missionaries to mention but just a few. Most of the questionnaires (refer to appendix A) issued to the Anglican members, (elderly members) agreed that the structure is a heritage building because of the architectural style which is believed to be the colonial way of building. Through observations the structure has a number of architectural attributes that qualifies it as a historic building. The structure has a tower or steeple that originated in Europe since the seventeenth century. The tower had a bell which was used to alert members to come for church services. The steeple mainly signified life after death because it was believed that, after death the spirit would ascend to heaven. The building also has hipped roof and arch shaped windows and door. The building is similar to the one located in Masvingo (the Gutu church) which was built by the Berlin Missionary Society in 1905 and 1906.

The building is fairly being conserved because the roof is starting to fall off which must be managed effectively. The outside appearance of the building is still in the original shape but as time unfolds it might lose its value if maintenance is applied at its limited rate. The building has multiple cracks that needs attention, the zinc panels are rusting due to chemical weathering which leads to leaking of water thus destroying the ceiling boards and also there is renovation of a door which reduces the value the building. Through the recognition of the Anglican Church will by chance lead to religious tourism whereby other tourist outside the country who belong to the Anglican church might visit the building (its historical background and the memorial values) thus boosting the economy and as well the church might get sponsors outside the country to help in preserving and conserving the Historic Building. The recognition of this historic building can lead the Anglican Church in Bindura to host big functions since the building holds sentimental values. The heritage building can be used for religious tourism.



Figure 8 shows a picture of the Anglican Church captured by the author

4.5 PRESERVATION AND PROMOTION OF HISTORIC BUILDINGS FOR TOURISM PURPOSES

In Southern Africa, tourism no longer have a strong impact because it repeats the same destinations over and over and tourist are now limited because they are no longer interested of nature-based destination points, (Poonyth et al, 2002). Therefore, the implication of small-scale tourism like urban tourism should be applied so that it attracts tourists thus boosting the tourism sector. Focusing on the case study of Bindura, there are historic buildings that can foster urban tourism which will eventually lead to sustainable development but the question is how best can these buildings be preserved and marketed for tourism purposes?

One of the lecturers at Bindura University was interviewed (respondent E) and came up with a reliable response regarding the Bindura Municipality. He states that, mostly in cities and towns there is the historic building committee that is responsible for the preservation of historic

buildings and the spreading of awareness to the society. A survey was undertaken and the historic building committee is not yet established at the Bindura Municipality which is of importance in the monitoring and protecting of the historic buildings. The committee is responsible for preserving architectural integrity of buildings built before 1945.

The inclusion of the community is also an important factor in the preservation of the buildings. Generally, in Bindura, people are not aware of historic buildings because several questionnaires were issued to people but a few returned which meant that the society have limited knowledge about the historic buildings and their importance. A small group of culture and heritage students was gathered and they gave their views concerning the inclusion of community in the preservation of historic buildings. It was discussed that the community is the foundation or core aspect to the preservation of historic buildings. Firstly, if the community is educated about the historic buildings, it will raise awareness which will help in respecting and preserving such buildings. Morupisi and Mokgalo (2017) pointed out that it is impossible to separate the community from tourism development. Through the engagement of community, it will be easy to manage the heritage from both sides (local authorities and local community).

Some of the information was obtained through the discussion with the CHS students, it was brought on the table that community workshops should be conducted. Through the conduction of workshops, it will be ideal for the community members to have an idea of what historic buildings are and how best they can be preserved. Through the conducting of workshops, it helps in passing different ideas on how to preserve such buildings and creativity within the people is formed on how best to create a perfect destination for urban tourism. A volunteer group should be formed for those interested in the preservation of historic buildings. Through the volunteer group, it will then make a step into conducting community workshop about historic buildings. By conducting workshops, it will create awareness in the community and

posters should circulate to alert the community about the workshop. Through conducting workshops, it makes people feel important and special since they are given an opportunity in participating which makes them responsible in protecting the structures and in spreading awareness of historic buildings. In Bindura a volunteer group should be fashioned which helps people to understand about the buildings and the volunteer group should make a step in conducting workshops with the help of the local authorities, this group will mark the major step in the preservation and protection of historic buildings. The workshops should be put on social media platforms to invite everyone interested, through the advertisement of the workshop on social media platform helps in spreading the significance of the historic buildings which will later foster urban tourism.

