



ADDIS ABABA UNIVERSITY

**ETHIOPIAN INSTITUTE OF ARCHITECTURE, BUILDING
CONSTRUCTION AND CITY DEVELOPMENT**

(EIABC)

**ANALYSIS OF URBAN LAND-USE PLANNING IMPLEMENTATION PROBLEMS: THE
CASE OF KAZANCHIS AREA, ADDIS ABABA CITY**

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Development
(EiABC)**

**Analysis of Urban Land-Use Planning Implementation Problems: The Case of Kazanchis
Area, Addis Ababa City**

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of the requirements of the Degree of Master of Science in Urban Planning**

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DECLARATION

I, the undersigned, declare that the thesis presented in this document is my own original work and has not been given a degree in any other University, and that all sources of material used for the thesis has been duly acknowledged, following the scientific guidelines of the Institute.

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APPROVAL

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Abstract

Metropolitan areas have significantly become important engines of economic growth. Addis Ababa, aiming to bring about a vibrant economic center in Ethiopia, has long embarked on the path of development through redevelopment and renewal projects. The largely organic nature of the city hinders the aim of Addis Ababa reaching to the heights of its transformation: hence, urban land-use planning has become an essential tool to coordinate urban parameters in a manner that utilizes resources of land and physical environment for better economic viability. The Kazanchis area selected in this study focuses on the implementation of urban land-use planning under redevelopment projects in three facets: the first area (Zone 1) is characterized as an area that has not changed in spatial land-use terms; the second area (Zone 2) has new development projects and buildings with a completed urban renewal LDP. Thirdly, an area (Zone 3) with an on-going redevelopment project. Therefore, the objectives of assessing the different aspects of urban land-use planning implantation problems; assessing the influence of political economy; examining the urban service provisions; and, assessing the link between urban land-use planning and local economic planning are analyzed via qualitative and quantitative analysis methods. The nature of the research design is descriptive and uses both qualitative and quantitative research approaches. Questionnaires, key-informant interviews and direct open-end and closed-end questions were employed in primary data gathering while secondary data was collected from different sub-city and federal government bureaus as well as previous researches, journals, books, and other relevant literatures. The study found that the second and third zones have resulted in a decline of revenue generation of the influence area. Furthermore, in the third zone, lack of harmonization has been identified as a key-hinderer of a successful redevelopment project. Undue political interference in the professional practice of the implementation created problems in the economic redistribution and civic inclusion within the locality. The gap between the preparation phase and the lack of adequate implementation capacity delays the prospects of inclusive economic growth and neglects the social integrity of the locality. The nexus between the political economy and its implications on policy decision making on land-use planning implementation is seen critically. The study recommends for an urban land-use planning project to be harmonized through a process-based and economic-based analysis coupled with an independent inspecting body that includes practicing professionals, legal advisors, locality and government representatives.

Key words: *Implementation, Urban land-use planning, Local development, Urban governance.*

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Acronyms and Abbreviations

| | |
|----------|---|
| CBD | Central Business District |
| ECA | Economic Commissions for Africa |
| EIA | Environmental Impact Assessment |
| ETB | Ethiopian Birr |
| FAO | Food and Agriculture Organization |
| F.D.R.E. | Federal Democratic Republic of Ethiopia |
| FY | Fiscal Year |
| GDP | Gross Domestic Product |
| GNP | Gross National Product |
| LDP | Local Development Plan |
| LED | Local Economic Development |
| LRT | Light Rail Transit |
| MUDC | Ministry of Urban Development and Construction (Currently Renamed as Ministry of Urban Development and Housing) |
| NIRN | National Implementation Research Network |
| OECD | Organization for Economic Cooperation and Development |
| ORAAMP | Office of The Revision of Addis Ababa Master Plan |
| PPP | Public-Private-Partnership |
| UNDP | United Nations Development Program |
| UNECE | United Nations Economic Commissions for Europe |
| UNECOSOC | United Nations Economic and Social Council |
| USD | United States Dollar |

Chapter One: Introduction

1.1. Background of the study

Cities, directly and indirectly, are the engines of economic growth that are filled with opportunities (Sarah, 2016). Nevertheless, it is not always that this concept is fulfilled. One of the reasons is that spatial planning may not be responsive to economic prosperity. Advanced world cities consider infrastructure, density as well as strategic spatial planning as driving factors for economic development (Amina et al., 2016). In extension, the economic structures that change due to the influence of international market and trade has been rooted in several factors: one of them being land and its spatial organization (Logan, 1972).

The grand plan of Ethiopia to become a middle-income country by 2025 has its own patterns shown in the Addis Ababa city (Leulseged, 2011). The overall goal of the development process at the national scale is making city centers places for job creation and industrialization with the increase in urban infrastructure and social services. Accordingly, the major urban development and housing targets set in the GTP II are addressing the existing housing shortage by constructing 750 thousand new residential housing units and reducing slum coverage in Addis Ababa (Abnet et al., 2017). Slum areas are being targeted for redevelopment projects while the economic boom of the city has resulted densification and the plan to accommodate (entertain different socio-economic standards) such densities has not yet sufficed (Elsa, 2009).

The issues of density and planning as a developing city are pressing matters as accommodation is only feasible with a strategic planning that can attain best standards for social life and its economic development (Elsa, 2009). The economy of the city depends upon proper revenue collection and the means to organize the city as a locomotive of fast economic growth. The economic activities of the city range from trade and commerce to manufacturing and industry to transport and communication, hotel and catering, as well as education and health services (Leulseged, 2011).

The city houses a population of around 5 million according to the macrotrends and is organized under eleven sub-cities (Fana bc, 2020). Coming to the specific case within Addis Ababa, Kazanchis is administered under Kirkos Sub-city, whereby it is reportedly one of the highest revenue generators of all sub-cities (Kirkos Sub-city, 2022).

Kazanchis is also an old neighborhood but redeveloped recently with programs that are vibrant to both local and foreign users (Dandena, 2008). Kazanchis, the influence area, is an area located in Kirkos sub-city within the approximate delimitation of Wereda 8. Central to international organizations and national ministry offices, it is an area that many redevelopment projects have been undertaken for more than a decade. Profit generations of the neighborhood has been having an outstanding contrast to what it used to be in the previous decades. A considerable proportion has been dedicated to hotel tourism where branded hotels and expensive apartments and residences have been dominating the site's outlook (Kirkos Sub-city, 2022).

The challenges of the new redevelopment of Kazanchis neighborhood observed in the area can be seen in four perspectives; namely, socio-economic status of the residents; contrast between new and old image of the neighborhood; land-use orientation; and affordability of land value. This calls for a need for a strategic planning that can address all issues in order to maintain a betterment in both the economic prospective of the city as well as the social sustainability. The objective of city planning is to secure a functioning society, with an economic backing and a strategy to enhance economic development in the appropriate scale (Leulseged, 2011).

In order to respond to these challenges systematically, there needs to be a microscope to examine the item to be tested. In this case, there needs to be an examining theory to respond to these four perspectives of the urban planning implementation challenges the Kazanchis neighborhood faces, and ultimately drive its economic development.

“The general objective of city-planning might be described as the process of making the city a better place in which to live, recreate and work. Broad as this aim and consequent mandate is, its execution by the typical city planner is confined by the restrictions of budget, time, the realities of politics and his own vision to the familiar, prescribed details of physical planning. The inadequacy of physical planning approach as the only operating approach has been stressed by both planners and critics of planning from past decades.” (Richard, 1956).

The author above has put factors and determinants that impact the effectiveness and efficiency if an urban land-use planning implementation. However, as informative as these aspects are, the author had focused much on the physical aspects of the urban land-use planning. The physical fabric can ensure proper provisions of services, nevertheless, the necessity of ensuring social

aspects must be considered for a livable quality to the city. Hence, contributing layers to execute a well-coordinated urban planning are: urban policy; planning and development policy and strategy; political economy status of the city; communal linkages between neighborhoods; and, participation of the public, as well as infrastructure and interconnections (Ayele, 2016).

By this token, the focus of this paper addresses the problems that are faced in urban land-use planning process, specifically its implementation, in various aspects to ultimately recommend better sustainable conditions of a growing and developing city and provide a mechanism of synchronizing urban planning on a neighborhood scale to coincide with the economic goals.

1.2. Statement of the Problem

In recent cases, redevelopment projects have changed parts of Addis Ababa's image to ensure economic development. To achieve these goals, relocation and changes of functions on the land resource have brought an impact on the community's socio-economic development and urbanity levels. Kazanchis, under the Kirkos sub-city, is among the prominent neighborhoods that underwent redevelopment projects and has been having differing scales of economic influence due to the changes of land-use.

Although such is the case, it is also visible that the redevelopment of a chunk of the sub-city resulted differences in development paces within the same neighborhood. The implementation of an urban land-use plan is a result of political as well as economic decision-making. Such decision making patterns have shaped areas of priorities; for instance, redevelopment projects are commenced to change the image of an urban area through expansions, alterations or specialties of activity distribution and physical planning. In the specific case of Kazanchis, although the process, in principle, is not an end by itself, rather a means to bring an economically and socially viable development, the level of integration of different urban governance aspects during the preparation and planning phase are delinked, hence, not realized. The misstep in incorporating important aspects of urban land-use planning implementation results in problems of coordination.

Part of the mechanism of incorporating the different aspects, however, is a result of the structure and the dynamicity of the pertinent political economy. Redevelopment projects have been pronounced as a method of alleviating societal and economic problems. Whenever there is a shift in the political economy, the focus of urban redevelopment schemes is also altered accordingly. The common feature, still remains, in bringing about economic development. However,

understanding the link between land-use changes and local economic development that is often overlooked by different actors including planners, local government authorities and developers is essential. As such, the incoherencies between socio-economic dimensions within similar neighborhood has been affected by general city planning without the specificity of economic planning. Kazanchis, in this accord, faces a problem of socio-economic inconsideration manifested in sharp contrast in socio-economic status, delay of completion of projects and a minimum environmental attention.

Furthermore, social and physical infrastructures are of necessity in an urban setting, as they have a factor in success of urban land-use planning implementation and economic planning. The set infrastructure needs to capacitate the capacity that the planned area is aimed to hold. However, distribution of these urban services and their provisions are challenged by a necessary population count. The challenges, as it is true for the influence area, Kazanchis, arise due to: limited resources- as urban livelihoods depend much on natural resources; rising social inequality- only certain demographics would benefit from the urban system; poor waste management; shortage of infrastructure and services; and loss of community- losing defining characters of an area and difficulty in attaining identity are results of grossly mismanaged land-use planning implementation. Studying the failure to address these complex problems that are due to serious gaps in the implementation of land-use plan of the urban city is imperative.

Specifically, the Kazanchis area has been prone to various changes brought by urban planning with the objective of boosting economic development and improve the image of the city. Proper land management and land-use planning is expected to propel and enhance economic activities. However, the results of the redevelopment projects have given off varying levels of revenue generations. Comparing revenue generated by the Kazanchis area (Wereda 8) before and after the redevelopment project shows decline, as recorded by the Kirkos Sub-City Administration Office. Appraising the mismatch between the original expectations and the reality on the ground should be considered.

This influence area selected to examine the situation of implementing urban land-use planning under redevelopment has three facets: the first area is characterized as an area that has not changed in spatial land-use terms with single story buildings; the second area has new developments and has completed an urban renewal LDP; and the third area where the redevelopment project is still

on-going with substantial economic consequences. Hence, the research will assess the completed redevelopment site, the on-going and the yet to be redeveloped areas to investigate the rationales behind the achievements, the problems and what needs to be considered for the proper implementation of the urban land-use plan. These dimensions have largely remained understudied and overlooked with little to no policy evaluation. This research addresses these three important patterns identified using the necessary tools and theories; whereby urban planning implementation challenges are analyzed so that the nexus between city planning and economic planning.

1.3. Objectives of the Study

1.3.1. General Objective

The general objective of the study is to analyze urban land-use planning implementation problems and the implications of the impacts on Kazanchis neighborhood.

1.3.2. Specific Objectives

- To examine the different aspects of political, financial, legal, socio-economic, environmental, governance and administrative issues of urban land-use implementation;
- To assess the influence of political economy on the redevelopment of Kazanchis neighborhood;
- To examine urban service provisions of urban land-use plan;
- To assess the link between implementation of urban land-use planning and local economic planning at the neighborhood scale.

1.4. Research Questions

- What are the different aspects of political, financial, legal, socio-economic, environmental, governance and administrative issues of implementing an urban land-use planning?
- What is the influence of political economy on redeveloping Kazanchis neighborhood?
- What provisions are made for urban services of urban land-use plan?
- What is the link between implementation of urban land-use planning and local economic planning at the neighborhood scale?

1.5. Scope of the study

The geographic and spatial scope is the area called Kazanchis located within Kirkos sub-city. It includes the influence area demarcated as seen in the subsection of Chapter one, under 1.8 and is

99.7 ha. The site includes service areas, residential areas, recreational parts, offices and other government, non-government, as well as international organization entities. In a timeline scope, the research focuses from the period starting from 1998 whereby the first LDP was commenced and the site had undertaken redevelopment changes as it has been experiencing changes in economic activities in the past decade.

The scope of the study is limited to a strategic point of view in discussing the political, legal, administrative, financial, social, environmental and governance aspects of implementing an urban land-use plan. Furthermore, the scope in the framework of time also considers the political economy since 1998. Therefore, the research particularly considers the implementation problems of urban land use planning in Kazanchis area.

1.6. Significance of the study

The research contributes to public policy decision makers, urban planners and developers, and the city administration in the overall assessment of the link between urban land-use planning implementation and local economic development. The study will be relevant for wide ranging researches concerning urban development and land-use planning to fill the gaps in the areas of the nexus between urban planning and local economic development. The study also contributes in expanding the body of knowledge in the field of urban planning. It will also be significant in adding and contributing to the future readers and researchers of similar aspects of the field in order to contribute a scholarly input to existing relevant literatures.

1.7. Research limitations

One of the limitations of the research is that crucial economic data are not available at neighborhood levels, rather it is only available at larger scales. This is particularly related with the very scant availability of measures of local economic development at the neighborhood level and lack of coherently organized data. Nevertheless, the development of the neighborhood is given in other dimensions depending on Chapter two's empirical review. In addition, the population census has not been conducted since 2007. And given the importance of such data for the research, the research has taken into account these limitations in sampling the number of participants.

1.8. Description of the study area

1.8.1. Spatial Description

The following descriptions are presented to grasp the full identification of the influence area.

- a. **Addis Ababa:** Addis Ababa is the capital and the metropolitan city of Ethiopia. It serves as the political, economic and social center of the country as the influence it has crosses beyond its borders to spill over other regional areas and has an international domain that influences the global stage. With a total population that exceeds 5 million, the altitude ranges from 2000 to 2500 meter.
- b. **Kirkos Sub-city:** The Kirkos sub-city, has eleven Weredas but with the current new reshuffling, the sub-city is reduced to 10 Weredas.

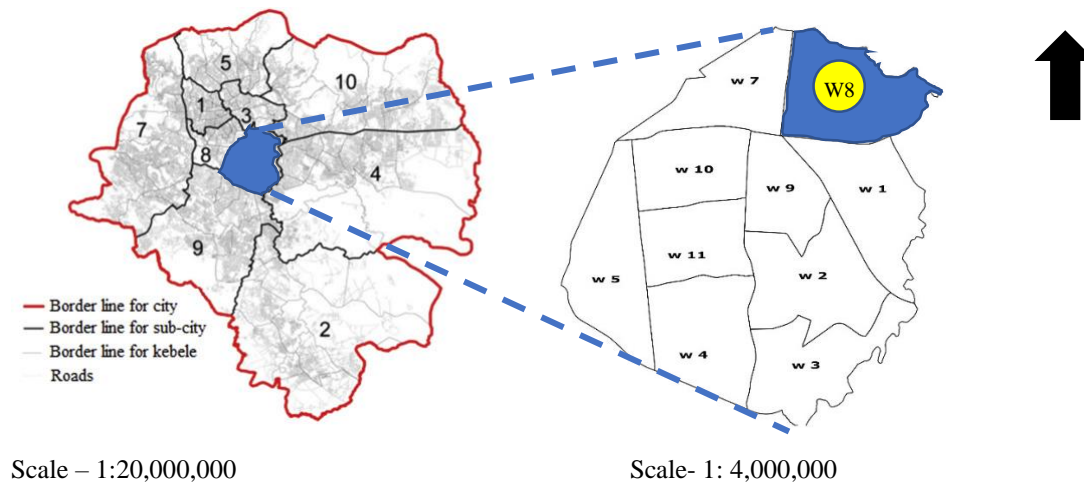


Figure 1.1 Addis Ababa's and Kirkos' Map (Kirkos Sub-City Administration Bureau, 2020).

The sub-city has one of the highest land-values, which is second to Addis Ketema sub-city.

Table 1.1 Land Value of sub-cities

| Sub-city | Cases | Total land made available (m sq) | Average price/m sq | Min/max price range (Birr/m sq) |
|------------------|--------------|----------------------------------|--------------------|---------------------------------|
| Arada | 19 | 434,688 | 931 | 210-3,984 |
| Akaki/Kalilti | 89 | 471,254 | 331 | 126-2,747 |
| Lideta | 18 | 67,943 | 1,207 | 137-3,601 |
| Kolfe-Keranyo | 157 | 535,143 | 231 | 108-3,140 |
| Kirkos | 63 | 125,092 | 1,293 | 118-4,310 |
| Bole | 469 | 1,783,213 | 322 | 115-6,269 |
| Yeka | 72 | 855,577 | 427 | 92-2,863 |
| Gullele | 12 | 26,509 | 577 | 250-1,375 |
| Nefas Silk/Lafto | 126 | 680,090 | 490 | 102-3,737 |
| Addis Ketema | 10 | 28,069 | 1,981 | 353-4,100 |
| Total | 1,035 | 5,017,578 | 454 | |

Source: Yusuf et al. (2009: 105)

- c. **Wereda 08:** The area has seen various changes within the past decades in terms of shifts in spatial land-use planning, economic potential and the image of the area. The location of the influence area is the wereda 8 site of the Kirkos city in Addis Ababa. The study area is compounded as seen in the map below. The influence area contains the land-uses of residences, hotels, international organizations, small local businesses, schools, police service, health facilities, religious institutions, market area and ministry offices. The location of the site is bordered by the National palace from the north side, F.D.R.E. Ministry of Foreign Affairs from the west side of the site; from the south side, there are two international standard hotels and the Kirkos sub-city administration office, and in the east direction, there are housing units dominated by single level structures.

1.8.2. Rationale for Site Selection

The criteria to choose the study area includes:

- The interest of the researcher lies on finding the nexus between urban planning and economic development through the functions designated by land-use;
- The influence area is one among redeveloped areas with the aim to boost economic development while also contributing to the financial growth of the sub-city;
- The site encompasses the redeveloped site, and the site across it with a complete contrast;
- Studies on local economic development show that there needs to be a consensus between large economy producing sectors/ functions and local enterprises to ensure a sustained local economic development;
- The sub-city as a whole used to generate more revenue than it currently does, and the factors attributing to the change must be studied;
- The influence area covers three contrast zones, where each have their own strengths and weaknesses contributing to the implementation of urban land-use planning;
- The influence area encompasses developed, developing and yet-to-be developed zones, hence, recommendations will be made for the sound implementation of urban land-use plan (renewal) with positive economic implications by taking lessons from the two zones on to the yet-to-be developed zone.

1.9. Organization of the Document

The paper is organized into five chapters; namely, the first chapter deals with the Introduction, Statement of the Problem, Objectives of the study, Research Questions, Significance of the Study, Scope of the Study, Research Limitation, Description of the Study area, and Organization of the study. The Second chapter consists of the Literature Review and it gives an in-depth collection of knowledge relevant to the study. The Third chapter contains Research Methodology and it shows the research design and utilized techniques to collect and analyze data. Chapter Four is dedicated to the findings and discusses the raised specific objectives of the research. Lastly, the Fifth chapter enlists conclusions and recommendations.

Chapter Two: Literature Review

2.1. Conceptual review

The conceptual review delves into the process of evaluating the concepts and formulated as well as abstract ideas that are related to the research objectives. These concepts, in general, are relevant in the fields of urban planning and in some cases, in the fields of economic development. The concepts provide a framework in expanding the understanding of important elements of the research that aid the process of analysis. The following enlisted concepts enriches the research process by enhancing the body of knowledge.

2.1.1. Land-Use Planning

The German philosopher and thinker Immanuel Kant famously said that planning is essential and the way to predict the future is to invent it. Land-use planning is defined as the systematic assessment and valuation of land as well as water resources that can enable the selection of the best social and economic conditions by alleviating existing and future potentials. There are different sorts of land-use planning such as: participatory land-use planning, integrated land-use planning, ecological land-use planning and spatial land-use planning (Aynaz, 2013).

The need for any kind of land-use planning can be driven by certain factors such as: climate change, dynamics of demography, infrastructural needs, boost economic activities, weak regional planning, increase of financial investment and others in order to impact environmental, social, economic and policy areas (Garciela, 2017). Understanding the complexity of land-use planning that entertains physical, social and economic aspects, FAO in its guidelines of development in Inter- Departmental Group on Land-Use Planning has stated that, "... land-use planning means the systematic assessment of physical, social and economic factors in such a way as to assist and encourage land users to select land-use options that increase their productivity, are sustainable and meet the needs of society." (FAO, 1996)

Furthermore, more than the designations of programs to the best potentials of territories, FAO also suggests:

"Land-use planning is a public policy, inasmuch as it involves collaborative decision-making of the social, economic, political, and technical actors in order to achieve an organized occupation and use of the territory; a scientific discipline,

which forms part of the government's sustainable development policies; a technical-administrative process, as it guides the regulation and promotion of the location and development of human settlements and economic, social, physical development, and spatial activities.” (FAO, 1996)

Urban land-use planning is concerned with spatial developments that corresponds with urbanization. Considering the high links between social and economic conditions with the trends of urbanization, such procedure considers the interconnections of socio-economic considerations with land-use planning. Economically favorable and environmentally sustainable cities are core elements of urban land-use planning as cities are carters of socio-economic development (Yousif, 2017).

2.1.2. Implementation Analysis

Implementation is the action of executing and carrying out a set of planned objectives and design inputs through different aspects. Implementation undergoes numerous phases of decisions, corrections, actions and practices so that the needed procedure of turning the plan and intended outcome into a reality that can be recognized.

The functional steps of implementation process include: exploration, installation, initial implementation and full-scale implementation, which are said to interlink and overlap (NIRN, 2007). The exploration stage holds diverse set of people and technical expertise to define the steps that are needed to be taken. The installation stage recruits a team of personnel for data gathering, and allocate a system of network that is responsible for the actions. The third stage of initial implementation is concerned with using the data and the team to take the actions and undergo procedures required for prepping the outcome. Finally, the last stage of full implementation employs full financial capacity and recruited team to produce the needed outcome. (NIRN, 2007)

Implementation analysis contains identification of problems and potential barriers that might not arise in carrying out policy or planning such as: poor coordination among different concerned bodies, offices or agencies; financial shortcomings; as well as unanticipated responses by the clients of the program of planning. Implementation analysis does not only focus on problems but also suggests strategies of addressing the raised problems. (NIRN, 2007)

The issues that are recurring in implementation analysis are:

- Interpretation issues: the need of clarification in details, that might cause mission drift.
- Coordination/Harmonization issues: the collaboration between different actors/plans.
- Resource and capacity issues: the need of adequate expertise, revenue, legal authority and bureaucratic as well as organizational capacity.
- Timeline issues: the need of a realistic time frame to get the output of the planning in place and deliver quality work without compromise for short time.
- Political interference issues: the need of fair and equitable allocation of government resources and insulation increment. (Weaver, 2016).

2.1.3. Spatial Land-Use Planning

Spatial Land-Use Planning is a territorial planning approach that strategizes to coordinate spatial dimensions and integrate them with sectoral policies. What differentiates it from the regular land-use planning is the fact that it deals with complex issues that entice economic development as well as social and environmental cohesion policies. Furthermore, the UNECE puts spatial land-use planning in the following manner:

“Spatial planning is a key instrument to establish a long-term, sustainable framework for social, territorial and economic development both within and between countries. Its primary role is to enhance the integration between sectors such as housing, transport, energy and industry, and to improve national and local systems of urban and rural development, also taking into account environmental considerations.” (UNECE, 2008)

The benefits of spatial planning come in three folds when seen in general terms. These are: economic, social and environmental benefits. The economic benefits can be seen in dimensions such as: providing adequate confidence to attract investment, promoting urban regeneration as well as urban renewal, identifications of communal and local development needs, ensuring integration with physical infrastructure such as transports and improve environmental and urban quality. The social benefits can be seen in terms of betterment of healthy and safe environments, turning improperly alienated land to proper land-use that satisfies the social needs, and increase accessibility. The third and last benefit is the environmental benefit and can have prospects in terms of conserving environmental, historical and cultural assets of the locality, encouraging

energy efficiency strategies when designing the locality, as well as, enhancing recreational areas that suit the potential attractions and densities of the site.

2.1.4. Structure Plan

A document that projects future land development with a broad framework of proposals is known as Structure Plan. Configurations of road network, services, housings, public spaces with details of housing density, a Structure Plan zones and classifies land uses. Structure Plans are used in locations where development is to occur within a set time limit. The implementation of any land-use plan needs to take a reference of Structure Plan.

A Structure Plan is a binding technical document in order to guide a city's development with its foundation being a policy framework, which includes urban redevelopment areas. The principles of a Structure Plan are: flexible; participatory; strategic; and comprehensive.

2.1.5. Master Plan

In the past, planning a city used the approach of Master Plan. A Master Plan focuses on the physical and spatial aspect with a time frame that spans for 20 years. The scope of a Master Plan includes block level details with a more rigid and inflexible approach when compared to Structure Plan. (MUDC, 2013). It also estimates future population increase, possible infrastructure needs and overall preparation of land-use for future development (Mulatu, 2022).

2.1.6. Local Development Plan/ Neighborhood Development Plan

Local development plans are developed for the city's specific areas and are used as a means of speeding up development in parts. These plans go in line with the structure plan and are utilized for the comprehension of the larger structure plan (Semeneh, 2015).

2.1.7. Urban Redevelopment

Urban redevelopment is the re-use and improvement of a neighborhood through the rehabilitation of buildings and changing the overall image into a marketable and quality outlook (Abdul, 2017). The process is focused on constructing buildings, empowering residents to improve the quality of their lives, and protecting environmental and historical assets through proper design (ibid). Although this is the case, urban redevelopment may also, in the larger scenario, bring about urban sprawl, making it challenging to equitably share services.

Nigel Taylor, author of *Urban Planning Theories Post 1945*, has put a view that redevelopment projects neglect the social fabric, as the move and relocation of people might get a better physical environment but will find themselves in loss of their social environment. This indicated that when town planning was being considered, only physical developments were given concern, and, as early critics mentioned, privacy and anti-social habits developed, calling it social blindness and physical determinism. (Nigel, 1998).

2.1.8. Influence Area in Urban Planning

An influence area signifies a specific territory within an urban center on the grounds of a studied means of relation. The parameter of the relation can be based on economical attributes, environmental attributes, social layers, population fabric, mobility and many more (Mihai, 2015).

2.1.9. Local Economic Development

There are seven types of urban planning, namely; Strategic Urban Planning, Land-use Planning, Master Planning, Urban Revitalization, Economic Development, Environmental Planning, and Infrastructure Planning (Aynaz, 2013). Out of these planning types, Economic Development is closely linked with Local Economic Development. Economic Development is concerned with strategies of gaining financial prosperity within the city by linking companies and offices responsible to contributing financial booms (James, 2009). Such type of economic development is more common in areas outside of urban planning department within the jurisdiction's municipality. Such planning can be navigated by urban planners through land-use plans, master plans and other plan typologies.

Correspondingly, the local economic development plan can be said, to resemble such responsibility of cohesively planning the economic development with urban planning. Local Economic Development (LED), hence, is a planning approach towards economic development in order to achieve goals of sustainable economic growth and better quality of life within a locality of a municipal area (James, 2009). In connection to this, stable macro-economic growth can be ensured and increased as a result of an increase in local economic growth.

As for the purpose of LED, it is stated by OECD countries as the following:

“The purpose of local development is to build the capacity of a defined area to improve its economic future and the quality of life for inhabitants. Local

development makes an important contribution to national economic performance and has become more critical with increased global competition, population mobility, technological advances, and consequential spatial differences and imbalances.” (OECD, 2015)

LED has keen observations that relate to developing national policy as well as workable guidelines on future uses of LED, managing funds that are directed to local economic development, and also providing support for economic development planning.

2.1.10. Urban Economics

The existence of cities depends, on a certain extent, upon both the production and consumption and the advantages that arise from both opportunities resulting in spatial competitions and concentrations on locations. As such, urban economics tends to focus on the spatial arrangement of land-use functions in the metropolitan areas, the externalities that occur due to proximities, through improved transportation systems, of the functions of the land-uses with the enticement of public policy issues that arise from the interlink and interdependency of the existing economic and spatial forces.

“The field of urban economics emphasizes the spatial arrangements of households, firms, and capital in metropolitan areas, the externalities which arise from the proximity of households and land uses, and the policy issues which arise from the interplay of these economic forces.” (John, 2012)

2.1.11. Economic Planning

Economic planning deals with the economic decisions and the process of the decision making which are influenced by government (Hla, 2017). Economic planning considers the deliberate decisions on market through the attempt of guiding the economy- its speed and evolution. Contrary to economic planning, a capitalist approach that lets the market to control itself can be beneficial (Hla, 2017). However, both are seen in light of benefits and criticism according to the level of the state’s development, internal pace and external factors.

2.1.12. Urban Services

Urban services are the vital enablers of development in the social and economic aspects, while access to these services are drivers of sustainable development goals and are regarded as basic human right (UN, 2017). Provision of clean water, access to transportation, energy, proper waste and sewer management, as well as access to amenities of justice, health, education and other infrastructures are considered to be essential for the growing urban population, seeking not only the provisions but also boosting the efficiency of the urban services (UN, 2017).

