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Local development plan and urban sustainability issues in the *Kaza-inchis* area of Addis Ababa

A thesis submitted to the School of Graduate Studies of Addis
Ababa University in partial fulfillment of the requirements of the
Degree of Master of Science
In
Environmental Planning and Landscape Design

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List of Acronyms

A.A	Addis Ababa
AACPPO	Addis Ababa City Planning Project Office
AACG	Addis Ababa City Government
AACRA	Addis Ababa City Roads Authority
AAWSA	Addis Ababa Water and Sewerage Authority
AAU	Addis Ababa University
BAR	Built-up Area Ratio
BWUD	Bureau of Works and Urban Development
CBD	Central Business District
CBO	Community Based Organization
ECA	Economic Commission for Africa
ECSC	Ethiopian Civil Service College
EEPCO	Ethiopian Electric Power Corporation
EOC	Ethiopian Orthodox Church
FAR	Floor Area Ratio
GTZ	German Technical Cooperation
KG	Kindergarten
LAA	Land Administration Authority
LDA	Land Development Agency
LDP	Local Development Plan
MP	Master Plan
NGO	Non Governmental Organization

ORAAMP	Office for the Revision of Addis Ababa Master Plan
RHA	Rental Housing Agency
SWOT	Strength-Weakness-Opportunities and Threats
UN	United Nations
UN-HABITAT	United Nations Human Settlements Programme

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ABSTRACT

Urban renewal is a process of remodeling older parts of urban areas, including their central business areas, by means of rehabilitation and conservation as well as redevelopment. It is also the displacement of an existing low-income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities. The emphasis is on those parts of the urban area which have fallen below current standards of public acceptability (commonly termed as slums). These are usually to be found in the residential parts of the inner city and in the central business district itself. As a result the first Kaza-inchis Renewal Project was launched in 1998 to clear and redevelop the city's central area slums. The selection of the site was based on the fact that the area had less urban complexity and density than the other parts of the CBD. The kaza-Inchis has been reviewed changed in order to harmonize it with the newly developed structure plan. In light of this, a new planning concept, objective and vision are set as a foundation for the preparation of the 2002 LDP for the area.

This thesis paper is the pioneer research clearly shows the planning and implementation issues of the different local developments plans proposed for the Kaza-inchis area. The type of methodology used to conduct the research is a comparative study method. This method is employed at both the qualitative and empirical levels. The study analyzed the process of planning of the urban redevelopment project, using the Kaza-inchis area LDP project as a study area. Qualitative research is done to investigate the quality of the LDP study. Comparison is made between the 1998 Kaza-inchis LDP, the 2002 Kaza-inchis LDP and the implemented plan. The qualitative case study includes the nature and character of the 1998 and the 2002 Kaza-inchis LDP in particular. How the area was chosen for redevelopment, what the initial and other subsequent studies suggested for the area and the processes and nature in which land preparation and delivery for redevelopment is undertaken.

Both quantitative and qualitative data were collected from primary data sources through in-depth field observation and image interpretation; and The secondary source of data includes books and academic and non- academic literature from published and unpublished literature in various public institutions secondary data was collected from different government organization, policy and program documents, local research documents, journals and variety of spatial data were collected.

With the aid of the above mentioned methodologies, the Kaza-inchis area LDPs are packed with problems such as physical and environmental impacts due to problems associated with qualities of plans, Absence of participatory approach, Lack of Strategic Focus, Prioritization and Action, Resettlement, Unclear Institutional Hierarchy and Lack of project administration were some of the major findings found for the sustainable urban implementation of the Kaza-inchis LDP. Finally, possible recommendations were proposed in order to achieve a sustainable local development plans.

Keyword: - Urban renewal, Local development plan, Urban sustainability

CHAPTER I: INTRODUCTION

Urban development, social, physical, economic and other development, is guided by a number of ways in different countries whose socio-economic and political conditions differ according to the specific situation of the country in question.

The history of developing a city according to plan is a recent history in Ethiopia in general and in Addis Ababa in particular. The city used to be guided initially by the intents and visions of its governors. Later a number of master plans were introduced at different times to guide the development of the city. The lack of enough details to implement the master plans and the dissatisfaction with the ease of implementation of master plans gave rise to local development plans that are believed will help to realize the master/structure plan of the city.

Local development plans are prepared for the specific areas of the city and are meant to facilitate the realization of the structure plan and speed up the development of the city. Local development plans are also legal documents that have to be observed in the areas of their application.

The purpose of the research is by examining the problems of urban plan implementation in Kaza-inchis to investigate the challenges and the impacts of implementing LDPs on the social and economic lives of the residents of the Kaza-inchis area.

The existing function on the Kaza-inchis LDP was a mixed function development, residential and commercial development, studying the area for redevelopment purposes dates back to 1997, during the implementation period of the 1986 master plan. The Kaza-inchis area was designated by the 1986 master plan as an area of intervention (urban renewal). The master plan prescribed preparation of detail plans before commencing redevelopment on the areas designated for intervention.

The paper is organized in seven (VII) chapters: **Chapter I** Contain the background of the study, the problem statement, the objectives, the Significance, the Scope and limitation. **Chapter II** In this chapter literature is reviewed to deepen the problem statement with respect to its context and history. **Chapter III** Clearly discusses the detail methodology used to conduct the thesis. **Chapter IV** The data result describes about the different local development plans which have been proposed in different period of time and political structure. The parameters used to describe the local development plan are: purpose and rationale, planning approach, physical and environmental, Socio-economic condition of the study area, institutional and legal framework and SWOT analysis. **Chapter V** Describes the findings gained from the data result and discussions of the major findings. **Chapter VI** In detail discusses about sustainability issues of local development plans using sustainability indicators (the physical, economic, social and environmental dimensions). And finally **Chapter VII** is concluding the findings and came up with the possible recommendations.

1.1 Background of the study

During the course of history, urbanization has been associated with economic and social progress, the promotion of literacy and education, the improvement of the general state of health, greater access to social services, and cultural, political and religious participation. Democratization has enhanced such access and meaningful participation and involvement for civil society actors, for public–private partnerships, and for decentralized, participatory planning and management, which are important features of a successful urban future. Cities and towns have been engines of growth and incubators of civilization and have facilitated the evolution of knowledge, culture and tradition, as well as of industry and commerce. Urban settlements, properly planned and managed, hold the promise for human development and the protection of the world's natural resources through their ability to support large numbers of people while limiting their impact on the natural environment (UN–Habitat Summit, 2007).

Researches indicate that the magnitude of slums in Ethiopia is one of the highest in the world. The revised Addis Ababa City Development Plan and the Millennium Development Goals Needs Assessment Study asserted that 80 % of the housing in Addis Ababa is slum (ORAAMP, 2001).

The causes of physical deterioration of urban centers in developed countries are related to transport improvement, suburbanization, the withdrawal of large firms and higher income groups from city, and related emerging social problems due to the decreasing attractiveness of such centers for investment. These are not the causes of inner city deterioration in the Ethiopian urban context. Even though the physical condition of city centers in Ethiopia is deteriorating, the locations are still in high demand because of the limited improvement in transport, low level of suburbanization and the micro nature of economic activities. The social problem is not as such a push factor to leave the central locations.

The causes of physical deterioration of Ethiopian city centers are related to the way the areas were built – i.e., without proper planning, utilizing temporary construction materials and in rural tradition. The majority of the houses in the cities are similar to those in rural areas as they do not have toilets, bathing facilities and modern kitchens (CSA, 2005).

The other cause of deterioration is lack of proper management. Though the demand for central locations is very high, residents cannot make meaningful improvements to the housing units because they are predominantly publicly owned. Moreover, the majority of the residents are low income families.

Absence of tenure rights and low capacity are the limiting factors for market forces to operate and renew the area. Thus major renewal interventions have been waiting for government actions. In the urban renewal of developed countries, there are possibilities for maintaining the central area buildings, upgrading and re-using them for better functions. The same is true with the already existing infrastructure. In the Ethiopian context, renewal may not have the comfort of retaining the existing structures and infrastructure network, except for some few historical

buildings. Most of the inner city buildings and infrastructure networks have physically deteriorated and are unfit for living and working.

In previous times, physical urban development was basically carried out through expansion to the outskirts; and it is common to see the city center leapfrogging and expanding to intermediate and expansion areas without appropriate planning. This has now changed to renewal of inner city areas for two basic reasons. One is because of lack of expansion areas and the challenge of going indefinitely into agricultural land. The second is the need to renew the slum central areas of the city so as to boost the local economy, improve the efficiency of land use and improve the urban quality. As land for expansion has become scarcer and the cost of infrastructure has become very expensive, Ethiopian urban local governments have reverted to renewal approaches to meet their development goals and objectives. Thus it is no surprise that the government recently decided to redevelop the existing urban fabric and make maximum use of land, infrastructure and services which are already within urban areas. This, in general, is a commendable policy.

The city of Addis Ababa used to be guided initially by the intents and visions of its governors. Later a number of master plans were introduced at different times to guide the development of the city. The lack of enough details to implement the master plans and the dissatisfaction with the ease of implementation of master plans gave rise to local development plans that are believed will help to realize the master/structure plan of the city.

Local development plans are prepared for the specific areas of the city and are meant to facilitate the realization of the structure plan and speed up the development of the city. Local development plans are also legal documents that have to be observed in the areas of their application.

Though there were some renewal and upgrading attempts in Ethiopian urban centers, urban renewal/upgrading on a wider scale as a major urban development policy instrument is a relatively recent phenomenon. The TekleHaimanot upgrading and Filwuha Area Resettlement projects can be cited as examples of the early upgrading projects in Addis Ababa. The recent renewal projects might have started with the development of Sheraton Hotel, Dembel City Centre and Caza-ichis Renewal Project.

1.2 Problem statement

City governments worldwide are pursuing inner-city urban redevelopment in order to create a new physical, social and economic image that makes the city livable to its residents and attractive for investment (Acioly Jr. 1999). In the same manner the city administration of Addis Ababa is undertaking the Kaza-inchis area and other 14 urban redevelopment projects with an objective of improving the living condition of the residents, maintaining sustainable land management and supply system, creating a better spatial and physical image of the city (Bizuneh2010).

The achievement of urban regeneration heavily relies in the *establishment of an efficient urban management system capable to steer conflict resolution, mobilize adequate resources and guide urban development in a participatory manner* (Acioly Jr. 1999). So far, the studies conducted in the areas of renewal and upgrading in Addis Ababa focus on impact of the project or responses

of the community to the intervention (eg. Ashenafi 2008, Lishan 2010, Gebre 2008 and Elias 2008). However, so far no study has been conducted to investigate factors that hinder the sustainable planning and implementation of urban redevelopment projects in Addis Ababa. Therefore, this research project proposes to fill the gap in understanding factors that influence the plan and implementation of urban redevelopment projects by taking the Kaza-inchis renewal project as a study area.

1.3 Objective

1.3.1 The general objective

The leading objective of the research is to explore and investigate the overall paradigm of the urban renewal and/or redevelopment practices using Kaza-inchis as a study area.

1.3.2 Specific objectives

- Assessment of the pre-1998 situation of the study area.
- Assessment of the year 1998, 2000 and the implemented design proposals the kaza-inchis area local development plans.
- Exploration and investigation of the gap between the proposed development plans and its final implementation of the project area.
- Forward some recommendations for future redevelopment projects in Addis Ababa.

1.4 Research Question

The research is intended to deliver answers to the following questions:

- What does the pre-1998 kaza-inchis look like in terms of its physical, socio-economic and environmental aspect?
- What are the major characteristics of the 1998 and 2002 LDPs?
- What were the practical challenges during implementation of local development plans and designs in Kaza-inchis area of Addis Ababa city?
- Was there a gap between plan preparation and implementation? If yes, what are they and to what extent?

1.5 Scope and limitation of the research

The scope of the research shall be limited in space and time. The research will investigate plan preparation and implementation trends in Kaza-inchis and the impacts of the implementation on the socio-economic life of the residents of the study area in particular. In doing so the study is limited to a specific study area with a special focus on inner-city area (Kaza-inchis). The scope of the study in time perspective shall be limited to those local development plans prepared after 1998 with due emphasis on those LDPs prepared during the revision process of the Addis Ababa Master plan.

The scope of the study in terms of subject shall be limited to physical, socio economic, institutional and legal issues that are strongly linked with the implementation of Local Development Plans. Since plan implementation is at times part and Parcel of plan preparation the general conditions of plan making and implementing bodies is assessed. Resettlement and compensation issues are also dealt with in connection with LDP implementation. Concerning the physical aspect of plan preparation and implementation the scope is limited to the quality of the plans to achieve an excellent urban environment and form.

One of the main limitations has been Problems in terms of acquiring relevant data due to the unavailability and unwillingness of the relevant people. Public officials were reluctant to give any form of data. It has also been observed that due to the lack of a strong relationship between planning bodies and academic institutions, public officials are not aware of the significance of such studies that they do not cooperate in giving data and even interviews. Out of lack of awareness, some public officials also seem to consider all types of government documents, including city plans, as secret.

1.6. Significance of the research

The outcome of this study will advise our planning system, especially the new steps the planning system has started to take in terms of local development planning and urban design. The study is also expected to stir debate on the status of the planning system with an emphasis on the need for more design and more efficient mechanisms that enable the planning system in contributing towards development quality.

Since the research focuses on sustainable transformation of slums, I believe, it will be an important document for government officials, Non Governmental Organizations (NGOs), the community, environmental advocates etc. Furthermore, the output will be an important input for the academia to debate on and propose a new and/or improved form of interventions in the slum settlement transformation. The study, I hope, will also create curiosity among students so that they will appreciate the problem and helps build group of scholars that are aware of the problem itself.

CHAPTER II: LITERATURE REVIEW

2.1. Urban Growth and its Impact on the City

Like any living organism cities are born or established, grow in all of the aspects they need to grow and if proper care is not taken to control and guide their development they are doomed to decay and ultimately to die.

Elliel Saarinen (1943) attributes the decay of inner city areas with the extreme growth and expansion of the city. He outlines in his book 'the city' that 'Villages have become towns; towns have become large cities; and in countless cases neighboring townships have been swallowed by the expanding force of the nucleus city, in which process these expanded areas have become a solidly packed heterogeneous mass.' He also attributes the dilapidation, decay, blighted areas and the slums to the lack of leadership and the expansion of the nucleus of the city and this decay and withering away of the inner city according to him happened due to the phenomena of the overgrowing of the city. Hence he calls for a 'new' approach to tackle the phenomena of urban growth which in his opinion is the cause for the decay of inner city areas.

He also likens the situation of the inner part of the overgrown city with that of the inner organs of the human body and describes the situation as saying; "If the inner organs of the human body were mingled in as chaotic a manner as is the organism of the overgrown city, the result undoubtedly would be sickness and death. In any organism in nature, such a lack of order would ultimately result in disintegration. Nature is aware of such dangers, and therefore she has instituted basic laws to prevent this".

He further goes on to say that "Any growing organism in nature is a body containing a countless number of cells, each of them located in its proper relative position. By constant cellular multiplication, the organism grows, each new cell expanding into that adjacent space which is provided for growth. This provided space brings flexibility into the growth, and at the same time it protects the organism from internal frictions such as would hinder healthy growth." His belief is that like any living organism in nature the city, being an organism, should apply the principles of flexibility and protection to prevent itself from the negative consequences of overgrowth.

Saarinen cautions that in the cases where flexibility and protection are not provided, decay is the result. Equating the case of the city with the situation of the deep forest he says that "when in the tight growth of the deep forest, those branches, stems, and trees which are smothered by lack of space are doomed to wither. Such is the case in any cramped circumstance, whether this happens in cellular life or in the life of peoples and nations. For, in order to be able to live, one must have space in which to live. So must be the case, for "flexibility"; in growth, and "protection" of growth, are fundamental issues in any manifestation that lives and grows."

According to Saarinen (1943) the principles of flexibility and protection interpreted in terms of the growth of cities means first, to plan any section of the city so as to make the city's normal growth possible without disturbing other sections; and second, to undertake such measures so as to guarantee the protection of established values i.e. to safeguard continuous healthy growth through "flexible" planning; and to stabilize values by taking "protective" measures, for new civic developments.

In those cities which are already overgrown, however, flexibility and protection must be instrumental in so organizing conditions that any development toward the future must happen in accordance with the demands of protection and flexibility. To obtain this presupposes a well-studied, comprehensive and gradual surgery according to a pre-established scheme. The objectives of this surgery must be three-fold: first, to transfer activities from decayed areas to such locations as are functionally suitable for these activities (implies relocation), and in accord with the pre-established scheme; second, to rehabilitate those areas by the foregoing action vacated for such purposes as are best suited here, and in accord with the pre-established scheme; and third, to protect all values, old and new.

2.2. Rationale for Inner City Renewal in Addis Ababa

In his effort to describe the need for inner city renewal Ayalew (2003) discusses a number of reasons to reinforce his argument for inner city renewal in the manner described below:

He starts his argument by explaining that the phenomena of inner-city decay and urban sprawl in the expansion areas is taking place parallel in the present Addis Ababa. When he justifies that the inner city is decaying, though not substantiated with data, he says that over the years bulks of the building stocks in the inner-city have experienced a continuing process of severe dilapidation. Apart from physical dilapidation, congestion and overcrowding, lack of open spaces and basic facilities are chronic problems in the inner-city areas; In general, he argues that the urban environment is woefully deteriorating.

When describing the phenomena of urban sprawl in Addis Ababa he says that the rapidly growing urban population that is in great demand for land and the associated socio-economic expansion has put great pressure on the demand for inner city land. In response to this demand efforts are being made to cater in the peripheral areas by converting farmlands into urban function without seeking any other alternatives, which in turn hastens the sprawl of the City. As a result, these days, the degree of urban sprawl in Addis has surpassed the manageable limit of the City.