In this study, the targeted historic buildings are being managed by different organisation or management team which was perceived through interviews. If the buildings are being managed by different management team it becomes a threat to the buildings because the management team may not have the idea of preserving the buildings but rather to maintain their buildings through renovations thus making the building a modern structure. We have organisations like the National Museums and Monuments in Zimbabwe, Zimbabwe Tourism Authority, the Historic Building Committee to mention but just a few. These organisations should recognise the historic buildings in Bindura and manage the buildings to keep them in their original state. Organisations like the NMMZ should be capable of managing these buildings, the NMMZ also documented one of the historic buildings (Coaches House) that is believed to be Cecil John Rhodes cottage but due to the renovations being made at the place, it is slowly losing its sentimental and historical value. Organisations like the NMMZ and ZTA should collaborate in the management of this structures and use them for township tourism. Zimbabwe Tourism Authority should widen its tourism sector by recognising these historic buildings and using them for urban tourism that will benefit both the local authorities and the community.

If the management of conservation and preservation is taken into consideration it might lead to the protection of historical building heritage. If Zimbabwean government with the help of NMMZ and ZTA collaborates in the restoration of historic buildings in Bindura it might lead to the development of a conducive environment which might attract sponsors who might join in the management of heritage sites. The recognition of the historic buildings together with other heritage sites found in Bindura like shrines and monuments (Chisvingo drystone wall and Chikupo rock paintings, the ZAOGA shrine) taken seriously might lead to urban tourism then lead to sustainable development which will then result in urbanisation. The government recognises the system that is required to protect, enhance, preserve and to present the countries historical and cultural heritage. The recognition of historical buildings and cultural sites can lead to urban tourism within a community. The sector of The Ministry of the Environment, Climate Change, Tourism and Hospitality Industry which focuses on tourism sees historical buildings as significant opportunity to tourism. The ministry has applied a Tourism Policy which involves all policies and operations within the tourism sector. The aim is mainly to strengthen the historical and cultural heritage tourism so as to create a reliable environment for investors. The Zimbabwe Tourism Authority (ZTA) together with the NMMZ came out with a programme called Township Tourism Initiative which focused on the development of historical landmarks and buildings which must be applied in Bindura.

One of the most important factors in the preservation of historical buildings is to offer tours. Respondent C suggested that offering tours is one of the best ways to help in the preservation of historic buildings. Generally, urban tourism is the main factor in the preservation of historic structures. The local authorities together with the community leaders should educate local community individuals to be tour guides and spread their destination on social media so that tour operators around the country can advertise Bindura as one of the tour destination points. Through offering tours in Bindura is like killing two birds with one stone because there is

creation of employment and the generation of local and foreign currency. Offering tours is most appropriate in preserving the buildings because through the generation of local and foreign currency will help in maintaining and preserving the historic buildings. The offering of tours starts at small scale rate and it grows with time which might foster into a sustainable development. If the historic buildings in Bindura are maintained and preserved accordingly and coming up with a creative tour plan will by means lead to the creation of employment, reduced poverty and sustainable development.

Respondent C quotes,

‘There should be concrete evidence about the history of the past and the tour guides should be able to answer questions because if the offering of tours succeed, there are people who will investigate to check if the details are correct or biased’. (15/03/23)

The information or details of the buildings should be precise and correct to reduce misunderstanding between the tourist and tour operators or guides. Information about the history of the buildings should be reliable because some tourist will be doing their academic research, if the information is biased it might lead to the abortive tour offering. The tour guides or operators should also have adequate information during the tour and have the ability to answer to questions without frustration or anger. The offering of tours is one of the prominent ways in the preservation of historic buildings because through the generation of local and foreign currency helps in maintaining and preserving the historical structures.

4.6 SIGNIFICANCE OF HISTORIC BUILDINGS TO THE HOST COMMUNITY

In Bindura town, generally most of the people are not aware and knowledgeable about historic structures. In Bindura, there is disappearance of some historical buildings due to lack of

knowledge and awareness. At Piki complex centre, a small group discussion of elders was conducted and they posed various opinions about the values of historic buildings to the host community. One of the elders during the discussion, (respondent H) outlined that the historic buildings give a historical background of the past and gave an example of Halla Hotel as the first hotel to be built in Bindura and is still functioning in this modern society. The historic structures are of value to the host community because it gives a background of when Bindura was established. The Thurlow's building holds a historical value because it was the first building to be established in the central business centre and it is still functioning in this present day.