2.1.13. Urban Spatial Structure

The distribution of activities within a metropolitan area is what is termed as the urban spatial structure. Economically advanced countries have experienced dispersal of employment and population. Even though the two dominate the spatial structure literatures, other dispersals include built-up volumes, transportation networks and land-uses. Urban spatial structures can be seen in two levels: centralization and clustering. Centralization is the extent of the node or central part of the city's organization of urban activities whereas clustering refers to the proximity of the different urban activities. As such, the gradient can go as centralized-clustered, centralized-dispersed, decentralized-clustered, and decentralized-dispersed (Alex, 1998).

2.1.14. Developmental State

The developmental state theory is a particular model that follows an economic planning and management of its own since its initial use after the WWII by Korea. The essence of this specific model comes with a package, as coined by Chalmers Johnson, that aims for rapid modernization and economic growth through government intervention. (United Nations Economic and Social Commission for Western Asia, 2020). This model has been put to work in the local context to eradicate poverty and alleviate the livelihoods of people. It assumes that the government should regulate the economy in both micro and macro levels. As such, the type of development projects, growth directions and priorities of the state will be coordinated in such a manner.

2.1.15. Political Economy

Derived from the Greek words 'polis' and 'oikonomos' which mean 'state' and 'managing household' respectively, political economy is, in its simplest definition, the study of how the public's household is governed (David, 2022). Taking political and economic considerations,

political economy is a science under the social branch of studies, emerging as a distinct field in the 18th century and it mainly deals with the relationship and connection between the state and the market. It also deals with the relations with between the society and individuals (David, 2022).

Political economy is a study that revealed each decision made by the government has, both, political as well as economic objectives. The difference between the discipline of economics and political economy, as they are often confused, is the fact that while political economy emerged from a moral philosophy, economics was value free discipline that only evaluated variables in matters of economy objectively. Furthermore, political economy deals and assesses the political, economic as well as the social pressures and tensions that affect sectoral policies and outputs (David, 2022).

2.2. Theoretical review

Theoretical review is an integral part of the research where significantly studied schools of thought are exhibited in relevance to the main research theme. The theoretical review section provides a lens and a proper order in identifying the assets, pros and cons of the theories, in comparison to what is, and what is ought to be. In such a way, urban land-use planning implementations are seen under the lenses of classical and contemporary theories of urban land-use planning, local economic development theories, as well as principal theories of planning. The study of urban land-use planning theory examines the practical and technical aspects that are utilized as inputs for the planning outcomes. The second study, theories of local economic development, delves into the necessary considerations that affect urban land-use planning that impact the process and outcomes of urban planning. Lastly, the principal theories of planning exhibit the place and attention given to public participation in the decision making process and urban planning process.

2.2.1. Urban Land-use Planning Theories

Urban land-use planning theories are unique lenses of observation that lay out specific patterns in the distribution of activities in a city. The theories, including models of urban land-use planning, are studied in relation to different field of sciences: economics and geography. These two elements enrich the decision making process in selecting a specific theory, as urban growth is manifested through factors of land value, accessibility coupled with location selection and pattern. For these reasons, the following classifications of urban land-use theories are summarized as below.

2.2.1.1. Classical Theories

- a. **Von Thunen Land-Use Theory:** The start of modern location economics began with Von Thunen in 1826, by delivering a basic analytical model. The model was a result of an observation of the 19th century German villages and postulated that what determined an agricultural land-use around the city was the relative costs of transporting the outputs of the agricultural work to the central market (Jean-Paul, 2020). That is, agricultural productivity depends on the location from the market place or central city. Such arrangements create, then, a purely isolated state and a modified transport costs. That is: the isolated state takes the form of concentric circles radiating from the center, where as the modified transport costs has potential marketable outcomes as the presence of a competing center facilitates profitability (Jean-Paul, 2020).
- b. **Burgess Model:** The 1925 urban land-use model is based on Burgess's observations of 20th century American cities, where a link is found to exist and associate the socio-economic status (income levels) and the distance or location from the CBD- central business district. Longer commuting time signified the distance, yet, the further one moves from the center, the better and the higher the quality of the residence (Jean-Paul, 2020). The model consists of concentric arrangement of six zones. Starting from the inside to the outer zones: CBD, area with industrial activities with transportation terminals, extension of the industrial area which contains poorest urban segment and low-cost housing, Residential area of the working class, Residences of high quality and long commuting cost, Expensive housing located in rural settings with the automobile diffusion in 1930s (Jean-Paul, 2020). According to this model, expansion and reconversion of land-use contribute to urban growth (Jean-Paul, 2020). However, the model was rendered simplistic.
- c. **Sector Model:** Initiated by economist Homer Hoyt in 1939 to explain the tendency for various socio-economic groups to segregate in terms of their residential location decisions. Such model was presented by a wedge-like sectors of dominant urban land use, within which concentric zones of differential rent are identified (Wilson, 1968). The criticism faced by the sector model is that quality housing may expand outward through faster travel routes but a major determinant is identified to be location of employment (Wilson, 1968).
- d. **Multiple Nuclei Theory:** This theory is based on the notion that cities have essentially cellular structure and distinct land-use have developed around certain growing points or

nuclei within the urban area (Wilson, 1968). This theory is initiated by Edward L. Ullman and Chauncy Harris. It contains the CBD, Light Manufacturing, Low residential area, Medium Class Residential, High class residential area, heavy manufacturing area, industrial sub-urban area and outlying business district (Wilson, 1968). The theory had assumptions such as having to perceive the land is flat, even distribution of resources, even transportation costs, even distribution of people in residential area, well-drained and wooded terrain to often favor the development of a high class residential area.

2.2.1.2. Contemporary Theories

- a. **Central Place Theory:** initiated by a German geographer named Walter Christaller and studied the settlement patterns in southern Germany and noticed that towns of a certain size were roughly equidistant. The proposed theory had an ordering principle that governs the distribution of towns and cities (Wilson, 1968). The assumptions of this theory is that the surface is flat, an evenly distributed population, evenly distributed resources, similar purchasing power of all consumers and transportation costs are assumed to be equal in all directions and proportional to distance.
- b. **Bid Rent Theory:** This is a theory that correlates the price and demand of business establishments by taking a geographical economic perspective. That is, land-users will compete with one another for land that is closer to the CBD, resulting in the maximization of profitability and willingness to pay more (termed as bid-rent) for the proximity. The driving factor is accessibility and the greater amount of concentration of customers and users of provided services and businesses.

The bid-rent theory, drawn by Alonso (1964) and Muth (1969), assumes a pattern of concentric rings where the outskirts of the city would be allocated for housing affordable to the poor and as one goes further to the center, where the CBD is, commercial activity is at its peak willingness to pay the greatest rent. To maximize their interests, they will build multiple stories. Hence, as one goes farther out of the city, land becomes less attractive to activities, and land is cheaper, resulting in sparsely populated areas in the peripheries, and densely populated inner core (Chidi, 2019).

2.2.2. Local Economic Development Theories

2.2.2.1. Location Theory

The field of location theory has three major streams which are derived from distinct analytical spectrums. The first aspect is developed out of regional science and urban economics, the second aspect is economic geography and business management theory while the third aspect revolves around trade theory. All these three aspects converge to formulate a new kind of understanding of various characteristics to bring a holistic approach to explain the rationale of location decisions. To grapple on the link between knowledge and location can be understood by the inter-relations of the above-mentioned three aspects. Consequently, the economy is oriented and guided by the knowledge spill-overs which are central to the decision making (Christaller, 1932).

- a. **Aspect of Regional Science:** Pioneered by Alfred Weber and Leon Moses, the regional science tradition comes from a perspective of regional economics that rather has a mathematical location-production optimization models set explicitly in geographical space in order to identify the transport costs it faces and the preferable optimized conditions that enables the firm's production function (Christaller, 1932).
- b. **Aspect of Spatial Competition:** The stream exists within the aspect of the regional science based on the initiations made by Hotelling. The main theme of this aspect is to emphasize that if there is no competition at the functioning stage, then there can exist a stable clustered optimal market structure. Likewise, if the vice versa is to occur, then there cannot exist a stable clustered optimal market. This aspect tried to relate product with the space (Christaller, 1932).
- c. **Aspect of Land Use Models:** Under the regional science, the aspect of land-use models focuses on utility maximization, whereby with homogeneous amenities, land prices are convex with distance from the city center, as are densities and capital-land ratios. The land-price distance is also linked with urban economics and real estate economies. These arguments can also be extended to analyzing the impacts of heterogeneous amenities, problems associated with externalities, and poly-centric urban systems (Christaller, 1932).

Location Theory is the complex interplay between business location choices, urban spatial structure, and innovation and technological change which really lies on the focal point of location theory (Christaller, 1932). Location theory seeks to explain the basic, universal factors that

determine and influence the location of all kinds of economic activity. This paradigm is concerned with business location choices as well as urban spatial structure to understand how economic factors influence urban structure and form. Lastly, location theory is concerned about innovation and technological change to grapple on how location factors influence technological development such as transportation systems and economic growth (ibid). Once the urban spatial structure exists, making decisions on economic activities and businesses will be directly related to the existing kind of infrastructure, which will have a reciprocal relationship (Philippe, 2019).



Figure 2.1 Inter-relationships in Location decision (Philippe, 2019).

2.2.2.2. Regulation Theory

Regulation theory has its connection and ties to a Marxist economic theory whereby the economy is intertwined with the social, cultural and political among other contexts. As these entities are dependent upon each other, their interaction is inevitable. This way, the economic fabric is connected with the society and is deemed to have a self-regulation mechanism of an economic system (Richard, 2001). Regulation is defined to mean the intentional use of authority to affect certain behavior of constituent actors according to a given set of standards that involve gathering and performance measuring (ibid).

- i. **Public Interest Theory:** as a part of welfare economics, it emphasizes a cost/benefit analysis should be conducted in order to improve operation of market that can result in increment of social welfare. This is done through government intervention through legislative actions, public interest groups and agents that demand the intervention in the pursuit of public interest objective (ibid)..
- ii. **Private Interest Theory:** In this case, the government is not an independent arbiter but is rationally self-interested. There will be a 'sell' of the government power to coerce wealth to those most likely to achieve election process. On the other hand, producer groups of regulation are able to use the power of government for the advantage in terms of organized

interest group and government officials that are rationally self-interested (ibid).. This particular theory states that regulators will use power to transfer income from those with less political power to those with more.

2.2.2.3. Urban Economic Base Theory

It is introduced by an economic geographer named John Alexander in the 1950s. The focal point of the theory is that the basic income of the region is derived by export. It originated with the need to predict the effects of new economic activities that brings new job opportunities. The theory describes that the main short-term factors of regional or local economic development with particular relevance to small regions (James, 2009). The components of the theory include basic sector (export sector), non-basic sector (local sector) and base multiplier, while large income is generated by the basic sector. The basic sector focuses on bringing wealth from outside into the city while the non-basic sector support the basic industries (James, 2009). Even though, in most cases, what are called economic base are companies in free market political economies, in other cases, the economic base can be government, public sector jobs and civil service departments.

- i. **Basic Industries:** There are entities that bring in wealth from outside and are usually called economic base. These entities provide services to companies and people outside the local area. They bring financial gains into the local area.
- ii. **Non-basic industries:** These are entities that support the basic industries as they do not provide services to business and people outside the local area. They do not bring in any financial contribution from outside and do not typically form part of the economic base.

The way to achieve a better economic base is to entice businesses to come into the community as well as encourage the existing entities to expand locally, through tax incentives, free rent, interest free loans. Hence, economic base analysis is a method for identifying which industries are key to regional or local economy. Economists and policymakers use the economic base analyses to help when deciding on workforce targeting and economic development. Economic base concepts revolve around the questions that are presented to urban planners and economists involving the indirect impacts of economic activities on employment and income in the locality. As such, economic-base models tend to focus on the demand aspect of the economic study.

According to an online seminar presented by Jessie Lerousseau on December 2021, economic planning can be associated with city planning under this theory (Jessie, 2021). There are two

mechanisms whereby economic data can be used for urban planning; on the one hand, the data can be used to verify the soundness of a specific physical land-use plan so that it can have a long-run that fits the demands of the community as coinciding with the present and future local economic structure; on the other hand, contrary to the passive involvement of the urban planner in the first perspective, the urban planner can take an active role in fashioning and guiding the urban economy in order to accomplish goals of living standards, societal needs, recreational activities and working demands (Jessie, 2021).

2.2.3. Principal Theories of Planning

Planning is an activity that encompasses rational and logical process of decision making to positively impact the livelihoods of human beings in a systematic framework (Nigel,1998). In his book, Nigel mentions numerous theories by planners such as Antonio Faludi were formulated that can be implemented in the planning process, as the exercise requires political and communal involvement. On the other hand, core planning approaches have been identified as SITAR, an acronym for Synoptic, Incremental, Transactive, Advocacy and Radical thoughts in planning, to address implementation strategies of projects or policies and planning (Barclay, 1979). All five approaches consider parameters of: public interest; humanistic domains; feasibility; action potential; and self-reflectivity.

- A. **Synoptic or Rational-Comprehensive Approach:** It is the dominant approach that sets a goal that derives from a problem, formulates a policy, evaluates and also implements a policy. It may or may not take this order but includes these four steps.
- B. **Incremental Approach:** By following the political economic nature of the country, this approach tends to work in democratic settings that have autonomous districts that work in collaboration. The approach was born out of the criticism of the synoptic approach by Charles Lindblom, who points out that the synoptic approach has limitations in institutional performance, insufficiency of decision-making bodies, and its bias towards central control when defining problems and solutions, evaluating alternatives and implementing the decisions (Barclay, 1979). The incremental approach has the contrary approach with the aid of the three approaches.
- C. **Transactive Approach:** Contrary to comprehensive approach, the logical method used in the planning process bases its focus on the interaction between the community and planners

by engaging in dialogue and communication (Barclay, 1979). This approach tends to make a certain community target by contacting them face-to-face, with the people affected by decisions that controlled social processes and welfare. Hence, the process of personal development is given more emphasis rather than meeting objectives solely (Barclay, 1979).

- D. **Advocacy Approach:** Historically, the movement grew in the sixties to legally defend interests of the weak against the strong and well-established community groups, by challenging the unitarily held view of the public interest and mobilizing for plurality, resulting in a shift of social policy formulation from back channels to open ones. The outcome was that it brought a new linkage between social sciences with the legislative process. The criticisms of this approach is that approach depends on the mobilization and support of different groups (Barclay, 1979).
- E. **Radical Approach:** It is the mechanism that equitably develop an urban plan that involves and bases the community. The radical approach is concerned with the role of planning in the struggle between varying economies or classes and emphasizes on decentralization of control in planning. Radicalism is interpreted in the sense of going to the roots. Where the stress on personal growth, social process, cooperative spirit and ecological perspective gain focal attention (Barclay, 1979).

Table 2. ISITAR Approaches in line with parameters

| Parameter | Synoptic | Incremental | Transactive | Advocacy | Radical |
|------------------|----------|-------------|-------------|----------|---------|
| Public Interest | ✓ | ✓ | ✓ | | |
| Human dimension | | | | | ✓ |
| Feasibility | | | | | |
| Action Potential | ✓ | ✓ | ✓ | ✓ | ✓ |
| Self-reflective | | | ✓ | ✓ | ✓ |

Source: Barclay, 1979.

The experience of our Country and the capital city tends to reflect the most practiced approach, which is, the synoptic or the rational-comprehensive approach. It can also be said that the modality of the approach consists of a top-down approach, that aims to answer specified problems. As seen

above, the planning consists a preparation phase, a planning, implementation and evaluation phase, that are set out to fulfill economic goals and objectives.

2.2.4. Participation Rungs in Democratizing Urban Planning

Arnstein’s ladder of citizenship is an indicator of the levels of participations in the decision making process. As most programs, urban planning and its implementation are political processes and are also taken into the account of popular participation (Arnstein, 1969). In this regard, the participation levels of people in the urban planning process is seen critical in evaluating the urban land-use planning implementation.

Table 2.2 Arnstein's ladder of citizenship

| Citizen Participation | Rungs | Explanation |
|------------------------------|-------------------------------------|---|
| Citizen Power | Level -8 Citizen Control | Citizens are in full charge of policy and managerial aspects. They govern a program and institutions. |
| | Level -7 Delegated Power | The authority of being the dominant decision-makers is achieved by citizens. |
| | Level -6 Partnership | Redistribution of power is facilitated, between power holders and citizens. |
| Degrees of Tokenism | Level -5 Placation | The legitimacy to decide on the advices given by citizens is retained by power holders, but citizens’ advices are taken seriously. |
| | Level -4 Consultation | Citizens are invited to have a say and can express their opinions, but their ideas are not guaranteed to be considered. |
| | Level -3 Informing | A unidirectional form of discussion where the officials inform citizens about an issue. It gives no power of negotiation and no channel for feedback. |

| | | |
|-------------------------------|----------------------------------|--|
| Non- Participation | Level -2 Therapy | Participants are brought together to be told they need to adjust their values in reference to the larger society. |
| | Level -1 Manipulation | People are put in advisory boards to educate or engineer support. It is a distortion of participation and more attunes to public relations that grass roots people are involved. |

Source: Arnstein, 1969.

2.3. Empirical Review

2.3.1. Kazanchis Area LDP Evolution

The LDP of Kazanchis area is grouped in numbers such as Kazanchis I, II, and III. The grouping follows road networks but not the assignment of the Wereda. That could also mean LDP can constitute areas of two or three Weredas and sometimes, two sub-cities as well. Kazanchis I for the LDP corresponds with “Zone- 2” of the grouping established for research purposes in this document. Kazanchis II of the LDP study corresponds with “Zone- 3” of the grouping done for the research purpose. And “Zone- 1”, the zone of yet to be developed area as designated in the research, is an area that corresponds with Kazanchis Menaheria LDP.

Kazanchis I, or Zone- 2, had its LDP done in the phase of the 9th Structure Plan of Addis Ababa, while Kazanchis II, or Zone- 3, is currently undergoing implementation process of the 10th Structure Plan of Addis Ababa. Kazanchis Menaheria’s LDP, which is Zone-1, is being studied according to the Kirkos Sub-city administration, by a private consulting firm.

The concept when preparing the 2017-2027 Structure Plan was to provide a roadmap that can lead the city into the future through well-organized urban space and form in order to facilitate development. To enable the umbrella concept, the LDPs must be in-line with attributes that fit the account of the Structure Plan.

2.3.2. Political Economy of Addis Ababa City and Inclinations in Redevelopment

According to the Oxford Handbook of the Ethiopian Economy, the concept of Developmental State in Ethiopia, Ethiopia’s rapid economic growth over the past decade, state intervention in the economy and the focus on Industrialization have been giving Ethiopia a name of undergoing developmental state. The influence of such political economy pattern of the country is inspired by the east Asian models of fast growth and development. This means, the state may be seen to

intervene in the market activities, heavily in some instances, so that the strong developmental vision can be achieved. With the many benefits had also come few criticisms regarding the dependence of bureaucracy on political governance. To this effect, there have been inclusion and promotion of public-private-partnerships to enable a greater boost for the economy of the country. Privatization is not a strictly market economy stature, rather, developmental states have also been modeled to feature such market economy but only in the ends and success of developmental state.

On a National level, the realization of Ethiopia's vision of becoming lower middle income country by 2025 calls for "competitive, productive and inclusive economy in all its aspects." In regard to this, the major development objective stated in the national plan GTP II (1915/16 -2019/20), is reducing poverty and generating employment for expanding labor force where by eradicating poverty through accelerating broad based inclusive, sustained growth.

In 2018, Ethiopia enacted a new Proclamation No. 1076/2018 facilitating Public-Private Partnership. Due to the growing demand of the population's demand for public infrastructure in the country, the need for PPP and projects involving these needed programs have been responded with a proper legal framework. The rationale behind why the PPP is a preferred kind of political development is due to the fact that public infrastructure is an enabler, server as a catalyst for economic development as well as economic growth, which can be a fundamental drive to attract FDI- Foreign Direct Investment, international trade expansion and other similar aspects. These benefits add to the value of the need of economic development in a national scale as well as to the subordinate scales.

Although the PPP is an essential direction and tool to develop infrastructure that can fill the gaps that have been existing and preventing proper development, it doesn't come without its own criticisms (Biruk, 2019). The limitations are described as: infeasible projects may occur for reasons that are legal, commercial or political; the lack of technical, financial and managerial capacity to implement a project; gains are only possible if there is an additional cost source on to the PPP project as they can be costly.

The link between public infrastructure and economic development is well realized and established, making the PPP programs relevant to the urban fabric and the national political economy as a whole. Furthermore, in an urban scale, PPP refers to the innovative techniques or methods that are used by the public sector in order to make an arrangement that is contractual with the private sector

and bring the potential capital to provide and deliver a timely and properly budgeted projects (Biruk, 2019). This essentially shows the close ties between the private and public sector to provide solutions and deliver services, and in turn result in local, regional or national economic development.

Furthermore, on a city level, the recent developments that have created urban tourism are bringing changes to the political economy of the city. Even though the urban development is the focal center of the research, the general sense of the political economy is essential to understand the direction of urban development (Biruk, 2019). This is to mean, under different political conditions and political governance, comes different strategies and priority areas as to respond to the mechanisms to positively impact and change the economic conditions of the cities as they are the main engines of the economic development of the country.

According to Biruk (2019), Addis Ababa's political economy have been seen through-out the political leadership changes and the focus on the urban fabric priorities. This is to mean, during the military regime of Derg, the spatial theatre of parading the military troops took place in Meskel Square. Following the fall of the Derg, the coming of the EPRDF changed the focus to bring condominium and social housing projects as well as the introduction of the LRT (Light Rail Transit). Afterwards, the new political shift in the 2018 has brought dynamic changes to urban tourism through projects such as "Beautifying Sheger", "Lagare", and other high-end luxury real estate with megaprojects. It is seen that these urban megaprojects are suitable and convenient analytical lenses to unravel political approaches that influence the economy.

The development projects take a significant model that guides such patterns (Biruk, 2019). The model that Ethiopia follows as a whole is the developmental state model with a mix of increasing public-private-partnership (PPP). The developmental state model is characterized by having strong state intervention, regulation and planning and has also been extensively used in other Asian countries as a path for a fast-paced development. The political will is centered on the national goals, commitment of leadership and public aimed.

2.3.3. Addis Ababa's Urban Policy with Regards to Spatial Land-Use Planning

2.3.3.1. Policy document of Ministry of Urban Development and Construction

Urban population, according to the Central Statistics Agency, is 20% of the total population. As such, it is projected to grow at a rate of 3.8% showing a faster urbanization rate. With a vision of

achieving a middle-income-level status of the country, the Ministry of Urban Development and Construction drafted a policy in 2012, the goal is put as

“... to develop an internationally competitive industry that will be able to undertake most of the construction projects in Ethiopia and export its services and products and ensure value for money to industry clients as well as environmental responsibility in the implementation of construction projects.” (Ministry of Urban Development and Construction, 2012).

The importance of economy is issued as one of the primary issues to be addressed within the policy document. This is due to the fact that, in a broader view of Ethiopia, the construction industry as well as the urban development sector are the major sectors where considerable amount of PPP is applied in order for the public and private sectors to invest with ranges of ample funds. The percentage share of the construction sector to GDP at constant basic price has increased from 4.3% in 1993 E.C to 5.8% by 2002 E.C. This can be attributed to, according to the document, the expansion of economic infrastructures, namely; railways, roads, electric power, telecommunication, being critical towards achieving the country’s Growth and Transformation Plan (GTP). In correlation to these facts, substantial total of the country’s budget is allocated to economic development through financing infrastructures for development which are social used such as; educational projects.

The economic development vision the policy has put forward is stipulated and quoted directly as follows:

“Ethiopia has now embarked on a long-term development Vision 2025 whose overall goal is to attain sustainable human development with all pre-requisites for a middle income country by the year 2025. This envisages creation of a strong, diversified, resilient and competitive economy that can effectively cope with the challenges of development and that can easily adapt to the changing market and technological conditions in the regional and global economy. The priorities identified as the essential catalyst for the attainment of the Vision 2025 objective include development of infrastructure as an important ingredient towards attainment of faster economic growth.” (Ministry of Urban Development and Construction, 2012).

The policy document puts forward its own faced challenges that result in inefficiencies. These include: lower technological base to facilitate the needed development level, unfavorable conditions projected by donors, weak resource base, standards that are low, unsafe and hazardous, financial mismanagements and ineffectiveness, among the enlisted (Ministry of Urban Development and Construction, 2012). Contrary to these challenges, the response to these constraints are proposed to be improving and capacitating local work force, improving the capacity of public sector delivery, promote technological development, adequate support that can be given to human settlement development and working towards poverty reduction as well as eradication.

Although such is the case from the policy document, the very fact that policies provide a framework for the proper identification of goals and strategies, to provide possible solutions to the problems it had already identified. One direction that can alter this fact, is to ensure the integrative experience of economic development and economic planning features. The identified gaps and challenges are singled out from the bigger and larger scope, that is, economic progress. Legal frameworks and PPP can shape public policy decision making to fulfill economic development goals (Ministry of Urban Development and Construction, 2012).

2.3.3.2. Proclamations on Land-Use Planning

As per the urban planning proclamation 574/2008 states its objectives, it provides that urban planning has the aim to regulate and facilitate development activities in urban centers and thereby enhance economic development of the country. The proclamation provides rules relative to spatial and development planning in urban centers in Ethiopia. The legal framework established by the proclamation promotes a planned and well developed urban centers in order to regulate and facilitate development activities in urban centers. The end-goal of this urban planning framework is to result and enhance economic development of the country.

In addition, the proclamation instates the hierarchy of plans are considered in a descending order as: national urban development scheme, regional urban development plan and urban plans. Extendedly, the types of urban plans are recognized in to two aspects: city-wide structure plan and local development plan (LDP). In this case, the latter depicts is a medium term with an integrated urban upgrading, renewal and expansion activities where there is a particular focus on strategic areas that can shape spatial framework, ensure local economic development that incorporates urban design principles. Such plans, as the proclamation enlists, uses zoning as a strategy, a proper

provision of housing typologies, upgrading schemes, urban renewal and reallocation areas, green areas, open spaces that can be used for common benefits.

2.3.3.3. Land-use policy and Land Policy

One of the problems attributed to the economic and urban development lags is due to the unclear distinction and foggy difference between national land-use policy and land policy. This makes it difficult for decision makers as there is more focus given to land policy rather than land-use policy. Land policy is a much broader concept than land use policy, as land policy covers all tenure, ownership and laws on the use of land, whereas land use policy is all about dealing with the use and management of land resources (Zemen, 2017).

While the land policy is an essential document, it is prepared to achieve objectives of securing land rights, land use and land management as well as access to land. A land-use policy, on the contrary, is the government's perception of what kind of direction has to be taken on major issues related to land use and the proposed allocation of the national land resources over a fixed period of time. Within it, a land-use policy has a production and a conservation component (Zemen, 2017). A sound national land-use policy is effectively part of the enabling environment and should cover all uses of land.

2.3.3.4. Generating Local Development Plan in Urban Land-Use Planning

According to the F.D.R.E. Ministry of Urban Development and Construction in a presentation document published in December 2013, titled Preparation and Implementation of Structure Plan, a Structure Plan is the current city plan approach that focuses on socio-economic aspects for a time frame that spans for 10 years. The Ethiopian Urban Planning System is as follows:

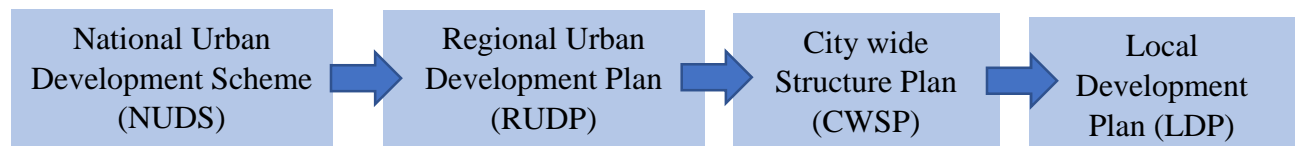


Figure 2.2 Structure plan process (MUDC, 2013)

The stages of Structure Plan are: Preparation stage; Planning stage; Implementation and Evaluation stage.

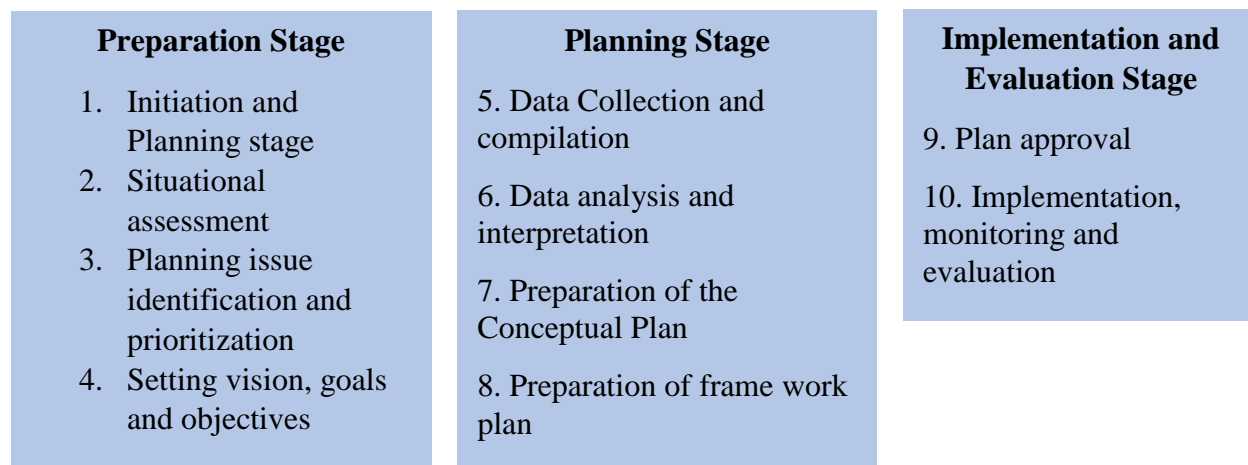


Figure 2.3 Structure plan process in stages (MUDC, 2013).