He further goes on to explain that in the inner city areas, as the size of population and urban activities have grown several times over the years, basic urban facilities did not show any kind of significant improvement over the years. In some areas alignment and size of streets as well as pattern of settlements are in their original form while populations of traffic and type of activities have shown tremendous changes.

Also the private sector that has been unleashed very recently seeks bulk of land for different development activities. As this sector is expected to play central role in development of the city, meeting its demand for land would be key development agenda for Addis Ababa. This demand, on the other hand, would not be accommodated anymore only in peripheral areas as used to be hitherto, for reasons mentioned above and due to existence of strong demand for centrally located urban land among majority of private developers.

Thus the prevailing gap between the demand for central areas and carrying capacity of the city centers calls for urgent interventions. Moreover, horizontal expansion is the major form of

development that Addis hitherto followed throughout its history. This trend still continues in the face of limited capacity of the City Government to extend necessary infrastructure and social services to peripheral areas.

Therefore, catering for redevelopment activities in inner-city areas is not avoidable. On the other hand, since open spaces that can accommodate additional development are not available, such development can hardly take place in inner-city areas without demolishing existing structures. From this the need for urban renewal would be evident. Thus, urban renewal is an inescapable development necessity which Addis would extensively be engaged in the future.

Hence, the problem of inner city deterioration in Addis Ababa is receiving a steadily growing attention both from urban planners and policy makers. These days, improving the physical and economic fabrics of the inner city areas has been one of the key development concerns of the City Government. This concern stems mainly from the need to improve the living environment of residents, improving image of the city and exploiting economic potentials of the city center.

To these ends, therefore, public investment in strategic areas enhanced private investment in inner city areas and participation of the community in urban improvement activities are supposed to be emphasized in the future (ORAAMP, 2002). Strong functionally and environmentally vibrant city center is also envisaged to be created through an integrated development effort of government, community and the private sector.

Definitions

Ashenafi (2001) affirms that the nature of urban renewal is complex and it is very difficult to attribute a satisfactory definition for the term. Hence its definition is given various meanings in different contexts. According to Wilson (1996) in Asenafi 2001 the meaning of urban renewal is rendered various meanings depending on the place where it is practiced:

- 'Erecting a civic monument in a downtown plaza'
- Rehabilitating sound but decaying homes;
- Getting "undesirables" out of "desirable" neighborhoods by spot clearance;
- Stabilizing blighted neighborhoods and encouraging residents to improve their properties;
- Developing land that will attract new businesses into the community;
- Assembling tracts on which subsidized low or middle income housing might be built.

It is argued by the same source that some writers have suggested that the term urban renewal is of American origin which is used to refer to the redevelopment or rehabilitation of the older parts of towns and cities, including their central business areas.

Other definitions of urban renewal relate to the *comprehensive activity designed to counteract functional obsolescence of the urban structures as a whole and of the parts and elements of it, and to revitalize continually all elements and parts of the urban area,* (at the First International Seminar on Urban Renewal, 1958 quoted in Ashenafi 2001.) Also Couch (1990) is referred to on the same source as saying that urban renewal is a process which is seen as *"the physical change, or change in the use or intensity of use of land and buildings, that is the inevitable outcome of the action of economic and social forces upon urban areas"*.

Hence, as a result of the analysis of the above definitions of urban renewal Ashenafi (2001) goes on to conclude that urban renewal is the act of improvement of human settlements that includes a wide range of actions such as the modernization, repair and maintenance of the building stock and infrastructure, the improvement of the urban environment, the upgrading of social and commercial services and related facilities, and the improvement of urban and regional transport networks.

Ayalew (2003) is of the opinion that Urban renewal projects contribute to expansion of future municipal revenue in terms of property taxes. Since forthcoming buildings would have a higher value than the present ones, successful implementation of proposed urban renewal projects would lead to an increase in municipal revenue from property taxes. Though, data are not available, these projects would also generate a substantial employment opportunities.

2.3. LDPs as Vehicles for Urban Renewal

With regard to urban renewal in Addis Ababa, two approaches are practiced. These are area-wise renewal and plot wise renewal. The initiative of area-wise urban renewal comes from the City Government. In this approach, a specific area is designated for urban renewal program, as per the set criteria, and then the necessary Local Development Plans are prepared under the supervision of the Planning Commission. As the preparation of LDPs for the designated areas are completed the process of implementing the plans will commence i.e. shifting existing residents and demolishing existing structures. Finally, the vacant plots are put into auction for leasing. After the winners of the respective plots acquire their plots they are supposed to start constructing the buildings as per the requirement of the LDPs.

This approach can be categorized as a conventional slum clearance activity, which belongs to the first generation of urban renewal approach. As envisaged Local Development Plans show, in most cases, forthcoming activities and structures that follow from this approach are largely different from what exists, this implies a fundamental functional and structural change to the respective project areas.

As opposed to area wise renewal plot-wise renewal, on the other hand takes place on the basis of private developers initiatives. Recent information from the authorities of the planning commission has revealed that plot wise renewal could either follow a predetermined Local Development Plan or they are handled as per the provisions of the structure plan. As mentioned earlier, these days in Addis Ababa private investors can designate any area for urban renewal and submit project proposal to the City Administration to lease the land in question. The current occupation of the site, whether under the occupation of the promoter or not, doesn't matter or not taken into account in designating an area for this purpose. This approach is close to a selective slum clearance approach, in which mass eviction and major functional changes are seldom.

Inner-city Regeneration

Inner-city is an ill-defined geographical area located close to Central Business District of a capitalist city which is usually characterized by *dilapidation, poor housing and economic and social deprivation* (Johnston, Gregory & Smith 1994, p. 290). Most of often these areas are faced with a complex web of urban problems combining decayed infrastructure, high unemployment and a concentration of people with social difficulties (Deakin, Edwards 1993). The physical, social and economic deterioration in the inner-city among other things implicates the inefficiency and incapacity of the local government to effectively deal with the problem. This necessitates an intervention to address the urban decay and housing and environmental condition (Acioly Jr. 1999). The intervention to redress inner-city decline and distress have passed five evolutionary stages particularly in Europe, according to (Roberts, Sykes 2000), since 1950s. According to him since the 1990s the concept of urban regeneration has become the dominant thinking.

Robert (2000, p. 17) conceptualized urban regeneration as

comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.

He elaborated further, the concept of urban generation, as a development of an urban area with a strategic frame work to contribute to the overall city-wide or regional development with an integrated focus involving the private, public and community sectors by creating a dynamic institutional framework for active participation (Roberts, Sykes 2000). According to (Couch, Fraser & Percy 2003) it is a process of economic revitalization, restoration of social functions and recovering ecological quality of an existing urban area; whereby integration being the central feature (Lichfield, 1992 cited in (Roberts, Sykes 2000). In addition, rhetorically urban regeneration is supposed to be participatory or led by partnership of key actors in order to achieve efficiency, sustainability and empowerment (Jones 2003). This will be achieved when There is a planning governance that admits *diverse knowledge and being* that help in making *invention and consolidation of ideas and strategies* (Healey 1997a, p 244) at the city/regional level in order to link issues and actors involved (Carter 2000). Therefore, urban regeneration is being pursued by many cities in partnership with the private and voluntary sectors in order to facilitate the competitive position of cities (Singhal, Berry & McGreal 2009).

The importance of the concept of urban regeneration to the subject understudy is, it gives emphasis to the role of stakeholders in the process and in the integration of the scheme at the city level. These two key points will be assessed when analyzing the SengaTera-Fird Bet I urban redevelopment planning process.

2.4. Sustainable development

Defining sustainable development

We hear the term –sustainable development” in high-level discussions; we see it in political platforms and on corporate websites. More and more universities have programs covering the field. Indeed, sustainable development has become a kind of conceptual touchstone, one of the

defining ideas of contemporary society. This chapter reviews the debate on what exactly the concept of sustainable development means. It looks at where the term came from and what it now includes. And it asks how we can make use of the concept in our daily lives and our systems of governance.

Sustainable development has been defined in many ways, but the most frequently quoted definition is from *Our Common Future*, also known as the Brundtland Report:

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It contains within it two key concepts:

- *The concept of needs, in particular the essential needs of the world's poor, to which overriding priority should be given; and*
- *The idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs."*

All definitions of sustainable development require that we see the world as a system—a system that connects space; and a system that connects time.

When you think of the world as a system over space, you grow to understand that air pollution from North America affects air quality in Asia, and that pesticides sprayed in Argentina could harm fish stocks off the coast of Australia.

And when you think of the world as a system over time, you start to realize that the decisions our grandparents made about how to farm the land continue to affect agricultural practice today; and the economic policies we endorse today will have an impact on urban poverty when our children are adults.

We also understand that quality of life is a system, too. It's good to be physically healthy, but what if you are poor and don't have access to education? It's good to have a secure income, but what if the air in your part of the world is unclean? And it's good to have freedom of religious expression, but what if you can't feed your family?

The concept of sustainable development is rooted in this sort of systems thinking. It helps us understand ourselves and our world. The problems we face are complex and serious—and we can't address them in the same way we created them. But we *can* address them.

The Three pillars of Sustainable development

At the core of sustainable development is the need to consider ~~three~~ "three pillars" together: society, the economy and the environment. No matter the context, the basic idea remains the same – people, habitats and economic systems are inter-related. We may be able to ignore that interdependence for a few years or decades, but history has shown that before long we are reminded of it by some type of alarm or crisis.

In the same way, the long-term stability and success of societies rely on a healthy and productive population. A society (or communities within a larger society) that faces unrest, poverty and disease will not develop in the long term: social well-being and economic well-being feed off each other, and the whole game depends on a healthy biosphere in which to exist. Understanding the complex connections and interdependence of the three pillars requires some effort, and the effort has to be constant. Whether we're talking about the duration of political cycles or the length of time the media focuses on a particular issue, the question of our collective attention span is an important one for sustainable development (Tracey Strange and Anne Bayley, 2008).

Economy and environment

Economic development and the environment cannot meaningfully be dealt with separately. Economic activity affects the environment through the consumption of raw materials, the use of land for production, and as the final destination for solid, liquid and gaseous wastes and emissions. City development clearly affects the environment and environmental conditions equally strongly affect city development. It makes no sense to deal separately with policy issues that are inextricably linked.

Cities worldwide, but especially in developing countries, are competing for external investment (and the creation of wealth and jobs) in a global economy. Water, air and soil pollution impose additional costs on business and industry. Inefficient use and depletion of natural resources increase input prices and operating costs and deter new investment. A failure to deal with environmental degradation and hazards today leads to greater problems and costs tomorrow.

There are benefits to the city's financial budget of integrating the environment into urban policy and planning, e.g. recycling of household waste creates jobs and produces income from the sale of recyclable resources, quite apart from demanding less landfill space and fewer natural resources. An environmental budget (*ecoBUDGET*) should therefore accompany the financial budget.

City marketing needs to promote a healthy and attractive environment. The attractiveness and livability of a city, especially its environmental qualities, are persuasive arguments: it is virtually impossible for an unattractive city to move into higher value economic activity.

A city mayor committed to sustainable urban development provides the administration with a powerful marketing tool. It helps if prospective investors can see that sustainable resource use has been factored into the CDS especially the cost of known restraints such as finite water supplies, energy costs, the economic and job-creating potential of eco-efficient industries, and local urban agriculture.

There is a clear link between health, environment and poverty. A city mayor should endeavor to reduce environmental hazards and the risks to the health of his/her constituents. Absence due to sickness among the workforce adversely affects the economic efficiency of local industry, and the competitiveness and attractiveness of the city to external investors. Moreover, local environmental hazards (especially in peri-urban areas) are potential sources of pandemics quite apart from running counter to the principles of equity and social inclusion

Mayors, as temporary custodians of the local environment, have a moral responsibility for future generations (some of whom, in their early childhood, will already be residents of the city). Living sustainably within the Earth's eco systems is fundamental to social and economic development in the medium and long-term. It should not be assumed that technological innovation would make good the shortfall in natural resources in years to come (i.e. the precautionary principle).

2.5. Sustainability indicators

Braat (1991) defined sustainability indicators as:

.....indicators which provide information, directly or indirectly, about the future sustainability of specified levels of social objectives such as material welfare, environmental quality and natural system amenity.

He defines the two types of sustainability indicators: predictive and retrospective. Predictive indicators provide information about the future state and development of relevant socioeconomic and environmental variables. The predictive power results from modeling the human-environmental system, and the information constitutes the basis for anticipatory planning and management. Retrospective indicators provide information on the effectiveness of existing policies or about autonomous developments, and can be sub divided into policy evaluation indicators and trend indicators. Therefore there are three effective options for developing effective sustainability indicators: first, to improve our understanding on effects of policies and the way they work and system developments, done primarily by extending data collection, so that our responsiveness becomes more precise and more rapid. Second, to put effort in modeling in order to create the best possible predictive indicators; and third, a mix of both previous options hoping that results of the one will stimulate the other.

Hammond (1995) phrased three somewhat similar approaches to developing sustainability indicators: 1) through an extension of environmental indicator frameworks into economic and social realms; 2) depart from a few key determinants that reflect the primary policy in environmental, social and economic domains; and 3) pairing sustainability policy issues with data collection and statistical validity issues.

Whereas environmental indicators are mainly action-oriented, indicators of sustainable development steer us in a different problem-solving approach and help us reshape the decision-making process as outlined in chapter 8 of agenda 21.

Sustainable indicators may play an important role in the following action areas:

- Providing a legal, regulatory, and institutional framework
- Making an inventory of the state of environment, development existing policies and plans.

- Adopting flexible and integrative planning approaches that allow the consideration of multiple goals and enable adjustments of changing needs and means.
- Monitoring the development process by comparing what has been reviewed to what has been planned.
- Cooperating internationally by talking into account both universal principles and differentiated needs and concerns of all countries.
- Participating and strengthening the roles of nine major groups for moving toward partnership in support of common efforts toward sustainable development.
- Reducing the information gap between existing information and availability of data needed to make informed decisions related to environment and development (Gouzee 1998).

Indicators are selected or developed on the basis of their relevance and feasibility. The higher the aggregation level of indicators, the more crucial these features, as well as the problems of weighting and valuing environmental, social, and institutional goods in comparable terms in relation to tradable goods.

Indicators of sustainable development in urban areas

Many people are more concerned about daily survival than meeting their own and their families' long-term needs and dreams. Of necessity, they worry about getting a minimum wage job, escaping violence, drinking unpolluted water, coping with sickness, and hoping that their children will get a good enough education to better their circumstances. How, then, can indicators be relevant to their lives? The basic test for the appropriateness of specific indicators is that they make sense to the affected persons. Because circumstances vary person-to-person and place-to-place, the development and identification of indicators needs to be tailored carefully to resonate with people in language that they understand, in a time frame consistent with their horizons, focused on issues that have significant meaning, and can be applied in ways that help produce tangible improvements in their lives.

Indicators are nothing more or less than indicators: they cannot replace a policy, but can only report on its success or failure; they cannot set targets or goals, but only measure our achievements in reaching them. They report only on measurable aspects of the parameters investigated. Eckman (1993).

Indicators are a vehicle for guiding people's understanding of their community, articulating and weighing options, and helping them make strategic decisions.

"Measuring what we value as a society and promote change towards a collective vision of where we want to be in the future" (Boston indicators project,p-28, 1998).

- Spatial dimension

(Land use, compatibility of land use, road network and circulation, storm water drainage, housing density)

- Economic dimension
- Social dimension
(Schools and kindergarten, amenities, parks, pathways, recreation)
- Environmental dimensions
(Solid and liquid waste management, green frame/ vegetation, energy, storm water flooding)

Purposes of urban sustainable development indicators

First of all, urban sustainable development indicators can be used to steer new development decisions by building on a communities' assets and furthering community values and interests.

A second purpose of urban sustainable development indicators is to restore degraded natural and human environments, with a desire to bring back the quality of life or ecological health of neighborhoods and natural resources which were once thriving. Particularly in urban areas where multiple pollution sources exist, land uses have changed on the same site from years of development activity, and significant numbers of people are affected.

A third purpose is to use urban sustainable development indicators to foster planning and evaluation so that past mistakes are less likely to be repeated and pro-active improvements can be sought. A set urban sustainable development indicators can not only guide site-specific development decisions, but can also be used as a planning and planning policy tool to guide development as a whole.

Framework for creating urban sustainable development indicators

A simple definition of a community that strives for sustainable development is one which, overtime, becomes "more environmentally sound, economically viable, socially just, and democratic" (Kline 1998).

From research and case studies described in defining a sustainable community, four community characteristics emerged: ecological integrity, economic security, quality of life, and empowerment with responsibility.

Ecological integrity

A community whose development enhances, rather than undermines, ecological integrity is "in harmony with natural systems by reducing and converting waste into non-harmful and beneficial purposes and by utilizing the natural ability of environmental resources for human needs without undermining their ability to function over time"(Kline 1998).

Economic security

A community whose development promotes economic security ~~includes~~ a variety of businesses, industries and institutions which are environmentally sound(in all aspects), financially viable, provide training, education, and other forms of assistance to adjust to future needs, provide jobs and spend money within a community, and enable employees to have a voice in decision which affect them. It also is one in which residents' money remains in the community" (Kline, 1998).

Quality of life

A community whose development promotes a good quality of life for everyone is one that ~~recognizes~~ and supports peoples evolving sense of well being which includes a sense of belonging, a sense of place, a sense of self-worth, a sense of safety, and a sense of connection with nature, and provide goods and services which meet people's needs both as they define them and as can be accommodated within the ecological integrity of natural systems" (Kline, 1998).