The old church located at the ZAOGA Mountain is one of the structures that carry a heritage value in Bindura. The church has a sentimental value or religious background. Two ZAOGA members were interviewed who goes by the names Respondent F and Respondent G and gave convincing results. Their response was the old church is valuable to the host community because it shows the foundation of the church and offers religious practices. Respondent F goes on to argue that Prophet John Moyounotsva Marava was chosen to preserve and conserve the church and to make sure it stays in its original form. The old church is valuable to the host community because it shows where the church began and entails that during that time the congregation was small but as time goes on the congregation grew and it is evidenced through the new cathedral. The old church therefore has a religious value and historical background on how the church started or it is kept as a source of remembrance. Besides the historical building, we also have a sacred cave where Ezekiel Guti received his calling and it has religious and sentimental value because it is believed to be sacred. The old church is of value to the host community because it shows a historical background and values of the church.

The historic building is important to the host community because they set the background of the town. The historic buildings are of value because they contribute to the academic studies. The structures stress the history or background of the area and helps in identifying architectural designs used during a certain period of time. The historic buildings can be used to re-write history of Bindura. The Anglican Church located in Bindura town is one of the structures that helps in the academic forum. At the church, there are graves of past missionaries which supports history (Christianity was spread by missionaries).

Respondent A, in his second interview quotes,

‘Historic buildings have not much value to the host community because they are not aware of the heritage values of the buildings’. (Interview with respondent A, 20/03/23)

Surely less is known about the structures and the best way to shed light to the community is through educating the community by conducting workshops, creating a volunteer group, ZTA and NMMZ should raise alarm on the importance of historic structures to mention but just a few. If the community is well educated about the buildings and how to preserve and manage them it may lead to urban tourism. For a successful conservation and preservation of historic buildings, the community should be well aware of the historic buildings and also capable to conserve and preserve the buildings.

4.7 SUMMARY

To summarise the chapter, the community is not aware of historic buildings which is a threat to heritage studies. The findings of the research include the Thurlow’s building, public library, old church and the Anglican Church. The historic buildings are suffering from major challenges which requires immediate attention.

5 CHAPTER FIVE

5.0 SUMMARY, CONCLUSION, RECOMMENDATION AND AREAS FOR FURTHER RESEARCH

5.1 SUMMARY

In Zimbabwe and other African countries documentation of historic buildings has been marginalised thus neglecting a heritage type in heritage studies. Heritage buildings are disappearing on a faster rate because of lack of knowledge and awareness from the local communities and local authorities. The research main focus was to investigate and document historic buildings in Bindura town (CBD). The research was executed through desktop surveys, pilot testing, field inspection, semi structured interviews, focus groups and questionnaires. The findings of the research includes the public library, Old Church, Anglican Church and Thurlow's building.

Historic or heritage buildings in Bindura town are not being recognised by the local authorities. Most of the structures are suffering from deterioration due to limited protection and other building are undergoing renovation which is leading to the disappearance of historic buildings in Bindura town. The local community together with the owners, authorities or managers of certain buildings have limited knowledge about heritage buildings which is a major threat in the field of heritage studies, the heritage type is not acknowledged. Most of the information was collected through interviews, focus group discussions and observations or field survey. The research findings has exposed some of the historic buildings like the Public Library, Thurlow's building and the Anglican Church which are receiving limited conservation. Also the buildings are being managed by different management boards which is resulting in different conservation methods which are not compatible with historic buildings. However, the local authorities like the Bindura Municipality and NMMZ are relaxing on a time bomb that can

explode at any time, resulting in the disappearance of heritage building foremost to the deletion of Bindura's history.

5.2 CONCLUSIONS

The major aim of the study was to examine and document the heritage values of historic building within Bindura town. In tallying, the research also focused on the importance of heritage buildings and schemes on how they can be preserved and advertised for tourism purposes. The historic buildings are a heritage type that is capable of highlighting the history of a certain town or city since they hold a traditional value of a certain time period. Documentation and preservation of historic buildings is mostly practiced in big cities thus neglecting smaller towns like Bindura.