Each phase under the respective stages have their own functions and purposes that determine the successful implementation of the Structure Plan (MUDC, 2013). However, such a clear cut planning and a stage by stage procedure requires institutional capacity and a bettered management of the processes. As such, the urban planning system does not mention a controlling and inspecting body and how the body could integrate within the process for an effective planning system.

2.3.4. Economic Planning towards an Urban Economic Contribution

The ten-year plan proposed by the F.D.R.E. Ministry of Planning and Development states that one of the focuses and priority area is urban development. Within it, the main focus of the document stresses that there needs to be a decentralization system of urbanization in order to enhance sustainable development of cities in general. The plan focuses on mitigating the existing challenges regarding: housing demands, financial options, marketing networks, creation of job opportunities, coordinated infrastructural development, setting a standard for construction quality and maintenance of infrastructures, enhancing the role and contribution of the private sector in urban development, ensuring the continuance of green development, promote good governance, skilled managerial deployment of personnel, and, promote equitable supply of land and enable rapid urban development.

As such, it can be seen that priorities are set to be a promotion of economic development within the cities at a federal level and a guiding principle to the entities that exist and function under the respective cities in the different regional parts. In addition, there are principal objectives set for the

coming ten years in order to achieve the urban development goals starting from 2020-2030. These objectives can be summarized below, as found relevant to the study.

- Create job opportunities as well as housing
- Utilizing integrated urban development plan to guide the social, economic and environmental development activities in designated and prioritized areas
- Enable residents to acquire accurate knowledge of their land resource
- Provision of at least 60% of the finance needed for urban development with 10% to be from community contributions. (F.D.R.E. Ministry of Planning and Development, 2020).

The Ministry of Planning and Development has a federal mandate, hence, gives general directions for all the urban regions and to follow through the objectives. Thus, the economic development as planned by the Ministry can be achieved through the part and parcels of the urban and rural fabric. The city-scale addressed in the ten-year plan, can be an umbrella that can guide the nature of urban development of the influence area.

“Land is the most valuable asset in a city. The use and structure of urban land is decisive in determining the potential for individuals to access jobs, services, and collectively drive productive growth...there is a clear role for policy in urban land use planning in addressing these failures to coordinate and anchor private investments. Urban land use planning here refers to the process of designing and implementing regulation that affects how land is used in cities.” (Paul, 2021)

However, economic planning does not only consider what the urban development results in an economic and financial aspect. The process taken to prepare a plan and commence the plan is significantly an economic planning process that requires the understanding and utilization of resources, such as land and professional skills, in a manner that is economic and efficient. A provision regarding such explicit wording could have sealed a bettered performance in planning.

2.3.5. Critical Aspects in Evaluating Urban Land-Use Planning Implementation

The implementation phase is a step that ensures the operation, execution and enactment of the designed urban land-use plan. It considers numerous layers as explained by Calbick et al (three persons) and can be seen in summary below.

Table 2.3 List of Urban Land-use Implementation Aspects

| Legislative Aspect | Political Aspect | Administrative Aspect | Financial Aspect |
|---|---|--|--|
| <ul style="list-style-type: none"> - Enforcement issues - Dispute resolution alternatives | <ul style="list-style-type: none"> -Participatory planning process -Public educational and informational programs -Policy directions | <ul style="list-style-type: none"> -Regulations and Harmonization -Technical advisory -Management techniques -Performance indicators and timing -Multi-Sectoral cooperation | <ul style="list-style-type: none"> -Adequate funding -Project financing -Resource inventory -Economic mapping -Fiscal constraints |

Source: Calbick, 2003.

2.3.6. Measures of Development Via Urban Service Provisions

The economic, social and cultural life is drives the city’s development. As cities are generators of growth and development that extends to national levels, it is important to differentiate the mechanisms of predicting the scale of development (Rhonda, 2003). Since the interest area goes to a level lower than cities, there needs to be identifications of measurement of development in a sub-city scale. Moreover, promoting urban renewal as the driving force of prosperity and creating opportunities together with strengthening the link between cities and development, and between urban centers and surrounding areas, are the main challenges to provide stable economic growth (Rhonda, 2003).

Establishing a system of indicators for measuring the performance level of development of some cities included the consideration of contemporary city’s complex aspects with reference to the 72 attributes of a smart city, performance of the city as well as a sub-city, and urban status or urban sustainability. The measures used for development are given by World Bank UN—Urban Indicators Program as follows:

- Economic advancements seen in employment levels
- Heath facilities, Education provision in quality for children, and highest levels education
- Poverty reductions
- Mobility, Transport volumes, accidents
- Social participation and inclusion networks and Cultural vitality

- Environmental quality in greenery, air quality and open space provision
- Mind-set on religion, politics and national identity
- Waste management
- Safety of the local community and justice provision

In addition to the above, according to the author of Regional Planning Development, Aklilu W., for an integrated and balanced development across geographical spaces, diverse components of spatial systems ought to be *functionally linked* among themselves. Another essential point is, access. Access affects the distribution of programs since as a strategy, to get services relevant to the users should not take more than an hour. The closely linked result of the attention given to access may result in the crowding of programs and land-use utilities as it has been experienced in European cities. Such result was not desirable but at the same time, the focus given to access cannot be overlooked when planning a development-centered scheme (Aklilu, 2016).

2.3.7. Revenue Generating Potential of Kirkos sub-city, Wereda 8

Kirkos sub-city is located in the geographic center of Addis Ababa city and composed of 11 Weredas, now being restructured to 10 Weredas. As per the information taken from the Kirkos Sub-city, Kirkos, before the redevelopment was among the vibrant revenue generators out of the ten sub-cities next to Addis Ketema and Bole. But once the redevelopment plan was implemented, the revenue generating potential has shown to decline. This is due to the resettlement of the active business centers and sectors that had once been in the site. The second reason has been stated as the site not being attractive to invested upon. Yet there is a slow and gradual change of increment in revenue collection.

From the collected primary data from the Kirkos Sub-City Finance Bureau, from the last year's fiscal year, 151,990,777.53 ETB was collected. Compared to the revenue collected from the current mid-fiscal year, which is 176, 313, 053.60 ETB, an increase of 16% has been seen. The greatest revenue generator is collected from land lease, while trade activities hold third place, while the least being cultural and tourism sector.

Table 2.4 Quarter plan for the 2022 FY

| No | Revenue collected | Plan of current fiscal year-Quarter | of Accomplished | Put in % | Rank |
|----|-------------------|-------------------------------------|---------------------|--------------|----------|
| 1 | Wereda 1 | 7,993,934.28 | 931,089.00 | 11.65 | 10 |
| 2 | Wereda 2 | 7,205,135.82 | 973,409.00 | 13.51 | 6 |
| 3 | Wereda 3 | 4,960,545.82 | 659,393.00 | 13.29 | 7 |
| 4 | Wereda 4 | 8,501,824.86 | 1,253,979.00 | 14.75 | 4 |
| 5 | Wereda 5 | 6,636,575.65 | 781,670.00 | 11.78 | 9 |
| 6 | Wereda 7 | 3,550,988.83 | 448,122.00 | 12.62 | 8 |
| 7 | Wereda 8 | 6,612,817.02 | 925,212.00 | 13.99 | 5 |
| 8 | Wereda 9 | 4,250,360.74 | 884,031.00 | 20.80 | 1 |
| 9 | Wereda 10 | 5,425,363.03 | 824,254.00 | 15.19 | 2 |
| 10 | Wereda 11 | 4,110,727.45 | 608,224.00 | 14.8 | 3 |
| | Total | <u>59,248,273.50</u> | <u>8,289,383.00</u> | 31 | |



Source: Kirkos Sub-City Administration, 2022.

2.3.8. Land-use Composition of the Influence Area Selected in Kazanchis

The area covered in the influence area is composed of various programs and functions. The programs and functions within the site is dominated by business sectors of the hotel tourisms as well as office buildings. In addition to these programs, there are ample amounts of Housing units of different typologies ranging from slum housing units to high scaled luxury apartment housing units. In a considerable proportion, there are also small business sectors, mixed use spaces, international organizations and religious spaces.

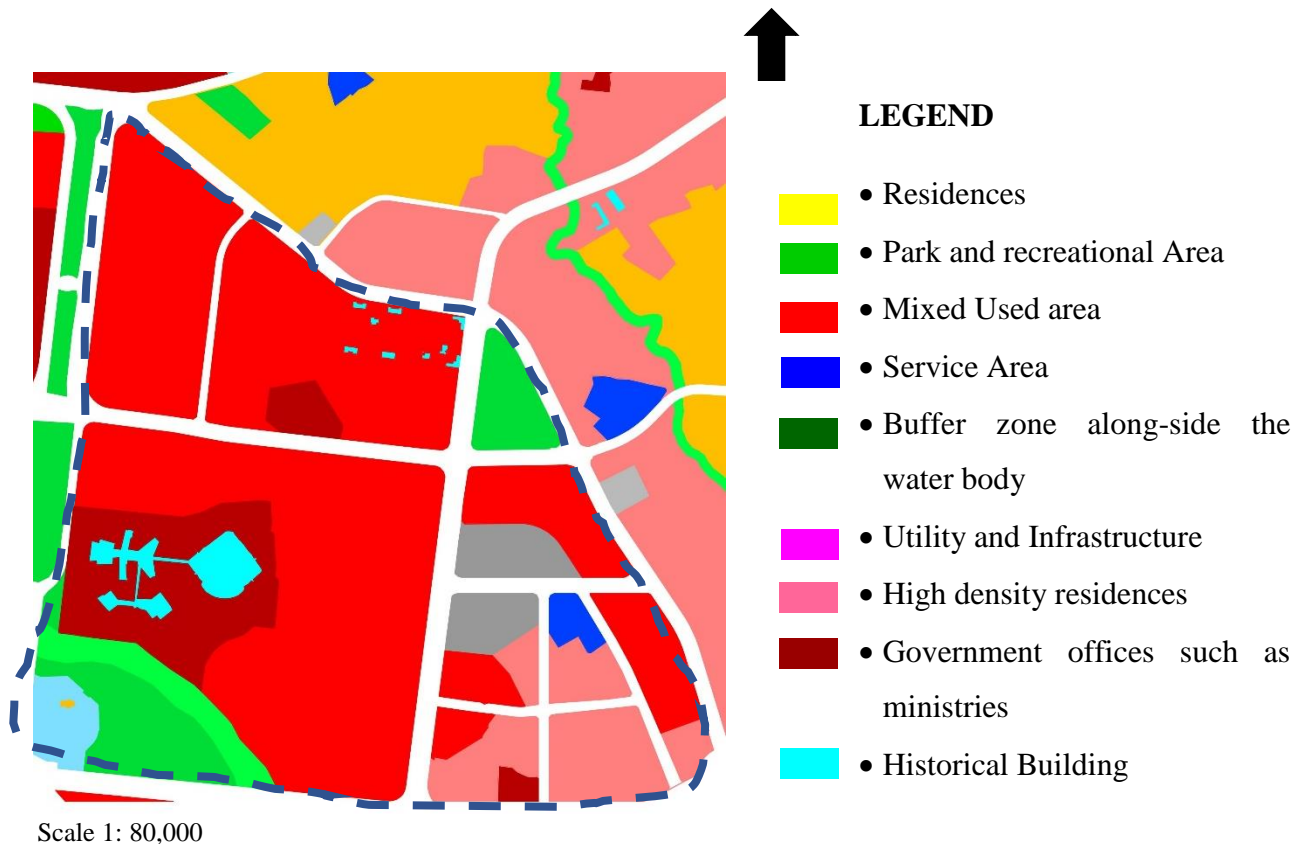


Figure 2.4 Site's land-use as taken from the Structure Plan (Cut-out from 10th Structure Plan, 2010)

2.4. Conceptual Framework

The conceptual framework is guided by the conceptual, theoretical and empirical review that properly and appropriately address the research objectives and research questions. The problem as stated above is centered on analyzing the aspects of implementation problems of urban land-use planning. In this regard, there are certain recurring problems in implementation with regard to political, financial, legal, socio-economic, environmental, governmental and administrative matters.

As the influence area has been largely subjected to redevelopment projects, in the hopes that it will yield economic benefits, economic planning strategies are closely examined before, during and after completion of the project. In such phenomena, the influence area's local development plan is seen under the theoretical framework of bid-rent theory, location theory and regulation theory.

Furthermore, issues regarding socio-economic aspects of implementation problems are seen through lenses of principal theories of planning, to frame how the political economy of the city as well as pertinent proclamations align with public participation, public interest and action potential in decision making of the planning process.

The site in interest contains an un-developed section, a well-developed portion and a developing section; hence, for analysis purposes, is classified into three zones enumerated 1, 2 and 3 respectively. The study, therefore, conducted a comparative analysis within the influence area to understand the level of implementation of the LDPs, the process of dealing with arising harmonization issues, the depth of societal involvement in the development of localities, and the connection spatial planning has with economic vitality.

In referring to the land-use composition of the influence area, spatial land-use planning is examined through the consideration given to the provision of social infrastructures, density and urban spatial structure in the preparation and implementation process of the site's redevelopment.

Determining the conceptual framework, independent, moderator, mediator and dependent variables have been identified. The independent variables are presented to be variables that affect other variables but are not affected by other variables. In other words, independent variables are the cause, while, on the contrary, dependent variables are the effect. As such, variables that remain **unaffected**, rather affect others are:

1. **Political economy of the city:** The capacity, ability and will of implementation of urban land-use planning prescribes the result and its capability to meet the expected reaps.
2. **Urban Land-Use Planning:** Starting from the preparation process to its implementation, urban land-use is seen to affect the outcomes resulted by its process.

The **dependent** variables are:

1. **Varying aspects of Implementation of Urban Land-Use Planning:** an urban land-use plan's level of success is determined through its process and its implementation. This makes implementation a dependent variable in the research.
2. **Outputs and outcomes of Urban Land-Use Planning:** These in particular refer to the economic yields, aspects of societal and environmental sustainability, and significant increase in development.
3. **Coordination and Interpretation of Implementing Urban Land-Use Planning:** The LDP implemented in the influence area have been undertaken in different time spans, making coordination a necessity. The harmonization, coordination and interpretation of the plan contributes to the efficiency of the implementation.

On the other hand, **moderator variables** are those that affect the strength of the relationship between the independent and dependent variables while mediator variables explain the course and route of how the dependent and independent variables are related. By this token, the moderator variables are:

1. **Urban Planning Proclamation:** Giving urban planning a legal framework, it is essential in providing a guiding context and outline in the quintessence of bridging the planning to its implementation.
2. **Technological and Innovative Advancements:** For harmonization and coordination, software and other digital tools are used to enable smoother implementation of an urban land-use plan.

The **mediator variables**, then, are:

1. **Theoretical Approaches:** Practice of urban land-use planning bases itself in a theoretical approach that incorporate Urban Planning Theories, Principal Theories of Planning, and Local Development Theories, in order to bring about a thorough glimpse when implementing an urban land-use plan.
2. **Analytic Approach to Implementation:** These include issues of interpretation, timeline, resource utilization, capacity, coordination, political interference and professional capabilities.

The last variable, that is the **control variable**, is the element that is held constant through-out the research. In this regard, population and urban spatial structure are held as control variables, as it was described that population has been a limitation in the study, and without a proper and updated census as well as a scholarly study, spatial structure cannot be utilized in the study.

In such a way, the categorization of variables and the basic conceptual framework is presented in the following manner.

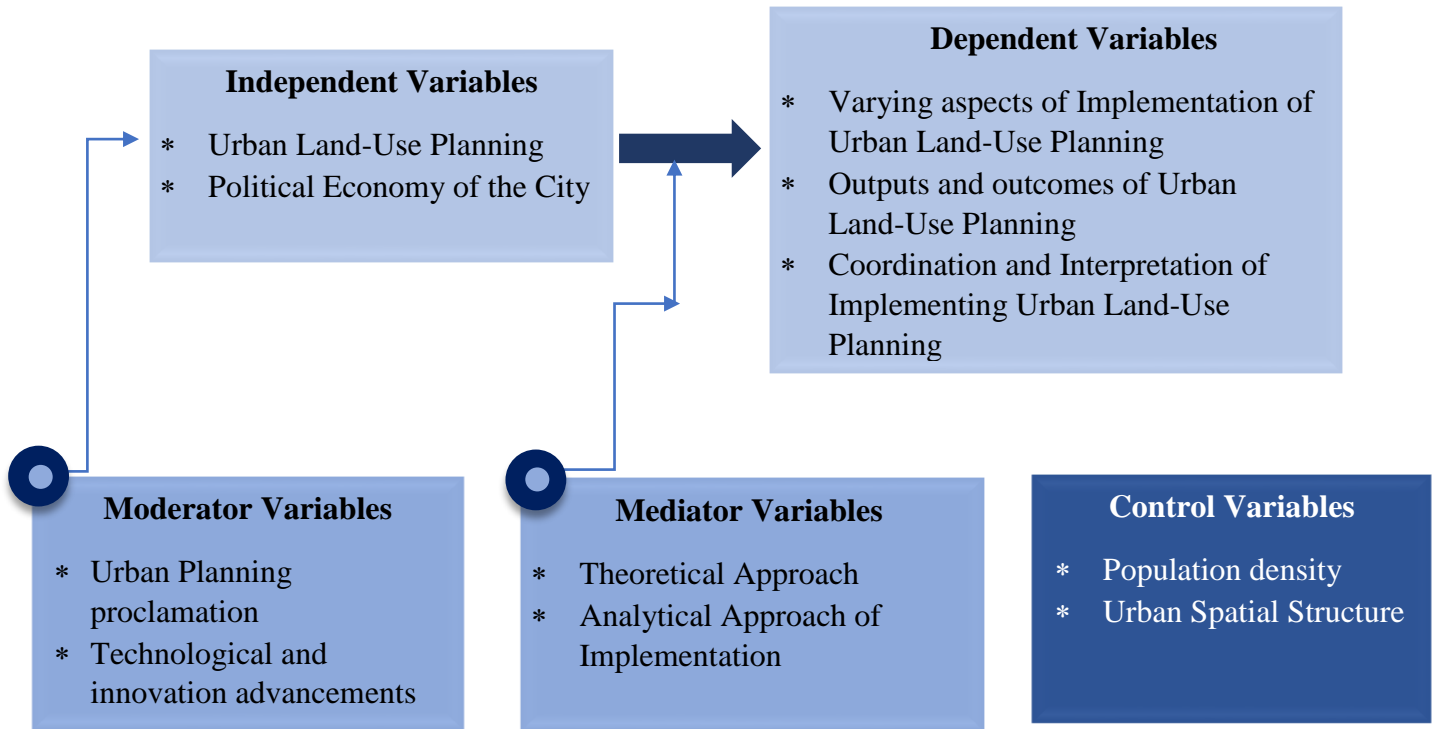


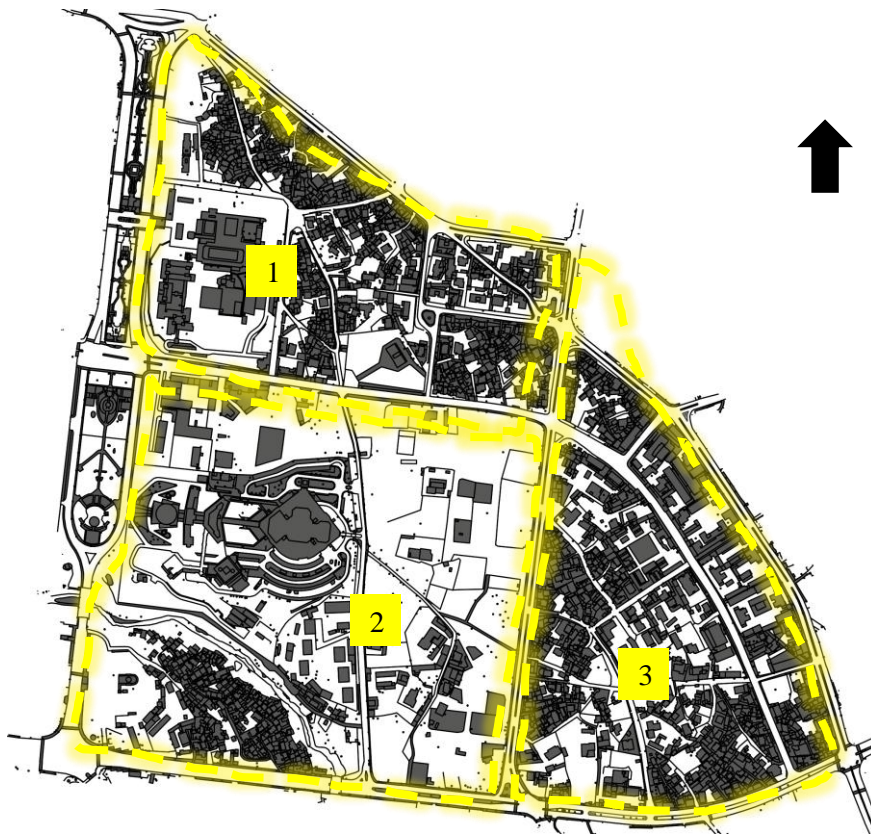
Figure 2.5 Conceptual Framework (Compiled by researcher, 2022)

Chapter Three: Research Methodology

3.1. Study Area

The influence area that is located in the Kirkos sub-city is 99.7 hectares in total and is classified into three zones for the purposes of the research. The influence area compares and contrasts the three zones due to their different character from previous studying approaches on Kazanchis site as well as physical differences as seen from the aerial view.

Referring to the plan below, Zone “1” is composed of single dwelling residence predominantly, but has frontages of active business centers and services. Zone “2” had once been similar to Zone “1” over a decade ago, but due to redevelopment of the area, this zone has been having a vibrant economic feature through service sectors, high priced residential units and business sectors. The fact that there is an international sector also contributes to the fact that the zone contextually responded to its immediate surrounding. It also contains an open space/park for recreation. The last zone is Zone “3” which is also in the process of redevelopment site but not as vibrant as Zone “1” and “2”.



Scale 1: 70,000

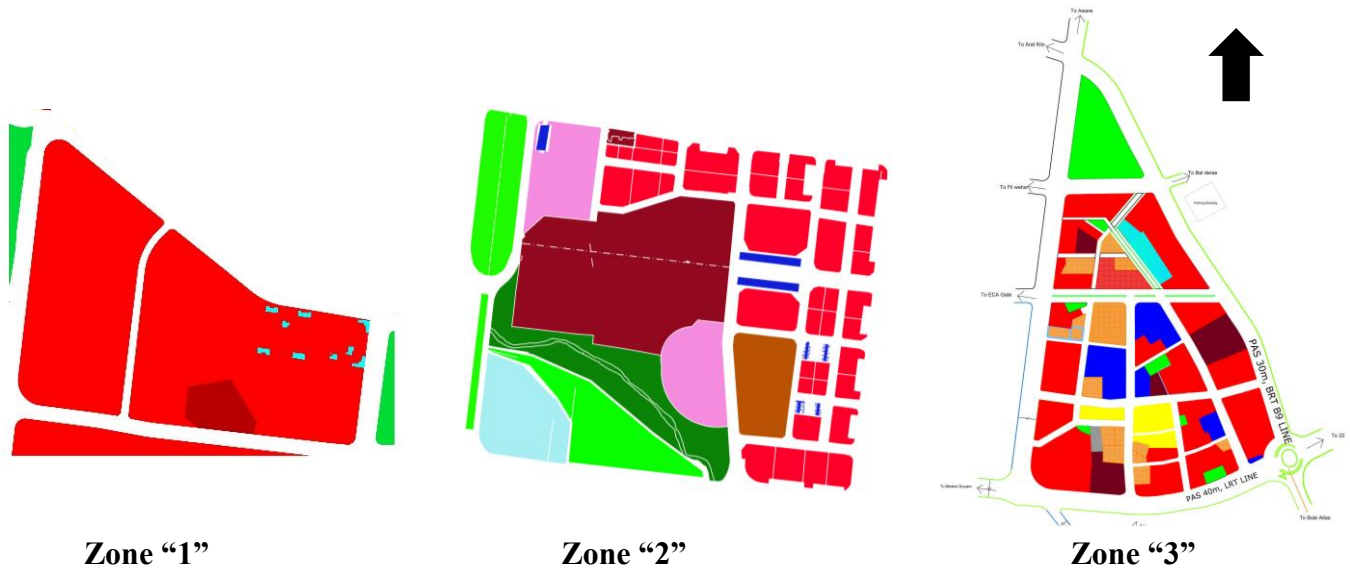
Figure 3.1 Zoning study Area- 'Yet to be developed', 'developed' and 'developing'

Before the commencement of the LDP projects, the site was dominated by shanty housings. Zone-2, as designated in the map, precedes Zone-3 and Zone-1 in LDP implementation respectively.

Zone-1 = Yet to be developed

Zone-2 = Developed

Zone-3 = Developing areas in Kazanchis.



LEGEND

- Residences
- Park and Recreational Area
- Mixed use area
- Service Area
- Buffer zone along-side water body
- Utility and Infrastructure
- High density residences
- Government offices

Scale 1: 80,000

Figure 3.2 Land-use of each zone (Cut-out from 10th Structure plan, 2010)

3.2. Research Design

3.2.1. The Nature of the Research Design

The nature of the research design is a descriptive research design which was undertaken to describe the characteristics of the independent, dependent, mediator, controlled and moderator variables while also implementing both qualitative and quantitative research approaches. This mechanism to approach the research enabled the researcher to collect a valid and reliable data both from primary and secondary sources.

3.2.2. Aim of the Research and Research Approach

The aim of the research is to assess and analyze the urban land-use planning implementation problems in the Kazanchis area, where redevelopment projects have been planned for and implemented. The research thoroughly seeks to examine the pre-implementation process in order to assess the aspects that leads to the influence area’s urban land-use planning implementation.

The approach that was used for the research includes both quantitative and qualitative methods. Quantitative techniques were used in collecting and analyzing data collected from the identified

sample size, in addition to measurable and quantifiable data that was made available through secondary sources. These included the data gathered from the Kirkos Sub-City Administration. On the other hand, qualitative techniques were also employed to enrich the research in the terms of emotions, understandings and perception. This approach was specifically relevant in the key-informant interviews conducted with all the interviewees. Since both approaches were utilized, the mixed approach was employed to accommodate the facets of the research.

3.2.3. Research Participant Identification

The data was collected through key-informant interviews and questionnaires to the identified the sample size out of the population. Key-informant interview was conducted with the land-use department and finance division of the Kirkos Sub-city; relevant experts at the Addis Ababa City Governance Plan and Development Commission; Professional Architects and Urban Planners; and academicians in urban planning who had completed their academia from Ethiopian Institute of Architecture, Building Construction and City Development, as well as, abroad.

Sample size for the key-informant interviews are taken carefully, in a manner that corresponds to the research questions, hence, were made part and parcel of the key-informant interview. The table below shows the list of interviewed experts as well as relevant bodies to the research.

Table 3.1 List of Key-Informant Interviewees

| No. | Institution | Title/ profession of the Interviewee | Sample size |
|-----|---|---|-------------|
| 1. | Kirkos Sub-City Administration | Spatial Plan Preparation Expert (2) | 3 |
| | | Finance Department- Finance Officer (1) | |
| 2. | Addis Ababa City Governance Plan and Development | Spatial Plan Implementation Follow-Up Director | 1 |
| 3. | Practicing professionals and academicians in Urban Planning | MSc. In Architecture City Planning and Urban Management (1) | 2 |
| | | Msc. In Housing and Sustainable Development (1) | |
| 4. | Ex-residents from Zone-2 and Zone-3 | Ex-residents | 2 |

| | | | |
|------------------------------------|--|---|---|
| 5. | Private Architecture and Urban Design Firm | CEO of the Firm and architect as well as urban designer | 1 |
| Total number of sample size | | | 9 |

Source: Compiled and organized by the researcher, 2022.

3.2.4. Choice of Data Collection Methods

The choice of data collection methods was based on the variables the research tried to address; that is, through primary and secondary data. The identified variables: independent, dependent, mediator and moderator variables, directed the research to obtain primary sources, to ultimately find the link and the relations between the stated variables. The process to obtain the primary sources: recording, was chosen carefully, so as to listen to the perceptions in comparison with the other series of interviewees. Secondary data were collected by listing, and the method was chosen to gain important information and enable the ease to compare and contrast as well as reveal similarities of the collected data.

3.2.5. Data Collection Procedures

The procedures of data collection were taken into a consideration of certain steps that provide a logical sequence from the initial steps towards the final steps of the research. The steps include the following items.

Table 3.2 Data collection procedures

| Number | Procedures used in Data Collection | | Duration |
|--------|------------------------------------|---|---------------|
| 1. | Data identification | As per the objectives and variables of the research, as well as research design and approach are identified, data obtained were identified. | 1-2 months |
| 2. | Identification of Source of data | Categorizations of primary and secondary data were made, including pertinent offices, personnel and firms. | Under 1 month |
| 3. | Choice of data collection | Mechanism of obtaining data was selected | Under 1 month |

| | | | |
|----|------------------------------|--|------------|
| 4. | Collecting data | In accordance to the previous three steps, data was obtained. | 2-3 months |
| 5. | Analysis of data and results | The data was synthesized and interpreted to proceed to results and recommendations | 2 months |

Source: Compiled by researcher, 2022.