Exploring basic quality of life: Maslow (1967) made the following list of the basic needs of human life:

- The first essential need is that the physiological needs are met-that we are able to satisfy hunger and thirst.
- The second is what we feel secure and have a place for shelter and are able to keep ourselves warm
- The third is what we feel we belong to a group or society
- The fourth is that we free to express our individual identity in some way
- The fifth is that we live in an environment that allows us to experience a sense of self-fulfillment.

Empowerment with responsibility

A community whose development promotes empowerment is the one every member of the society empowered with responsibilities regardless of gender and social status of the group member of the community.

CHAPTER III: RESEARCH METHODOLOGY

Research Methodology is the path to find answers to a research questions. It is a practical step through which a researcher must pass in his/her research journey in order to find answers to his/her research questions (Kumar, 2005).

3.1. The study area

The city of Addis Ababa was started as a result of the settlement of king Minilk at Entoto along with his war lords in the different parts of the city in 1886. The present Kaza-inchis area and its surrounding were allocated to Ras Mulugeta who is one of the war lords of Minilik. During the battle of Adowa in 1896, when king Minilik declared war with the Italians, the area served as a military camp and spring board of the soldiers of Ras Mulugeta who travelled to Adowa with the King. During the Italian occupation of Ethiopia in 1936, the area started to be called by an Italian name 'Kaza-Inchis', which in Italian means the house of commanders. The word is basically made up of two Italian words. 'Kaza' meaning 'House' and 'Inchis' meaning 'commander', hence the name Kaza-Inchis. During the Italian occupation the area was allocated as a residential area for the Italian military authorities. After the Italian occupation the kaza-inchis area served as a residential area for distinguished government employees.

3.2. Criteria for the selection of the LDP area

The following criteria were considered in order to select the study area:

- An area which has an LDP
- An LDP whose implementation has already started
- An LDP located in inner city areas, because such LDPs, if studied properly, can explain the implementation problems associated with an existing settlement
- An LDP where the probability of acquiring data is highest Hence Kaza-inchisLDP was the one that qualified to be the study LDP.

3.3.Type and Strategy of the Research

The type of methodology used to conduct the research is a comparative case study method. This method is employed at both the qualitative and empirical levels. The study analyzed the process of planning of the urban redevelopment project, using the Kaza-inchis area LDP project as a case study. Qualitative research is done to investigate the quality of the LDP study. Comparison is made between the 1998 Kaza-inchis LDP, the 2002 Kaza-inchis LDP and the implemented plan. The qualitative case study includes the nature and character of the 1998 and the 2002 Kaza-inchis LDP in particular. How the area was chosen for redevelopment, what the initial and other subsequent studies suggested for the area and the processes and nature in which land preparation and delivery for redevelopment is undertaken.

According to Yin (1994) case studies *...are the preferred strategy when „how“ or „why“ questions are being posted, when the investigator has little control over the events and when the focus is on a contemporary phenomenon within some real-life context....it tries to illuminate a decision or set of decisions: why they were taken, how they were implemented and with what result.* Since

study aims to explain what factors affect the planning process and its effect in the implementation, the case was studied in its context.

3.4.Data Sources

The study made use of both primary and secondary data sources. Primary data was collected from personal observation and experience. The secondary data was collected from the various policy documents, legislations, urban development plans, strategy documents, official documents, project documents, progress reports and other relevant published and unpublished documents relevant for the issue under study.

3.5.Methods of Data Collection

The research made use of qualitative methods of data collection; however, to support the qualitative assertion the study will be supplemented by quantitative data generated from the field observation and secondary methods of data collection. The study employed field observation, desk review and archival research. The fieldwork for the study took place in Addis Ababa between February 16, 2014 and April 23, 2014

3.5.1 Primary data capturing methods

Surveys for primary data are conducted to get hold of relevant data for reliable and up-to-date information. The survey conducted includes on-site observations in the major areas of consideration, and image interpretation.

3.5.1.1 Field observation

To be able to gain richer understanding of the phenomenon in its natural setting and to reveal physical condition of the selected study area the data were collected on site observation on the major areas of consideration through the process of the general research time by creating opportunities which help to know and understand the current status of study area.

It is important to conduct direct field observation three different purposes;

First: To understand and describe the character of the newly built area in relation with urban sustainability indicators.

Second: To compare and contrast the LDP and subdivision plan of the study area.

Third: To identify the gap between the plan and implementation of the project area.

3.5.1. Image interpretation

Visual interpretations were performed on the main base data of the research. The purpose of performing visual image interpretation in the process of data capturing is to support the analysis; to understand the density of development in the study area; the physical characteristics of the study area; to compare and contrast the study area before the redevelopment and after; to

understand the root cause of the compact development in the study area whether it is due to planning or at the implementation stage and to identify the allocated space for different land uses are implemented or not.

As described above primary data is collected through two methods, field observation and image interpretation. The following table shows the data types and description in relation with methods for data capturing.

Table 3.1: Data Type in relation with Methods of Data Capturing

Methods	Data type	Description
Field observation	Spatial	To identify understand and describe the character of the newly built area. To identify the gap between the plan and implementation of the project area.
	Non spatial	Descriptive information of the area.
Image interpretation	Spatial data	Identified the different land uses in the study area before and after the implementation of the project.

3.5.2 Secondary data collection and preparation

Secondary data collection engaged to supplement the primary data capturing process as well as the spatial analysis; it is also essential to capture information covering different areas which may result greater scope and depth than is possible with single primary data research objectives required.

The secondary source of data includes books and academic and non- academic literature from published and unpublished literature in various public institutions secondary data was collected from different government organization, policy and program documents, local research documents, journals and variety of spatial data were collected. The secondary data is analyzed in light of the research question.

In this research a number of secondary spatial data was used as a base for primary data collection and as supplementary data for situation analysis. The research demanded the use of some of existing data for which primary data collection were not possible with in the field work period.

Table 3.2: Secondary data type and description

Data set (required)	Data source	Organization and year of production
Local development plan	Local development plan (Auto cad Format)	Addis Ababa master plan revision project, 2002
Existing map	Aerial photo	Addis Ababa Municipality, 2011
Land use map	Land use plan(Auto cad Format)	Addis Ababa Municipality, 2002
Subdivision plan	Auto cad format	Sub city, dated according to study areas

3.6 Data Analysis

The data generated from the secondary material was used to supplement and validate the data generated by the primary techniques. The research will utilize the research questions and the theoretical formulations as an analytical framework for analyzing the data. The theoretical discussion of the study has identified the explanatory factors that determine effective LDP planning and its implementation. Therefore, the study used *pattern matching* (Yin 2003) to compare empirically found factors with theoretically proposed notions that affect the planning and its implementation. The presentation and organizational framework of the analysis follows the sequence of specific objectives of the study.

The Collected primary and secondary data were analyzed with different techniques and by using different Software such as AutoCAD 2007 and Archi Cad 15 software was used for working on the general Land use, street pattern and 3D model rendering of the study area In addition, Other software such as Microsoft office Word, Microsoft office Excel were used to write texts, create tables and graphs. In addition the data presentations are supplemented with photographs and maps.

3.7 Ethical Consideration

The researcher received a letter of introduction from the EiABC. Participants of the study were informed about the objectives of the study emphasizing that the data will be used only for the intended academic purpose. The data was collected by employing various techniques with the consent of the participants of the study. Careful attention was given regarding respecting the rights, needs, and values of the study subjects, and maintaining confidentiality of the data and acknowledging sources of information.

CHAPTER IV: DATA RESULT

4.1. KAZA-INCHIS BEFORE 1998

4.1.1. Location

Kaza-inchis site is located at the Eastern part of the center of Addis Ababa in Kirkos Sub City covering a total area of 41 hectares. According to the 1997 renewal plan of the BWUD the action area covers 41 hectares of land which includes the whole of Woreda 15 kebele 30 and part of woreda 15 kebele 31.

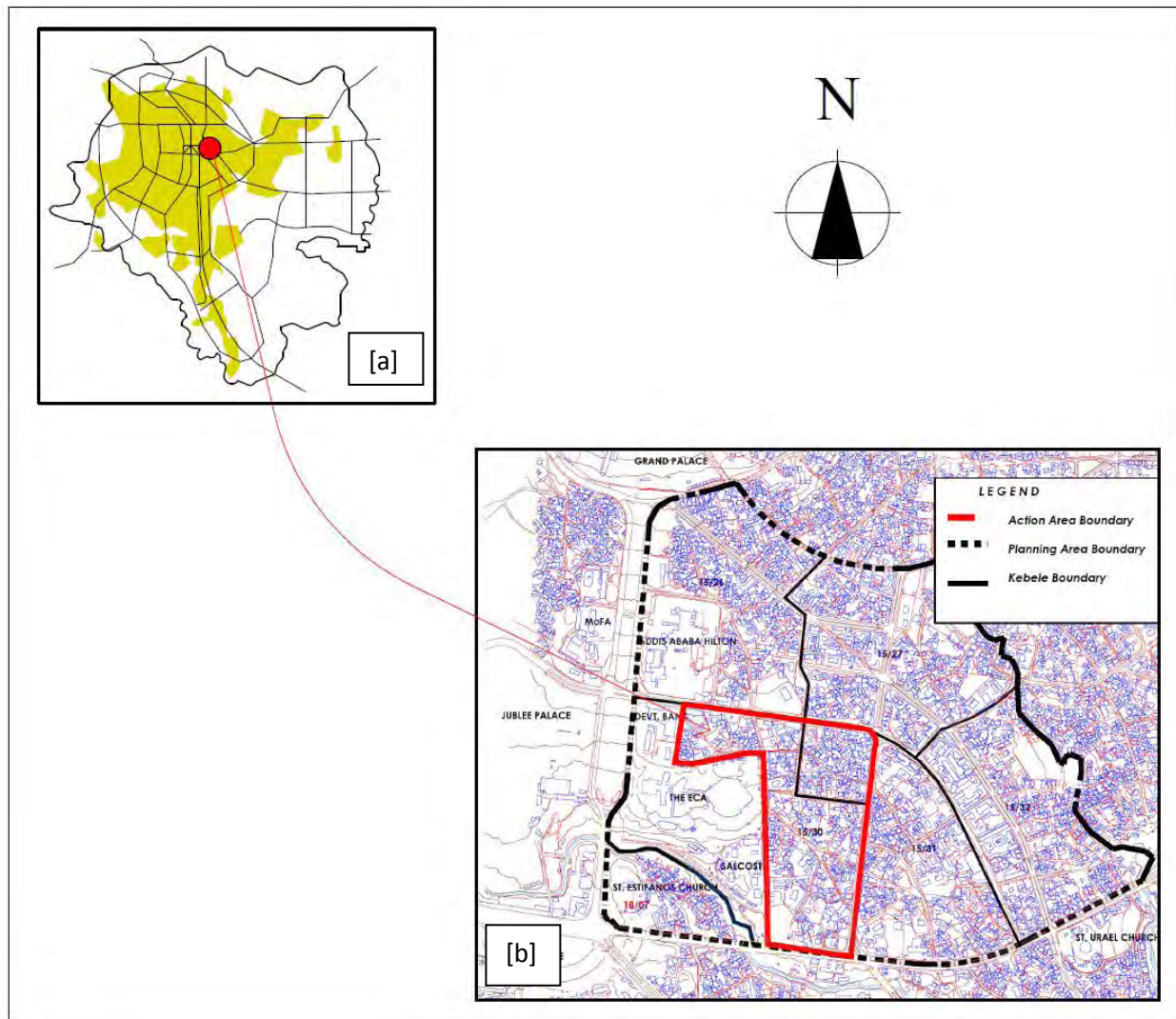


Figure 4.1: Map of Addis Ababa showing the Location the study area[a] and Location map showing the action area boundary, kebele boundary and the planning area boundary[b].

4.1.2. Housing Condition

The 1998 Kaza-inchis area renewal study has shown that of the 1361 houses that are surveyed in the three kebeles, among houses within the action area 18.2% are in good condition, 41.3% are in fair conditions and 40.5% are in bad condition, therefore 81.8 of the total house stock are not in good condition from the above it has been concluded that the renewal program is inevitable.

The study also defines the three state of the house (Good, Fair, and Bad) as follows:

- Good: state of houses in which their whole structures, i.e. foundation, wall and the whole structure are stable.
- Fair: state of houses in which, maintainable condition is retained.
- Bad: state of houses in which their whole structure is unstable, if maintained the cost is more than building new ones.

Table 4.1: Housing condition in the LDP area

	Housing condition	Frequency	Percentage (%)
1	Good	248	18.2
2	Fair	562	41.3
3	Bad	551	40.5
	Total	1361	100

Source: The ECA inner city renewal study document, 1998

4.1.3. House ownership

The renewal study has shown that within the three kebeles, 60.5% of the houses are kebeles owned houses, 32.1% are privately owned, 6.5% is owned by RHA, the rest 0.9% of the houses is owned by government and organizations.

Table 4.2: Housing ownership in the LDP area.

	House ownership	Frequency	Percentage (%)
1	Private	437	32.1
2	kebele	823	60.5
3	R.H.A	89	6.5
4	Government/organization	12	0.9
	Total	1361	100

Source: The ECA inner city renewal study, 1998

4.1.4. Land use

From overall study limit area 53.5% is used for residence and green or open spaces at river banks, 15.3 % is occupied by governmental organizations. Space occupied by road network is 13.2

Table 4.3: The land use chart.

No	Land use	Area (ha)	Percentage (%)
1	Residence and green	77	53.5
2	Residence and commerce	9	6.3
3	commerce	12	8.3
4	Social services	5	3.4
5	Administration	22	15.3
6	Roads	19	13.2
	Total	144	100

Source: The ECA inner city renewal study, 1998

4.1.5. Socio economic service of the area

Health center

Among the residents within the detail study area 55.9% are treated in government hospitals, 44.1% are treated in private hospitals or clinics and also on site one health center and clinic are found. Most residents are using Empress Zewditu, Black lion Hospital and for maternal treatment they use Mahatama Ghandi memorial Hospital.

Table 4.4: Table showing the number of patients treated in different health facilities.

No	Service type	Kebeles			Total	%
		15/30	15/31	15/07		
1	Government Hospitals	396	388	137	921	55.9
2	Private Hospitals	77	84	19	180	10.9
3	Private Clinic	39	85	35	159	9.7
4	Local Medicine	76	72	40	188	11.4
5	Others	85	22	92	199	12.1
	total	673	651	323	1647	100

Source: The ECA inner city renewal study, 1998

School service

The inhabitants are getting educational services in two primary schools and one junior high school but they use the surrounding community school. There exists one kindergarten within the study area.

Table 4.5: Number of schools in the study area.

No	Name of School	Woreda	Kebele
1	Yekatit Junior high school	15	28
2	LibeFana Primary school	15	30
3	Finfine Primary school	18	07
4	Lafontain Kindergarten	18	31

Source: The ECA inner city renewal study, 1998

Commerce

Two types of commercial activities are observed in the site.

Window shopping: - horizontally attached high quality small shops they define the road network and display items for pedestrian. Stationary materials, computers with accessories are the most familiar type of business in the area.

Small micro business: - these are established currently by the city government to curb poverty and unemployment. They are located along the street side. There is also a weekly Sunday market in the site.

Solid and liquid waste collection

Within the overall study area there are seven solid waste collection bins scattered on site. Average distance from the center of the study area is about 300mts.

Road network and parking

The problems in the inner city areas many of the settlements are unplanned and have irregular building development pattern, inadequate access are one of the characteristics of inner cities in Addis Ababa. The earlier settlement has inadequate internal and external access routes where most of the internal roads are narrow and sometimes blocked and are inaccessible by vehicles.

- **Road network:** there are three types of road within overall study area;
 - a. Asphalted road
 - b. Rock paved road
 - c. Gravel roads

The length of asphalted road is about 5km and non asphalted road is about 4.5 km. Due to the unplanned pattern of the study area Parking was one of the major problem in the earliest settlement. Parking spaces was only provided in the asphalted roads.

4.1.6. Environmental problems

In the site there are some garbage collection bins at some spot. All garbage collection bins are located at nodal point. In terms of accessibility most of them are located at equidistance from neighborhoods, however, as a result of limited number of bins garbage's are dispersed around.

Most of the access roads and trails have open ditches sideways. Usually the ditch is constructed for storm water but the people discharges home effluent and sewerages to the ditch.

Public open spaces

From the total 20 hectare of land of the study area 6.82 9hectare of land was used for housing development which comprises 34.16 % of the total area and asphalted routes covered 0.92 hectare of land which is 4.6 % of the total 26 hectare of land. 46.35 housing density per hectare

Table 4.6: Table showing the Built up density of the study area.

Land use	Area per m ²	Area in %
Built up	68,290	34.16
Road(Asphalted)	9,200	4.6
Unsealed urban surface(open space)	122,510	61.2
Total	20	100

Source: The ECA inner city renewal study, 1998

As shown in the table 12.251hectare (61.2%) of the area of the land was open urban land which was used as pedestrian walkway and children's play area. The domestic activity like cooking, washing, eating, drying etc. also are spill out in those places and also this area used for various type of social gathering. Those open urban areas were not properly planed in harmonious way that might have benefited the community; sometimes those open urban areas are used as solid waste dumping site. But in other environmental perspective this areas are open space which have the potential to develop in to urban green area which will have the benefit to combat ecological foot print of the city.