The research findings show the limited attention given to historic buildings. The local community are not knowledgeable and aware of historic buildings. During the field work, a number of community members were not aware of historic buildings. If the community members are not aware of the historic buildings in Bindura town, it definitely means they have no idea of Bindura's history. It is a major problem if the local community members have limited knowledge about historic buildings, they will not be able to appreciate the heritage values associated with the historic structures which can foster sustainability through tourism. The local community is one of the major patrons in the preservation of historic buildings. The absence of the local community in the preserving of heritage buildings is impossible to the protection of the heritage type and a failure to urban tourism.

The study analyses that, the heritage buildings are managed by different stakeholders or management boards. Keyan (2005) is of the view that historic building conservation are related to poor knowledge of parties and organisations responsible to maintain and conserve historic building leading to early loss of historic material. The organisation (anonymous) responsible

for the upkeep and conservation of the Public Library is failing because of the major damages found on the structure. The structure is suffering from major cracks, the paint and plastering is peeling off, the ceiling is shredding apart, which shows the building is enduring technical threats. The building is disparaging because of poor management systems and funds. The building require attention because the cracks are wide-ranging, three to five years down the line the structure might collapse thus losing a heritage building in Bindura town. The building is a historic structure since it is associated with the historical (early buildings to be constructed in Bindura) and architectural value. The building can be marketed for tourism purpose because it is one of the earliest buildings to be constructed in Bindura, it also have the architectural attributes that qualifies it as a heritage building.

One of the notable results of the study is the inter-domination of the Anglican Church in Bindura town. The management board (the Anglican Church leaders) has taken LeDuc theory of restoration or addition by applying another door at the back and extending a part of the building since the building accommodates more people in the present day. However Ruskin theory clashes with that of LeDuc in the sense that, if there is alteration of a building it loses its authenticity. The building has a number of damages like minor cracks, the roof is rusting and deteriorating, the paint is peeling off and wood rot. There is limited resources of conserving the building since it is not the only Anglican building in Bindura that requires preservation from the management board. The building is historic because of the architectural structure and it is similar to Gutu Church which was built by the Italian's around 1905. It also qualifies as a historic building since it has sentimental values (memorial landscape) because of the graves of missionaries located next to the building. The heritage building can be advertised for religious tourism locally and internationally, it will be ideal for Europeans to visit the place as a way to connect with their ancestors or forefathers.

The Halla Hotel is one of the historic buildings that is receiving adequate conservation. A few alterations were applied on the buildings but most of the attributes are still conserved in their original form. There is only the issue of paint peeling which requires immediate attention before it gets out of hand. The owner of the hotel is capable of maintaining the building in its original state because it attracts more visitors locally and internationally. The Thurlow's building that is next to the hotel is owned by the Landlord who lives at the back of the building. The building is suffering from paint peeling and floor damage that require attention as well. Thurlow's building was a colonial building which served the white regime. The Halla hotel is historic because of the Victorian style (the European type of architecture), the doors, furniture, wooden tiles to mention but just a few. The building also has an aesthetic value because of its uniqueness and also has a tower at the top which displays beauty and attraction. The building can be promoted for tourism since it is the first hotel to be established in Bindura and still serves the same purpose in this present day, it is still monitored in its original form though a bit of alteration has been done.

The old church located at ZAOGA Mountain is one of the fascinating buildings in Bindura town. Ruskin's theory, no alteration should be applied on the building was borrowed by the management board of ZAOGA since the building is maintained in its original form. The interesting part of the building is that it is backed by other religious aspects like the sacred cave, the gum tree (shrine) and the New Cathedral. The old church qualifies to be historic because of the historical and educational value associated with the building. The building can be advertised for religious tourism together with the sacred cave, gum tree and the new cathedral. The building is still in its original state since it was bought by Ezekiel Guti from the Salvation Army in 1960.

5.3 RECOMMENDATIONS

The 1877 manifesto report published by Morris concurs, ‘these buildings do not belong to us only...they are not...our property to do as we like with. We are only Trustees for those that come after us’ which underpins the concept of custodianship. The local authorities responsible for the protection of heritage buildings should be in position to protect the buildings. The National Museums and Monuments in Zimbabwe (NMMZ) act in section 27:30 consider the protection of historic buildings built before 1910. The custodianship of NMMZ is not effective because it is leading to the disappearance of many heritage buildings that were built after 1910. The NMMZ is one of the effective organisations responsible for the protection of historic buildings but however, they should revise their laws and terms since many heritage buildings built after 1910 are disappearing. One of the NMMZ members Mr Nyaruwanga documented one of the historic buildings in Bindura, the ‘coach house’. It was a good start to recognise historic buildings in smaller towns but the problem is only one building was documented which does not help in fostering urban tourism. More historic buildings should be documented in Bindura which can be able to nurture urban tourism foremost to sustainable development.