3.2.6. Diagrammatic Representation of Research Design

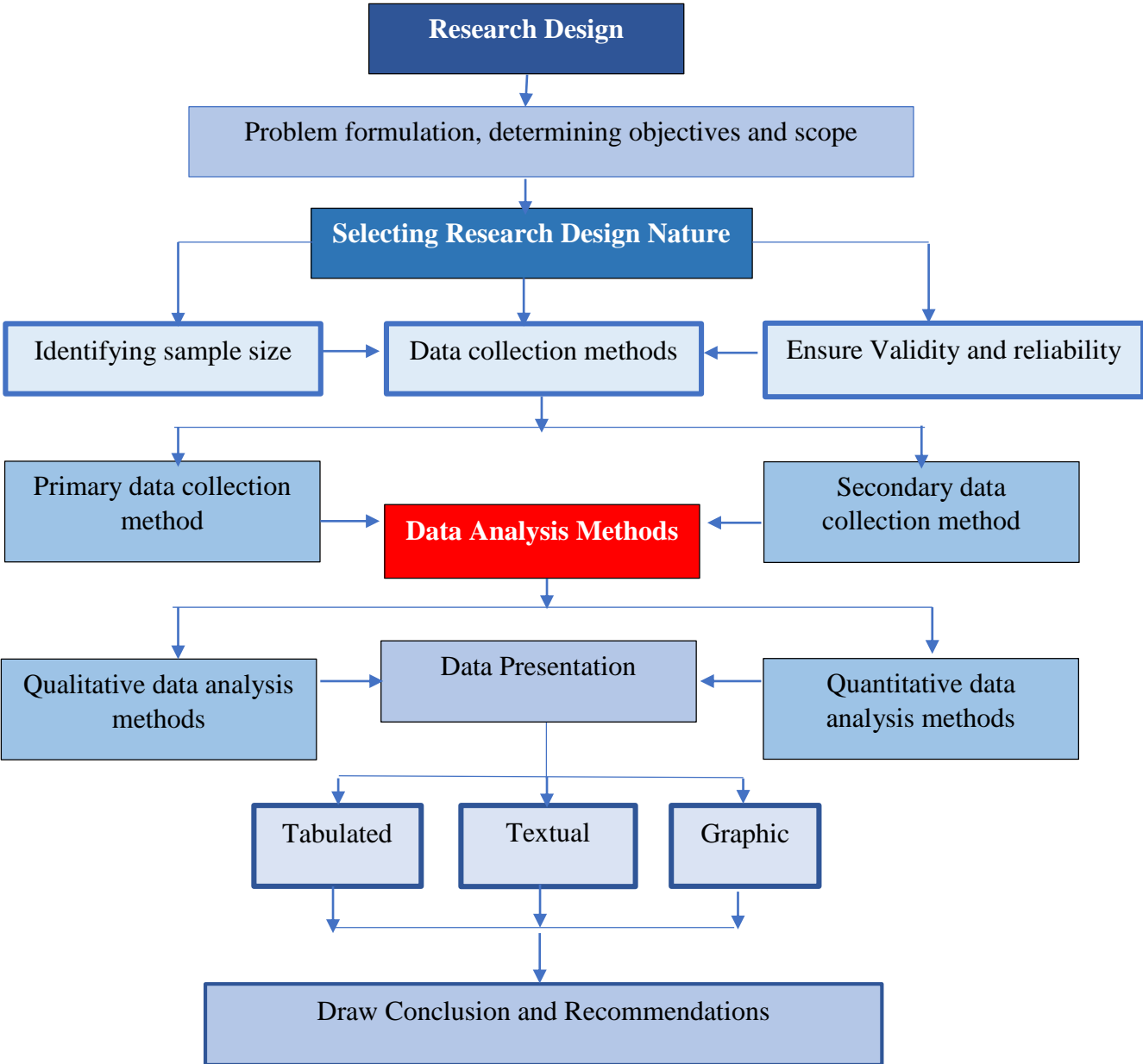


Figure 3.3 Research Design Diagram (Compiled by researcher, 2022)

The research design incorporated the statement of the problem and the objectives of the study as a guide in determining the type of research, the collection of data, the identification of appropriate sampling methods and how these are all assimilated to analyze the data and bring about a proper data presentation, conclusion and recommendations.

3.3. Types of Data and Instruments

The data types are obtained in the form of both qualitative and quantitative data. Voice records during interviews, report files in both hard and soft copies, were used for qualitative data. And also mixed collections of quantitative data was collected through figures of mapping and land-use plans in Auto CAD data as well as excel reports that express the socio-economic values of the site.

As for the instruments, the researcher used both open and close ended questionnaires in order to collect valid and relevant data. This involves setting a list of questions in an organized manner that guides the researcher in the process of collecting data. The researcher also used face to face interviews with the respondents to collect data.

3.4. Sources of Data

The sources of data were obtained from the Kirkos sub-city finance division, land management division, and socio-economic division. The sources utilized are primary and secondary data that were obtained from the residents of the site, who were able to respond to the questions presented. Other sources also were used to obtain relevant information from Wereda level, as well as scholars of urban planning studies.

3.5. Sampling Design

3.5.1. Sampling Method and Techniques

The kind of sampling method used for the research is a probability sampling. The rationale to use probability sampling was for every individual asset, person or company, may receive equal chance that allowed impartial set of procedures. Within it, since the influence area was classified into three zones, the stratified sampling was the best mechanism to reach out to all of the three zones in an equal manner that allowed the comparison and contrast of the three zones economic development levels and future potentials that guided the research. The stratified sampling drew a sample from each strata or zone which was proportional to the population size of the stratum.

Table 3.3 Proportional Stratified Sampling

| Plot | Area size in sq. m | Percentage total area | Population in area |
|--------------|--------------------|-----------------------|--------------------|
| Zone 1 | 262,474.47 | 26.31 | 5,654 |
| Zone 2 | 460,399.5 | 46.15 | 9,914 |
| Zone 3 | 274,561.87 | 27.54 | 5,916 |
| Total | 997,435.84 | 100 | 21,484 |

Source: Compiled by the researcher, 2022 by organizing data from Kirkos Sub-City Administration Bureau.

As seen in the table above, the same proportions with the percentage of the area is used.

3.5.2. Sample Population

The target population are the residents of the site within the different zones as stratified in the above descriptions as well as the workers and business operators working on the site. The socio-economic improvements and coinciding land- use planning, urban redevelopment projects, and economic planning require the active engagement of the end-users of the site. The population within the wereda is 21,484 with a density of 132 pop/ha. The population count was estimated in a census collected 2007.

In addition to residents in the area, key-informant interviews have been conducted with experts in the field of urban planning, and with personnel who had been previous residents who were relocated as a result of the redevelopment project. The latter had to be included to get a first-hand information on how the process of implementation was undertaken, and to assess the role participation had in the implementation of the urban land-use plan. The experts include key-informant interviewees from government offices, practicing professionals, as well as, ex-residents of the Kazanchis area, specifically Zone-2 and Zone-3.

3.5.3. Sample Size

The sample size is taken in a manner of correlating the number of household units within the site and business sector as well. The sample size is neither be excessively large or too small but only

optimum in order to fulfill the requirements of efficiency, representativeness and flexibility. The sample size is determined step as follows.

$$n = \frac{N}{1+N(e)^2}$$

Where; N= the total population that will be studied

n=the required sample size

e= the precision level which is = ($\pm 10\%$)

Where confidence level is 90 % at $P \pm 10$ (Maximum variability)

(Glenn, 1992)

$$n = \frac{21,484}{1+21,484(0.1)^2} = 21,484/215.84 = 99.53 \quad \underline{\underline{n \approx 100 \text{ is the sample size}}}$$

Side Note: Once the population count is known in each zones, the sampling is stratified as the following for Zone (1,2,3).

(Population of the specific zone/ Total population of the site) * sample size

Table 3.4 Sample size for each Strata

| Plot | Population in respective area | Sample size per strata (Population of the specific zone/ Total population of the site) * sample size |
|---------------|-------------------------------|---|
| Zone 1 | 5,654 | 28 individuals/establishments |
| Zone 2 | 9,914 | 47 individuals/establishments |
| Zone 3 | 5,916 | 25 individuals/establishments |
| Total | 21,484 | Total of 100 sample size |

Source: Compiled by the researcher, 2022.

3.6. Method of Data Collection

The method of data collection is obtained through suitable means that are appropriate for each data type: primary and secondary data, to ensure the best quality of the research and to enrich the research towards conclusions and recommendations for the research. The methods, hence, are presented as follows.

- a. **Primary data:** Video recording, using voice records, questionnaires and pictures are used. The reason behind using the primary data of such kind is to gain the real-life experiences to evaluate economic levels, conditions in relation to their location and the neighboring land-use functions within the site.
- b. **Secondary data:** The secondary data was collected from Kirkos sub-city Administration Bureau, Policy documents from the Ministry of Urban Development and Construction and the Ministry of Planning and Development, as well as other sources such as previously done researches on similar areas. Journal articles, books, and other relevant literatures are taken into account in the overall analysis of the study.

3.7. Method of Data Analysis

The analysis takes both statistical approach and planning approach of classifying the data into numeric expressions and proceed with interpretation. This is due to the use of mixed method of collecting data; both qualitative and quantitative data.

The researcher's efforts involve presenting findings in a logical and sequential manner so that the conclusions drawn from collected data are sound, reliable and valid. Furthermore, the data are presented according to the research questions and research's specific objectives. In addition to this, tables and figures as well as diagrams are used to make analysis of the study more attractive and smart.

Furthermore, since qualitative data analysis is based on data expressed mostly in the form of words – descriptions, accounts, opinions, feelings etc. – rather than on numbers, the procedure involved; identifying the main themes, assigning codes to the main theme, classifying responses under the main themes, and integrating themes and responses in to the text.

3.7.1. Qualitative Data Analysis Methods

Among the four qualitative design data analysis methods, namely; thematic analysis, comparative analysis, content analysis and discourse analysis, the research utilized thematic analysis, comparative analysis and content analysis to analyze different aspects of implementation.

3.7.1.1. Thematic Analysis

The obtained data was categorized data under themes, resulting in an inductive and conclusively general terms. The themes are generated and emerged from the data and are not imposed upon by the researcher. The pertinent analysis has enabled to differentiate the aspects of implementation problems as per the research questions.

3.7.1.2. Comparative Analysis

The comparative analysis was utilized to compare and contrast the data collected from the subjects in the influence area and the process continued until the researcher found satisfying answer that there remained no other issues on the rise. This method was found equally suitable, alongside the thematic analysis, since the influence area was classified into three zones, depending on the levels of land-use plan implementation, and the variables were compared and contrasted in the three zones. This analysis enabled to exhibit the implementation processes in Zone-2 and Zone-3, with regards to the different aspects, timeframe and the resulted outcome of the implementation.

3.7.1.3. Content Analysis

Through key-informant interviews and secondary data obtained from literatures that correspond with the focus of the research, perceptions and concepts were taken as they are. This enabled the researcher to avoid biases from terminologies and rather consider the contextual inferences that were gained through questions, answers, and field research notes. This technique systematically and objectively identified the unique and special characteristics of the interpreted data.

3.7.2. Quantitative Data Analysis Methods

The process of obtaining quantitative data involved the following:

- a. **Collecting and organizing raw data:** This was conducted through interview, questionnaire, observation and secondary sources.
- b. **Editing:** This step involved checking the content for completeness and checking the responses for internal consistencies.

- c. **Developing frame of analysis:** In this step, the researcher identified which variables to analyze and how the analyzed variables must be set, with the provisions of cross tabulation.

3.7.3. Used Analysis Mode

The analysis for the implementation problems of urban land-use planning was based on the varying and differing aspects in an urban governance system. Broadly, the aspects were seen in three categorizations: Procedural, Technical and Nexus. The procedural focused on the process of urban land-use planning starting from preparation to its completion; the technical aspect dealt with the provisions of necessary utilities in the implementation; and nexus dealt with the link between the first two modes of analysis where the result was considered to be the coming together of procedural and technical aspects.

The four research questions were, hence, were processed in the three broad categorizations. In such a way, the data collection methods for each question was detailed in the following manner.

Table 3.5 Used mode of analysis

| Research Question Focus Area | Mode of Analysis | Data Collection Method Utilized | Source of Data |
|--------------------------------------|------------------|---|---|
| 1-Aspects of Implementation problems | Procedural | <ul style="list-style-type: none"> •Key-informant interviews, conducting discussions and recording the conversations. •Detailed searching in issues of implementation from preparation phase towards its implementation. | <ul style="list-style-type: none"> •Kirkos Sub-City Administration •Addis Ababa City Governance Plan and Development •Private firm •Ex-residents •Secondary data |
| 2-Influence of Political Economy | Nexus | <ul style="list-style-type: none"> •Decision making and the influence in the direction taken on urban planning was studied through researcher's observation, studying the timeline of projects and their implementation. •Secondary data was noted to enhance the understanding of the impact of changes in | <ul style="list-style-type: none"> •Secondary data •Observation •Private firm •Practicing professionals and academicians in Urban Planning |

| | | | |
|---|-----------|--|---|
| | | regimes on political economy and urban planning scheme priorities. | |
| 3-Urban Service Provision | Technical | <ul style="list-style-type: none"> •Physical and social infrastructures were studied in observation of the set standards and the implemented plan. •The sufficiency and the contribution of urban service utilities in an urban land-use plan were questioned in key-informant interviews as well as the questionnaires provided to the subjects in the sample in Zone-1, Zone-2 and Zone-3. | <ul style="list-style-type: none"> •Questionnaires •Observation •Secondary sources •Practicing professionals and academicians in Urban Planning |
| 4-Link Between Urban Land-Use Planning and Local Economic Planning | Nexus | <ul style="list-style-type: none"> • Key-informant interviews were utilized to assess whether the process, in it by itself, was an economic process of implementation of the urban land-use. • Financial and social gains were also assessed as a result of the urban land-use implementation, through key-informant interviews and questionnaires distributed to the subjects. • Secondary sources were utilized to assess the relations and link between the urban land-use planning and local economic planning. | <ul style="list-style-type: none"> • Addis Ababa City Governance Plan and Development • Questionnaires • Observation • Secondary sources |

Source: Compiled by researcher, 2022.

In this regard, the structurally put conceptual framework was addressed in a manner of analysis methods and modes that were conditioned under the research design, in order to draw conclusions based on the relations of the variables.

3.8. Method of Data Presentation

The chosen method to present data among the popular ways was to utilize tabular data presentation mechanism and textual data presentation method. This is due to the nature of the research being a descriptive research design whereby the variables used in the research are qualitative. Visible and

appropriate scales of maps are used in the study to depict relevant features. Furthermore, pie charts will be used as deemed appropriate to reveal proportions.

3.9. Validity

The concept of validity answers the question of the perception that the residents of the site as well as the work force in the site on the level of how much the site's current conditions are responding to the needs and demands in terms of economic development. Data accuracy cannot be reliable without knowledge of the validity of measuring instruments. There are several methods such as face validity method for validation. The face validity test is done by showing the instrument to experts and actual subjects and analyzing their responses qualitatively. In this regard the study used a standardized well known measurement (five point likert scale) for the dweller's satisfaction which forward after extensive conceptual and empirical investigations.

3.10. Reliability

Reliability is one of the technical features of measuring instruments. This shows that measuring instruments to what extent obtains the identical results in the same situation. The research had used pilot testing to ensure the suitability of the questions by contacting and discussing with relevant bodies such as localities of the site and experts from Kirkos Sub-City Administration Bureau, prior to conducting the main study.

3.11. Ethical Considerations

Approval and expressed consent was obtained from the organizations of the selected office entities, business sectors, as well as subjects in the sample. To keep privacy of the respondents, the researcher took into consideration the anonymity of the participants, unless it was the consent of the participants to be mentioned by name. Furthermore, the researcher took ethical considerations of copyrights and has produced original work.

Chapter Four: Results and Discussion

Thorough assessment and collection of primary and secondary sources of data were obtained in harmony with the research objectives, conceptual framework and research design. With a total number of 109 respondents - 9 key-informant interviewees, 28 from Zone-1, 47 from Zone-2, and 25 from Zone-3 participants in questionnaires, as well as the researcher's observations, different perspectives were recorded, listed and noted. Patterns of divergence and convergences were drawn to correspond the data found from a socio-economic angle with the data gathered from the technical perspectives. Furthermore, theoretical and empirical traits were utilized to analyze the gathered data, and the areas where previous researches have not covered.

Aspects in urban land-use planning implementation problems were found to be interlaced with the decision-making process, economic aspirations and political decisions. Urban land-use planning implementation in the Kazanchis area has not been conducted all at once, but rather in segments of inconsistent strategies. The respondents in the site and those who were also relocated have in unison viewed the process of Kazanchis area's redevelopment from an economic perspective rather than a socio-economic one.

The manifestations of socio-economic perspectives were also seen in urban service provisions and the significance these provisions had in the locality. Moreover, the significance also extended to economic planning that bring about economic benefits. Findings related to this were provided through the conducted key-informant interviews in institutions that monitor the economic changes.

4.1. Aspects of Analysis that Determine Proper Urban Land-Use Implementation

A comprehensive view in analyzing the gathered data was obtained through a procedural, technical and nexus perspectives. According to Dejene M. (2005), planning an urban redevelopment has to incorporate physical, spatial, financial and institutional aspects. However, a redevelopment project not only transforms the physical and spatial elements, but also socio-cultural, socio-economic, political, legal and environmental aspects need consideration. The institutional aspect can be seen in detailed manner. In order to exhibit the full implementation problems in an urban land-use planning, administrative and governance aspects were given a section different from a political perspective as administration requires a procedural viewpoint, while governance deals with management of resources. On the other hand, financial aspects are different than economic aspects

as economics deals with market and finance deals with systems, sources and expenditures of certain allocations.

4.1.1. Administrative Aspect

There are generally two major tasks, each with their own set of activities, when implementing an Urban renewal project. The provisions for such guidelines is documented in the LDP manual published in September 2006 by the Ministry of Works and Urban Development (MWUD). The LDP manual document, prepared by Mathewos Consult suggests that the implementation phase consists of: Preparatory work and Commencement work.

A. Preparatory Work



B. Commencement of Work

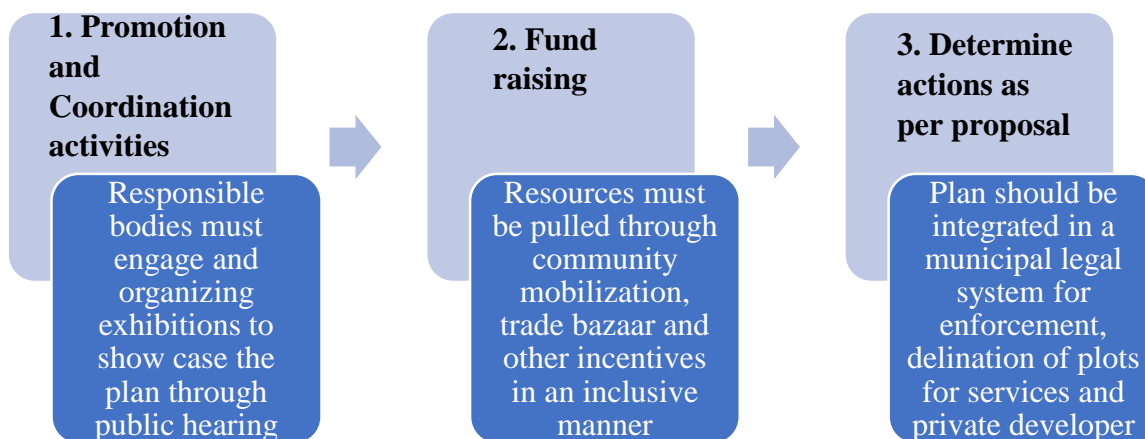


Figure 4.1 Preparatory work and Commencement of work for implementation (LDP Manual, 2012)

Translating the proposed plan into reality requires a higher degree of managerial, organizational and institutional competence. Tasking every responsible stakeholder clarifies roles, responsibilities and duties that can correlate with each section. Moreover, the collaboration between each stakeholder determines the successive activities, one after the other. The preparatory work, is a pre-requisite to the commencement of the work.

❖ **Hierarchy of the Sequence in Preparing and Planning of an Urban Land-Use**

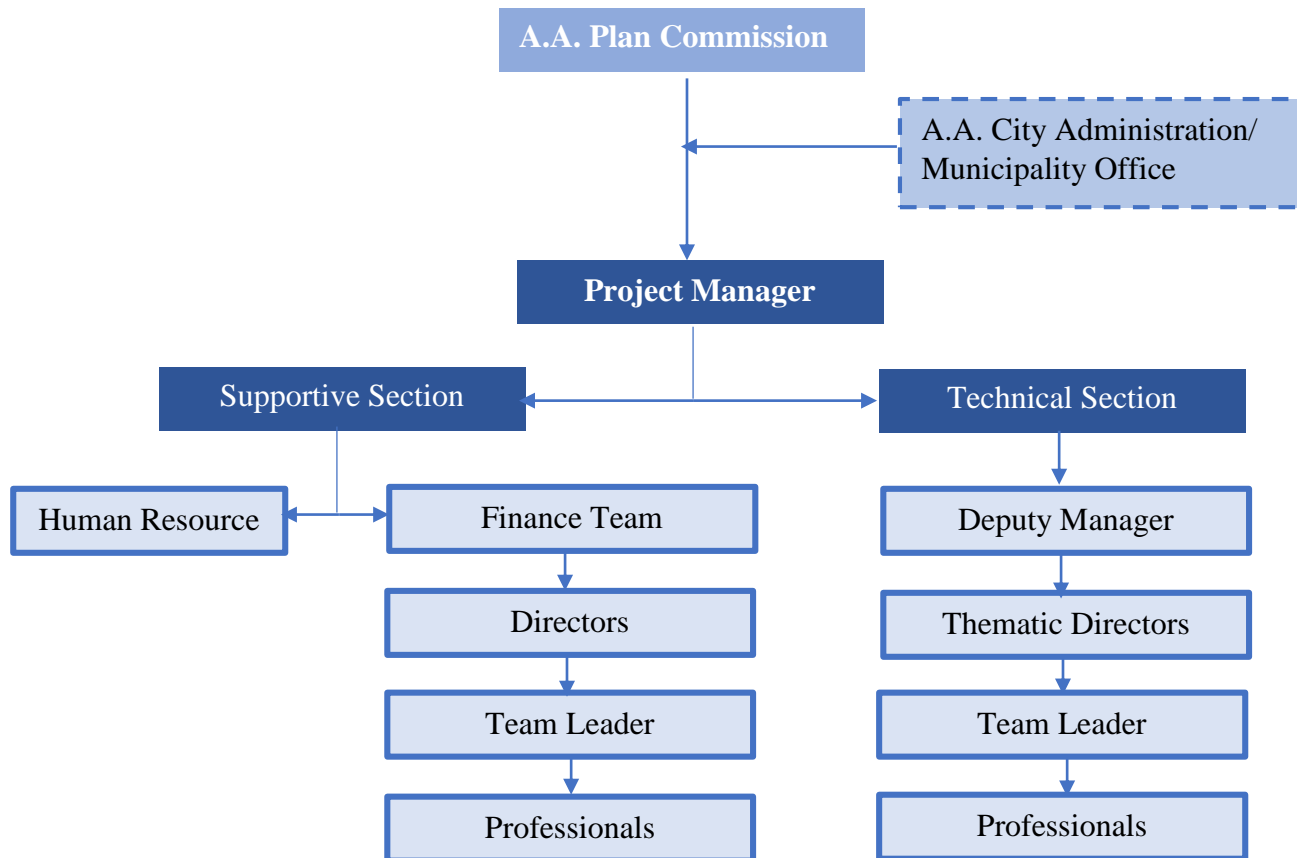


Figure 4.2 Preparation and Planning of Urban Land-use planning (Kirkos Sub-City Administration)

In an interview conducted with a spatial plan preparation expert in the planning division of the Kirkos sub-city administration, the planning stage of the last structure plan was conducted under a project office, that is only functional until the delivery and ratification of the plan. This project team constitutes professionals from different institutions and are called-in through an open vacancy.

The project manager coordinates both, supportive and technical, sections after the request is made by the Addis Ababa Plan Commission to Addis Ababa City Administration or Municipality office. The finance, budget and legal procedure must be approved by the City Administration office. The

request is made by the commission when it has made it clear that a development plan must be studied, or planned; or, when the time for planning a structure plan has become relevant.

4.1.1.1. LDP Coordination and Harmonization Issues in Zone -2 and in Zone -3

Zone 1, 2 and 3 have three different facets of “Yet to be developed”, “Developed”, and “In the process of implementation of development” respectively. The influence area presents a good opportunity to evaluate what lessons to undertake when considering Zone 1, from the practices of both Zones 2 and 3, and ensure that all three harmonize and coordinate.

4.1.1.1.1. Zone -2 (Kazanchis 1, ECA)- The “Developed”

Zone -2 had completed its LDP implementation before Zones 1 and 2 were planned. In 1998 G.C., an LDP was implemented in Kazanchis under the category of Kazanchis I, that is, on Zone 2 for reasons of creating a better living conditions that can support a balanced horizontal and vertical growth for an efficient density. Moreover, for the improvement of the image of the city and to respond to the investors’ demand, upgrading the area to an international city standard was a viable option. Stated on the preparation of the 1998 G.C. LDP of Kazanchis I, (Zone- 2), also known as ECA Inner City Renewal Study,

“... 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 is why the Addis Ababa city administration has given priority to give way to develop the inner city (Kazanchis) urban renewal project.” (Addis 21, 2000)

Kazanchis I, or Zone -2 in the study, has undergone a study made by professional urban planners who saw what was fit for a development that also considered the social fabric. This is especially relevant because the housing condition that existed before it had a tendency to bring societal closeness. The LDP was made possible, as 40.5% housings were in bad condition, i.e. the structures of the houses are unstable and if maintenance would be issues, it would cost more than building new housings (Semeneh, 2015). Testament to the historical residential quarter of Addis Ababa, 53.5% of the land-use coverage used to be residence and green areas. However, the area was a slum area with scattered waste collection in the Zone (Semeneh, 2015).

When the 1998 E.C. redevelopment project took place, the area was a place where open spaces were not harmonious, social activities such as cooking, washing or social gathering were not in properly planned space, and the environmental quality was with problems as open spaces and negative spaces were treated as left overs and spaces for dumping waste (ibid). The criteria seen to prepare an LDP were: if 70% unmaintainable houses and if 75% of the houses are owned by the Kebele. The studies undertaken by the ECA inner city renewal in 1998 G.C. indicate that only 18.2% were of good quality housing, i.e., housings with stable structures (ibid).

20 hectares of the area was first demolished with a population of 4,635 people (927 units) in 1999 where the residents were relocated to Gerji area. The site had now a new opportunity to utilize from its increased land values due to the active business activity and attractiveness of recreational activities, as planned in the 1998 LDP. However, the planned LDP and what was implemented differ.

i. Before 1998



The area was congested with small and dilapidated housing. It is situated in front of the UNECA, where conferences of High African Leaders Address the African Union. It is the center of Organization African of Unity, yet the image did not fit the historic importance of the institution. As a result, the area was target for redevelopment.

Scale 1: 70,000

Figure 4.3 Zone -2 before redevelopment (Semeneh, 2014)

ii.1998 LDP



The target was to get a clean, environmentally friendly and an active business area that can complement the neighboring international organization site.

The proposed plan had incorporated the essence of open spaces and expansive land plots within parcels to encourage the importance of ecological health.

Scale 1: 70,000

Figure 4.4 1998 LDP for Zone 2

(Semeneh, 2014).

iii.Revised 2002 LDP



The introduction of a strong axis line in the face of the UNECA hits the target of creating a vista. The plan is more detailed in its layout than the previous LDP.

Another positive outcome in this LDP is the on-site parking that aims to decrease congestion. It also introduced pocket spaces.

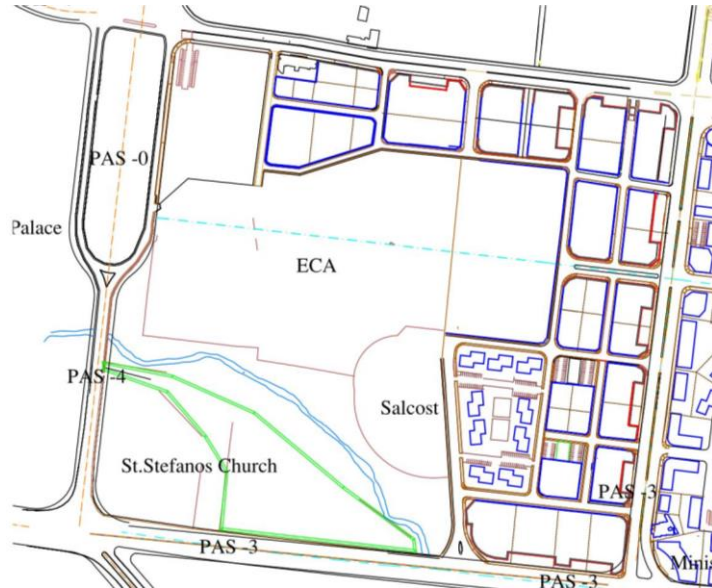
However, the revised LDP in 2002 compromises the green areas and makes the inner green courtyard spaces turn into places of commercial building blocks.

Scale 1: 70,000

Figure 4.5 2002 revised LDP for Zone -2

(Semeneh, 2014).

iv.2004 Implemented LDP



Scale 1: 70,000

Figure 4.6 2004 Implement LDP for Zone -2

The strong axis line in the face of the UNECA has been minimized to be included in the extension of the ECA compound.

The other cases are still in the same position as they are in the planned arrangement.

However, pedestrian access has been compromised due to the building's designs.

(Office for The Revision of The Addis Ababa Master Plan (ORAAMP), 2004).

In itself, the redevelopment project had a logical and rational backing that made it essential to be implemented. The site's declining situation of spatial and physical conditions resulting in an image that did not have the attribute that characterizes the seat of the Organization of African Unity. In extension of this, to improve the land-use and land management system of the area. It had dated back to the 1986 Master Plan as an area selected for intervention or urban renewal for commercial, residential and mixed function development. Throughout the years mentioned above, the area designated had had different intervention schemes that all aim to develop the site in a manner that alters the poor conditions of the area.