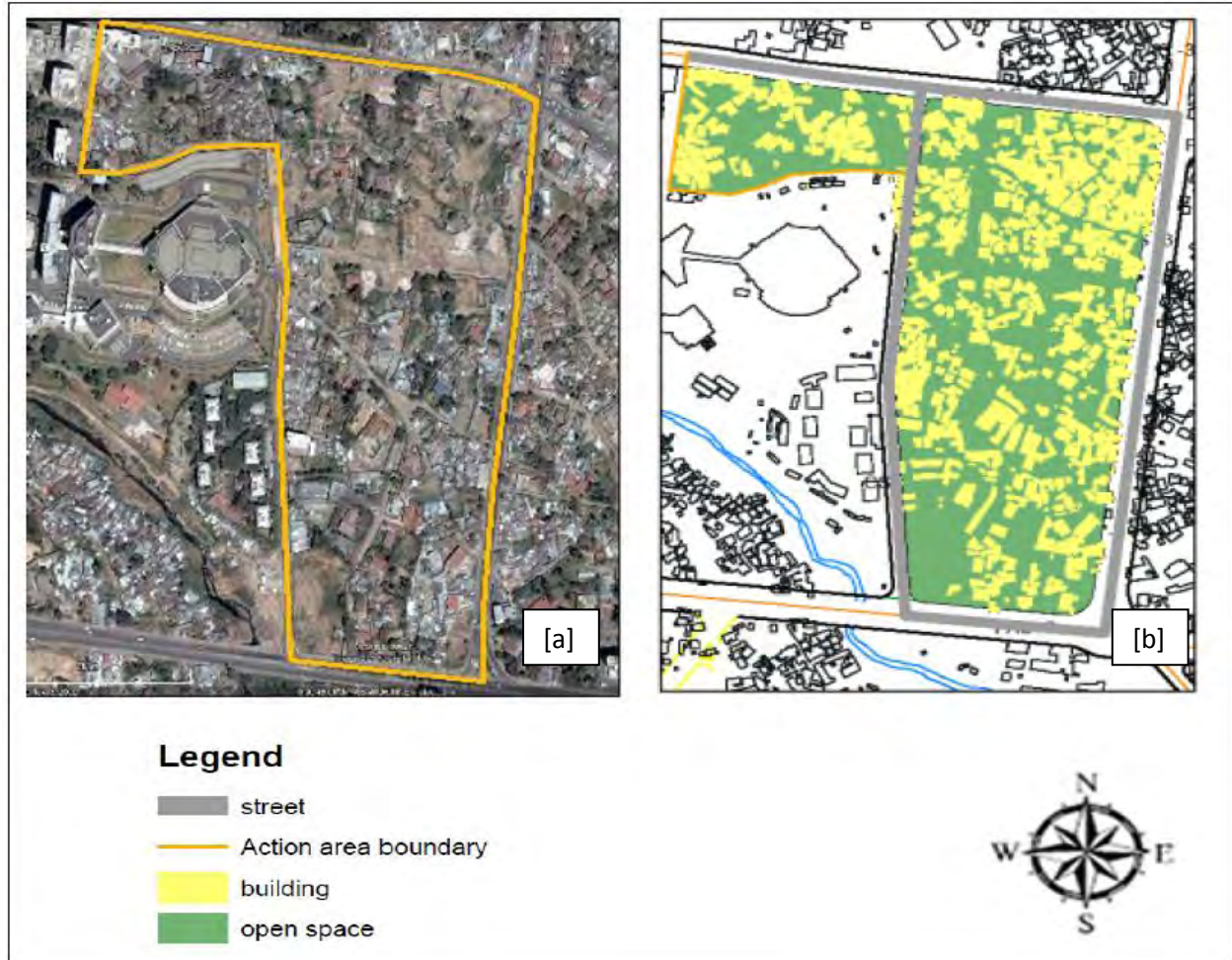


Figure 4.2: Map showing the boundary of the study area[a] and map showing the proportions of the built up and open spaces with in the boundary of the study area[b].

4.1.7. Criteria for inner city redevelopment in CBD areas

According to the master plan proposal of the 1986, the CBD incorporated with in the inner city development, and additional criteria's are set-up also for areas which are found with in this area:

- Areas in which 70% of the houses are un maintainable and be replaced by new once
- Areas in which 75% of the houses are kebeles owned and 60% are structurally unstable, are unmaintainable and the cost of maintenance is expected more than the cost of building new houses.

4.1.8. Relocation

The area demolished for redevelopment is about 20 hectares about 50% of the area originally planned for redevelopment; it covers the whole of kebele 30 and a small portion of kebele 31 of worda 15. The total number of population relocated from the 20 hectares of land is about 4635 people living in 927 housing units. The statistics in the table below demonstrates this fact.

Table 4.7: The number of population and families relocated from the project area.

kebele	Block no	No of families	Total population
Woreda 15 kebele 30	1	129	645
	2	50	250
	4	64	320
	5	122	610
	7	98	490
	8	137	685
	1	102	510
Woreda 15 Kebele 31	2	225	1125
Total		927	4635

Source: ECA area inner city redevelopment project socio-economic and physical planning study summary, 1998

Abebe (2001) states that; the project (implementation) was started in 1998 as a pilot project and the first phase relocation took place in 1999. 353 households, who are low income earners and residents of kebele houses, were resettled in Gerji, woreda 17 kebele 25 at the fringe and to the southeastern part of the city. It is estimated that the distance from the Kaza-Inchis area is about 12 Kms. Those who own private houses were given substitute plots in woreda 28, kebele 04, and financial compensation for their houses at the renewal area. Those who did not have their own houses but earn relatively better income and afford to pay higher rent (140 in number), were resettled at the same place in front of Ethiopian Civil Service College at the city governments houses.

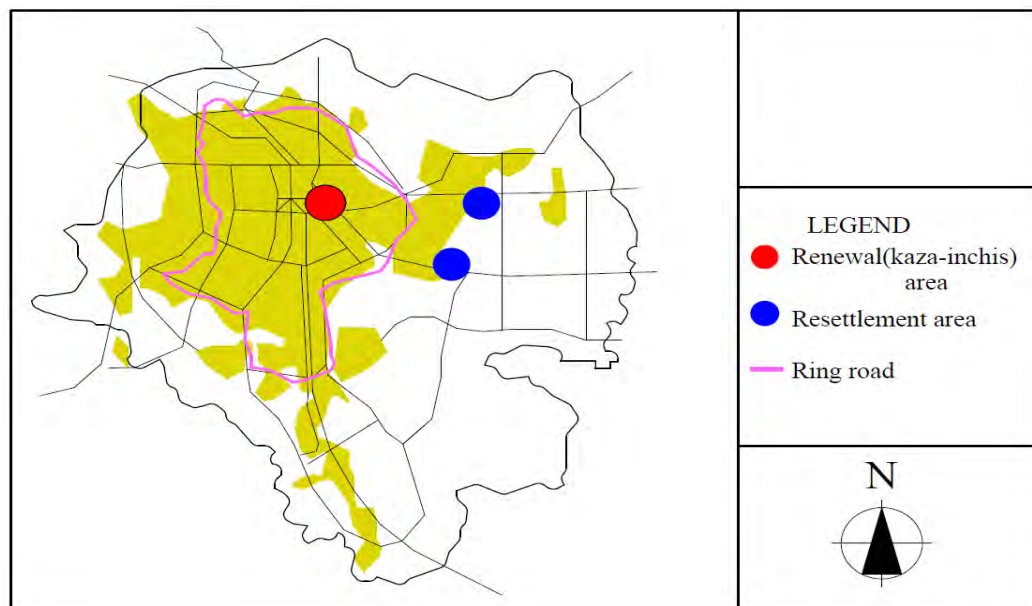


Figure 4.3: Map of Addis Ababa showing location of renewal and resettlement areas.

4.1.8. SWOT Analysis

Strength

- The site is very well connected to other part of the city. The arterial roads are in a very good condition and could support additional structures.
- Commercial, residential and service giving institutions exist in the site.
- It has already basic infrastructure lines in the site.
- Different hierarchy and types of market present in the site

Weakness

- Poor housing condition
- Insufficient parking space
- Inadequate right of way width of trails and some access roads
- Absence of Public health facilities
- Absence of play ground.
- Absence of green open space.
- Inadequate garbage collection bins.
- Absence of proper sewage system.
- Lack of mass transport stops , stations
- presence of houses on the river bank

Opportunity

- Active business activity of the site increases the land value of the area.
- Most of the houses are kebele owned; as a result compensation will be low.
- The implementation of the Sheraton area LDP Project.
- The attractiveness of the site for recreational activities especially at night.

Threat

- A lot of people will suffer due to relocation.
- The recreational activities are slowly moving out to other place.
- Unsatisfactory compensation payment expectation of the society.
- Majority of the residents are with low income and almost no saving.

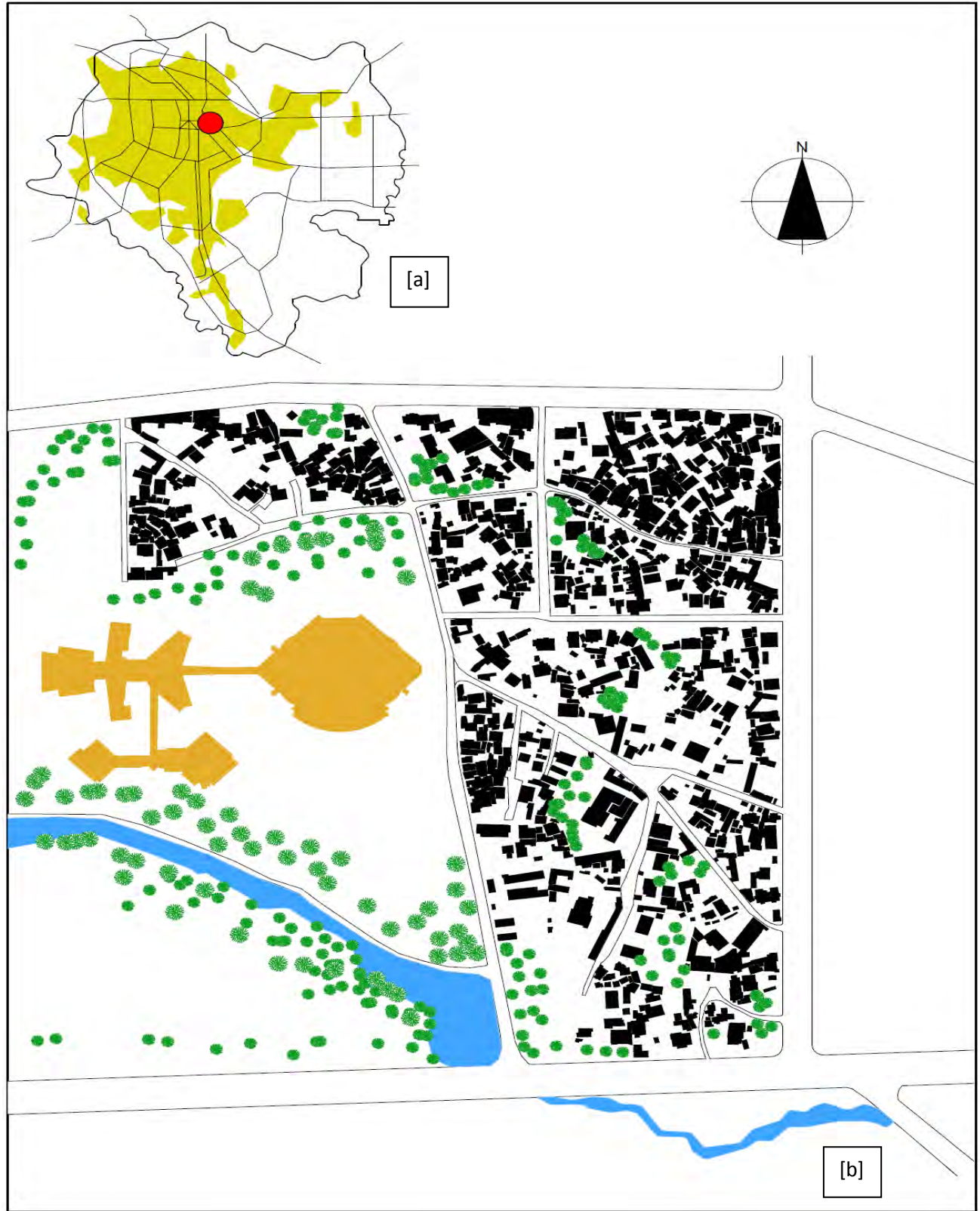


Figure 4.4: Map of Addis Ababa showing the location of the study area[a] and Map showing the Kaza-inchis LDP study area[b].

4.2. KAZA-INCHIS 1998, LDP

4.2.1. Purpose and Rationale

The existing function on the Kaza-inchis LDP was a mixed function development, residential and commercial development, studying the area for redevelopment purposes dates back to 1997, during the implementation period of the 1986 master plan. The Kaza-inchis area was designated by the 1986 master plan as an area of intervention (urban renewal). The master plan prescribed preparation of detail plans before commencing redevelopment on the areas designated for intervention. Hence the Kaza-inchis area had its renewal detail plan prepared during the specified period. According to the 1997 renewal plan of the BWUD the action area covers 40.82 hectares of land to be developed in four phases which includes the whole of Woreda 15 kebele 30 and part of woreda 15 kebele 31. The plan was in effect to displace a total of 1536 households who live in 1491 housing units.

The area demolished for redevelopment is about 20 hectares about 50% of the area originally planned for redevelopment; it covers the whole of kebele 30 and a small portion of kebele 31 of woreda 15. The total number of population relocated from the 20 hectares of land is about 4635 people living in 927 housing units. The statistics in the table below demonstrates this fact.

The purpose of the study is to promote and improve the land use and land management system of the study area. The Addis Ababa master plan had proposed different interventions within the city. It is clearly stated that before urbanizing the expansion area, priority should be given to develop and properly utilize the land within the inner city by providing adequate infrastructures. Prioritizing the inner city development is the best developing strategy and an economical way of effectively develop a city in such a way in the third world countries. That's why the Addis Ababa city administration has given priority to give way to develop the inner city (kaza-inchis) urban renewal project.(Addis 21, 2000).

The Kaza-inchis LDP project document (1998) states a number of reasons for selecting the area for redevelopment purposes, which are listed below

- To develop the area to the level of the master plan (1986) requirement
- To upgrade the level of the city to the international city standard (the concept of modernization)
- To respond to the fast and high investors demand for the area.
- The area has less urban complexity than the other parts of the CBD in the master plan.
- The efficient and economic utilization of the underutilized urban land and infrastructure
- to create better living/residential conditions by introducing a balanced horizontal and vertical growth of the area with appropriate density
- The efficient utilization of the underutilized infrastructure.
- To improve the beauty of the city.

4.2.2. Planning approach

The adopted planning model is planning action area model. The planning area is about 144ha and action area covers about 40hectares. About 20 hectares of land was cleared until 2002. Also it proposes the CBD to be studied as a whole on district level based on the criteria of the 1986 master plan.

The Kaza-inchis overall study area is found at south-east part of the CBD which is considered at district study area by the master plan the land use. Road network hierarchy, the social service distributions and their relation to the CBD is considered as major importance.

The administration hierarchy, kebele, woreda and zones are considered as major areas to study the distribution of services in relation to the expected population and building density, we have redeveloped the study limit into three kebeles.

The data's found from the socio-economic study, it is presumed that the future development of the site is compared to the present detail land use; it is related to its implementation strategy, which is graphically presented.

4.2.3. Physical and Environmental aspect of the LDP

Land use

Plots on the main street were reserved for mixed function development while quite a substantial amount of land was reserved for social and governmental services, expansion area for the ECA Proposed 48% of the action area for mixed function development, 9.1% for open spaces and green area, 7.6% for government and NGOs, 4.8% for social services and 30.5% for streets.

Considering the situation analysis, the planning teams try to incorporate social infrastructures like kindergarten and primary schools in the land use proposal. Due to the urban pattern open spaces were neglected but in this detail plan, it is visible that the issue of open and green spaces has been clearly understood.

Table 4.8: The conceptual plan land use chart.

No	Land use	Area (ha)	Percentage (%)
1	Apartments and commercial	16.14	39.5
2	Commercial and offices	3.48	8.5
3	Social services	1.91	4.8
4	Open spaces and recreational areas	0.79	1.9
5	International, Governmental and Administrative offices	3.12	7.6
6	Roads	12.43	23.8
7	Green area(river side)	2.95	7.2
	Total	40.82	100

Source: The ECA inner city renewal study, 1998

Road network and parking

The 1998 Kaza-inchis LDP proposes street width of 6-10 mts. for local streets, 12-30 mts for collector streets and 40 mts. for arterial streets.

Parking space was one of the basic components in achieving a healthy vehicular circulation. To accomplish this issue the 1998 LDP provided a parking spaces for every land use areas proposed.

Public space

The arrangement of green and open spaces has been proposed in such a way that river side green adjacent to the ECA conference center and behind St. Estifanos church, open space for different purposes (Recreation, public uses etc.) at some of the road junctions.

The study also incorporates around 9.1% of the total area for open spaces including green areas, sport fields, communal spaces and parking area. Public spaces and green areas are part and parcel of the Kaza-inchis LDP. The system of green areas and open spaces include:

- Street median/green
- Green along with the parking areas and selected sites
- Riverside green allocated by the structure plan
- Open space preserved for ceremonial purposes/ art, music, sport etc.