Most of the municipalities in towns and cities have a historic building committee responsible for the advocacy on the conservation of heritage buildings. Bindura municipality should also make known of this department. The historic building committee is capable of protecting buildings built before 1945. If the department is introduced, it alerts the community about the significance of heritage buildings and what they are capable of producing. The committee also helps in educating the owners of the buildings on how to conserve historic buildings without alteration unless it is inevitable. The Bindura Municipality should take a major step to acquaint with the historic building committee which helps on the protection of historic buildings.

The perceptions supporting ‘Conservative Repair’ saturate primary guidance on fabric intervention. The BS7913 (2013) states no building should be repaired before such repair is

strictly necessary or unless there is a good reason. The method is practically achieved by effective maintenance and the adoption of appropriate repair materials and techniques when intervention is inevitable. The public library is suffering from major cracks, peeling of paint and plastering and the shredding apart of the ceiling. The public library should borrow the philosophy of Conservative Repair. The NMMZ and Bindura Municipality should collaborate with the current organisation managing the building. They should look for professional architects who are able to repair the buildings adding a few alterations that keeps the building holding its traditional values (partial construction). The people responsible of taking care of the building should instruct the mechanics at the back yard not to lean their motor parts against the walls, it destroys the walls thus reducing the building authenticity.

Muthesius (1902) supported the manifesto document of 1877, ‘maintenance instead of reconstruction that is the general aim of conservation.’ The Anglican Church located in Bindura town require maintenance since it is suffering from wall cracks, wood rot and rusting of the iron roof. In terms of wood rot, the custodian maintaining the building should regularly apply insecticide so as to protect the wood from rotting especially trusses and window panels that are being affected. The iron sheet should also be galvanized in zinc, zinc is much preferable because zinc corrodes at a much slower rate. The rusting of the iron sheet should be attended with immediate effect because in the rainy season, there might be water leakages that causes the gradual rotting of trusses, ceiling damage and wall cracking. The building should be marketed for tourism purposes since it has a memorial landscape that might attract the eyes of the international tourist. Through offering religious tours of the building and the memorial landscape might attract sponsors who might be in a position to sponsor for the conservation and preservation of the heritage types which helps in protecting the legacies of the ancient missionaries together with the structure. Since the building is used by various domination, the

dominations should contribute a certain amount that helps in the conservation of the heritage building from depreciation.

5.4 AREAS FOR FURTHER RESEARCH

The research was affected by lack of resources but it would have been interesting if there was equipment to investigate the types of fabric, cement and bricks that were used to construct the heritage buildings. This would have reviewed more information about the components that were used to construct historic buildings in Bindura town. In future a study can be carried out to find out if the heritage type (historic building) has been recognised in smaller towns by the local authorities. More so, future research should emphasize on other heritage types around Bindura that helps in assisting historic buildings for urban tourism. It is the researcher's hope that the study will encourage more reproduction about the heritage values associated with historic buildings, leading to more information and solutions that will promote the documentation of heritage buildings in smaller towns around Zimbabwe.

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APPENDIX A

Questionnaire

My name is Linford Takudzwa Chawira, I am a student at Bindura University of Science Education (BUSE) pursuing a Bachelor of Science Honours Degree in Culture and Heritage Studies. As part of the requirements of my studies I am conducting a research project entitled “A heritage study of historic buildings in Bindura town”. I need your help in soliciting information by answering the following interview questions. All the information collected from you shall be treated with confidentiality and shall only be used for academic purposes.

SECTION A: BIO DATA

1. What is your gender? (tick where appropriate)

Male	<input type="checkbox"/>
Female	<input type="checkbox"/>

2. Indicate your age according to range (tick where applicable)

25 - 35 Years	<input type="checkbox"/>
36 - 45 Years	<input type="checkbox"/>
46 - 50 Years	<input type="checkbox"/>
51 Years +	<input type="checkbox"/>

SECTION B: WHERE AND WHICH HISTORIC BUILDINGS EXIST IN BINDURA TOWN.

3. What is your understanding of a historic building?

.....
.....