The area was selected for the redevelopment project was to respond to the high demand of investors, which will aid the efficient and economic utilization of the urban land that had been in dire conditions. Moreover, the area was found to be a less complex area in the CBD. Hence, by the guide of modernization concept, efficient urban land-use and infrastructure provision were made to be clear priorities.

Before the LDP of 1998, the area covered an area of 60.5% Kebele housing, 32.1% private housing and 0.9% of government and organization holdings, out of 13.61 ha. The conditions that were prevalent before the start of the project were the following.

Table 4.1 Previous conditions in Zone -2 before the LDP

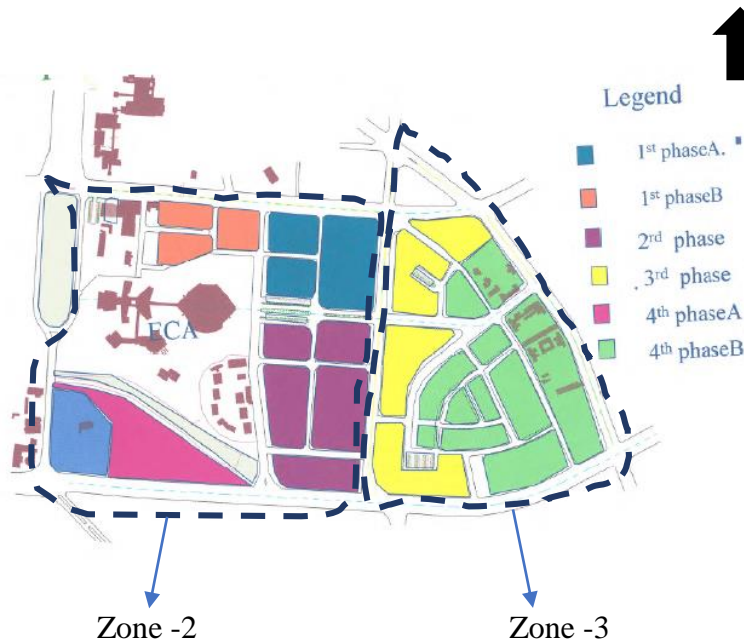
| No | Land use | Area in hectares | Percentage (%) |
|----|-------------------------------|------------------|----------------|
| 1 | Residence and Green area | 77 | 53.5 |
| 2 | Residence and Commercial Area | 9 | 6.3 |
| 3 | Commercial Area | 12 | 8.3 |
| 4 | Social service area | 5 | 3.4 |
| 5 | Administration | 22 | 15.3 |
| 6 | Road Network | 19 | 13.2 |
| | Total | 144 | 100 |

Source: The ECA inner city renewal study, 1998.

Social services such as schools, and health centers are an important attribute that increases the quality of life for residents. These services, as assessed by the study of the area, were utilized by the residents that are mainly provided by the government. In figures, the data shows that 55.9% of the residents (from the old naming of Kebele 30, 31 and 07 in Wereda 15, now Wereda 8, as of 2010), utilize government hospitals, which shows the majority accesses services provided by the government (Semeneh, 2015).

In addition to this, the conditions prior to the 1998 LDP shows the land management, a resource that is the basis of urban land-use planning, was in a higher magnitude of mishandling and maladministration. The built-up area was 34.16%, the road network was 4.6% and the rest, which amounted to 61.2 %, was a space of unsealed and open urban surface (ibid). The poor housing condition paired with insufficient provisions of play grounds, open and public spaces, solid and liquid waste management, transportation accessibility, as well as the poor ecological conditions of the river side, has given the need of the renewal a higher significance.

Another important aspect of the implementation stage was phasing of the redevelopment which is put in the document of ECA LDP document, 2002. The phasing was with the consideration of Zone-3 in 2002, but as it can be later seen, the Zone -3 plan as shown below was not implemented.



Scale 1: 110,000
 Figure 4.7 Phasing for the redevelopment
 (ECA LDP Document, 2002).

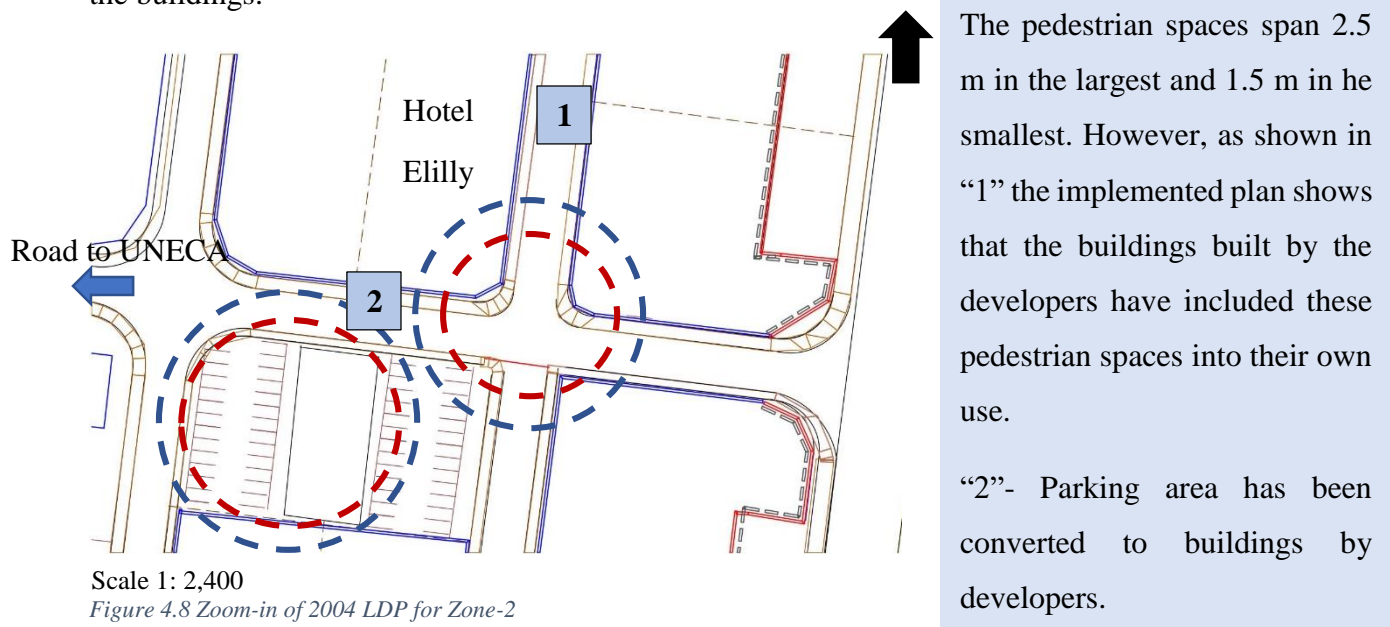
Phasing the LDP is an important mechanism of efficiently using resources and managing time for effective results. One of the successes of the implementation stage is the fact that the order of phasing was respected in regards to Zone -2. Zone -3 had faced more complications as seen below. However, 1st phase B is still undergoing implementation and has lagged the completion.

The initiation and the status of the current state of the area (Zone -2), compared to how it was, is commendable. However, the aim of providing social services such as open and public spaces, creating transportation accessibility ease, and on-site parking strategies, have been over-shadowed by the buildings constructed in favor of developers and investors, over the originally planned LDP. The area, now in its completion of the LDP, has gained a new image, as the primary data suggests which is a hub of hotels, and expensive living standards. Even though the standards may have become higher, the absence of social services such as schools, and public open places that would be friendly to the residents of the site have made the site inactive in the night time.

An urban space can be active regardless of the time of the day. In the case of developed areas, especially, what is aimed for is to avoid urban inactiveness. Zone -2, regardless of the redevelopment, is deprived of communal activities that brings people together. A healthy city is a city that can continually create opportunities in the built and social environments in the residents'

daily lives (WHO, 2008). Such healthiness requires an infrastructure that coincides with the social values of the residents and with the spatial standards that can host and facilitate the activities.

One of the positive outcomes of the redevelopment project is the fact that gridiron street pattern has been implemented successfully. While this is the case, the roads do not have adequate pedestrian friendly sidewalks. This is due to the congestion of vehicles in front of and adjacent to the buildings.



(Office for The Revision of the Addis Ababa Master Plan (ORAAMP), 2012).



The area has now developed into an area with many business sectors, particularly service.

With service comes, naturally, the provision of adequate utilization of space. The case seen in the observation, however, tends to be reluctant for pedestrian and vehicle movement.

Figure 4.9 Pictures taken in Zone -2

(Pictures taken by the researcher, 2022)

The implementation problem, hence, in the administrative aspect of the Zone -2 area was that the imbalance of the professionally designated social spaces being replaced by the spaces and programs that are seen profitable and revenue generator. The administrative body of the area should have issued the essence of the provision of green spaces and infrastructures that make this part of the development area active, healthy and sustainable in the terms of social and environmental fabric. Weighing profitability can compromise the social needs of residents in the area, making the environment unfriendly/unattractive for societal cohesion.

Furthermore, societal cohesion, is deemed to be one of the values respected by the Ethiopian locality. Comparing the attachment levels of the residents in Zone -1 (the yet to be developed) and Zone -2 (The developed), clear distinction in societal patterns are seen. In Zone -1, 71.4% consider themselves as highly attached in their community whereas 28.6% claim that they are moderately attached. On the contrary, only 20% of Zone-1 consider themselves as highly attached in their communities and 60% consider themselves unattached. The majority of the residents in Zone -2 could have benefited and gained more social cohesion if considerations of urban services were made.

4.1.1.1.2. Zone -3 (Kazanchis II, Yordanos Sefer) – The “Developing”

Zone -3 can be said that it is stuck and the reason can be attributed to the incoherencies of LDP of the area throughout the years of revising preceding implemented plans. According to a report prepared in 2020 by the Addis Ababa City Administration Plan and Development Commission regarding the land-use planning issues in Kazanchis, the area was subject to an urban upgrading project that followed a regularization approach. However, after its implementation, harmonization and inconsistencies led to the revision of the plan five times. These subsequent five revisions had their own challenges and problems. It is only apparent to summarize all the plans and revisions to assess the suitability of the ratified solutions.

i.1999 E.C. (2007 G.C.)

Table 4.2 1999 E.C. Summary of Plan



Scale 1: 85,000

Figure 4.10 1999 E.C. Kazanchis Upgrading Plan

(Addis Ababa Administration Plan

Development Commission Report, 2020).

Key: Transferred to developers
 Old/Existing plot areas

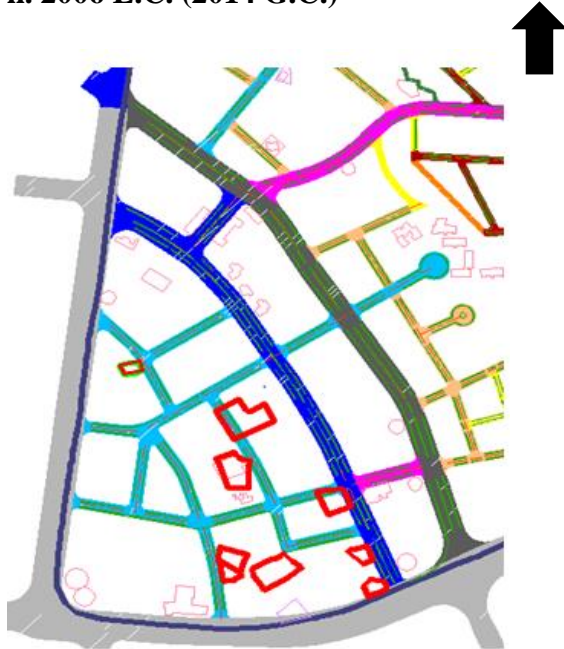


| | |
|------------------------------------|--|
| Responsible Planner | - |
| Concept/Approach | <ul style="list-style-type: none"> • Regulation approach was used whereby the roads and parcels were maintained to upgrade the site. • Under this arrangement, 9 sites were already transferred to developers and had started their projects |
| Area Coverage | 58 ha |
| Problems due to its implementation | <ul style="list-style-type: none"> • Irregularity due to the unchanged road network • The pink denotation in the map were given to developers without the broader picture for the site |

Source: Data analyzed by the researcher, 2022.

The 1999 E.C. plan was developed under the conception of upgrading the site to fit the new context it is situated in. That is, the area adjacent to the site, Zone -2, has had the redevelopment project undertaken to change the image of the area. This site, the ECA LDP, had once been a collection of shanty housing. To change the approach of what was used in the Zone -2, in 1999 E.C. Zone-3 undertook the project called “Yordanos ALP”, to level with the change seen in Zone-2.

ii. 2006 E.C. (2014 G.C.)



Scale 1: 80,000

Figure 4.11 2006 E.C. Kazanchis Upgrading Plan

(Addis Ababa Administration Plan

Development Commission Report, 2020).

Key: Areas taken by developers

This plan cuts through the already developed plan parcels and plots, even though it did not regularize the area. The clarity of the plan can be appreciated, but has not taken the over-all consideration of the land permits, and the previously implemented plan. Such practice shows the lack of accountability in practicing the planning.

iii. 2007 E.C. (2015 G.C.)

Out of the plans designed, the 2007 E.C. had faced the most problems. The revision has been made after taking the 2006 E.C. plan into examination that the parcels were not considered. What has made the implementation of this plan problematic was the fact that instead of giving an inclusive solution when giving out the revision, the implementation of this plan has become about solving individual cases.

Table 4.3 2006 E.C. Summary of Plan

| | |
|------------------------------------|---|
| Responsible Planner | Urban Plan Institute and Kirkos Sub-City Plan Office Experts |
| Concept/Approach | Upgrading; Block level arrangement with clear-cut road lines |
| Area Coverage | 100 ha |
| Problems due to its implementation | The plan didn't consider the implemented 1999 E.C. plan whereby the site had already gained their building permits and started building Overlaps were not studied |

Source: Data analyzed by the researcher, 2022.

From the outlook, it looks like it has considered greenery and creating a suitable communal environment was given proper focus. However, the revision plan has brought more problems.



Table 4.4 2007 E.C. Plan Summary

| | |
|------------------------------------|--|
| Responsible Planner | Addis Ababa City Structure Plan Project Office; Land Development and Urban Renewal Agency |
| Concept/Approach | <ul style="list-style-type: none"> City Renewal. Insert Greenery, which was not a priority in previous plans |
| Area Coverage | 27.4 ha |
| Problems due to its implementation | <ul style="list-style-type: none"> Didn't consider the 1999 E.C. implemented plan and the projects that had already started. It did not consider maintaining the Islamic Religious Institution, and rather changed it to mixed development area |



Scale 1: 70,000

Figure 4.12 2007 E.C. revised plan of CAS

LEGEND

| Legend | Area (ha) | Percentage |
|--------------------|-----------|------------|
| Residential | 21,855.68 | 9.58% |
| Mixed Residential | 17,458.21 | 7.87% |
| Mixed Commercial | 56,757.02 | 25.59% |
| Commercial | 79,844.52 | 35.91% |
| Administration | 6,524.74 | 2.94% |
| Road Network | 52,180.04 | 23.52% |
| Green Area | 24,249.45 | 10.93% |
| Open Space & Plaza | 2,904.36 | 1.31% |
| Social Service | 11,498.47 | 5.18% |
| | 27.4ha | 100% |

Source: Data analyzed by the researcher, 2022.

(Addis Ababa Administration Plan Development Commission Report, 2020).

iv. 2009 E.C. (2017 G.C.)



Figure 4.13 2009 E.C. revised plan

Source: Kirkos Sub-City Administration, 2020.

Table 4.5 2009 E.C. plan review

| | |
|------------------------------------|---|
| Responsible Planner | Addis Ababa City Structure Plan Project Office; Land Development and Urban Renewal Agency; Urban Planning Institute; Kirkos sub-city administration |
| Concept/Approach | City Renewal. |
| Area Coverage | 27.4 ha |
| Problems due to its implementation | <ul style="list-style-type: none"> Didn't consider the 2007 E.C. implemented plan. Closed access and changed green areas |

Source: Data analyzed by the researcher, 2022.

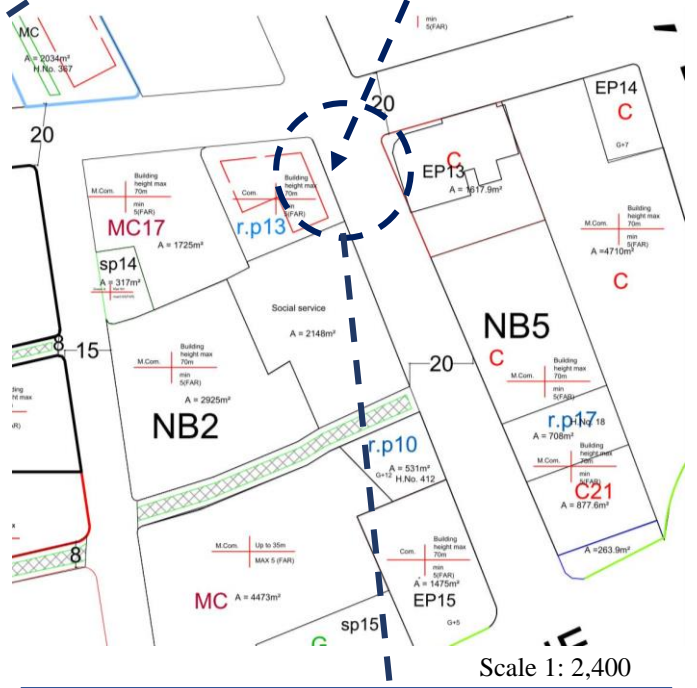


Figure 4.14 2009 E.C. revised plan

Scale 1: 3,000

The 2007 E.C. plan had considered opening a route of 8m wide span. In the 2009 E.C. revision, it was closed.

This was the year the Addis Ababa city Structure Plan was ratified, 10th in its count. The plan is to serve for 10 years, that is, 2027 G.C. However, the revised plan for the area, still has not considered cases in the previously implemented plans. One of the dominant problems is the closing of access points due to the minimum consideration of previously implemented plans and on the process of development. Plots that used to have access points from all four directions, as seen in the above image, has now in the 2009 revised plan two faces of access. This had become a challenge due to the orientation of the buildings. In it by itself, the orientation cannot be a challenge. But the 2009 revision plan did not consider these G+12 assets of two individuals.

v. 2010 E.C. (2018 G.C.)

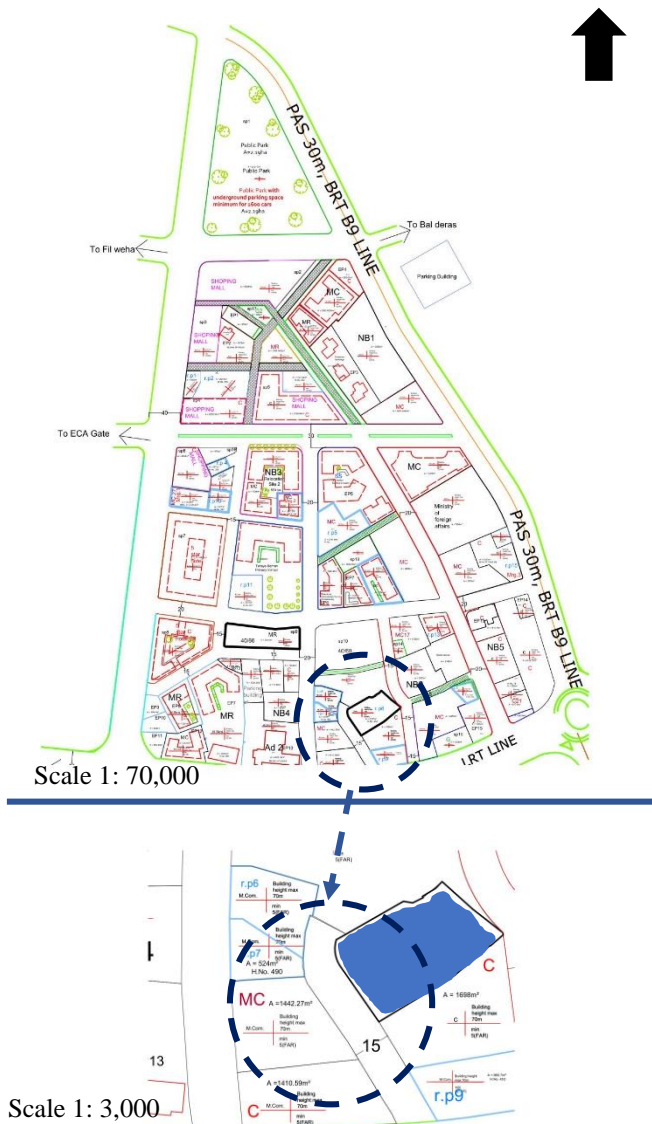


Figure 4.15 2010 E.C. revision plan of CAS II

(Addis Ababa City Government Plan Commission, 2020).

Table 4.6 2010 E.C. Revised plan summary

| | |
|------------------------------------|---|
| Responsible Planner | Addis Ababa City Structure Plan Project Office; Land Development and Urban Renewal Agency; Urban Planning Institute; Kirkos sub-city administration |
| Concept/Approach | City Renewal. |
| Area Coverage | 27.4 ha |
| Problems due to its implementation | <ul style="list-style-type: none"> Lack of awareness creating when changes were made to the plan Irregular roads Cul-de sac of 15 m Didn't preserve the Islam Religious Institute |

Source: Data analyzed by the researcher, 2022.

The 2010 E.C. revised plan, from its start, was not properly communicated to the implementing body in the lower level. According to the report prepared by the Addis Ababa City Administration Plan Development Commission in 2020, the only way the experts in the sub-city administration bureau knew that the plan was revised was through attached memoires.

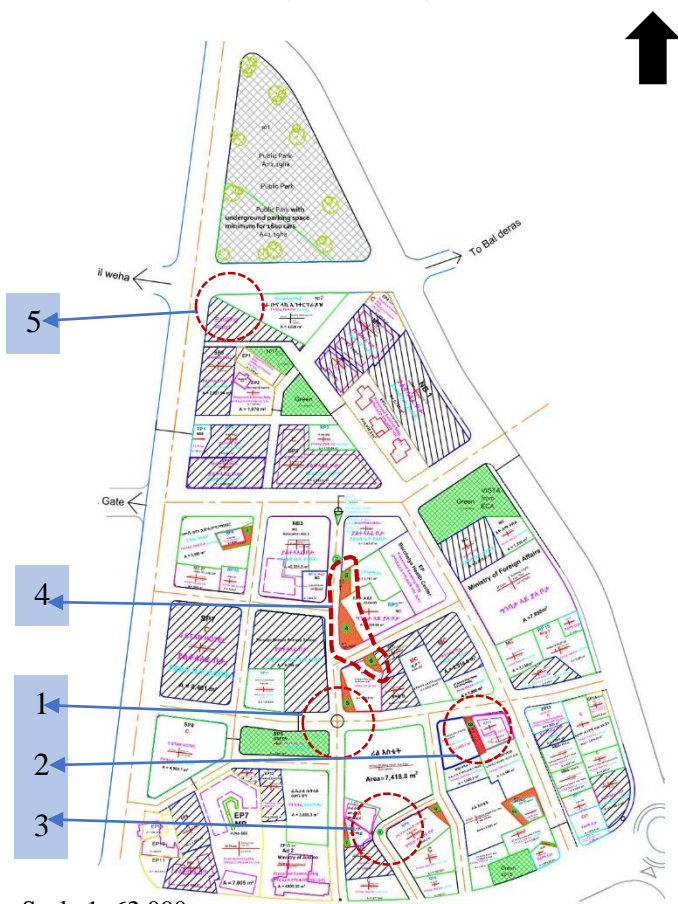
The other problem was that when the developer that now has the cul de-sac had had a building design that considered a route in the direction for a basement outlet. However, when files were seen, there was no indication that there was a route on the specific area. Since the building is a high-rise, it would be a loss if access points were not properly considered. To solve this problem, the revised plan came up with the idea of integrating a cul de-sac. For this reason, road networks now, in this plan, do not have the proper hierarchy. This plan also did not consider maintaining the religious institution.

vi. 2011 E.C. (2019 G.C.)

Table 4.7 2011 E.C. revised plan summary

| | |
|---|---|
| Responsible Planner | Addis Ababa City Structure Plan Project Office; Land Development and Urban Renewal Agency; Urban Planning Institute; Kirkos sub-city administration |
| Concept/Approach | City Renewal. |
| Area Coverage | 27.4 ha |
| Problems due to its implementation | <ul style="list-style-type: none"> Irregular roads Cul-de sac of 7 m to serve one building Didn't preserve the Islam Religious Institute |

Source: Data analyzed by the researcher, 2022.



Scale 1: 62,000

Figure 4.16 2011 E.C revised LDP

(Addis Ababa City Government Plan Commission, 2020).

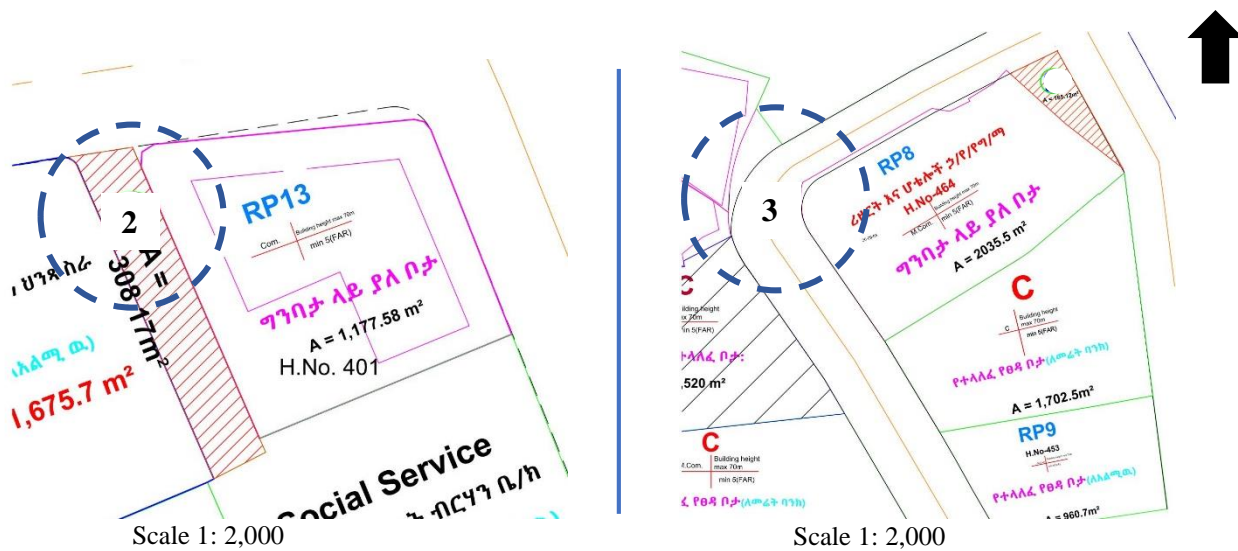
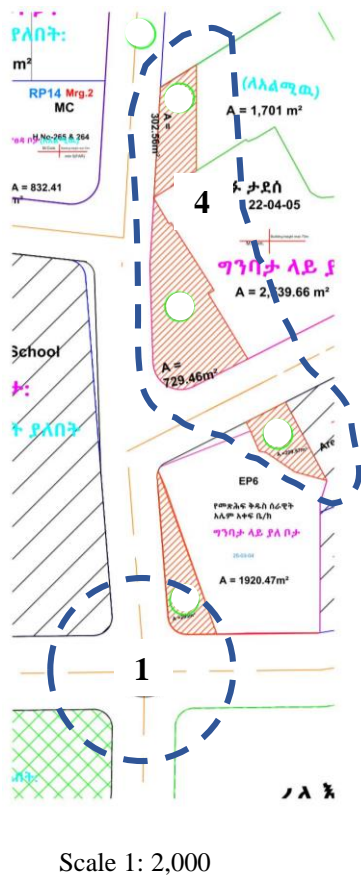


Table 4.8 Changes made in the 2011 E.C. revised plan



| Code in Plan | Issues that were dealt with | Implication and remark |
|--------------|---------------------------------|--|
| “1” | Road Alignment | The revision undertook the consideration of roads being irregular due to previous planning. It has put a better structure to the road alignment |
| “2” | Access for a high-rise building | The 2009 E.C. revised plan had not given the access a concern in this building. In the 2011 E.C., the revised plan brought out a solution to the problem by providing a 7m route |
| “3” | Cul de-sac for one building | The dead-end has been resolved by extending the route |
| “4” | Left over lands | Regularizing the irregular road route has brought left over lands to be included in the plots of developers |

Figure 4.17 2011 E.C. revised LDP zoomed-ins

(Addis Ababa City Government Plan Commission, 2020).

Source: Data analyzed by the researcher, 2022.

It is important that land is of the greatest asset in land-use planning. How to properly utilize this scarce and expensive resource is the responsibility of the planners and implementers of the urban land-use plan. By far, the 2011 E.C. revised land-use plan has provided solutions to the problems unaddressed and made-more-complicated in each revised plan. However, the solutions had made adjustments to plot lands, via increasing holding areas, and adding minor sized road routes for only one building. The solution is not economical in terms of the land resource usage.

There has been substantial progress to correct the 1999 E.C. plan that had only regularized the roads and kept the plots. The suitable environment to utilize such regularization techniques is when the plot size and the road networks were workable as they were and only dilapidated buildings were to be reconstructed or renewed to alter the image.

The fault of the planning of the upgrading project has made developers stuck in the process of constructing their buildings due to the loss of access and altering plot sizes. Moreover, the increment in business orientation of the area, the scale of public spaces was being overlooked and the Islamic religious institution was not considered in the making of the plans, which is originally located at the top corner of the LDP.

Hence, by evaluating the spatial usage of each revised plans, the main implementation problem in the Zone -3 area can be attributed to:

- under-planning of what exists on the ground, including those programs that cannot be altered, i.e., Islamic Religious Institution, area designated as “5”;
- Transparent communication between revisers and implementers;
- Uneconomic use of land resource;
- Unaccountability in the planning phase;
- Negligence in studying previously revised plans.