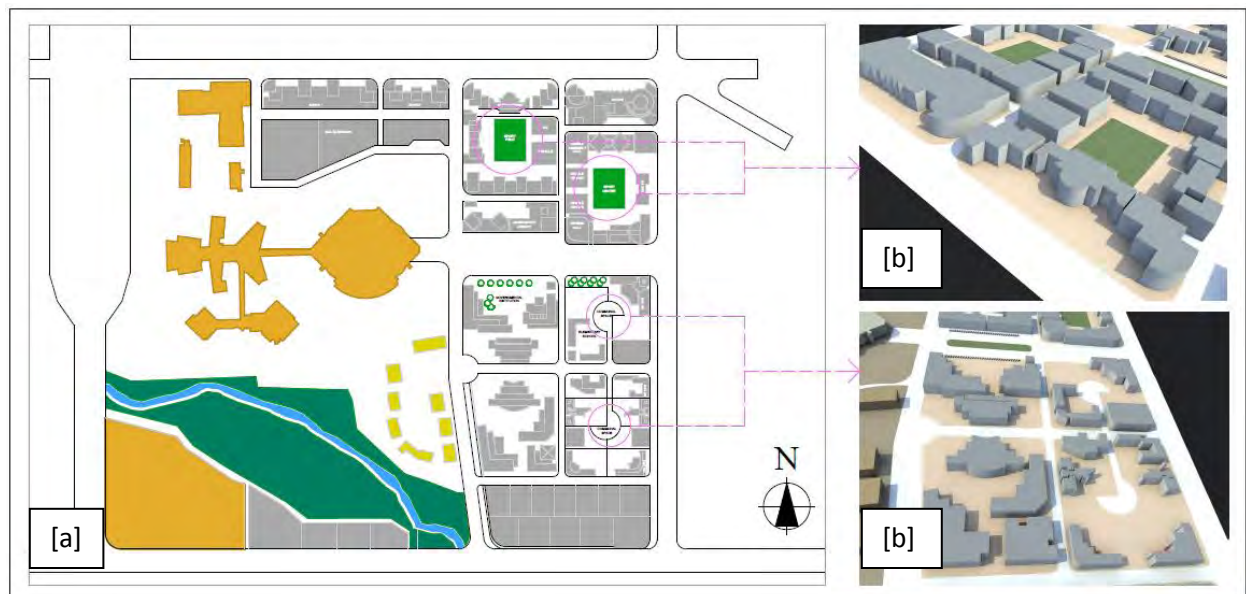


Figure 4.5: Figure showing the 1998 Kaza-inchis area local development plan[a] and 3d rendering showing the open public spaces proposed[b].

Solid and liquid waste management

Situation analyses about waste management were taken in the detail plan, concluding the area lacks a proper management of wastes. Even though the service proved was below standard, the detail plan did not incorporate detail infrastructure plans concerning both liquid and solid waste management systems.

4.2.4. Socio-economic aspect of the LDP

In terms of social service provisions, the 1998 LDP proposes a land use plan for social services this accounts for 4.8% of the total land use proposal. These social services are basically kindergarten school, a primary school and a space for museums and auditoriums. It's been clearly seen that the LDP actually considers integrating the socio-economic aspect of the project area by provision of social infrastructures. Even though social services were included in the detail plan, the land use only incorporates schools and public gathering spaces. Health institutes were omitted in the detail plan.

4.2.5. Institutional and Legal framework

The period 1974-1990 was a new chapter in the history of urban development and urban legal and regulatory framework in the country. This was the period of socialist political economy, a time when radical measures have been taken to expropriate urban land and extra houses. The urban regulatory framework was changed. Proclamation No. 47/1975 provided for the establishment of neighborhood associations from the smallest neighborhood administrative unit (kebele) to central town associations, which in turn were accountable to the National Ministry of Urban Development and Housing. This brought the reversal of the top down administration of urban affairs to a bottom up one, at least in theory. The powers and functions of the municipalities and townships were given to the urban dwellers associations of the various levels and the powers and functions of the mayor or the head of the urban center were limited, in principle, to routine administrative activities. This is supposed to be in line with socialist ideology rather than a result of decentralization. In theory, this can be cited as one of the most favorable administrative structure to build better cities, with the great participation of citizens. However, it is argued the administrative structure served more a political function of creating a chain of command than facilitating urban development. Thus, it is debatable if this new administrative structure has facilitated urban development and more particularly one which has the qualities of good urban centers.

With respect to planning practice, during the period of 1976-1987, the Ministry of Urban Development and Housing was responsible for the preparation of urban plans and had produced urban land use plans for more than one hundred towns of the country. The first institution that deals exclusively with urban planning was established only in 1987. It was called the National Urban Planning Institute (NUPI) and was mandated with the duties and responsibilities of conducting research and development, providing training in urban planning and preparing regional, metropolitan and urban plans in the country. Until 2003, NUPI had been the sole plan-making body of the country and had prepared more than 70 urban plans of different types in the country. One of these plans is the 1998LDP for Kaza-inchis area NUPI's planning approach follows the general master planning method. In principle, local authorities can have detail plans prepared for them by NUPI, but this has never happened partly because of the low level of human resource capacity on both NUPI's side and on the local authority's side. NUPI's capacity was limited to preparation of urban plans for 10-12 towns per year. Nevertheless, the demand for its services had been much higher. Local urban administrators do not involve in preparation of general and local plans, thus, less participation of the people who build and use the city.

4.2.6. SWOT analysis

Strength

- The provision of considerable public open spaces
- The provision of social service areas.
- Road infrastructure has been improved greatly.
- An introduction of development regulations by introducing FAR, BAR, and Red line.
- detail urbanization cost was included in the study document
- proposed four phases for its implementation,
- Minimal relocation, minimal urbanization cost and self financed site development.
- The proposed LDP create an urban character by introducing a building height regulation.
- The provision of different public amenities (library, museum and auditorium).
- The idea of sustainable environment was reflected by giving a due consideration for green areas, promoting pedestrians by providing proper sidewalks with vegetation.
- Provision of standard parking spaces for the designated land use.

Weakness

- Proposed displacement of people to the expansion areas regardless of their capacity to develop the area.
- participation in the preparation of the detail plan was not the prime agenda both on plan preparation and implementation stages
- Though environmental problems like solid waste management was mentioned in the study document, possible design solutions were not provided.
- Relocation of the former inhabitants at out skirt of the center.

Opportunity

- The focus given by the National Urban Development Policy on LDPs.
- Presence of international organizations.
- Active business activity of the site increases the land value of the area.
- The site is an area of higher land value providing the resources of the city administration for laying the required infrastructure.
- The implementation of the Sheraton area LDP

Threat

- Lack of Strong, yet flexible, institutions with good management Systems.
- Limited capacity of the city administration.
- A lot of people will suffer due to relocation.



Figure 4.6: Map showing the 1998 LDP[a] and 3D perspectives showing the 1998 LDP [b-c].

4.3. KAZA-INCHIS 2002, LDP

4.3.1. Purpose and Rationale

The 1986 master plan was meant to serve the city for 20 years, was prepared by the Addis Ababa master plan project office through Ethio-Italian technical cooperation during 1984-86. This plan was broader in scope and content than the previous ones, and was based on polonies' approach that gave considerable attention to the regional, metropolitan and urban hierarchy.

Although the technical aspects of this master plan were properly worked out, its inability to function as an effective development guide the currently socio-economic order has necessitated a comprehensive revision study on it. The office for the revision of Addis Ababa master plan was set up by the city government to undertake this task.

The 1986 master plan was in need of revision for two main reasons. Firstly, the revision was stipulated in the master plan anticipating the socio-economic and spatial changes in the city's development. Secondly, in 1991 a new political and economic order- transition toward political federalism and market led economy replaced the previous regime's centralized system. The master plan for the city needed to be revised in order to adjust it to these requirements and new developments.

The structural plan provides a long term, elaborated vision for the city's future development. In order to provide a frame work for infrastructure development as well as for investment, a spatial organization of the main elements- with a legal basis as well as regulatory provision for planning and building- has been elaborated. The structure plan elements were published in the draft green document and presented for debate during the last major conference. (Addis 21, 2000) the document has since been finalized.

To this end, the kaza-Inchis has been reviewed changed in order to harmonize it with the newly developed structure plan. In light of this, a new planning concept, objective and vision are set as a foundation for the preparation of a new LDP for the area.

It is also argued that a 'new planning concept objective and vision' are set as a foundation for the preparation of a new local development plan for the area. The new objective being, 'to prepare an LDP that can be used as an implementation guideline and one that facilitates development in the area'. The vision is articulated in the same document as being, *to create an international city/ mainly an African one/ where commercial and business activities prevail. It will also be a center where different African cultures interact and develop. In addition to the role of Addis as an African and international city will also be enhanced and improved* (Addis 21 2000).

4.3.2. Planning approach

The Adopted planning model is 'city-site' and 'site-neighborhood' analysis model, planning-action area model. Same action and planning areas as the 1998 LDP. No additional demolition took place as a result of the new LDP.

Underlying the land use planning procedure is a number of assumptions about the objectives for the Kaza-inchis area should be: these are to:

- Increase the demand for urban land.
- Create the ground for improving the urban quality.
- Create new zone of intensified urban development with a spillover effect on the neighborhood.
- Facilitate the development of a mixed-land use dominated by business.
- Enhance the use of land for functions that cater the international community.
- Minimize traffic generation on the selected residential area.

To achieve the above objectives, the following instruments must be used:

- Encourage high rise buildings to increase density and land usage at important locations (junctions and interactions etc.)
- Promote a decreasing building height principle, i.e. from the main city center via the planning area deeper into the residential areas down to the riverside settlement.
- Avoid land use activities that generate heavy traffic such as storage facilities, warehouses, industries and other incompatible land uses.
- Avoid land uses activities that hamper the business activities. E.g. government institutions, administrative buildings, etc.
- Create an open spaces that can serve as a place for displaying, celebrating the African art, culture, music, etc.
- Create a special zone where blocks/buildings with land use functions that can serve the international community.
- Encourage riverside green and other areas as allocated by the structure plan.

4.3.3. Physical and environmental aspect of the LDP

Land use

As shown in the table below about 60% of the area of the land is allocated for mixed function development and apartments that is to be developed by private investors. Institutions like the ECA, the GTZ and the British Council have taken about 17% of the land; information from the lease office has revealed that the institutions have taken the land for free. 22% of the land is allocated for road network; the proportion of open spaces is only about 2%.

Table 4.9: Table showing the proportion of land use allocated by the LDP

No	Land use	Allocated Area (m ²)	Percentage (%)
1	Apartments	19979	9.8
2	Mixed function	101680	49.7
3	NGOs	33925	16.6
4	Roads	45093	22.1
5	Open spaces	3539	1.8
	Total	204216	100

Source: calculated from parcellation plan



Figure 4.7: Map showing land use plan of the 2002 Kaza-inchis LDP.

Road network and parking

The selected road type on the main parts of the area varies from an urban boulevard (40 meter wide) to the lower hierarchy of roads with a width of 12m. There also new linking roads proposed. The function of the roads is mainly to collect and/or distribute traffic from the east-west axis (Haile G/Selassie road) and other parts of the city. Promotion of pedestrian activities (shopping and leisure time) and in addition on/off parking is envisaged.

In order to fulfill the parking requirement, special considerations has been also given to alleviate the city wide parking problem. In addition to other traffic management measures, the following steps must be considered.

- Prohibition of on street parking and provision of automatic parking apparatus at selected areas.
- Provision of parking facilities with in the plots and encourage basement parking/incentive/
- Avoid access roads to sites especially at junctions, cross sections and at shorter distance.
- Provision of pedestrian walk-ways, arcades etc. as a means to retain people from traffic accident.
- Encourage common parking places and allowing access or right-of- way to all parking places.
- Adapt the standards of parking requirements prepared by the ORAAMP.

Public space

The street median green, along with parking facility in front of ECA conference center, is aimed to emphasize the visual/axial connection between the conference center and the road to Urael church.

The green space behind St. Stefanos church and adjacent to the axis (Haile G/Selassie avenue) envisaged not only to serve a green space that connects the area with city wide green but also to provide a visual connection from the east-west axis to the ECA building and to the whole kaza-inchis area. The open-public spaces created by the intersection of three main roads with an area of 10 ha envisaged serving as a ceremonial place for an African art and music festival etc.

Solid and liquid waste management

The 2002 local development plan did not include the proper management of both liquid and solid wastes. The proposal is suppose to deliver a holistic plan both service and land use detail plans.

4.3.4. Socio-economic aspect of the LDP

The 2002 redevelopment proposes 78% of the proposed area for mixed use development as a result no attention was given for the social service provisions. The educational and public gathering spaces provided in the 1998 LDP was omitted during the 2002 local development plan.

4.3.5. Institutional and Legal framework

After the completion of the revision of the master plan in 2002, the next step was the preparation of legal and institutional instruments for the realization and implementation of the revised master plan. With the restructuring of the Addis Ababa city administration in April 2003, a new charter was put in place and new institutions were created for the administration of the city and for the

implementation of the Revised Master Plan in general and the LDPs in particular. Following the establishment of the institutions the Revised Master Plan and the LDPs were declared, in 2004, as legal planning documents and instruments to be observed in the jurisdiction of the city. This portion of the chapter will assess the legal and institutional framework for the planning and implementation of local development plans in Addis Ababa.

Request/initiation for the Preparation of the LDPs

The AA city government proclamation No. 17/2004 in article 20 indicates two ways in which request for the preparation of local development plans should come from:

- I) From the 'concerned body' based on the strategic lands of investment (20/1) in the structural plan and by the long and medium term development plan of the city (20/2)
- II) LDPs may be prepared when a request is submitted by the residents, developers, the municipal organs or the executive offices and when this is accepted by the City Manager or the Sub-City Manager (20/3). In practice, however most of the time initiations for the preparation of local development plans do not come from the residents of the city. It usually comes from the planning bodies and the different organs of the city government.

Undertaking Study and Preparation of Plan

The plan making bodies identified by the proclamation number 17/'04 are the city and sub-city managers⁵, who are responsible to undertake the study and preparation of local development plans. Furthermore, local plans to be prepared by managers should indicate the matters where the executive offices are allowed to make changes.

Contents of the Local Development Plans

The contents of local development plans as described by article 19 of proclamation number 17/2004 are: the *local social and economic impact assessment, land for resettlement, road net work, land utilization use of vacant, (green) lands, parking area, building height, building row, density size, implementation strategy and development expenditure of the government*.

Article 22 of the same proclamation also states that the studies also shall constitute, useful opinions found through the discussion forum of the City residents strategic for gathering comments.

Approval of the Local Development Plans

Once the plans are prepared they have to be approved by the appropriate bodies in order to resume implementation of the plans. The city and sub-city councils are given the power to approve the plans prepared by the city manager and the sub city manager respectively, according to article 23 of proclamation no 17/2004 of the Addis Ababa city government.

The proclamation also declares the approved plans to be published on 'Addis Negari' Gazette. The plans shall be applicable as of the date of their publication on the 'Addis Negari' Gazette.

But no single local development plan is approved according to the specified declaration. Hence, all of the local development plans produced so far in Addis Ababa are automatically devoid of their legal power since they are not approved according to the provisions of the laws of the city.

4.3.6. SWOT Analysis

Strength

- An introduction of development regulations by introducing FAR, BAR, and Red line.
- An attempt was made to create more active commercial place by providing a large portion of land for commercial and office services.
- More access roads have been proposed.
- An introduction of a phase by phase implementation proposal.
- Though not as detailed as the detail plan public investment cost is projected on the implementation strategy.

Weakness

- Relocation of the former inhabitants at out skirt of the center.
- Lack of clear & updated compensation and relocation regulation.
- Difficulty in accessing financial institutions for the urban poor.
- Lack of capacity in PPP approach.
- Lack of organizational setup and capacity to manage the inner city revitalization.
- Lack of appropriate collaboration with certain stakeholders at the required intensity.
- Lack of consideration of the socio-economic aspect of the area.
- Lack of integration of the open spaces which has been proposed in previous LDP.
- Though environmental problems were assessed during the study, the LDP did not suggest a solution for the existing environmental problems.
- Community based organizations were missed in the proposal.

Opportunity

- High commitment of local and central government on the project.
- Compliance with the structure plan inner city renewal proposals.
- The implementation of Dembel and Sheraton area local development plans.
- The budget allocation for the project by the local government and agreement with local banks.
- The focus of international agenda (MDG).
- The fact that open land at the outskirts is rapidly becoming scarce.
- Availability of previously prepared preliminary urban renewal studies.
- The focus given by the National Urban Development Policy on LDPs.

Threat

- The low level of community participation in government projects.
- The lack of willingness and capacity of certain collaborators.



Figure 4.8: Map showing the 2002 LDP[a] and 3D perspectives showing the LDP [b-d].

4.4. THE IMPLIMENTED LDP(2004)

4.4.1. Purpose and Rationale

The rationale for the implemented LDP was to create urban quality that will result from the present development can be forecasted.

The LDP will ensure a safe and clean environment for a healthy and productive society with improved access to social services and physical infrastructure. Broad-based growth of investment and employment will be realized through the development of a sound economic infrastructure and labor-intensive industrial technologies. Moreover, the city will play a dynamic role in facilitating national economic growth. Addis Ababa As a diplomatic capital of Africa the city will provide quality services of international standard (Addis 21, 2000).

4.4.2. Planning approach

The 2002 local development plan preparation includes the analysis and planning of one of the selected pilot areas. The planning area is about 150 ha and out of the 150 ha, 41ha is reserved for the action area where 4 development phases are envisaged and from this 41ha, 28.8ha is reserved for the phases 1, 2 and 3. . Block and parcel subdivisions along with detailed specifications were carried out for this study area. The project, however, has not been implemented as expected for a number of reasons. In the end the Kaza-inchis LDP area is parcelled into 74 plots and distributed for developers. During implementation of the plan some blocks are further divided into tiny Sub-blocks, some proposed roads are blocked, and some areas reserved for common car parking are included to the plots of developers.

4.4.3. Physical and Environmental aspect of the LDP

Land use

As shown in the table about 60% of the area of the land is allocated for mixed function development that is to be developed by private investors. Institutions like the ECA, the GTZ and the British Council have taken about 17% of the land; information from the lease office has revealed that the institutions have taken the land for free. The proportion of open spaces is only about 2%. From this it has become very clear that the LDP did not consider green and open spaces the integral part of its proposal.