4. List any historic buildings found in Bindura town (CBD)?

.....
.....

SECTION C: WHY SHOULD THE HISTORIC BUILDINGS BE PRESERVED OR CONSERVED?

5. What is your understanding of conservation or preservation?

.....
.....

6. In your own opinion, why should historic buildings be conserved?

.....
.....

SECTION D: HOW CAN THE HISTORIC BUILDINGS BE PRESERVED AND MARKETED FOR TOURISM PURPOSES?

7. How best can historic buildings be advertised for tourism purposes?

.....
.....

8. Which stakeholders should be included in marketing historic buildings for tourism purposes?

.....
.....

SECTION E: HOW CAN THE UTILISATION OF HISTORIC BUILDINGS BE ENHANCED?

9. What do you suggest to be done in order to enhance the utilisation of historic buildings in Bindura town?

.....
.....

Thank you

APPENDIX B

Interview Questions

My name is Linford Takudzwa Chawira, I am a student at Bindura University of Science Education (BUSE) pursuing a Degree of Bachelor of Science Honours in Culture and Heritage Studies. As part of the requirements of my studies I am conducting a research project entitled **“A Heritage Study of Historic Buildings in Bindura Town”**. I need your help in soliciting information by answering the following interview questions. All the information collected from you shall be treated with confidentiality and shall only be used for academic purposes.

Good morning/afternoon

1. What is heritage in general?
2. Are historic or heritage buildings part of heritage?
3. What makes a historic building?
4. Can you list any historic buildings in Bindura?
5. How best can this buildings be conserved and preserved?
6. If historic buildings are conserved accordingly, can they foster urban tourism?
7. What are the key stakeholders to the conservation and preservation of historic buildings?
8. How best can this historic buildings be marketed for tourism purposes?

Thank you.

APPENDIX C

FOCUS GROUPS:

My name is Linford Takudzwa Chawira, I am a student at Bindura University of Science Education (BUSE) pursuing a Degree of Bachelors Of Science Honours in Culture and Heritage Studies. As part of the requirements of my studies I am conducting a research project entitled “**A Heritage Study of Historic Buildings in Bindura Town**”. I need your help in soliciting information by answering the following questions in groups and everyone is free to discuss and give their views. All the information collected from you shall be treated with confidentiality and shall only be used for academic purposes only

Good afternoon/morning?

1. In your own understanding, what is heritage?
2. Do historic buildings fall under Heritage?
3. Is this building historic?
4. Do you have any idea when it was built?
5. Who is currently maintaining the building?
6. What challenges are encountered in conserving this building?
7. What are your suggestion to counter this challenges?

Thank you

APPENDIX D

Interviewees


1. Dr Joshua Tapiwa Mauchi, March 2023, Business Development Manager
2. Mr Zuva, December 2022, Librarian.
3. Mr Gadaga, March 2023, Former Councilor
4. Dr T. Maganga, November 2022, BUSE lecturer
5. Dr M.E. Sagiya, February 2023, BUSE lecturer
6. Mr Admire, March 2023, local member
7. Mitchell Maregere, March 2023, BUSE student
8. Rumbidzai Banda, March 2023, BUSE student
9. Mr Nyaruwanga, April 2023, NMMZ member

APPENDIX E

Letter of Permission.

FACULTY OF SOCIAL SCIENCES & HUMANITIES
DEPARTMENT OF LANGUAGES AND COMMUNICATION SKILLS

P. Bag 1020
BINDURA, Zimbabwe
Tel: 263 - 71 - 7531-6, 7621-4
Fax: 263 - 71 - 7534



BINDURA UNIVERSITY OF SCIENCE EDUCATION

Date:

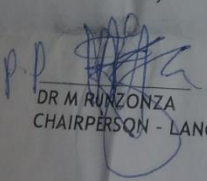
TO WHOM IT MAY CONCERN

RE: REQUEST TO UNDER TAKE RESEARCH PROJECT IN YOUR ORGANISATION

This serves to introduce the bearer Linford Chawira, Student
Registration Number B1953815 is a BSC CULTURE AND HERITAGE
STUDIES student at Bindura University of Science Education and is carrying out a
research project in your area.

May you please assist the student to access data relevant to the study and where
possible conduct interviews as part of a data collection process.

Yours faithfully


DR M RUNZONGA
CHAIRPERSON - LANGUAGES AND COMMUNICATION SKILLS