All in all, the mentioned problems of implementation in zones 2 and 3 can be seen in accordance from LDP manual and its practice. The manual had put two tasks each with three activities. However, the amount of incoherencies and the non-coordination has made it clear that there is either or both problems of: not following the manual properly or the inadequacy of the procedure taken. Implementation problems that have been faced in the two Zones (2 and 3) are not the same, nevertheless, they both lacked coordination. In Zone -3, under the preparatory work of

implementation, proper training was either not given or the professional capacity and issues of accountability have not been addressed.

4.1.1.2. Reviewing Studies Made on Zone -1

A report titled: “Casanchis Menaheria Urban Renewal Local Development Plan (URLDP)” in March, 2022 provides an integrated and wide-ranging assessment of the local development plan of the city center commonly known as Casanchis Menaheria. The report aimed at the study of the historical background of the LDP area, the status of heritage and its implication to development. The central objective the study was to promote the renewal and development project of the LDP area of Casaenchis Menaheria through protecting and preserving the historical landscape and heritage.

The report appreciably provides detailed studies on demography, social services, social problems, social interaction and housing for the social aspects of the LDP of the Kazanchis area. Here it is important to note that this social aspect study is critical for the land use plan preparation as well as for various studies to be conducted as part of the LDP preparation.

The report further goes in identifying social problems which are serious in the Kazanchis area which includes unemployment, harmful practices, theft, and other socio-economic problems. This study also reveals that the households are living behind a building known as —Temama Foq -were previously displaced as a result of urban renewal. The report states that:

“Unlike the planning approach followed during the implementation of the previous Local Development Plans which resulted in breaking existing social ties among residents through relocation of affected households far from their villages, this planning approach follows in situ development approach which keep residents to be affected with in the Action Area.” (Brave Consultant, 2022).

Therefore, the existing social relationship among the residents will not be affected as a result of the implementation of the Local Development Plan. The report asserts that the local government should play a persuasive and participatory role about the advantages of the LDP during the preparatory phase of the LDP preparation process.

One of the recommended strategies of the report with regard to the social aspect of the study is that providing adequate compensation (taking into account the land value and location) for households to be affected is central inclusive development process.

The other equally important part of the report is the spatial aspect of the Study which focuses on the spatial characteristics of the LDP Site, Kazanchis area. The settlement pattern in the LDP site is characterized by dilapidated houses, some inaccessible neighborhoods, inadequate basic services and open spaces. The report notably recognizes that the planning area is major commercial and hotel center for the city, located in major transport route and generates a considerable amount of income for the city from commercial activities. The report maintains that:

“In terms of existing Land use, Kazanchis Menaheria is a characterized by historical and business center activity of Addis Ababa that accommodates different wholesales and retails, restaurants, historical building with different adaptive reuse mechanism and taxi stations.” (Brave Consultant, 2022).

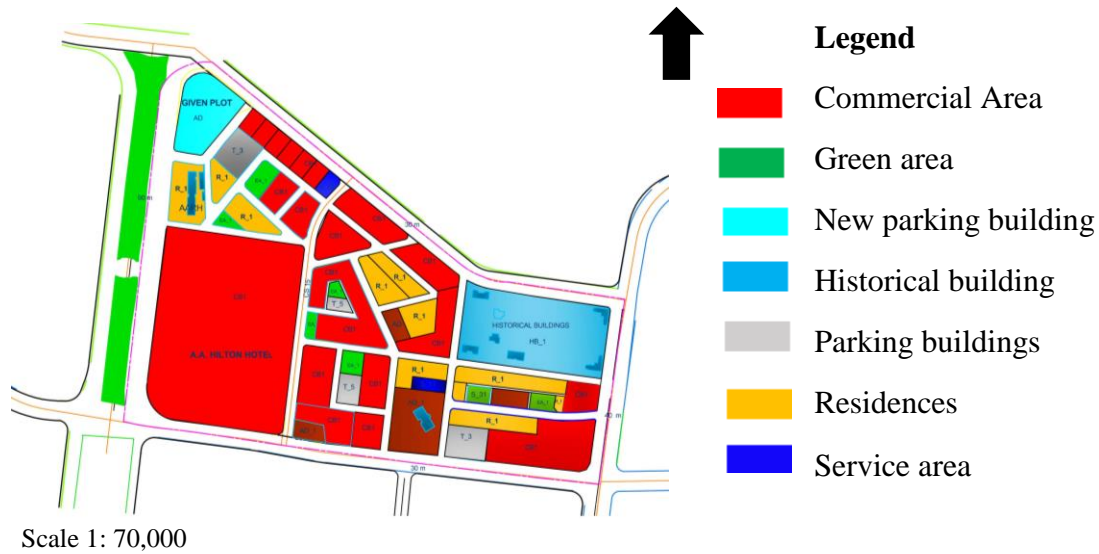
In general terms, the land use structure of the Kazanchis includes; residential (the largest of the built up areas), commercial, administrative, manufacturing, service, transportation and urban agriculture along Ginfile River.

The report also determines that Kazanchis Menaheria site is not comfortable for the healthy living condition of the residents and their neighbors due to the fact that the site is highly vulnerable to fire accidents that can cause huge loss of life and material destruction which is also conducive to crime incidents. The dominant land use type in the project site is residential which accounts for 49.9 % followed by mixed use for 12.5%. The share of other urban land use categories is very low implying the imbalance of services, recreation and open spaces uses.

The study emphasized that the major land use of Casanchis Menaheria is high density mixed residential, mixed commercial and medium density mixed residential and the proposed LDP should adhere this structure plan.

On the other hand, the Addis Ababa City Government Land Development and Management Bureau had made a study in the Zone-1 area in 2016, under the title ‘Casainchis II Renewal LDP’. It attempted to improve compatibility and accessibility through increasing vegetation and aesthetical values, as well as increase mobility and parking lots. The latter assets are considered

after taking lessons in Zone-2 and Zone-3. The structure plan had designated the area to fully be a commercial area, however, the presence of historical buildings was not considered. Furthermore, the study made also suggestions that residences had to be incorporated. The observation in the site holds that urban services such as solid waste management and drainage are problematic.



(Kirkos Sub-City Administration, 2022).

4.1.2. Financial Aspect

Financing an urban land-use is one of the crucial aspects of implementing a project and translating the plan into reality. As seen above, generating the excitement of executing an urban land-use plan and publicizing, as well as, providing a space for exhibition has two main purposes: to create awareness of the plan and to bridge partnerships that are willing to invest and see the potential of plan becoming a reality. This is especially true if the land-use designates areas for developers of commercial or mixed use sites that can generate maximum profitability. However, for urban services and other entities that are subsidized by the government are financed locally.

4.1.2.1. Financing Schemes in Implementing an urban land-use plan

Sources of finances must be identified for the efficiency of the implementation of urban land-use. The local practice of financing redevelopment projects involves stakeholders' private capital, grants, incentives offered by the local utilities, or, from local, state, and federal grants as well as subsidies. Debts and loans can also be a mechanism of financing developments.

i. Land Value and Its Influence on Financing the Implementation of Urban Land-Use

The land policy and land-use policy, as explained in the empirical review, have correlations but are not one and the same. Land is the base for land-use, and their policies are correlated. Land is an expensive utility that varies in the parameters of closeness to the CBD and high markets. To this importance, land values typically increase proportional to the increase in urbanization. This can be called “unearned increment” (UN Habitat). Land is and can continue to be a source of funding. Through annual land taxes, betterment levies and developer exactions, investments can immensely contribute to urban financing.

The price of an area in a transaction depends on parameters such as access to utility, amount of scarcity and the degree of desirability. Kazanchis, with the three facets and characterization, share the same extents in land value since the value is mostly attributed to the “developed” section of the area and its proximity to the CBD.

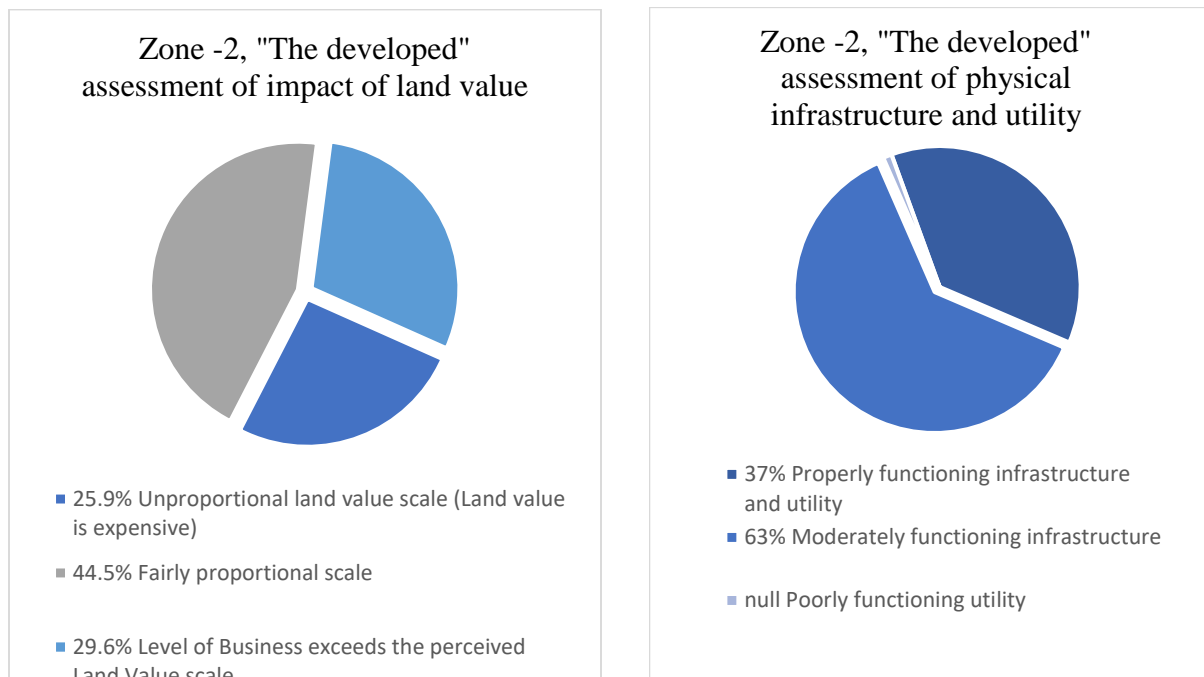


Figure 4.19 Analyzed Data on Zone-2's urban services

(Compiled by the researcher, 2022).

As seen in the Bid-rent theory, the increased land-value due to the developed nature of the area and being, modestly, a center of hospitality sector, has made the alterations of land-use plans

amplified. That is, investors are attracted in this area to reap from its worth by generating maximum profits. Contrarily, to introduce an urban service that may yield lower profits compared to the investors' and developer's proposals, the need for an economic boom would select the developers' proposal rather than implementing and dedicating land-use for social services. This can explain the absence of urban services in Zone -2, a 47 hectares land catchment area.

The paradox of the "developed" area, Zone -2, is that the area has become dominated by business oriented, and mixed use buildings, affordable to high-incomers, may attract more developers to the site but with the lower social service provision, according to the interview conducted with the finance officer in Kirkos sub-city administration, attraction to the site is decreasing. Related to this, Zone -3's delay is, both, contributing to the decreasing attraction towards the site and has projects that have not yielded from the land-value, which in the larger scope, is creating a setback.

4.1.2.2. Creating a Sense of Ownership in the Community

As the project is centered on redevelopment, which requires residents and inhabitants of the site to be relocated, it makes it prevalent that there can be little to no mechanism of involving in the project's take off. As per the pertinent legal procedures, compensations were made to the residents of the area for their private property they owned; however, as residents who had once been part of the locality and community, they were not given a chance to develop (Dejene, 2005). Those who had the economic capabilities who were interested in participating in the redevelopment project were made to secure land through auctions, as made for any other developer (Dejene, 2005).

According to a study made on the implementation of LDP in the case Kazanchis, some legislation changes were made that enabled the locality to participate in the redevelopment project. The prerequisite for such a procedure was for the ex-resident in the area of redevelopment to have approximate equivalence of land owned and land to be developed. Under this fashion, 22% of the developers have gained developing rights on a lease free basis while 78% of the developers are new (Dejene, 2005).

Even though the change from not being involved in the redevelopment process to getting involved by legislative stances is a form of progress, still the majority of the developers are new to the site. Encouraging new forms of development and hosting a new variety of stakeholders attracts investment and creates new opportunities for jobs, employment, entertainment, business and the like. However, residents' involvement in financing the redevelopment (as per the meaning of the

term as defined in the F.D.R.E. Urban Planning Proclamation 574/2008) can attribute to the sense of communal integrity, create a sense of ownership and increase sensibleness in development of an area for the people by the people.

The Ten Years Prosperity Development plan of 2020-2030 recognized the need to increase communal involvement in financing in development. In support of this notion of urban development objectives and to increase the percentage higher than the mentioned 22%, better schemes may be of need. By taking local and international practices as an example, increasing the sense of ownership can be achieved.

The Addis Ababa Action Agenda on Financing for Sustainable Development, adopted in 2015, has acknowledged issues related to resource adequacy, constraints of capacity, and scarce support from international and local actors. Hence, it proposes to increase international cooperation for mobilization of revenue, while also ensuring communal engagement for the sustainable development. In instances mentioned from the LDCs (Least Developed Countries), the UNECOSOC (United Nations Department of Economic and Social Affairs) and the UN Capital Development Fund joined their forces to bring about how to finance sustainable development in LDCs.

Instances mentioned in the document of Financing Sustainable Urban Development in Least Developed Countries include countries that applied PFM-Public Financial Management, as it is taken as a requirement for sustainable development through the effective mobilization of local resources. Participatory budget is an important element for better service delivery and these PFMs are to be country-specific and are to respect contexts of financial and political institutions. It also considers political and administrative conditions for a stronger implementation (Daniel, 2017).

The possible challenge of undertaking PFM is the issue of accountability. To overcome such challenges, the publication of figures of transfer and the transparency of audits must be made whereby the public could access borrowing information. Comprehensive budgets are complex to create. This is due to the need to gather information from local units and the need to plan ahead with varying specificities. The context of the political economy for this to work is a decentralized platform, hence, needs political commitment.

Ethiopia being one of the LDCs since 1971, taking lessons from LDCs can provide a contextual assessment. As such, the practices in Senegal, Madagascar and Tanzania can be taken. Senegal had undertaken Participatory Budgeting in the town of Fissel, to increase citizen participation and receptiveness of politicians. It has provided sufficient social mobilization and has embedded the practice in institutional and legal framework so that it could survive in any political circumstance. In the case of Madagascar, Participatory Budgeting had resulted in the increase of its citizens' willingness to pay their taxes, resulting in an increase of revenue generation.

And finally, in the case of Tanzania, an east African country, comprehensive and integrated tools of management through PFMRP- Public Financial Management Reforms Program, was taken as a national reform. However, implementing the reform to its local government authorities needs further capacity-building as the finances are managed by and Accountant General, to meet objectives (Daniel, 2017).

The research doesn't go to the elaborative extents of PFM's economic benefits since the research focuses on the financial aspects and how to better balance private sector needs with public needs. The PFM recognizes that meaningful presence of local communities in the decision making process and the role of local authorities has a critical role in improving urban financing.

Farther from the LDCs, in the developed nations, Community Development Finance Institutions (CDFI) aggregate capital from banks, or individuals and lend it for the development of residences, businesses, schools, in urban and rural areas. This is practiced in the United States, where the Department of Treasury certifies the institutions in both urban and regional areas. Examples of these CDFIs can be in the form of Reinvestment funds and Low Income Investment Funds, where these all totally amount over 1000 of them across the country (Federal Reserve Bank of St. Louis).

The future of Addis Ababa is envisioned to become a compact city that can accommodate the increasing population seeking opportunities. Kazanchis in particular is aimed to have vertical stacking with buildings of mixed and commercial use, in all three Zones. The implementation of such aims under land-use plans for a compact and integrated outcome necessitates the implementation to be paired with legal and financial support (UN Habitat). If the financial gap is unaddressed, it will result in impairing economic growth and the standards of living in developing cities, such as Addis.

Hence, through aggregating better service provision that can account for communal involvement, such as affordable housings, schools and public open spaces, a renewal project can have a scheme of utilizing land-based finances for own-source revenues, reforming the urban financing structure into a PFM, or instituting a responsible outside body, such as the CDFI, to regulate the financial needs and balance them with the essence of providing services, while in the process of providing meaningful communal involvement. In this way, a broader base of economic activities and participation in the urban economy can be stimulated.

4.1.3. Legal Aspect

Urban Planning does not go into action without legal affirmation. The nature of a proposed and a ratified plan document makes the implementation of the planning legal. This is true in accordance to the F.D.R.E. Proclamation 574/2008, prominently. The legal aspect can be seen in the parameters of: enforcement issues and dispute/ coordination resolution alternatives.

4.1.3.1. Implementation and Enforcement Under the Lens of F.D.R.E. Urban Planning Proclamation

a. LDP and its Revisions

Urban Planning is a legal procedure that is conducted in a framework enticed by law. The types of urban plans according to the F.D.R.E. proclamation are structure plan and local development plan. Accordingly, the scope where by the influence area is selected have chunks of LDP, prepared by the urban center. The implementation of these LDP, according to Art. 12, shall be in the validity period of the SP, which now is the 10th in its kind that is valid from 2009 with the estimate until 2019 E.C. Furthermore, these LDPs can be revised or altered as deemed necessary by the power given to the urban center according to Art. 23, while Art. 19 informs that the responsible body of implementing the urban plans is the urban center.

b. Sustainable Use of Land

The 574/2008 proclamation asserts that the document serves as a legal framework in order to promote planned and well-developed urban centers through regulating and facilitating development activities. The pre-requisite to developing any LDP is to refer to the SP. The development in both Zone -2 and Zone -3 have followed those pre-requisites, however, the expansive spatial usage differs in magnitude. Supportive to this notion, Art. 5, suggests that one

of the principles, under sub article 9, is to balance private and public interest. The difference between public and private interests is that, the former focuses on securing the welfare of the general public and is mostly used in a political context as the role of the government of a given country, while the latter focuses on and is put synonymous with financial as well as marketability issues. Although, it is not limited to financial reasons, it considers the gains of certain projects.

Since only Zone -2 and Zone -3 areas have had LDPs planned, it is only reasonable to examine these areas under the lens of both Art. 5, 12 and 23. In this case: Articles 5: which discusses initiation and preparation of urban plan such as balancing public and private interests, Article 12: which discusses the implementation of a plan in the valid timeframe of a structure plan, and Article 23: which discusses revisions of plan which duties would be assigned by law.

Table 4.9 Implementation in the lens of proclamation

| Proclamation Article | Zone -2 | Zone -3 |
|----------------------|--|--|
| Art. 12 | <ul style="list-style-type: none"> The time frame that the LDP was prepared and delivered was in the window of the initiation and completion of the Structure Plan at the time. | <ul style="list-style-type: none"> Plans in this area get revised before their completion due to occurring incoherencies with the implemented previous plans. |
| Art. 23 | <ul style="list-style-type: none"> The LDP was delivered, however, it was not as the initially implemented design. | <ul style="list-style-type: none"> The LDP has still not been completed and has been revised 4-5 times. |
| | <ul style="list-style-type: none"> The initial design had pockets of green spaces, as well as walking distance schools. | <ul style="list-style-type: none"> This was due to the use of regulation theory that maintained existing roads rather than planning in a clean slate |
| Art. 5 | <ul style="list-style-type: none"> Public and private interests are not balanced as the implemented plan had taken plots of green areas and schooling areas. | <ul style="list-style-type: none"> Due to the delay of the LDP revision, both public and private interests are not being fulfilled |

Source: Analyzed tabular data by researcher, 2022.

4.1.3.2. Dispute/ Coordination Resolution Alternatives

According to the conducted key-informant interview with an expert in spatial planning, the case of coordination issues are core challenges in implementation phase. The disputes or coordination problems are not looked in to in the perspective of legally defined process. That is, all design processes pass through a political decision making process, and disputes or coordination issues are resolved either by technical or professional and the political stakeholders of the planning arrangement.

To elaborate more on the case, a specific example can be seen in the Zone -3 area, where, problems of harmonization and coordination are being taken care of in a case-by-case situation. That is to say, developers and investors on the area conducting construction in the area, in their designated plot, have not yet yielded the profits of their business, rather, since the plan has had harmonization issues, their cases are being processed individually. To change the status-quo of the prevalent issues, the urban centers are given the power to revise and modify plans, according to Art. 23 of the proclamation.

Furthermore, in principle, when designing and crafting a new plan requires to consult the previously implemented plan to avoid incoherencies. Yet, according to the report conducted by the Kirkos Sub-City Administration Spatial Plan Experts, the revised LDP for Zone -3 (Yordanos Sefer) in 2006 E.C. (2014 G.C.) was not planned in line with the previously implemented upgrading plan in 1999 E.C. (2007 G.C.), causing more problems of coordination. Plans that were ratified in the Zone -3 area have had problems with their preceding plans due to the low-level consideration given for harmonization.

The problem here is of two-fold. The first problem is that the area designated for mixed areas or other buildings that are aimed to contribute positively to the economic structure of the city, as well as, for the societal development, have put the economic status on hold due to the delay. The other problem, is the fact that there is no legally explicit mechanism of how to address such problems. Specifically, this includes, addressing the questions of the investors/ developers, accountability of urban planners, and addressing equitable social benefits.

4.1.4. Political Aspect

4.1.4.1. Professional vs. Political Decisions

The professional dimension is essential to translate theoretical standards into practical terms. In most cases, the professional team have the educational freedom to suggest proposals with generous yet constricted manner. In some cases, as educators that have been interviewed for the purpose of the research indicate, planning an urban land-use plan can come out of the initiative of professionals. But after studies are conducted for the plan's feasibility, the political body can intervene, in legal terms, making alterations and changes to the designed plan.

Zelalem from the Planning Commission and Haimanot from the Kirkos Sub-City Administration Office, have answered in their respective key-informant interviews that one of the challenges and problems that are faced in the urban plan implementation phase are political or higher official intervention, conflict of interest in the area under question, ethical and discipline.

The political climate determines the decisions that are implemented. Alebel, in the key-informant interview, has made it clear that the participation of professionals and community is minimal in the implementation phase as the decision ultimately lies on political power. The case of Zone -2's green communal spaces as proposed by the professional planners was altered as it is not seen as economically beneficial.

4.1.4.2. The Modality Used in The Urban Land- Use Planning Process

Urban Planning is operated within a political framework or context as the ultimate decisions of the technicality of development plans are made by an elected government body. In addition, depending on the governmental structure, decisions can be inclusive or exclusive. Inclusivity would require a bottom-up approach and the active participation of the public/community including engaging in discussions for the betterment of their environment and city at large. On the contrary, a top-down approach asserts the decisions made by officials of both professional and political bodies, and implement them with or without the societal engagement in the process.

Redevelopment projects, as described in the literature review, change the demographic make-up by bringing new residents in a bettered physical environment. The process requires for residents to be relocated, and is done so by giving them compensations of the estimated values of their properties and a condominium unit farther from the inner city. The decisions are based on the need that the image of the city ought to be changed.

The process, according to an ex-resident in Zone-3 area, who is now relocated to Bole Bulbula, explained the procedure that had been used. Her descriptions of the process, were cross checked and confirmed by interviewing the Kirkos Sub-City Administration personnel, which included: -

a. Notification of an LDP designed for the area

This is an indication that the initiation came from the governmental body, in this case, the Sub-city, notifying that there are new plans and visions for the site.

b. Multiple meetings with the technocrats and officials

After giving the notice, the importance of the project was discussed. In this phase, residents were disappointed and expressed their discontent due to the attachment the residents have with the locality, with the environment and the societal ties. Processes of convincing and informing took much of the time in these meetings, while also residents learning what has already been decided.

c. Technicians collected data and measured the residents' assets

While consecutive meetings were going, engineers and technicians measured the assets of the residents. Data was being collected in every household, that is later used to determine the amount of compensation in size and in terms of finance. The interviewee had mentioned problems of corruption in this stage, where residents were handing out greasers to the technicians so that their properties would be estimated more than it actually is.

d. Notices were given to evict people renting houses

This notification upset the residents that earn from renting out part of their houses. However, the notice came for early preparation and to bring ease in transferring properties and moving to allocated areas according to lots.

e. Residents were made to fill forms with set out options of compensation

Within this process, the community were engaged in filling out forms of presented options when they get relocated. The options were summarized into three:

- For people who owned land and a house, they had options of getting approximate land plot size, through a lot/lottery, of what they previously owned, or, they could get an estimated amount of the land in financial compensation.

- The other option they have is to participate in the redevelopment project, specifically on the land-use designated as mixed development.
- On the other hand, residents of the area living in Kebele housings, were given the option of lots to be relocated in condominium housings.

The compensation also had another package. That is, to give the residents a monthly 14,000 ETB for a year, which is supposed to compensate for the residents who earned a living by renting out a house. In total, it would be 168,000 ETB.

However, for the process to coincide with democratic practices, it is important to see how the modality coincides with the planning typologies. That is, top-down approaches do not necessarily depicts presence, absence or degree of democracy. Planning typologies, in the modalities are as follows:

The theories of planning, SITAR, as seen in the literature review above, plays an important role in identifying the kind of planning approach is used, and gives a particular lens of issuing and addressing its benefits as well as its problems. Synoptic or Rational Comprehensive Approach is a widely used approach when countries had minimal economic resources, as the approach is structured to meet specific goals, deemed to be in line with national interests. Likewise, the approach used in the local context can be seen in the four aspects of the approach: Formulating a problem; formulating a policy; implements and evaluates the policy/plan.

Lessons especially learnt from Zone -3 requires serious attention. The implementation of the urban land-use plan of Zone -3 is riddled with revision after revision, resulting in an ineffective and inefficient planning. All SITAR approaches can agree on the parameter of “Action potential”, hence whichever approach is used, it is guaranteed in any given condition, potential is a variable left for the implementers. However, a self-reflective approach needs to be used to avoid problems of implementation.

Self-reflective approaches can be achieved through one of the three approaches: Transactive, Advocacy, and Radical approaches. Other than the self-reflective and action potential qualities of these approaches, Radical approach has a human dimension and the Transactive approach has the ability withhold public interest, while the Advocacy approach has neither of the parameters. The Radical approach as the name indicates gives different promises of addressing class struggles and

social growth, but on the other hand, the Transactive approach similar to the Synoptic approach withholds public interest, making it familiar for transitioning. A Transactive approach, hence, can still maintain the welfare of the general public, but become more engaged with the community to encounter problems head-on and bring about tangible results by contacting people face-to face who were affected by decisions.

Transactive approach is a people-oriented planning with a concern of bridging the gap between technical knowledge and the local community's knowledge. This approach has a more democratic approach, as it tries to combine the advices of the community when preparing and implementing policies and urban land-use planning. With extensive engagements, communities can give advices that offer better results that consider the society and contribute to a planning that fits public needs, with layers of environmental, ecological, communal and societal aspects.

A case-study taken in Indonesia's Teluk Atu village to model a feasible Transactive process. The Indonesian government had aims of improving public services, stimulate the economy and resolve development gaps, through empowering communities. A fiscal decentralization program called village fund budget was issued by the government. The priorities for development were identified by both planners and community participants for the purpose of effective budget spending.

Using socialization, externalization, combination and internalization as modes of knowledge creation, patterns of observation, analogy, exchange of knowledge and understanding, respectively, were registered. Socialization was put as a platform of knowledge exchange, and is a stimulant for community members to describe which area of development need to be priority. The result was a model to shape policy priorities by integrating the local community knowledge through: public involvement (socialization); knowledge enhancement (Externalization); concept dominance (Combination/collaboration); Policy Improvement (Internalization) (Muhammad, 2021).

4.1.4.3. Public Participation in the Urban Land-Use Planning Process

“Engaging with citizens can allow planners to better understand current urban land use and priorities of urban residents in designing plans that are more realistic and better address citizens' needs.” (Paul, 2021). The social fabric can only be understood by collaborating and working with the localities so that sustainable approaches can be realized. However, such practices are still in

their infancy stages. When Zone -2's area was redeveloped, consultation with the residents was close to minimal according to the residents of the site.

Public participation is mentioned in the process of the preparation of an urban land-use plan in third phase of preparing an urban land-use. Under phase-3, planning issue identification and prioritization stage, a public forum for identifying planning and priority issues.

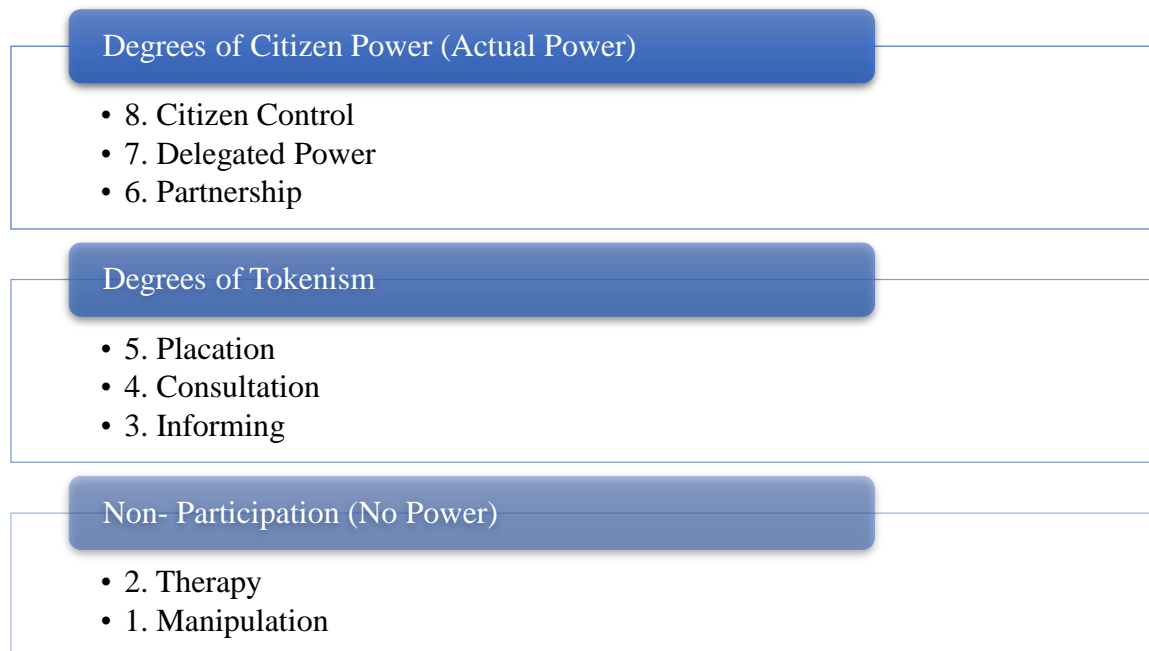


Figure 4.20 Arnstein's ladder of citizen-ship

(Arnstein, 1969).