Table 4.10: Table showing the proportion of land use allocated by the LDP.

No	Land use	Allocated Area (m ²)	Percentage (%)
1	Apartments	19979	9.8
2	Mixed function	101680	49.7
3	NGOs	33925	16.6
4	Open spaces	45093	22.1
5	Roads	3539	1.8
	Total	204216	100

Source: Calculated from parcellation plan

Road network and parking

Due to the proposed planning the road patterns are changed from organic to grid pattern. The newly implemented development plan is characterized by a dense vertical development which defines the edge of the arterial road most portions of the secondary and local roads starting from the *Bambis* road junction.

The planning doesn't appear to have put people before traffic and missed integrating land uses and transport. This has to do with a place that is easy to get to and move through which promotes accessibility and local permeability by making places that connect with each other and are easy to move through.

Public space

A place with attractive and successful outdoor areas is missing in the Kaza-inchis area. It doesn't promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.

The strong axis created along the east west orientation of the ECA building is supposed to give a degree of order and readability, a place that has a clear image and is easy to understand. For reasons that defy any clear understanding, this planned long axis to be terminated by the landmark building is not materialized and a big open space along this line is expropriated by the ECA.

Solid and liquid waste management

Though the physical aspect of the implementation of the kaza-inchis LDP project outweigh the others there are tangible socioeconomic and environmental impacts.

The parcellation and network is done without proper regard for pedestrian movement. The right of way in some instances was not designed with consideration of pedestrians, underground infrastructure provisions and car traffic. This would translate into movement that is not pedestrian friendly forcing occupants to use motorized travel affecting the quality of air.

The other issue that needs expert attention is the presence of water supply and sewage lines that correspondingly supply water and remove waste from such an unprecedented density of high rise buildings.

4.4.4. Socio-economic aspect of the LDP

Basic facilities such as educational and health facilities were not incorporated during the implementation of the re-development area. These facilities render a service for a given number of inhabitants, according to a service provided. They are usually determined based on the number of population they serve.

4.4.5. Legal and institutional framework

According to the Revised Master Plan declarations a number of institutions are involved in the preparation and implementation of urban plans in the city of Addis Ababa.

One of the institutions involved in the implementation of local development plans from 2003-04 is the land development agency for about one and half years. Regulation No. 16/2004 has outlined the land development agency as the sole agency for the implementation of the local development plans. On the same regulation the duties and responsibilities of the agency are stated. It declares on article 14/2 that the LDA shall:

- A. Propose to the Manager by identifying those places that need local development studies;
- B. Prepare the detail plan and implementation strategies for local development plans prepared by the manager;
- C. Prepare the small detail plans of fragmented places and parcellation plans that may not be prepared with the standard of local development plans;
- D. Publicize and create favorable conditions for sale for those places with prepared local development plan.

In accordance with the duties and responsibilities vested on the agency by the stated regulation the agency has organized itself into three departments and six teams. The specific objectives outlined for the departments were handling relocation and compensation issues, supply of land for development along with the necessary infrastructures and the promotion of land development and negotiation with developers. To this end, the LDPs were the springboards upon which the day to day activities of the agency are based.

4.4.6. SWOT analysis of the existing situation

Strength

- The site is very well connected to other part of the city. The arterial roads are in a very good condition and could support additional structures.
- Commercial, residential and service giving institutions exist in the site.
- The site is very rich with the presence of international organizations
- Different hierarchy and types of market present in the site
- It has already basic infrastructure lines in the site.
- Attention to create an international center. Among what may constitute the LDP area an international center are the presences of good standard hotels. To this end, there are four operational hotels.
- Stimulating income-generating opportunities for the economically active population of Addis Ababa, so as to reduce unemployment.

Weakness

- **Absence of green open space.** Open space and green areas are major element of neighborhood. In any urban development these element are crucial, even on the structure plan of Addis Ababa the standard indicates not only to have green and open space at neighborhood level but also at plot level.
- **Absence of proper sewage system.** Most residential area uses pit latrine, considerable numbers of these are connected to storm water drainage system.
- **Inadequate garbage collection bins.** Though the solid waste collection bins are located in a suitable site, garbage is observed spreading around the bins.
- **Absence of play ground.** Play ground at different level is imperative in the residential settlement. Based on the field survey for playing football children and youth use the open field adjacent to national stadium.
- **Absence of Public health facilities.** One of the features of local development plan is creating a dense and compact development. The area is almost doubled in its accommodation of inhabitants as a result a proper social infrastructure (health facilities) is mandatory.
- **Inadequate right of way width of trails and some access roads.** The site is basically proposed for mixed use commercial activities as a result a frequent vehicular movement is expected. Standard access road according to the built-up area of the neighborhood is very essential for a regular circulation of vehicles and pedestrians
- **Lack of mass transport stops, stations.** The developed area doesn't have a clear demarcation of the public mass transport stops. This will create a traffic congestion when every building around starts to operate.
- **Insufficient parking space.** Due to the lack of the proportion between the plot area and the built up area there is an insufficient parking space for the accommodation of vehicles demanded. Most of the buildings lack basement structures; as a result, most of the buildings use an on site parking area.
- **Presence of poor building material usage.** The site is being called as a *concrete jungle*. Inappropriate usage of glass curtain walls is creating a glare creating a big health problem for both the passive and active users.

- **Poor urban character** .almost all of the structures which has been built lacks harmony and identity to the specific area.

Opportunity

- The redevelopment Project area is located around international organization. This will create conducive environment for the hotel and tourism industry.
- The attractiveness of the site for recreational activities (the site is adjacent to a river stream)
- Active business activity of the site increases the land value of the area.
- The current actions by different investors in developing the area and many number lease requests in the area, which needs more coordination and ordering of their demands to develop a proper center.
- The site is an area of higher land value providing the resources of the city administration for laying the required infrastructure.

Threat

- A lot of people will sufferer due to relocation.
- Limited capacity of the city administration
- Traffic congestion at peak hours.
- on site parking
- Lack of public open spaces even though open/green spaces were proposed during the 1998 detail plan of the area.
- The recreational activities are slowly moving out to other place.
- Lack of social entity and ideal of globalization and modernity.
- A missing link between man and the natural environment.
- Lack of integration of the social, economical and environmental aspect of development in LDP processes.
- Lack of active private public participations In the LDPs.
- Lack of the Provision and ensuring the maintenance of local government services in a manner that is well planned, administered and accountable to the public.
- Lack of Provision of services that are appropriate and affordable and paid for.
- Lack of Strong, yet flexible, institutions with good management Systems.

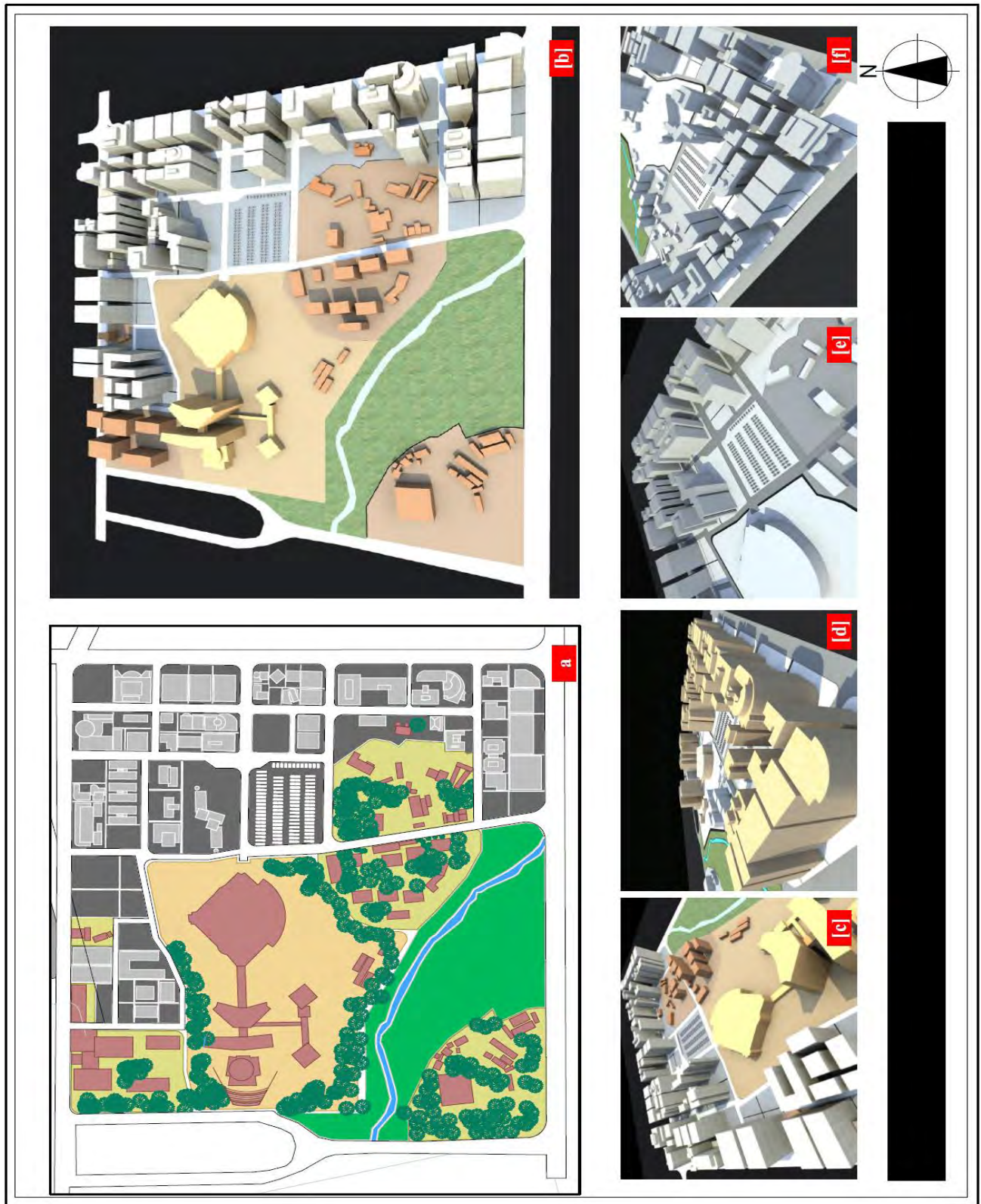


Figure 4.9: Map showing the implemented LDP[a] and 3D rendered models showing perspectives of the implemented LDP [b-f].

CHAPTER V: MAJOR FINDINGS AND DISCUSSION OF FINDINGS

The Kaza-inchis LDP exercise is one of the earliest of its' type in both scale and impact of development at the neighborhood as well as at the city levels. As a predecessor of all LDP planning and implementation exercises it is anticipated that it would be fraught with execution hurdles, the majority of which are detailed below.

Absence of participatory approach from design to implementation

In both LDP proposals the residents in the area was not given a chance to be integrated in the development process of the area in a way that very intention of the project was clearing of the site and relocating people living or working in the area development. There are a number of options that can integrate these people in the project, especially for those who can afford the cost and fulfill the requirement of the rules and the regulations of the detailed plan. However once the site is cleared anyone can compete for a plot of land based on the planning and other requirements of the city administration, lesson can be drawn from same previous experiences that attempted to integrate people on the project site in an urban renewal schemes as the case in Dembel and Negash business complexes.

Lack of Strategic Focus, Prioritization & Action

During the two year period of the implementation of LDPs by the LDA authorities claim that there was lack of focus and prioritization in the implementation of LDPs both at the level of institutions and at city level. The former manager regrets that he should have taken only a selected few of the LDPs to implement with the allocated capital budget of 120 million birr than trying to implement 9 LDPs with a limited manpower and budget. He further says that there should have been focus too at the city level development efforts. The city government literally tried to attempt all the visible problems of the city without a focused/specific, realistic, achievable plans and programs. Hence this resulted in the unsuccessful completion of any one of the projects it started during its term in office.

Unclear Institutional Hierarchy

An unclear working relationship between the different public institutions is also another problem that hinders the implementation of Local development plans in Addis Ababa especially in the study area. The relationship between the following public institutions that are related to LDP implementation is not guided by clear regulations, according to the authorities of the LDA.

- Land administration & LDA
- Land development & Planning commission - the extent to which the planning commission controls the planning operations at the LDA and the extent to which the LDA intervenes in the revision of the LDPs
- LDA and sub-cities & kebeles

Infrastructure development

No servicing was done before land delivery in this case. Because finance was delayed from Finance and Economic Development Bureau, and Land administration authority was in a hurry to lease out the land. Developers wait too long to get power

New vision: the urban quality that will result from the present development can be forecasted

1. Congested buildings,
2. Very narrow roads that would prove to fail to carry the traffic,
3. Non pedestrian friendly ones.

Absence of the African cultural Centre and public opens pace.

Coordination among the stakeholders

Due to the absence of a responsible coordinating body, the role and awareness of the major actors to participate in the planned urban renewal program were non existent as to integrate their effort to the common goal of the project. The local administration (kebele and woreda), the Addis Ababa city road authority and the utilities consider the task more as a subordinate activity than a development initiative that require proper attention. The problem arise from the compensation of privately owned houses, the land delivery process and the provision of minimum basic services, identification of ownership(compensation, relocation) made the site development process a difficult task.

Lack of project administration

The implementation of the LDP, among other things, requires an institutional set up that molds different activities. Contrary to this, the casanchis project administration consisted of a few individuals engaged only in the routine activities of compensation and resettlement of the target population. The development strategy, the land use guidelines and all the technical and planning aspect put aside with out a responsible body or a group of expertise.

Parcellation process

The land clearance of the Kaza-inchis area began before 2002, before the completion of the revision of the Master Plan of the city. Clearance was thoroughly completed before the year 2005. Extreme parcellation was carried out probably due to excess demand for empty land at such a prime place which resulted in extremely small parcels that wouldn't conform to proper standards regarding density, green development, parking, and circulation. All these would prove to be detrimental for the overall sustainable development of the area.

Demand for empty land

There was a huge investor demand for plots that were readily made available by the government. There was a tendency witnessed to provide as many parcels as possible for many requests that

kept flowing in following the unprecedented urban renewal exercise by the city administration. This clashed with the assumptions and provisions of the LDP study.

Typology of functions on the site

The study calls for an international Centre at Kaza-Inchis. Though the question –“What makes it international?” is fairly debatable, it brings to mind the issues of high end hospitality centers, museums, leisure facilities and luxurious residential quarters. It is true that hotels with international standards are being built, while, real estates with functions that simply duplicate existing typologies within the city have also mushroomed in the area. Cultural centers open spaces; shopping malls with diverse functions are totally absent in the area that evokes the sense of international to one’s mind.

The deterioration of community based organizations

Community based organizations are formal social and economic establishments of the community formed to support each other at times of happiness and during times of difficulties. 'Idir', 'Ikub', and 'Mahiber' are the common types of CBOs that one can easily come across in trying to understand the social organizations of any neighborhood in Addis Ababa.

Due to the relocation in two different places of the families, about 75% of the Relocates had to join new 'Idirs' in the new neighborhoods, and a few of them, about 17%, have to maintain their membership in the old neighborhood. Those who maintained their membership in the old neighborhood are the middle and high income groups, for it is economically impossible for the low income group to socialize with their old neighbors. About 8% gave their opinion that they do not involve in the social institution called 'Idir'. Hence almost all of kebele house owners had to join new 'Idir' in the new neighborhood. About 75% complained that such a relocation scheme has disrupted their former social relations and support systems (DejeneMulugeta, 2005).

Traditionally 'Idir' membership has strong links to the geographic location of a family or a person. When a family is displaced from the area where they belonged for a longer period of time, it is not an easy task for such a family to maintain and continue the social responsibilities either in the old neighborhood or to join a new 'Idir' in the new neighborhood.

Retarded development of the proposed area

Most of the buildings in the site are still unfinished as only a fraction of the buildings are operational. Slow development of the Centre retards speedy investment returns. Out of the 71 plots given for developers only 6 or 8.45% are operational. This translates into missed opportunity so long as revenue generation is concerned.

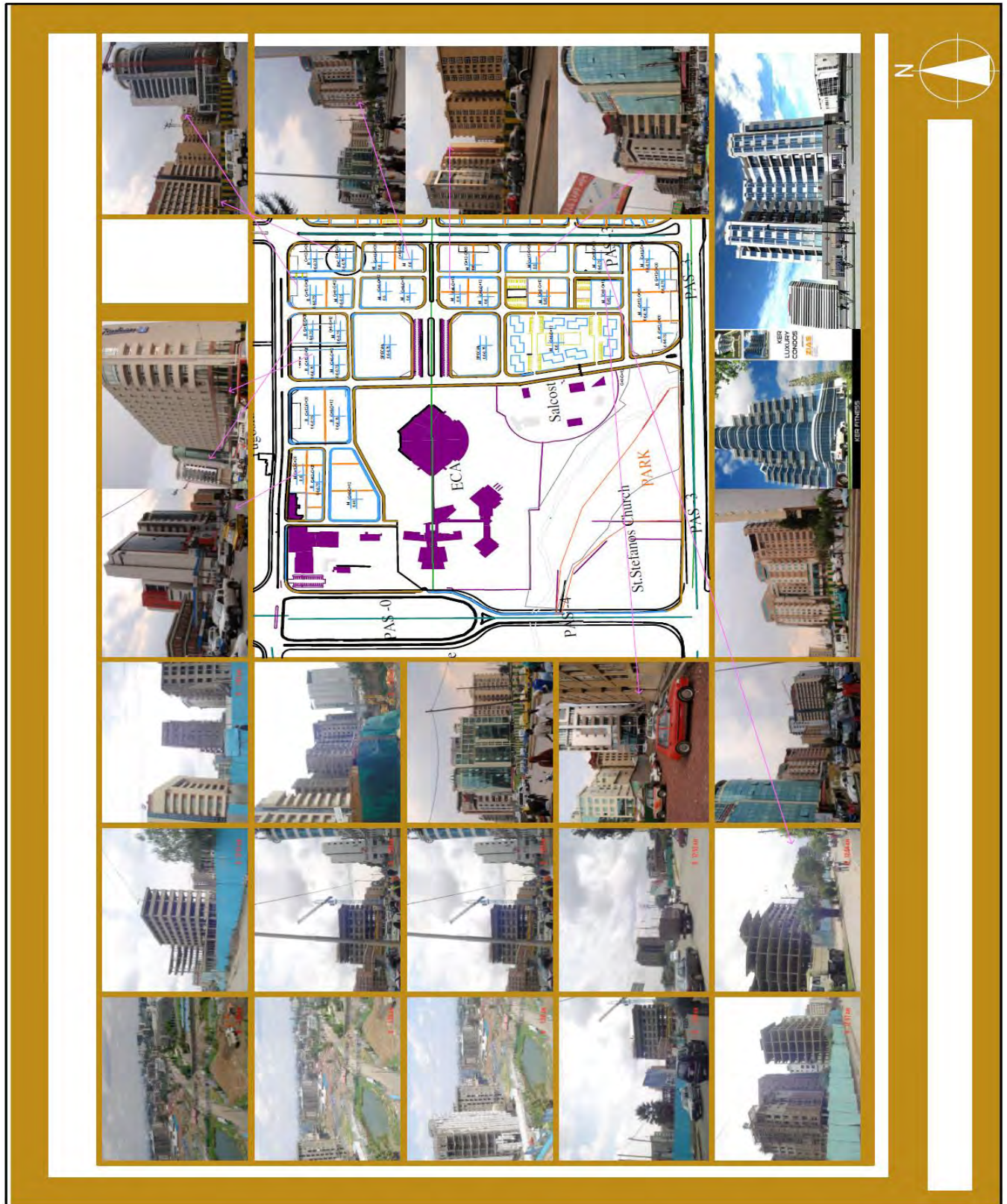


Figure 5.1: map showing the redeveloped area and pictures illustrating the progress of the redevelopment from the year 2004-2014.

Environmental impacts of the Kaza-inchis LDP

The parcellation and network is done without proper regard for pedestrian movement. The right of way in some instances was not designed with consideration of pedestrians, underground infrastructure provisions and car traffic. This would translate into movement that is not pedestrian friendly forcing occupants to use motorized travel affecting the quality of air.

When all the buildings are complete and occupied the traffic at peak hours is expected to rise to burdensome proportions.

The other issue that needs expert attention is the presence of water supply and sewage lines that correspondingly supply water and remove waste from such an unprecedented density of high rise buildings.

Open spaces that preferably would have been covered with green do simply not exist.

Physical impacts of the Kaza-inchis LDP

Since the physical impacts are intertwined with the environmental ones at urban centers impacts affecting the urban fabric of the Kaza-inchis area like quality of the public realm, ease of movement, legibility, height and scale are discussed

Quality of the public realm

A place with attractive and successful outdoor areas is missing in the Kaza-inchis area. It doesn't promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.

The greenery and environmental norms and standards of Addis Ababa states one tree for plots of area up to 150m sq. and one tree for every additional 100 m sq. plot area and also 12-25% of each plot should be unsealed for greenery and natural open space .At the study area most of the plots are fully developed.

From the total 20 hectare of land of the study area 56.3 % of the developed area have high density all of the plot of under this category are almost entirely developed, more that 95% of the 41 plots are sealed and none of the plot under this category have open space or a single tree in the compound. 19.18 % of the total area has medium density which comprise 39,178 hectare of the study area, plot of under this category is developed between 75 %-95 % of the plot.

Table 5.1: Table showing the Built up density the redeveloped area.

No.	Function	Area (M 2)	Percentage
1	High Density Area	114,999	56.3
2	Medium Density Area	39,178	19.18
3	Road	43,164	21.14
4	Parking	6,875	3.37
	Total Area	204,216	100

Source: Calculated from the map

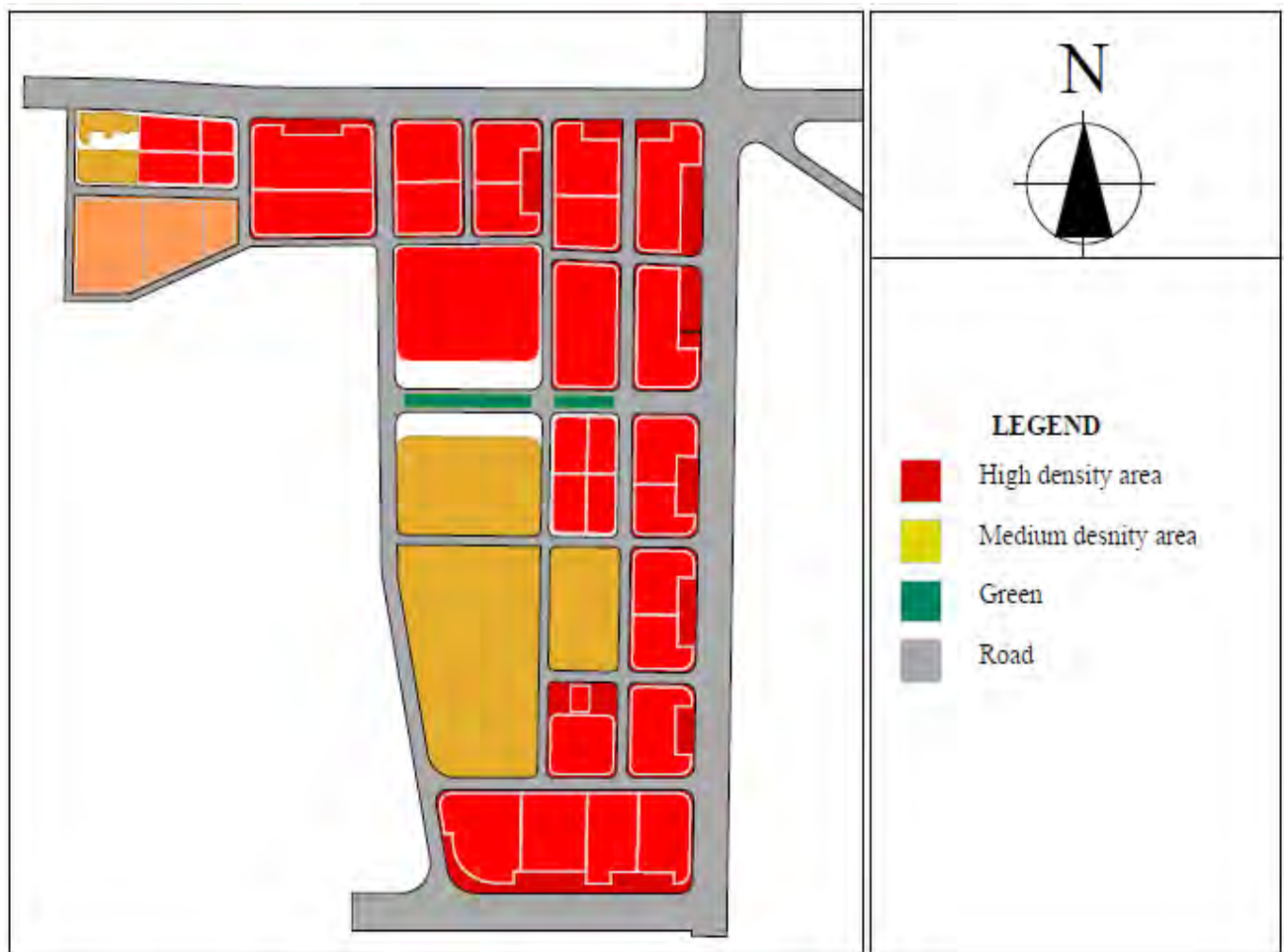


Figure 5.2: Map showing kaza-inchis 2002 LDP, Development density.

Table 5.2: The Built up area density before and after the redevelopment.

No.		Built up		Unsealed urban surface (open spaces)	
		Area m ²	Area (%)	Area m ²	Area (%)
1	Before the redevelopment	77,490	38.8	122,510	61.2
2	After the redevelopment	190,631	93.35	13,585	6.65
3	The standards	153162	75	51,054	25

Source: calculated from the map

Ease of movement

The planning doesn't appear to have put people before traffic and missed integrating land uses and transport. This has to do with a place that is easy to get to and move through which promotes accessibility and local permeability by making places that connect with each other and are easy to move through.



Figure 5.3: Pictures showing the missed integration of land uses and transport network system.

Height and scale

Height can be expressed in terms of the number of floors; overall height or a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views. What was achieved in Kaza-inchis in terms of scale and height is far from satisfactory. The scale is daunting having in mind the building massing in comparison to roads with very small widths.

Height of a building has to be proportional with space width of the next building. According to international standards, a space that is equal to the height of the building has to be left at each side to create a free space for sunlight and for enough air circulation, looking at the developed

mixed use buildings in the study area; one can easily see how the newly built environment fails short of expectation. The urge to get the maximum out of urban land is the driving force behind such types of development.

Generally more than 83.7 % of the total area are covered with impermeable urban surface, buildings at the roads side are devoid of parking spaces and the distance between them is too close to have natural sunlight and enough air circulation which will cause additional cost for lighting at day time and for ventilating as well. Generally the new built up area have fail to achieve its environmental goal.



Figure 5.4: Field pictures chosen to show the very dense and congested development of the area.

Legibility

The strong axis created along the east west orientation of the ECA building is supposed to give a degree of order and readability, a place that has a clear image and is easy to understand. For reasons that defy any clear understanding, this planned long axis to be terminated by the landmark building is not materialized and a big open space along this line is expropriated by the UNECA.

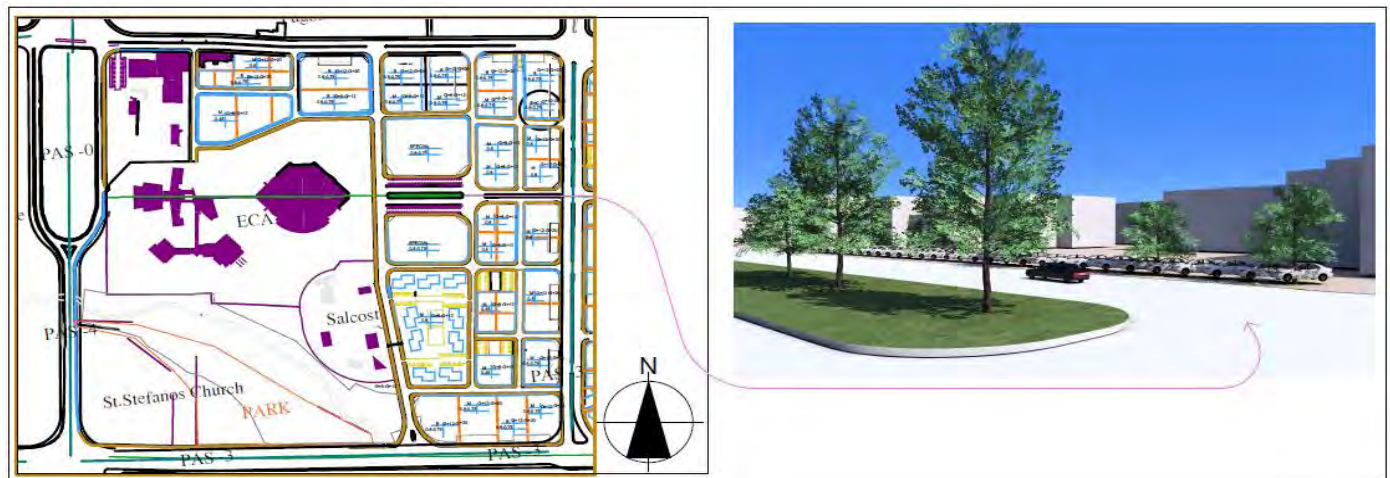


Figure 5.5: Map showing the 2002 local development plan [a] and 3D rendering showing the proposed green axis along the ECA.

Table 5.3: The summary of the different LDPs proposed for the Kaza-inchis area[a]

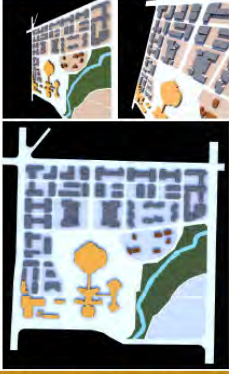
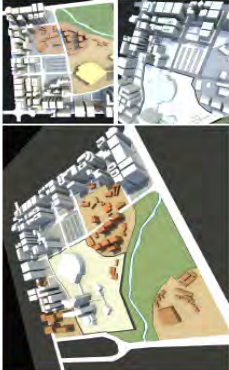
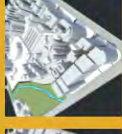
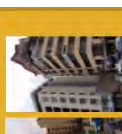
SPATIAL ASPECT OF THE STUDY AREA				
Layout plan	Before, 1998	The 1998 LDP	The 2002 LDP	The Implemented LDP
Rationale	 ...By 2010 Addis Ababa will be a safe and livable city, an effective center for national economic growth and Africa's diplomatic capital. The city will ensure a safe and clean environment for a healthy and productive society with improved access to social services and physical infrastructure. Broad-based growth of investment and employment will be realized through the development of a sound economic infrastructure and labor-intensive industrial technologies. Moreover, the city will play a dynamic role in facilitating national economic growth. As a diplomatic capital of Africa the city will provide quality services of international standard.	 The purpose of the study is to promote and improve the land use and land management system of the city of Addis Ababa through: - Developing the inner city by providing adequate infrastructure; - Renovating the deteriorated part of the inner city; - Achievement of international standard environmental conditions.	 The objective of the 2002 local development plan was: - To harmonize it with the newly developed structure plan - To the fact that 'new planning concept/objective, - To prepare an LDP that can be used as an implementation guideline and facilitates development in the area with a vision of creating an international city Center, an African one where commercial and business activities prevail'	 The implementation of area started with a vision of "creating an international city Center, an African one where commercial and business activities prevail" but this concept was missed for several reasons: The strong axis created along the east west orientation of the UNECA building, is supposed to give a degree of order and readability, a place that has a clear image and is easy to understand. For reasons that defy any clear understanding, this planned long axis to be terminated by the landmark building is not materialized and a big open space along this line is expropriated by the UNECA.
	The existing function on the ECA LDP was a mixed function development, residential and commercial development, 55.5% of the area was residence and green space, 6.3% mixed use, 8.3 % was for commercial, 3.4% service area, 15.3% of the area was administrative and the rest 13.2 was dedicated for parks. Residential areas and business activities are intermingled highly in the action area. This makes the site attractive for different functions. studying the area for redevelopment purposes dates back to 1997, during the implementation period of the 1986 master plan. The ECA area was designated by the 1986 master plan as an area of intervention (urban renewal).	Plots on the main street were reserved for mixed function development while quite a substantial amount of land was reserved for social and governmental services, expansion area for the ECA. Proposed 48% of the action area for mixed function devt11, - 9.1% for open spaces and green area, 7.6% for government and NGOs, 4.8% for social services and 30.5% for streets. Considering the situation analysis, the planning team try to incorporate social infrastructures like kindergarten and primary schools in the land use proposal. Due to the urban pattern open spaces were neglected but in this detail plan, it is visible that the issue of open and green spaces has been clearly understood.	Land use proposal to enhance and accentuate the presence of international organizations such as the ECA in the area hence it proposes the land use to be dominated by information and communication services, financial institutions, shopping centers mixed with offices and residence proposed proportion of open spaces and streets is about 22.1 % the remaining 78% of the land is reserved for mixed function development. In the 2002 LDP the land use provided for openspaces and street is about 22.1% this implies that less attention was given for public infrastructures compared to the 1998 detail plan which proposes about 39.6 of the area for open spaces and streets.	In the end the ECA LDP area is parcelled into 74 plots and distributed for developers. During implementation of the plan some blocks are further divided into tiny Sub-blocks, some proposed roads are blocked, and some areas reserved for common car parking are included to the plots of developers. About 60% of the area of the land is allocated for mixed function development that is to be developed by private investors. Institutions like the ECA, the GTZ and the British Council have taken about 17% of the land; information from the lease office has revealed that the institutions have taken the land for free. The proportion of open spaces is only about 2%. From this it has become very clear that the LDP did not consider green and open spaces the integral part of its proposal.
	Building along the major street (commercial corridor), these buildings are attached horizontally and have similar height. some of the building along the main asphalted road happen to be a double story mixed use commercial buildings the rest of the buildings (residence) areas are ground storey buildings with irregular pattern. Since most of the area is residential settlement, the plot is defined by using corrugated iron sheet fence and in some residence plants and trees are used for demarcation of the property.	Building height depends on area of plots and the range of building height proposed was from 3-10 and above stories and the minimum area of plot for 3 storied buildings is fixed at 750m² and the BAR to be 0.33-0.66 Proposed net density is about 30people/ha. The arrangement of the building height was defined by not only with respect to the plot area but also according to width of the roads, with this respect, plots along with 40 meter access road will have a maximum height (10 stories) whereas, plots accessed by a secondary and local roads will have a building height ranging between 3-6 stories.	In determining the building height, a decreasing height, a decreasing height principle i.e. from the city center via the action area to the residential areas. Hence the minimum building height envisaged for the area is 5-story while at selected areas as function etc. is 10 story. In order to determine the optimum density for the area, the FAR and BAR values are taken into consideration. Prior to developing the FAR + FAR values, attempt has been made to examine the values of BAR + FAR of the existing medium-high rise buildings in the area.	Height can be expressed in terms of the number of floors; overall height or a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views. What was achieved in Casa Inchis in terms of scale and height is far from satisfactory. The scale is daunting having in mind the building massing in comparison to streets with very small widths. Even though the maximum height of building were 10 stories, its been observed 14 storey building in the proposed site. Interviews also revealed that there were pressures on professionals assigned to issue building permits, regarding the number of storeys of buildings.