The planning that has been used, according to Arnstein's ladder of citizen-ship specified in the literature review, can be placed in between level 3 and level 4, Informing and Consultation respectively. The reason for designating these levels of participation is the degree of involvement in the phases of urban land-use preparation until its commencement and evaluation.

Key-informant interviews with the sub-city administration personnel and experts, as well as, an ex-resident in Zone -3, have described the process of the LDP preparation process from start to finish and extent of the communal involvement. Holding meetings and opening sessions for consultations have been made prevalent. However, the planning is initiated by a public policy and is given an administrative decision to provide solutions, directions and preparations of planning. It is subsequent to this that the community is informed and asked for comments. Since the

preparation phase did not involve a participatory bottom-up approach, and on the other hand, did also not involve maneuvering, controlling and influencing the residents, the level can be depicted between level-3 and level-4.

For the realization of democratic practices, where citizens hold power in their voice, it is important to level up the citizen partnership level. This will aid urban land-use planning in a manner that can address issues of residents to come up with indigenous solutions and contextual planning unique to an area, strategic to make decisions inclusive and consultative.

Data gathered from questionnaires reveal that people want to participate in decisions and want to have a say in the development of their neighborhood. Both Zone -2 and Zone -3 have had undergone implementation of redevelopment projects conducted in the manner of the above mentioned mechanisms. Contrarily, Zone -1 residents were asked if they had the assumption of relocation, and 71.4% residents believe that the site is needed for a redevelopment project that requires their move, whereas only 28.6% have responded that they do not think their move is a necessity. Furthermore, on the administrative aspect, issues related to provision of physical infrastructure, land management issues and transparency of information, 50% of the residents have said that there are administrative problems. 23% of the residents in this Zone are also skeptic in the financial capabilities to deliver quality and timely redevelopment projects while 11.7% of the residents attribute the problem to the political aspect of inclusivity in decision making.

For this reason and considering the political economy being projected for the coming years under the Ten-Year Development Plan as put out by the F.D.R.E. Ministry of Planning and Development, sustainable development and inclusive development can come with moving from the lower level of degrees of tokenism, the highest level of degree of tokenism, so that successful and gradual transformations can occur in levels of degrees of citizen power. That is, the highest degree of tokenism is level-5, placation.

Placation is a citizen participation before and during implementation of an urban land-use planning that brings citizens to have a say and advise on issues, but still the right to judge the feasibility is left to the power holders. This process requires: good quality in technical assistance in prioritizations; and a community's ability to organize themselves to press on those set-out priorities. This is different from Consultation in that, the latter offers a more symbolic role of getting opinions from the stakeholders but gives them no assurance that their concerns may or may

not be addressed. Consultation is conducted through surveys, neighborhood meetings and public hearings.

The need of getting community to organize, and for the decision to be made by the power holders is a mechanism of securing economic and developmental goals. With the trends of globalization and extents of participation, it is unfitting to ignore and not consider popular opinions. However, these opinions, and considerations must be managed in a way that can be feasibly translated into reality, as resources and sources of finance are not as ample as demands can be.

4.1.5. Social and Environmental Aspect

Social viability increases with proper environmental considerations as these areas are the canvas and platform for healthy social activity and interaction. Redevelopment projects in Kazanchis area, particularly in Zone-2, focus on the physical and economic aspect had brought problems.

4.1.5.1. Social Blight and Physical Determinism

The social make-up of communities, particular to Addis Ababa, is closely knitted. Social attributes can vary from norms and values and is related with spatial arrangements of communities.

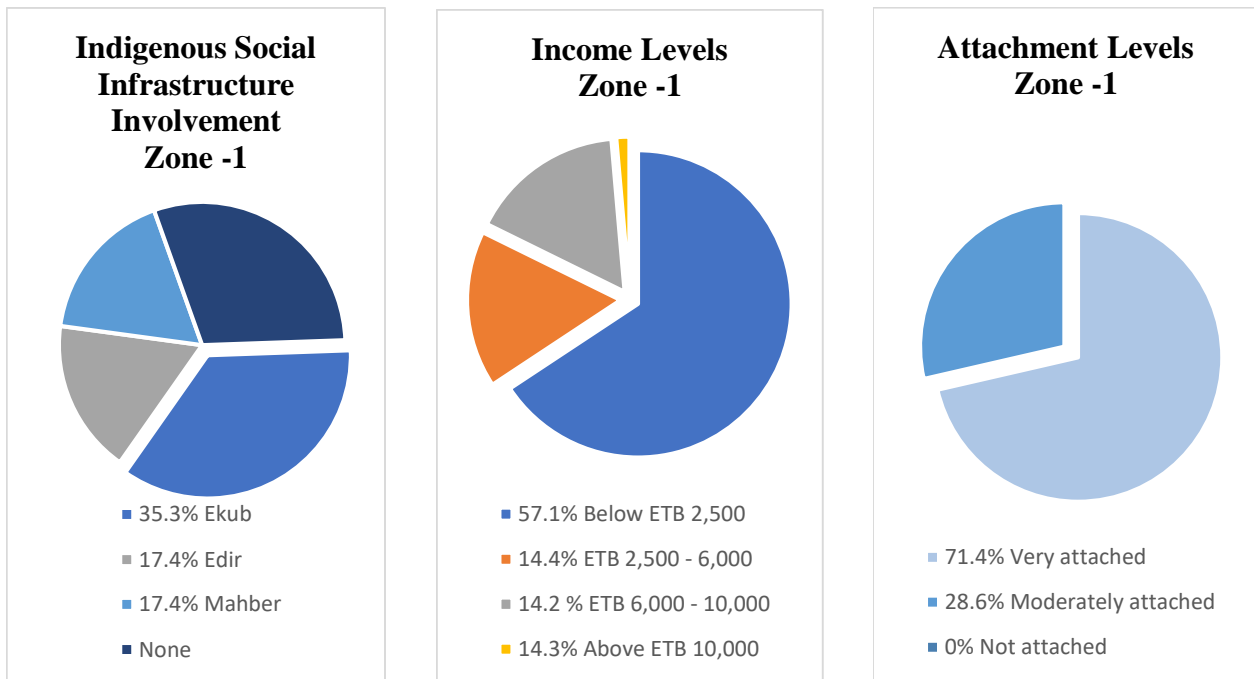


Figure 4.21 Social Conditions of Zone-1

(Compiled by the researcher, 2022).

Slum and underdeveloped areas are characterized with higher rates of unemployment, higher crime rates, higher rates of malnutrition and communicable diseases, vulnerable to violence (Masoumeh, 2012). This can be attributed to the informality regarding building laws and planning regulations. Nonetheless, the features of slum areas are not all negative. In Zone -1, the survey shows that the residents are highly attached to their community.

A clear indication that the spatial organization, unplanned as it is, has created a majority of social cohesion. This has a positive attribute for creating a sense of community and neighborhood. Maintaining such character must come with the planning, shown in the preparation, planning and implementation of the planning. On the contrary, the “developed” areas, designated as Zone -2, has not gotten the spatial integration and consideration that could maintain such essence. Beyond the horizontal spatial distribution, lower income rates, and involvement in the community, the effect of the years of being residents may also affect the level of creating social attachment. However, 80% of Zone -2’s residents have lived in the area for above 10 years. The majority of the respondents do not have much social interaction despite the count of years, due to the decline resulted by the factor of verticality of densification and spatial distribution.

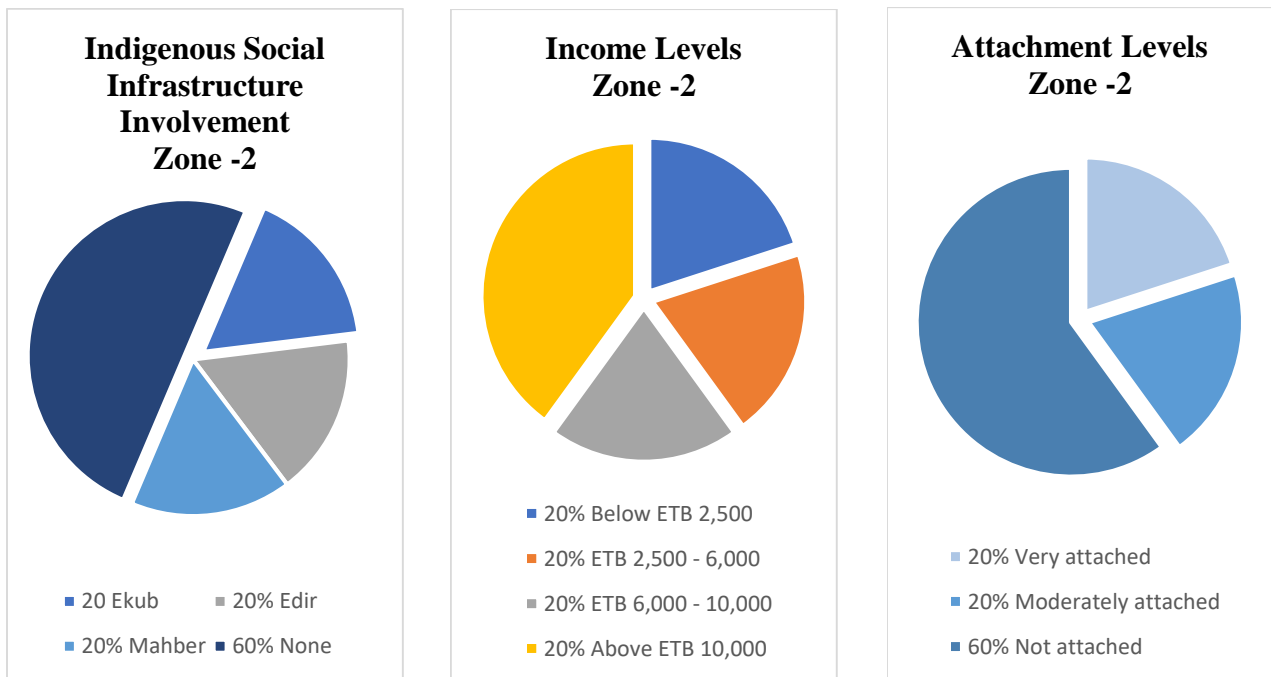


Figure 4.22 Social Conditions of Zone-2

(Compiled by the researcher, 2022).

Spatial distribution determines an area's densification. According to the held interviews with the lecturers, densifying a city is generally thought of in the terms of compactness and vertical development. Such exercise is one of the development strategies of Addis Ababa. Nevertheless, densifying a city shall not compromise economic and social opportunities, rather enhance them. The focus given to the social layer of the urban livelihood is minimal, as seen in the focus of how the environment can become physically functional.

Nigel, in his book titled, *Urban Planning Theories Since 1945*, said, "...social contact is not entirely attributable to physical dislocation," (Nigel, 1998). That is meant to depict that as living standards began to rise after the 1950, post WWII, public activities diminished due to material betterment such as watching television, driving people more to their homes (Nigel, 1998). He continues to argue that town planning, however, still affected and was responsible on how community life gets lost when redeveloping and relocation.

On the other hand, in the conducted key-informant interview with Alebel, he has said from an urban practitioner perspective that, "we have to accept the changes that come along when housing and lifestyle gets changed". His argument is that, in the local context, the conditions that residents in underdeveloped area that entices communities are factors of being low-incomers, as they use traditional financial saving systems, the attached housings, the horizontal densification and creating sense of security between them. However, he also argues that one of the considerations that must be made in renewal projects is to keep the social fabric and the human perspective, who have resided in a certain area for years.

Related to this, the social attributes and how it contributes to the livelihood of residents and ex-residents can be seen in the effects of relocation. The practice of relocation fundamentally results in disintegrating build social ties. Kirkos sub-city finance personnel, Girma, mentioned in the interview that, before the redevelopment project and Zone -3's condition of delaying expected revenue generation, the livelihoods of people were attached to their locality whereby their economic activities were involved with or closer to their residences.

Alebel considers, as he explained in the key-informant interview, the relocation of people from the inner city to the outskirts of Addis a failure. This is because, he argues, the residents of the area have contributed in the cultural, social and economic fabric of the neighborhood, and did not have a say in the proceedings of how the redevelopment project would affect them. He added, in his

observation, residents in slum areas conduct their economic activities either in their homes or in nearby locations.

To prove the assessment, in Zone -1, where redevelopment has not yet been implemented, 85.7% have said that their businesses are close, in a walking distance, to their homes, while only 14.3% work farther from their residences. Small businesses in nearby rented spaces attribute to 35.7% of the data, whereas 21.4% of the residents have their businesses conducted at their homes. The rest of the percentage attribute to medium level businesses in nearby location (21.4%), medium level communal businesses (14.2%), and employed in private businesses (7.3%).

Hence, when Girma, in the interview, had said that the people did not only lose their social ties, but also the benefit they get from being situated in an economic center where they run their businesses, it shows that the planning and implementation process lacked the consideration given to the social and socio-economic conditions of the ex-residents. The relocation did not consider not only the social aspect, but also their economic disadvantage. Residents in the outskirts after the relocation may have gotten better physical infrastructures and buildings, but it takes years-time to develop the social cohesion and to gain stable economic gains in their new locality.

Some strategies to bring about proper planning are implemented in forms of upgrading schemes or in inclusive development. For instance, in the nearby location from the influence area, a renewal project is being studied. The area is called Aware, and is also considered as a slum area and in dilapidated condition within the inner city. But by taking a different approach, the urban design is thought to consider an inclusive development. The notable problem is the lack of representation of differing economic classes, hence, people are the ones that make the city, and its fair for residents to have a representation no matter their economic status.

Other conditions that need to be considered when preparing, planning, and implementing a renewal project are: retaining and creating social harmony that are devoid of gated communities; participation of communities in the planning process; and, densification. Such practice is still in the making of the project and are being reflected in the planning process of the Aware renewal project. Problems of the absence of social involvement and economic as well as participatory issues in the planning process as seen in Zone -2 and Zone -3, can be attuned by making people also part of the planning process to gain positive social, economic and development changes after implementation.

The relocation of residents may be a hard fact of the matter and an unavoidably necessary part of the planning procedure. A redeveloped area can attract multiple business communities, competitive in their ventures. As seen above, social cohesion is not only a physical attribute but also increasing dependability between residents in economic and financial terms. On another hand, betterment of livelihood and increasing technological devices have minimized the essence of social and communal nature of a neighborhood. The takeaway, however, is that no matter how much competitive businesses can be, they can better exercise the maximization of their profits by incorporating social cohesion and viability.

That is, people attract businesses and vice versa. To enable this notion, environmental considerations that allow people to people interaction attracts the consumer side of the equation in an area where businesses are located. Such provisions, especially during the collection of primary data in one of Zone-2's mixed-use buildings via questionnaire and follow-up open end questions, the business they have opened has not yet gotten the expected profits. Situated in vertical stacking of the floors, location of small businesses also matters. Even though the particular subject was in the 2nd floor of a G+12 building, the block-nature of the building has made movements only to be on the ground level. A people and pedestrian friendly accessibility to buildings can enable business to thrive.

4.1.5.2. Lungs for the Neighborhood

To compromise professionally put standards of planning for economic benefits during the implementation process has resulted in the decrease of open spaces, which are the lungs for the neighborhood. Green areas have high importance in mitigating the effects of pollution in cities and can be drivers of democratization of territory (Jose, 2020). Economic growth, social inclusion and equality, environmental sustainability, and other sectors of a city depends on how land-use is designated while promoting democratization of territory and public interest. One of the main purposes of urban land-use planning in a sustainable manner is to improve the quality of life.

Public interest consists of the accessibility of common goods and services in a manner that is distributed equally. The urban ecosystem benefits from common goods such as green areas. Environmental development is, hence, a consideration that must be taken in the urban planning process of implementation.

In the case of Kazanchis area, the LDP prepared for Zone -3, the vast expanse area of 2.19 ha had been designated for an open space and a neighborhood park area. It was designed for the compensation of the absence of green areas in Zone -2's redevelopment project that had initially bits of green areas in between buildings for social interaction. As explained in the interview with Spatial experts from the sub-city's administration office, the green area was supposed to bring livelihood more activated, work towards a sustainable development practice, and to entice ecological features for the neighboring physically tall buildings.

4.1.5.3. The Case of Mobility: Walkability and Transportation

Contemporary cities face challenges in ensuring the consideration of public space and mobility (Elisa, 2017). That is because livability of a city depends on providing access for activity and social attributes for communities. Providing specifically designated spaces that host people's innate characters of walking, sitting, standing and socializing, determines the decisions they make, influencing urban sustainability in cultural, social, economic, and political manners (Elisa, 2017).

The influence area that was selected has considered these terms in the planning phase, whereby the redevelopment of the plan included a BRT line adjacent to Zone -3. The inclusion of such infrastructure can solve problems mentioned by the residents and business owners in the area. Transportation is relevantly not a problem for Zone -2 residents as the responders have mentioned that their movement is mostly done by their own vehicles. On the other hand, 20% of Zone -3 respondents have put the problem of transportation as inaccessible, while 28.5% of Zone -1 respondents have said the same.

Aided to this, the problem related to transportation, as observed in the site, congests the area with lines of people, creating problems for pedestrian movement and walkability. The width for pedestrian walk-ways does not consider the lines made by people who want to acquire transportation and the lines made by taxis make the width of the roads even more narrower.

On the other hand, pedestrian movement is inhibited due to the absence of parking spaces and the limited amount of basement parking. Car-owners park their cars on roads adjacent to the buildings they enter. The absence of a designated area for parking has made movement for, both, pedestrians and vehicles difficult. Proper urban planning and its implementation must consider the actualization of easing the livelihood and increasing sustainable movement. Development of the

built environment and the implementation of urban land-use planning has to consider the aspects that keep the city active.

In practical terms, the area in Zone -2 had had a clear planning that depicted an area for on-site parking. The implemented plan, however, has no on-site parking and has made the function of the road networks to become crowded with unplanned static vehicles.

The planning phase did not consider creating hubs for transportation. Hubs for transportation provide efficient and uninterrupted system for the movement of people in an organized manner (Pokrovskaya, 2020). The typologies of transportation hubs can vary in approaches. The research's focal objective is not to delve into the types of transportation hubs, but, to record the presence or absence of such infrastructures and services in the phases of planning. If absent, there it cannot be implemented. However, the non-implementation of services such as these, hinders the economic and social fabric of the neighborhood.

4.2. The Influence of Political Economy on Redeveloping Kazanchis Neighborhood

Political economy of a nation dictates the focus on certain sectors. Moreover, the policy science, social philosophy and political economy determines what planning approach must be used and how to bring about success. A developing country such as our own, with a social fabric that is highly diverse and communal, how to prepare and ultimately prepare an urban plan depends upon the socio-economic fabric, the financial capacity, and the state's priority areas.

The sector of urban planning, especially since 2019, has gained much traction to make the city a tourist destination that fits its profile.

4.2.1. The Importance of National Vision in Determining Planning Objectives

The Urban Planning Proclamation 574/2008 under Part two, states that the initiation and preparation of urban plans need to follow the basic principle of abiding by the national vision and standard that can be implemented.

Alvaro Garcia, a Chilean former minister of the Economy and former Minister Secretary-General of the Presidency, in a book called *National Visions Matter: Lessons of Success*, said that the premise of the national vision is the question of how to build it, which requires, he said, explicitly

expressed written documents and the implicit activities of political forces and social forces that include employees, institutions and organizations. Visions can be manifested in government program or policy through institutions.

National visions and development goals differ as time progresses. For instance, the national vision in western countries in the post-second world war and preceding to it, are different (Nigel, 1998). Depicting where the priorities lay in one’s nation given the environmental, economic, political and social fabric, guides the vision and the implementation through proper planning. The political economy in the particular time coincides with the institutional framework and expected output.

4.2.2. Subsequent Structure Plans and the Shift in Urban Planning Focus

Table 4.10 Political Economy and Urban Development

| Period of Structure Plan | Political Economy | Effect on Urban Land-use planning and its implementation |
|--------------------------|---|---|
| 1997-2007 | Developmental State, Political federalism | The replaced centralized system could not fit the new market led economy, Master plan’s rigidity was replaced by Structure Plan to increase flexibility Fulfilling the idea of an international and African city |
| 2007-2017 | Developmental State, Market-led economy | Relocation and resettlement of residents to use the sites Bringing a coordinated investment (ORAAMP, 2002) Too much focus on profitability has led the areas of Zone -2 to be deprived of social services such as schools and open spaces |
| 2017 -2027 | Market and Privatization | Urban planning as the new face of city tourism has made beautification projects amplified. Social services such as open spaces, and green areas are constructed in a timely manner. |

Source: Data compiled by researcher, 2022.

Formulating a vision and abiding by it is required in the preparation phase of planning. This is essential to guide the type of projects at a particular set time with specific end-goals and objectives. These visions align with the general vision of the city and the nation, as it represents the larger

public embracing the type of political economy seen. Addis Ababa City Administration has put its vision in the following words.

“Enable Addis Ababa City government peaceful, secure and good governance becoming conducive for residents social and economic benefits and needs as well as international diplomatic city.” (Ethiopia Government Portal). The Mission is put as, “Enable Addis Ababa City Government among one of medium income cities in the year 2020 competing with such cities with conducive life style and an example of good governance”. (Ethiopia Government Portal)

Securing the implementation of the vision and mission in a larger scale needs the neighborhood level, the Wereda, and the Sub-City level to aim accordingly. Addis Ababa, as a world city, facilitates urbanization as, “African cities need major investment to reap the demographic dividends and harness rising urban consumption, a part of structural transformation that countries need to exploit, while there remain opportunities to do so, but this is contingent on a supportive national economic policy framework” (UNECA, 2018).

Under Kirkos Sub-City Administration, Kazanchis, in its Wereda limitations, also has a responsibility to make the vision a realization. The preparation process contains envisioning the part of the city in the LDP, while ensuring the implementation of the plan without the compromise of what makes “an exemplary good governance” as stated in the vision.

4.2.3. Political Economy and the Implementation of Urban Land-Use Plan

Kirkos sub-city had set its vision to bring about efficient and competent administration that could ensure sustainable development and inclusive economic growth. The mission is stated as bringing about a finance strategy that could drive economic betterment of the residents and to utilize resources in accountable manner. The vision and mission were written in Amharic and was translated for the purpose of the research. The vision and mission of the sub-city drives the political economy in terms of decision-making in identifying financial sources obtained from land-use designations. The level of identification, however, is prepared in a sub-city level and has no detailed wereda-level identification. The following is a data obtained from the finance bureau in the sub-city for 2014 E.C. (mid 2021- mid 2022 G.C) fiscal year.

Table 4.11 Sectors and Political Economy

| Sectors | Annual Plan |
|---------------------------|-----------------------|
| Trade | 26,054,090.63 |
| Culture and Tourism | 2,387,200.00 |
| Ownership of land | 150,000,000.00 |
| Construction | 6,311,052.00 |
| Lease/ Land bank | 241,031,772.00 |
| Vital events registration | 13,500,009.00 |
| Food and Medicine | 8,422,038.69 |
| Contingencies | 396,020.50 |
| Others | 15,618,458.00 |
| Total | 463,720,640.82 |

Source: Kirkos Sub-City Administration, 2022.

As seen in the table above, leasing or land bank is expected to generate a higher revenue. The exercise of leasing is a commercial activity that expands the construction and delivery of real-estate projects. The politics of spatial organization, hence, is dominated by the profit generating sector where land-use planning implementation is influenced in the sub-city. Such fiscal planning for the sub-city determines the political and technical aspects urban land-use planning implementation. The territorial governance over the land-use is directly linked with the fiscal plan of the sub-city and, consequently, increases competition over the greatest economic asset.

According to the key-informant interview held with the Kirkos Sub-City Administration finance officer and a quarter-FY of 2014 E.C. evaluation report, the competition to elevate economic competency in the sub-city had led the implementation of the plan to be interfered with. As mentioned, the competition and goal towards economic growth, specifically in Zone-2, compromised the essential open spaces, pedestrian walk-ways, social gathering areas. Affordable housing and schooling services, as well as parking spaces become compromised. The particular timing of when Zone-2's LDP was planned and implemented had focused on creating and increasing wealth and generating economic benefits without the consideration towards societal benefits, despite the acclaimed vision the LDP was to bring to the society.

The imbalance of distribution of economic resources as well as financial gains with the consideration of societal benefit, as seen in Zone-2 and Zone-3's relocation programs, Zone-3's delay in the delivery of the redevelopment projects, and Zone-1's delayed reoccurring studies, is attributed to the practice of a rent-seeking political economy. Rent-seeking can be carried-out in a legal manner. However, the key-informant interview as well as the evaluation report of the quarter FY point out that the rent-seeking political economy cause a dire problem to ensuring societal and environmental benefits.

4.3. Urban Service Provision as Per the Urban Land-use Plan

Urban service provisions in the Kazanchis area: Zone-1, Zone-2 and Zone-3, are categorically different. Zone-1's LDP implementation has been in the frontal areas, leaving the site in an unintegrated infrastructure. Both social and physical infrastructures have not been implemented, resulting in unresolved sanitation problems. Zone-2's completed LDP implementation, according to respondents, has properly and adequately dealt with urban provision in the aspect of physical infrastructures, while social infrastructures have not been given due attention. Lastly, Zone-3's urban provision shows a promising implementation of social infrastructures, however, the delay in harmonizing the LDP of the site has rendered the implementation to be a weak interpretation of basic physical infrastructure amenities; such as roads.

4.3.1. The Role of Developers, Investors and PPP

“Efficient and livable cities require public and private investments in infrastructure and services that can allow for high density connected development.” (Paul, 2021). The relationship between the role of planners and the role of developers is seen to be inversely proportional in that the objective of the developer is to maximize profits while the objective of the planner is to maximize the social welfare in the realm of public interest (Dani, 2020). The author of *The Game of Developers and Planners: Ecosystem Services as a (Hidden) Regulation Through Planning Delay Times*, correlates the delayed time of delivering projects is due to the ongoing negotiations between planners and developers.

Developers can involve themselves in either short-term finance development funding or longer term investment finance using their own capital (Dejene, 2015). The former type of financing arrangement are the costs that cover during the period of development while the latter involves *lenders of equity*: participating in the rewards of development by the entitlement of the profits; and

debt finance: requiring subsidies and joint ventures. The situation of finding available finance for development in Addis Ababa, however, is lacking which has resulted in the discouragement of entrepreneurs that are interested in long-term investments such as real-estate projects. Such circumstances deter the implementation of redevelopment and renewal projects (Ayalew, 2003). The LDP Manual has put the following considerations in regards with investment and PPP.

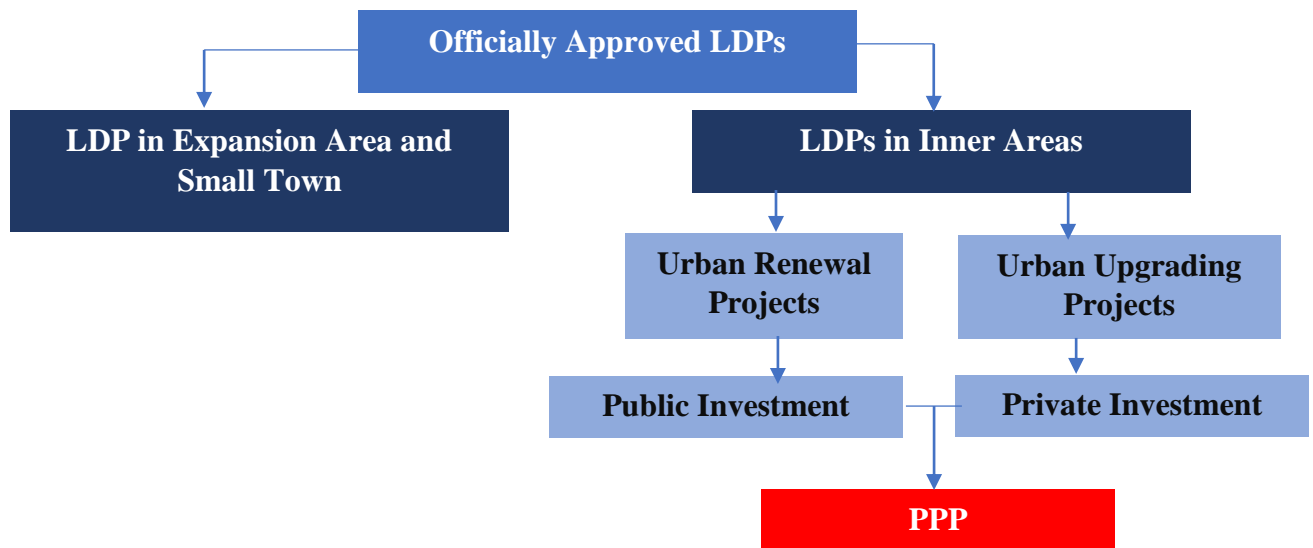


Figure 4.23 Involvement of Investors in LDP implementation

(LDP Manual, 2012).