Table 5.3: The summary of the different LDPs proposed for the Kaza-inchis area[b]

INFRASTRUCTURE OF THE AREA				
Before, 1998	The 1998 LDP		The 2002 LDP	
	Road Network		The Implimented LDP	
	Different pattern, character and hierarchy of roads are observed in the site. There are three types of roads with in the overall study area: asphalted road, rock paved road and gravel road types; the length of asphalted road is about 3km and non asphalted road is about 4.5km. In proportion this is 13.2% of the total area this proportion is less than 20-25% of the total area which should have been found within the CBD. all asphalted roads are drained by concrete pipes drainage system, all other roads paved and gravel roads are drained on surface.	The 1998 detail plan proposes street width of 6-10 mts. for local streets, 12-30 mts for collector streets and 40 mts. for arterial streets. Parking space was one of the basic component in achieving a healthy vehicular circulation, to accomplish this issue the 1998 detail plan provided a parking spaces for every land use areas proposed.	The local development plan Proposes minimum street width to be 12mts. and the maximum 40 mts. city bus and taxi stops proposed. Traffic management road network: in general the traffic management in casanichis area is mainly attached to the east-west axis, thus the overall traffic should be designed in a way that smooth traffic flow from and to the axis is achieved.	The planning doesn't appear to have put people before traffic and missed integrating land uses and transport. This has to do with a place that is easy to get to and move through which promotes accessibility and local permeability by making places that connect with each other and are easy to move through. Due to the proposed planning, the road patterns are changed from organic to grid patterns. The newly implimented development plan is characterized by a dense vertical development which defines the edge of the arterial road and most portion of the secondary and local roads starting from humbis super market junction.
	Almost every part of the action area is covered with structures (buildings). There is no formal space reserved for children playing or breathing space. There are some leftover spaces in the site with no functions and in poor condition. It is believed that the settlement pattern of the action area has contributed for the absence of this land use. The river, boundary of the action area has some green buffer at some part. And some part of the river is retained with stone.	Green and open space: the arrangement of green and open spaces has been proposed in such a way that river side green adjacent to the ECA conference center and behind St. estidanos church, open space for different purposes(recreation, public uses etc.) at some of the road junctions. The study also incorporates around 9.1% of the total area for open spaces including green areas, sport fields, communal spaces and parking area.	Green and public spaces: green areas and open/public spaces are part and parcel of the casanichis LDP. The street median green, along with parking facility in front of ECA conference center, is aimed to emphasize the visual/axial connection between the conference center and the road to Uruel church. The open-public spaces created by the intersection of 3 main roads with an area of 10 ha envisaged serving as a ceremonial place for an African art and music festival etc.	A place with attractive and successful outdoor areas is missing in the Casa Inchis area. It doesn't promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people. The strong axis created along the east west orientation of the ECA building is supposed to give a degree of order and readability, a place that has a clear image and is easy to understand. For reasons that defy any clear understanding, this planned long axis to be terminated by the landmark building is not materialized and a big open space along this line is expropriated by the ECA.
SOCIAL ASPECT OF THE AREA				
Health	Solid and liquid waste		The Implimented LDP	
	within the overall study area there are seven solid waste collection bins scattered on site, average distance from the center of the study area is about 300meters. solid waste and liquid waste collection should be taken into site and building design considerations, since this type of waste collection is outdated except for such habitations.	Situation analysis about waste management were taken in the detail plan, concluding the area lacks a proper management of wastes, even though the service proved was below standard, the detail plan didn't incorporate detail infrastructure plans concerning both liquid and solid waste managements.	The 2002 local development plan didnot include the proper management of both liquid and solid wastes, the proposal is suppose to deliver a holistic, plans both service and land use detail plans	Though the physical aspect of the implementation of the Casa Inchis LDP project outweigh the others there are tangible socioeconomic and environmental impacts. The other issue that needs expert attention is the presence of water supply and sewage lines that correspondingly supply water and remove waste from such an unprecedented density of high rise buildings.
	In the action area at present there is no government health facilities that gives services to the community. Presently the people use former Worede 15 health center(Borchielo). For referral cases Zewdih, Menlikand Yekatit 12 hospitals are frequently used. privately there are a number of higher and smaller level clinics that serve the society.	Even though social services were included in the detail plan, the land use only incorporates schools and public gathering spaces. Health institutes were omitted in the detail plan.	The 2002 development propose 78% of the proposed area for mixed use development as a result no attention was given for the social service provisions, the educational and public gathering spaces provided in the 1998 detail plan was omitted during the 2002 local development plan.	The parcellation and network is done without proper regard for pedestrian movement. The right of way in some instances was not designed with consideration of pedestrians, underground infrastructure provisions and car traffic. This would translate into movement that is not pedestrian friendly, forcing occupants to use motorized travel affecting the quality of air.
	There are one elementary school and two kindergarten in the action area. Outside the action area boundary three elementary(1-8) and two kindergarten are currently serving the people. with the exception of one all kindergarten are attached to the elementary school.	Items of social service provisions, the 1998 detail plan proposes a land use plan for social services this accounts for 4.8% of the total land use proposal, this social services are basically kindergarten school, a primary school and a space for museums and auditoriums. its been clearly seen that the detail plan actually considers integrating the socio-economic aspect of the project area by provision of social infrastructures.	The 2002 development plan was solely focused on the economical aspect of the area, as a result all the basic social infrastructures were taken away your further economic developments. Even though a very strong plaza were proposed along the east west axis of ECA, the open space in between the road were changed and given for private developers during the final development plan.	Basic facilities such as educational and health facilities were not incorporated during the implementation of the re-development area. this facilities render a service for a given number of inhabitants, according to a service provided, they are usually determine based on the number of population they serve. One of the necessity elements of a well functioning settlement is its provision of open spaces that ensure the healthy and vivacious living environment for its citizen.

Table 5.3: The summary of the different LDPs proposed for the Kaza-inchis area[c]

ENVIRONMENTAL ASPEC OF THE STUDY AREA	The 1998 LDP				The 2002 LDP				The Implimented LDP							
	Before,1998															
ECONOMIC ACTIVITY	Three types of commercial activities are observed in the site. - Window shopping:- horizontally attached high quality small shops They define the road network and display items for pedestrian. Stationary materials , computers with accessories are the most familiar type of business in the area. - Small micro business:- these are established currently by the city government to curb poverty and unemployment, they are located along the street side, there is also a weekly Sunday market in the site. - one small open market currently giving service for the community. This market is mainly specialized in food items and perishables good.				The 1998 detail plan proposes around 48% of the action area for mixed use development, the site is found at the central business district as a result the mixed use development will accelerate the economy. 40 meter access road was proposed to create a connection between neighbouring area for the economic boost, buildings adjacent to the 40 meter roads were nine storey commercial buildings. The detail plans lacks to identify the type of economic activities to be obtained but from the landuse plan it can be identified more of the commercial activities were dedicated for shopping centers and mixed use office buildings.				The 2002 local development plan proposes more than 78% of the total area for mixed use land use, for this land use plan we can conclude the economic activity is more prioritized than the later,1998 detail plan. The local development didnot classify the kinds of business activities but the Land use proposal is to enhance and accentuate the presence of international organizations such as the ECA in the area hence it proposes the land use to be dominated by information and communication services, financial institutions, shopping centers mixed with offices and residence". Most of the economic activities will be run by the private developers in return the government will collect revenue from the investors.				The implementation of the area started 12 years before, but until this day, 46% of the buildings in the site are still unfinished as only a some of the buildings are operational. Slow development of the centre retards speedy investment returns. Out of the 71 plots given for developers only 38.45% are operational. This translates into missed opportunity so long as revenue generation is concerned. There are some undeniable business sectors emerging because of the development plan one of which is the construction sector, the sector will give an opportunity for skilled and unskilled labour force. Three international standard hotels and sixteen commercial buildings are being operational, its is believed this business sectors will boost the industry.			
	Urban character The character of the action area could be defined in terms of activity and morphology of the structures. Basically two different activities are observed in the action area, business (commerce and recreation) and residential activities. Looking at the urban morphology Most building in the action area is at ground level, with similar height. However some kind of differences observed with respect of their function and types of buildings Different building types(in size , shape material architectural sty(e) are seen through out the site. Building along the major street (commercial corridor) these buildings are attached horizontally and have similar height. The figure ground map shows the relationship of the commercial building and the street and how it is closely related . To the extent that every shops have at least 5meter frontage for displaying their items.				Urban character urban character was created by regulating the building height with regards to the adjacent road width, the public open space at the social service zones and the communal spaces provided between the residential areas were some of the urban characters which has been used to create a sense of place. The detail plan of the 1998 proposes building height regulations with respect to the width of the access roads, building blocks located adjacent to the arterial roads will have a maximum of ten stories of height. eventhough building height were mentioned building density, setbacks between buildings and with respect to the site was not clarified. The detail plan envisaged to crate a social gathering places by proposing different museums and auditorium between the commercial and private spaces.				the 2002 local development compitely diminishes the very basic idea of the 1998 detail plan which was creatin a sense of place by creating and proposing an open spaces and communal spaces between residential areas. eventhough the whole idea of sense of place was missed and compitely replaced by a proposed mixed use commercial buildings, the idea of built up area(BAR), floor area ratio(FAR) was introduced in addition to the building height regulation. The strong axis created along the east west orientation of the ECA building is supposed to give a degree of order and readability, a place that has a clear image and is easy to understand. For reasons that defy any clear understanding, this planned long axis to be terminated by the landmark building is one element which will be covered with different kinds green areas and plazas.				There are building that are also have no bond with the street. Some of them are constructed in away it defines the street and others with no connection with the street. In both cases the street and the buildings has no relationships. For both cases the reason may be planning or designed function of the building. The implimented buildings might have relatively modern look in terms of design and construction material they used but most of the buildings doesnt have a place of belongingness and also doesnt reflect our identity and lacks a great character. since almost all of the buildings lack basement structures, on site parking is used, due to this the connection between the buildings and the passive users are disconnected. The space in between buildings is not to the human scale creating a vertical corridor, this kinds of spaces between buildings area creating a visual displeasure to the active and passive users. The space use of materialization of buildings is creating an architectural chaos around the area, most of the buildings are clad with coloured united glasses, this massive usage curtain glasses are very reflective creating a health problems.			
	Green areas Almost every part of the action area is covered with structures (buildings). There is no formal space reserved for children playing or breathing spaces. There are some leftover spaces in the site with no functions and in poor condition. It is believed that the settlement pattern of the action area has contributed for the absence of this land use. The river, boundary of the action area has some green buffer at some part. And some part of the river is retained with stone.				Green areas Green and open space: the arrangement of green and open spaces has been proposed in such a way, that river side green adjacent to the ECA conference center and behind St. estifanos church, open space for different purposes(recreation, public uses etc.) at some of the road junctions. The study also incorporates around 9,1% of the total area for open spaces including green areas, sport fields, communal spaces and parking area.				Green areas Green and public spaces: green areas and open/public spaces are part and parcel of the casanichis LDP. The street median green, along with parking facility in front of ECA conference center, is aimed to emphasize the visual/axial connection between the conference center and the road to Urael church. The open-public spaces created by the intersection of 3 main roads with an area of 10 ha envisaged serving as a ceremonial place for an African art and music festival etc.							
	          															

CHAPTER VI: CONCLUSION AND RECOMMENDATION

This paper tried to see nature and characteristics of implementation of the different LDPs which has been proposed for the Kaza-inchis are renewal. The paper also tried to assess the local contexts of planning, institutional and legal frameworks, the physical and socio-economic aspects of Local development plans that help or hinder the implementation of LDPs. Basically, the paper classified implementation problems of local development plans in two major categories namely problems associated with the qualities of the plans and the impacts of implementing local development plans.

Both of the local development plans proposed for Kaza-inchis area are two dimensionally conceived, prepared and implemented. The later LDP (2002) completely ignore the social and environmental aspect of the area. Basically, LDPs are physical socio-economic plans by which the visions for the renewal of an area are realized. They are the vehicles by which physical and socio-economic agenda of a local area are executed. But this was not what happened in Kaza-inchis LDP; Implementing the LDP has caused displacement of over 4500 people estimated to live in over 900 housing units, the majority of whom lived for over 20 years at the area. These families are relocated about 12 kms away from their former neighborhood.

The research has also gone through implementation process of the Kaza-inchis LDP. The LDP implementing agency, the LDA, was instituted by law for land development purposes in the city which lasted for about a year and half. The institution claims that it has encountered a number of problems like lack coordination between different infrastructure institutions that involve in land development. The fact that land development is not the single most priority of the infrastructure institutions has resulted in poor integration of the institutions and there by hamper implementation of LDPs. it is also noted that the problem of staffing of the institutions has also contributed a lot for the inefficiency of the institutions.

Lack of Strategic Focus, Prioritization & Action is also another reason for the ineffective implementation of the Kaza-inchis LDP. The City Government in its ambitious plans was also involved to solve every visible problem of the city, from the micro and small businesses to a huge inner-city renewal program, without an honest evaluation of its capacity. Due to this the problems of LDP implementation was given secondary importance.

It is a fact the newly built up areas are crowded and fails short of expectations that the areas was supposed to have international standard and make the area livable and attractive instead the areas are very crowded with maximum impervious surface and become an area where public open space are scares and nowhere to be seen this situation worsen at the areas where most of the lands leased out for private developers. New buildings are devoid of parking spaces and the distance between buildings is too close, generally does not have buildings and spaces for diverse social services and activities. The urge to get the maximum out of urban land is the driving force behind such types of development, and this has to be given serious thought.

To achieve a sustainable planning and implementation of future LDPs appropriate recommendations are forwarded. The forwarded recommendations should be implemented and additional papers on the issues of LDPs are very important to curb the similar problems imposed on them.

Urban renewal is a complex task which is multi-dimensional and affects many interests. A successful renewal process requires an integrated intervention which aims at physical, economic and social revitalization of the area. These three aspects of a renewal project are interrelated. Neglect or deterioration of one aspect will inevitably lead to the deterioration of the others. The physical appearance and environmental quality of cities and neighborhoods are highly potent symbols of their prosperity and of the quality of life.

From the foregoing analysis and the conclusions reached, the following are the recommended approaches for conducting feasible and sustainable urban renewal projects that promote smooth urban development relationships.

The following recommendations are forwarded as a result of the research in the planning and implementation of local development plans in Kaza-inchis area. The recommendations, if implemented are, believed to bring about positive changes to facilitate the sustainable planning and implementation of future local development plans in Addis Ababa.

- It is recommended that the continued active and effective participation of nongovernmental organizations, the scientific community and the private sector, as well as local groups and communities, are important in the preparation and implementation of local development plans.
- Local development plans should be prepared with consultation of Environmental protection Agency. Environmental impact assessment procedures should be followed and improved cross-Sectoral linkages and joint enforcement of environmental laws and standards should occur.
- Create institutional structure that has to work in complex, dynamic and conflicting circumstances. There should be clear understanding of the authority [and its limitation] that elected governments and officials have vis-à-vis the cities structure plan. The institutional arrangements should allow for :
 1. Effective relationship between political authorities and implementation actors.
 2. New inter-sectoral relationships (working interfaces, budgetary lines, human resource, ...)
- If participation is to be part of the planning process the full detail of “participation” should be worked out from preparation phase upto evaluation. Three major stakeholders have to go side by side; citizens, private developers and government agencies. Having citizens will give legitimacy and assures that social elements are integrated. Having developers will result in common vision and coordinated projects. Having different government agencies will help in developing Inter-sectoral projects. The high level of participation will result in Co-production by several agents.

- Urban renewal programs and projects should balance physical and socioeconomic objectives of the neighborhoods. Physical improvement without the corresponding socioeconomic growth does not lead to sustainable development.
- Designing slum intervention programmes holistically with the overall city development strategies (policy framework, city-wide land use development plans, socio-economic and institutional interventions, etc.) is mandatory.
- Draft holistic and integrated urban renewal strategies at federal and local levels. The federal government may provide a long term strategy (20 years) for urban regeneration or redevelopment programmes. City governments can also draft short and medium term local strategies (5 and 10 years) that could be translated into annual programmes and projects. These strategies should promote the concept of inclusiveness and show the interpretation of the pro-poor policy in programs and projects.
- One major negative consequence of renewal projects is the displacement of existing communities to other locations. Displacement of communities results not only in disruption of the incomes and jobs of particularly the low-income group, but also in the disruption of their established social networks. To avoid these drawbacks of urban renewal, local governments have recently adopted the policy of on-site relocation.

Urban renewal with on-site relocation has the following advantages:

1. In-situ integration or relocation as opposed to displacement or eviction preserves the existing economic system and opportunities for growth, preserves the social fabric and values of the community. In situations where it might not be possible to adopt on-site relocation, maximum effort should be made to conduct relocation on nearby sites of similar neighborhoods. It seems wise to relocate businesses along with neighborhoods so that income and businesses are retained in the new areas. This will help small businesses survive with the result that development will benefit all.
2. It preserves a low-cost housing system, usually in advantageous locations, thus enabling the inhabitants to retain maximum disposable income; and
3. It preserves a community that has many internal linkages, thus safeguarding the interests of individual families.

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