On the other hand, investments are seen as catalysts of economic growth (Rebecca, 2017). Both developers and investors are essential for a city’s development. The symbiotic relationship between making a city attractive for investment and investor’s role in economic growth is through aspects that investors value most. These are: a city with growth potential; linkage in transportation; delivery-focused and pro-investment planning; and quality leadership (Rebecca, 2017). Related to the values that are prioritized by investors: lower risks; higher returns; and higher flexibility of changing their investments for greater return alternatives (Dejene, 2015).

In the influence area of Kazanchis, the planning designates areas for developers and investors that are readied plots for development. Naturally, competing for the area comes with the valued aspects as mentioned above together with other competing investors. As much as the investors and developers are for the betterment of the growth in economy, the attention given are for profit generating businesses that do not consider the sensitivity of livability. The plot allocated for an investor is used to its fullest in built form. As land is an expensive asset, investors would rather

utilize the land in a profitable mechanism than to promote sustainable urban attributes. This can be attributed to the a) the small size of plot area and the need for maximum profit, or b) weighing the gain of profit than the effect on the urban character.

PPP-Public Private Partnership, is the private sector participation in the administration of land in the context of urban land-use planning through long-term contracts. It is a scheme that engages development partners may engage in capacitating the implementation of urban land-use through finance. PPPs involves management contracts without financing and financing schemes such as funding, maintenance, and building or operations. Examples of these schemes can be seen in transportation facilitation, power and energy, healthcare, education, etc.

UN Habitat, in *The Global Urban Economic Dialogue Series*, makes the distinction between privatization from PPPs as the former gains full control of delivering public sectors with no government oversight, whereas the latter involves a dynamic inter-sectoral long-term agreement in collaboration with the oversight of the government. Large scale projects that require ample amount of fund resources such as housings or large infrastructures. The benefits, as stated by UN Habitat, include: cost saving due to the drive of economic gain by the private sector; out-put based contracts which improves performance as payments are dependent on them; cost-effective risk management; creation of economies of scale in the whole life-cycle; timely delivery of projects; enhanced public management; improvement in levels of service through cooperation in skills; and abundance of funds for infrastructure.

PPPs are not without drawbacks. The disadvantages include: additional costs through eroding economic benefits if mismanaged; reduced control of public assets as a substantial portion of risks of the project are attributed to the private sector; loss of accountability if overlapping roles are not clearly defined and open for interpretation; and rigidities in long-term contract and inflexibility when situational and economic challenges occur (UN Habitat, 2011).

Not all urban projects undergo PPP. The suitability is determined by matching goals of the public and the objective of the private sector involvement. The levels of PPP, in a summarized manner are: financing, operation, design-build-finance, build-own, and concession. The models for PPP are: development rights model; concession model; and joint venture model.

Prominent sectors that apply PPP are infrastructure projects as well as housing provision. In the local context, relevant to the scale of the city, among sectors issued to cooperate in a modality of PPP by the F.D.R.E. Ministry of Finance, is the affordable housing project. The proposed timeframe is from 20-30years structure and is still under feasibility study as explained in F.D.R.E. PPP Director General’s report in March 2021.

The feasibility is yet to be seen, however, the PPP has its own opportunities that can benefit the financing or managerial scale. In the context of the influence area, developers and investors are main financiers of the redevelopment area as the land-use is dominated by hotel services, commercial areas and mixed development. The need for PPP on the contrary is focused for the need to manage, operate or finance high sectors of transportation sectors; affordable housing developments; and other social infrastructures. The LDP proposed 39.5% residences in Zone -2 and 18.19% high compact residence in Zone -3, of which, have not been implemented in PPP arrangements.

4.3.2. Social Services and Physical Infrastructures

In both Zone -1 and Zone -3, similar cascading is seen from the strongest to the weakest attributes of the site the respondents are residing. The strongest social service being the access to police, ensuring safety and security, while weakest asset in the social service being housing provision. The reason Zone- 1 and Zone -3 are seen in comparison is due to the fact development has yet to be achieved and has not yet fully completed, respectively.

Table 4.12 Social services in Zone -1 and 3

| Zone | Access to police (%) | Access to schooling (%) | Access to religious institution (%) | Access to Health facility (%) | Access to housing (%) | Total |
|--------|----------------------|-------------------------|-------------------------------------|-------------------------------|-----------------------|-------|
| Zone-1 | 31.5 | 20.1 | 20.1 | 15.7 | 12.6 | 100 % |
| Zone-3 | 27.7 | 16.7 | 16.7 | 22.7 | 16.2 | 100 % |

Source: Data compiled by researcher, 2022.

Zone -2 is a different case. Responders in this area have made a majority- 60% have said both social services and physical infrastructures are somewhat functioning in their liking, with 40% of the respondents are fully satisfied with both of the services.

In Zone -1, access to clean water has been noted to be provided better compared to the other infrastructures, while the least is attributed to access to open spaces and proper sewage lines. This shows that future development in the areas needs these problems to be addressed and planned for.

Table 4.13 Physical Infrastructure in Zone 1 and 3

| Zone | Access to open space (%) | Access to electricity (%) | Access to proper waste management (%) | Access to supply of clean water (%) | Access to sewage lines (%) | Access to Transportation (%) | Total |
|--------|--------------------------|---------------------------|---------------------------------------|-------------------------------------|----------------------------|------------------------------|-------|
| Zone-1 | 10.7 | 21.4 | 17.95 | 25 | 10.7 | 14.25 | 100 % |
| Zone-3 | 10 | 30 | 13.3 | 16.7 | 10 | 20 | 100 % |

Source: Data compiled by the researcher, 2022.

In the half-implemented area, Zone -3, electricity is said to be better provided compared to the other infrastructure services, while the least is attributed to, similarly with Zone -1, access to open spaces and proper swage line. To fully criticize the area’s failure to consider these problems cannot be blamed on the implementation yet, as it is still developing. However, to work closely with other relevant sectors in an integrated manner can enable the betterment of implementation of an urban land-use plan.

The absence of schools, the scarce availability of affordable residences, the under-considered urban green areas and the fact that there are less communal activities in Zone-2, is said to be turning the area into an urban blight. In an interview conducted with spatial planning expert in Kirkos sub-city administration, Haimanot, said that the urban blight is a phenomenon that occurs in the presence of congested building blocks without activity happening after certain hours of the night, roughly estimated, as he puts it, after 9:00 PM. The implementation of the urban-plan has made compromises on social service and physical infrastructures.

The paradox between what the spatial expert is saying and how the residents feel about the area in terms of the provision of social services and the adequacy of physical infrastructure. Residents have not complained about the situation that has made the area, as said by Haimanot, an urban blight. To explain the phenomenon, Alebel argues that the modern life brings its own new values and assets of the need to privacy, security, the need of leisure outside their own vicinity, and

technologically entertained. He adds in his argument that such practice of new lifestyle, in the longer run, will not provide a healthy and sustainable livelihood, despite the indifference of the residents' in the "developed" Zone -2 responses.

Residents' answers to the questions and the assessment given by the subjects on the matters of the need of open spaces, the amount of activities in differing hours and the need of supporting infrastructures that support these activities, have rather been an indifference. This is due to the habitual practice of how the city spends the day. The decline of activities after certain hours can also be attributed to the fact that the ability and capacity to power electricity is costly, according to the key –informant interview conducted with Kirkos Sub-city finance and spatial planning personnel. The inactivity makes the area prone to security problems and the after-hours are seen to be utilized by only certain types of activities that generate income to private workers.

In this sense, Zone-1's LDP must make the considerations of such characterizations of the site to complement the areas surrounding the redevelopment and to encourage economic activities by properly installing physical and social infrastructures appropriate with a study.

4.4. The Link Between Urban Land-Use Implementation and Local Economic Planning

Urban land-use implementation can dictate the success of economic growth and development. However, designating a land-use by itself is not sufficient to produce the needed level of progress in economic terms.

Urban land-use planning can help coordinate marketable lands that facilitate different urban activities such as investments, giving administrative and governance entities a crucial role in regulating the pace of development. Increment in the society's quality of living, and positive gains from programs set-out in the land-use plan are inter-related through identifying specificity on the site in question, timely outputs in delivery of fundamental urban services and projects, as well as efficient governance.

4.4.1. Essence of Determining Character and Role of Kazanchis

Spatial agglomeration of economic entities and sectors links land-use arrangement in accordance with activities that can generate higher levels of profitability as well as productivity. Forming what urban activity can yield better productivity is interpreted in the economic concept of specialization.

Before categorizing a certain specialization, the character and role of the interest area in question must be determined.

Primary data has been collected to gain the understanding of what the locality perceives about Kazanchis. The characterization of Kazanchis is seen in terms of how the identity, image and its marketability are perceived.

Table 4.14 Character of Kazanchis as surveyed

| Key | Zone-1 | Zone-2 | | Zone-3 |
|------------------------------|---|--|--|--|
| Terminology | | Business Area (A) | Residents (B) | |
| Identity | <ul style="list-style-type: none"> • Middle Incomers • Business center • Dull, Numb • Passive • Communal • Center for hotels | <ul style="list-style-type: none"> • International Standard, • Secured, • Neat • Vibrant, Busy, • High living standards, • Partly rich and partly poor • Center, Suitable • Developing | <ul style="list-style-type: none"> • Place of expensive business • Hotels and cafe | <ul style="list-style-type: none"> • Hotel Tourism • Comfortable Business area for finishing materials |
| Image | <ul style="list-style-type: none"> • Unattractive • Central • Social • Undeveloped • Paradox • Old city • On the brinks of destruction | <ul style="list-style-type: none"> • Classy, • Expensive • Ease of Access, • Partly new and Partly old • Hub of Star Hotels, • Good buildings | <ul style="list-style-type: none"> • Vibrant • Business center | <ul style="list-style-type: none"> • Middle income • Monotonous and boring • Busy |
| Economic Contribution | <ul style="list-style-type: none"> • Weak • Fairly good | <ul style="list-style-type: none"> • Foreign currency generator, • Hospitality Jobs, | - | <ul style="list-style-type: none"> • Fairly good |

| | | | | |
|---|---------------------------------|--|--|--|
| • | Could have potential to develop | | | |
|---|---------------------------------|--|--|--|

Source: Primary data compiled by the researcher, 2022.

Extended with finding out what the character of Kazanchis is, only one responder from Zone-2 classified the identity of Kazanchis as a place of where cultural night clubs dominated the area. The fact that only one responder out of 47 mentioned the past is a clear indication that almost the past image is totally changed and now, Kazanchis is understood as a place with high standards. This is attributed to the effective implementation of the redevelopment of the site under the project title of CAS-I, ECA, to fit international standards.

Zone -2's business sector responders randomly selected included: international organizations (2), banks (3), pharmacy (1), hotels (5), supermarkets (3), boutiques (3), Restaurants (3), medical center (1), and real estate (1).

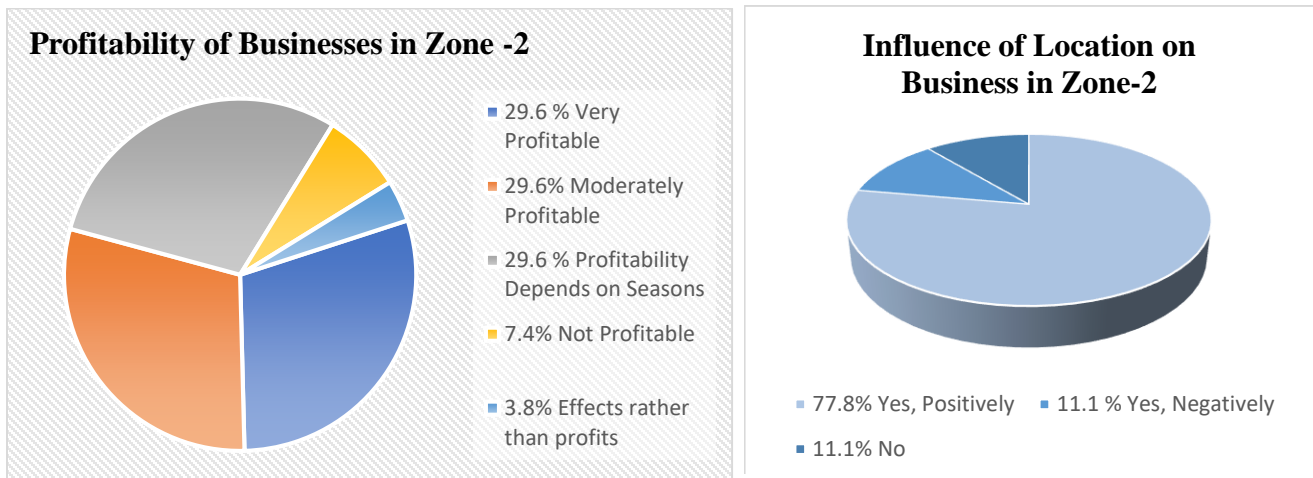


Figure 4.24 Business conditions in Zone-2

(Primary data compiled by the researcher, 2022).

Other two responders, (a gift shop, and a furniture shop) from the 47 responders in Zone-2 classified the site unsuitable and chaotic for businesses other than service sectors like hotels and cafeterias. The factor of their designation comes with under-study of marketability of their business organization in the site.

Businesses in Zone -2, that studied the need of their organization in the site, attribute their profitability to their location. 85.2% of the responders that run businesses in the location have given reasons that help their effectiveness. These are: ease of accessibility and road orientation; the presence of international organizations and non-governmental organizations; considering Kazanchis as an emerging center of business; the area sees many foreigners and businesses tend to be foreign currency generators; and lastly, institutions such as banks target areas that foreigners often reside and work, to gain foreign currency.

However, the remaining 14.8% doesn't believe that the location of their business is benefiting their organization and increasing their profitability. The reason attributed to this condition was the fact that their businesses are situated in the inner side of Zone-2 and in levels farther than ground floor (vertically). Verticality and creating mixed use, compact neighborhoods is one of the visions of the city, to accommodate working people's needs and to counter the model of urban design that puts residences on the peripheries. As such, the burden of long distance movement can be shortened. With verticality, although, comes a challenge of ease of accessibility. The finding hence shows that businesses need to be located to ground levels if they are in the inner most part from the main road.

Overall, 19% of the businesses in Zone -2 serve foreigners in foreign currency, 10.8% of the businesses serve locals in foreign currency, 29.7% serve foreigners in local currency and 40.5% serve locals in local currency. As 59.2% consider positive gains and profitability in the site, (very and moderately profitable), and can fluctuate up to 88.8% if the seasonal ones are all considered at the same time, it can be a clear indication that the redevelopment has benefited the businesses and in turn, increased revenues.

According to the key-informant interview conducted with Zelalem, a spatial plan implementation follow-up director, Kazanchis now has the identity of being the hub of hospitality services. The economic role of Kazanchis, hence, is to expand and integrate supportive programs that can generate profitability and channel the specialization of the site. Since Zone -2 has gone through an LDP that focuses on urban renewal, the adjacent sides of the Zone, consecutively, must follow the token of the development pattern. Furthermore, the linkage and inter-relation to the inner city depends upon setting a specialization of a site that originates from the image, identity and role of the specific site.

Specialization focuses on the tendency to put productive efforts on a narrow range of economic activities. This way, vocations of similar tasks and programs get situated in the same, one area. Specialization, as the father of economics, Adam Smith states, can occur from countries to individual levels, that is targeted to generate more productivity and profitability. As seen from the responders, Kazanchis is now home to high standard hotels. In the scale of Addis Ababa, and in narrow scope, in Kirkos Sub-City, efficient economic programing can be gained by limiting the scope of land-use specialty.

Specialization is the exercise of the alignment with a larger group of activity where by each member fulfill productive success. Even though the downside of specialization is that the site may lack diversity, repetitive, monotonous, and inflexible, bigger advantages of specialization are: time management, increased output, and better networking.

4.4.2. Timely Delivery of Redevelopment Projects in Kazanchis

Redevelopment projects generally are given a time framework that enables the administrative team to conduct preparation, plan, implement and evaluate of the plan. The plan in this case is and LDP that aligns with the structure plan. These plans, not only shape the spatial and physical as well as environmental assets, but ensure the proper installations of infrastructures, job opportunities, housing and other urban social services. Late implementation, due to any single factor, will mean late delivery.

Sorting out problems while planning, and taking cautions are the responsibilities of the urban planner and the administrative body during the preparation and planning stage. However, once the project has been initiated and its implementation had been started, residents of the site and other stakeholders' benefits are withheld, if timely delivery isn't considered. Furthermore, it will put a delay in the objectives of the LDP, strain the environment, and decrease possible revenues. This is especially visible in Zone-3, where by, projects aren't being delivered due to the time that is taking to correct incoherencies once the project had already started.

There are short-term and long-term strains. The short-term strain could be attributed to the time that takes to complete the construction work smoothly, whereas, the long-term strains include procedural incoherencies, and understudied planning, causing multiple complexities. The strain in Zone-3 can be attributed to the latter. The strain of the facilitation of job opportunities, and other

services that were planned to be achieved following the execution of the LDP, is directly related to the decrease in economic gains.

4.4.3. Decline in Revenue Generation of Wereda 8 in Kirkos Sub-city

Zone -1, Zone -2, and Zone -3 are all included in Wereda 8, yet, have different development scales and at different levels. The image of the three parts of the same administrative unit. To expect a steady development may be difficult to be realized. The varying levels of development and as the primary data collected indicates, the decline of the revenue generated by the Wereda can be summarized and premised by the following four reasons.

A. Forming an LDP Without Considering the Administrative Unit of Wereda 8

When overlapping the LDPs and the administrative unit of Wereda 8, the LDPs lay within the unit. However, for a better coordination of financial gains and administration, the Wereda level should be involved in the planning implementation and phasing its development. In this regard, errors would be minimized and better harmonization can be achieved.

B. Manageability of Size (Area) to Undergo Implementation

The redevelopment of Kazanchis takes chunks of manageable sizes to renew the site and deliver timely projects. To work on the site with a practicable scope has its own benefits. One of the major benefits is putting certain focus in a specific period for a concentrated and well-planned output. While exhausting energy for an area that is operable has its merits, the condition that particularly is seen in Zone -3, hasn't exactly fulfilled the well-planned output aim, as elaborated further in section 4.3.3.

C. Relocation of Programs and Residents

The redevelopment program aims to register sustainable development, improvement in image and increase revenue through higher profitability. The profitability plan, however, doesn't consider retaining the local residents in the site, rather relocates and compensates them. Compensating residents and relocating them by itself is not a strategy that is negatively seen. In fact, one of the ways to bring about developments considers these schemes.

However, the LDP on the neighborhood scale, for a sustainable development of the social and economic fabric, the contribution of the residents, and the benefits they gain from being in one of

the busiest centers where ease of access and better infrastructures are built, must be considered. These residents were low-incomers, and the site they left for renewal is going to only consider generations of profit by investors. Inclusive system of development requires to evaluate their economic contribution and their social welfare. Although this is the case, to only consider profitability of the site, could result in reduction of a much better and phased socio-economic development.

D. Shifting to a New Potential Revenue Generator

Wereda 8's greatest revenue generator used to be leasing land, while trade sector is ranked as the 3rd and the least being tourism and cultural sector.

4.4.4. Governance Issues of Kirkos Sub-City in Urban Land Use Implementation

Governance differs from administrative aspect in that governance refers to all practices of governing undertaken by a responsible body in question; hence, in principle, governance issues is the umbrella aspect of managing processes, while administration is a process of supervising the process and flow of activities. Furthermore, as far as governance is concerned, a significant decision-making body who can be accountable for the authorization of performances brings about an important responsible entity. The framework of governance determines the level of success a project can be processed from start to finish by considering all factors in proper management schemes.

As the 2017-2027 Structure plan document has stated, the urban governance has a Mayor-Manager model where the council was to assume the roles of the legislative branch and overall oversight, while the mayor (including the cabinet, the cabinet secretariat and/or a mayoral committee) were to assume all executive responsibilities. Proper coordination of governance in all aspects can contribute to the minimizing of urban land-use implementation problems.

However, coordination of implementation tasks in terms of governance can be seen in a management perspective and the quality of planning as a whole. The execution of coordinated efforts requires a governance with capabilities of strategic implementation, ethical considerations and economic use of resources. For this reason, under governance issues, there are two broad aspects worth analyzing.

4.4.4.1. Implementation problems due to planning process

Urban land-use implementation is a process that is chained together with the stages preceding and succeeding it. That is, whether implementation is successful or not cannot be attributed to solely the stage by itself. According to the interview conducted with Zelalem, Spatial Plan Implementation Director in Addis Ababa City Governance Plan and Development Commission, implementation negative outcomes depend on the following two perspectives:

i. Well-Prepared Land-Use Planning but Weak Resource for its Implementation

The degree of implementation problems can be attributed to the scarcity of time, finance, and professional work force resources to make the plan come into realization. This can also include considering phasing of implementation. Phasing of implementing a land-use plan is crucial to manage resources while considering all layers and employing resources in manners that attune to the priorities, and those that can generate finance. Phasing considers sequence of activities, stakeholders' and actors' involvement, SP phasing to adopted in the preparation of LDP and projects, as well as clear identification of responsibilities of actors and public investment, can be used as implementation strategy.

ii. Problematic urban land-use planning during its preparation stage resulting in problematic implementation

The effect of having a problematic preparation and planning stage is seen in its implementation, even though the implementation is done in accordance to the prepared plan. Problematic preparation of plan can have attributes such as: identification and prioritization problems; deviating from the set general vision; deviating from professionally approved standards; incorrect data collection and analysis; such as population count and socio-economic status; problems of representation and inclusivity in public participation; and deviating from the concept plan.

4.4.4.2. Implementation Issues Due to Management of Resources

Management of resources is an important feature of governance. These can include capacities of finance, time and professional skills in the planning process. On the other hand, ethics can be a contributing asset for the level of desired outcome in the implementation process.

i. Ethical Considerations

As per the key-informant interview of an ex-resident in the area, specifically Zone -3, corruption was one of the problems in the implementation of the urban land-use planning. That is, when relocation of the residents was issued, some residents have had the information that the compensation in the terms of area must be approximate with what they had in Zone -3. Residents who knew this, as the interviewee said, were dealing with the technicians who came to measure their assets to document their assets to be larger than it is, resulting in unfair conditions.

Political intervention, as explained in the interview with the personnel of spatial planning in the Kirkos sub-city administration office, is also considered as what may hinder the implementation of an urban land-use plan in accordance of what the prepared plan depicts. Even though the interviewer puts it in a manner of explaining the situation as an ethical misconduct, this is actually supported in the legal framework. However, even if the legal framework allows it, it may disrupt the planning objectives of securing social development that balances economic gains rather than become dominated by it.

In another case, professional and technological capacity can be seen as a resource to be managed. Technological assistance in the professional arena has made significant contributions in facilitating coordination. However, if the professional capacity is in question, the technical assistance will be of no service. The experience taken in Zone -3 has made it clear that the implementation process must first take into consideration the evaluation of the plan by consulting the positive and short coming attributes.

ii. Strategies Used for Implementation

Strategies used in implementing urban land-use consider the following elements: **Mixing measures**- increasing economic attractiveness by combining long and short-term effective measures; **Direct implementation**- recording implemented matters; **Indirect implementation**- monitoring issues to be transferred to local program partners, actors either private or public; **Decentralized implementation**- coordination by assigning manageable responsibilities; **Participatory implementation**- inclusivity of all stakeholders; **Sectoral implementation**- specifications given to sectors; **Implementation management**; Local controlling mechanisms- ensuring effectiveness of participatory measures; and, **Minimum legal framework**- measures of controlling procedures according to relevant legal structure (Girmachew, 2020).

Mixing measures and Implementation management are seen to be used in Zones 2 and 3, according to the key-informant interviews conducted with personnel in Kirkos Sub-City Administration and Addis Ababa City Governance Plan and Development Commission. This is because economic measures in the site were prior in the redevelopment projects as well as the Implementation management was seen in the informing and consultation phases of engaging the public in the redevelopment planning process in a locally controlling mechanism under the Sub-City's Administration.

Therefore, in the case in the influence area, it can be said that significant problems of governance related issues have occurred, ranging from ethical considerations to the incapacity of creating accountability in the planning made for Zone -3, and for the preparation stage of planning in Zone -2 to make social services and infrastructures implemented. Technological assistance of simple alignment works to provide timely solutions have not been utilized, resulting in extensive works of revision. In addition, the preparation stage did not consider livability of pedestrians, concerning their safe mobility as buildings occupy the space for pedestrian.

4.5. Strength and Weakness of Urban Land-Use Planning Implementation in Kazanchis

Standards used when preparing the urban land-use plan have prevailed that the planning and preparation process considered to manage the area in a manner that can satisfy the services, commercial and administrative area.

The 30%, 30%, 40% principle of designation within a total urban land-use has been set as a standard in the Addis Ababa City Structure Plan summary report (2017-2027). The percentage respectively represent Green/open space, street network and built-up area. However, as seen in the tables below that show proposed land-use planning, the built-up area exceeds more than 40% in total. Open spaces are given less consideration, resulting in the less social cohesiveness and environmental sustainability. Still with the lower amount given to the open spaces, the area in the implementation phase has made decreases as it is.

Table 4.15 Zone-1 LDP proposition

| | Land-Use Zone -1 | Area (in hectares) | % |
|---|--------------------------------------|-----------------------|-------|
| 1 | Commerce | 12.06 | 47.57 |
| 2 | Historical Buildings | 2.79 | 9.82 |
| 3 | Mixed use | 2.9 | 11.42 |
| 4 | Administration | 1.9 | 7.49 |
| 5 | Services/ Health center and KG | 0.18 | 0.77 |
| 6 | Green area | 0.57 | 2.24 |
| 7 | Parking Building and Surface Parking | 0.84 | 3.31 |
| 8 | Roads | 4.43 | 17.50 |
| | Total | 25.39 | 100 |

Source: Addis Ababa City Government Land Development and Management Bureau.

Table 4.16 ECA Inner Renewal Study 1998

| | Land-Use Zone -2 | Area (in hectares) | % |
|---|--|-----------------------|------|
| 1 | Residential Apartments mixed | 16.14 | 39.5 |
| 2 | Social Services | 1.9 | 4.8 |
| 3 | Green space | 2.95 | 7.2 |
| 4 | Offices (governmental and international) | 3.12 | 7.6 |
| 5 | Open recreational space | 0.79 | 1.9 |
| 6 | Commercial area | 3.48 | 8.5 |
| 7 | Road network | 12.43 | 23.8 |
| | Total | 40.82 | 100 |

Source: The ECA inner city renewal study, 1998.

Table 4.17 Zone 3 land-use designation

| | Land-Use Zone -3 | Area (in hectares) | % |
|---|---------------------|-----------------------|------|
| 1 | Administration | 0.51 | 1.84 |

| | | | |
|---|-------------------------------|-------|-------|
| 2 | Commercial and trade services | 11.23 | 41. |
| 3 | Sub-city level public space | 2.28 | 8.32 |
| 4 | High compact residence | 4.98 | 18.19 |
| 5 | Public health center | 0.65 | 2.39 |
| 6 | Commercial area | 1.52 | 5.55 |
| 7 | High standard hotels | 1.96 | 7.15 |
| 8 | Road network | 4.27 | 15.55 |
| | Total | 27.4 | 100 |

Source: Addis Ababa City Administration Plan and Development Commission, 2020.

By making physical observations in the site, Zone-2's land-use planning implementation had focused on building business centers and housings that are owned by private investors as well as hotels that surround the UN ECA. Even though there is an open space made for the public, the observation of the researcher suggests that it is completely locked and has no basic infrastructures such as lighting during the night hours, making it uneasy and unsafe to walk around after some hours. Such less activities have led the site to decrease mobility and has become a place where robbery and thefts occur. Furthermore, prior to the park, the site used to house active kiosks, mini-markets and small business that made the site more active.

On the other hand, Zone-3's LDP has planned a large neighborhood park, as a compensation and as lesson learnt from previous Zone-2 experiences. Situated in the tip of the north of the Zone-3, it is expected to entertain the neighborhood residents to promote a sustainable and healthier environment. However, if infrastructures are not properly serviced, the likelihood of repeating the same events is high. Furthermore, integrating mechanisms have not been considered when it comes to open spaces, in the manners of, for instance, courtyards, rather than separating two entities: blocks and open spaces. Integrating the two can maximize social cohesion, mobility and increases the active nature of the site, and prevents the area from urban blights.

Chapter Five: Conclusion and Recommendation

5.1. Conclusion

Land-use planning is an investment. The investment, however, is not only expressed in terms of an economic and a financial yield, but also defined in substantial, sustainable, environmental and social terms. A well-planned urban land-use cannot suffice the attributes of good results that enables to achieve transformation and development. Rather, it highly depends on the capacity of implementation and the extent of harmonization.

The vision of a compact city has made significant changes in the redevelopment areas, specifically, Kazanchis, the influence area. Implementation follows the political climate, the administrative and governance vision, the financial capacity, legal frameworks and constraints, technological advancements and the ability of the work force to utilize it, and the available land resource. Urban Planning is the essential tool that aids leaders and administrators to enable the realization of the vision set for a city. However, the political economy impacts urban, social and economic development.

Furthermore, implementation of the urban land-use plan does not solely depend on the capacity of the implementers, or the aspects of the implementation mentioned above. The success and problems have also been identified to be attributed to the preparation process and planning process as well. Implementation problems in Kazanchis have been identified to be: the maintenance strategy of regulating existing plots while the existing plan was organic in its nature; the small scale involvement of participants in the preparation of LDP, urban service provisions were not given attention such as parking spaces, as well as and professional decisions being over-ridden by political decisions in the preparation and planning stage.

In terms of the aspects, the problems have been identified to be: lack of harmonization between the progressive LDPs, profit-based developers and political decisions compromising the public interest, lack of representation of the low-incomers in the outcome of the projects, legal allowances that give the ultimate decisions of land-use planning to political bodies, lack of sense of ownership by the ex-residents and their minimum involvement in the redevelopment project, the relocation of ex-residents that did not consider their economic and social fabric, lower activity due to the lack of adequate urban spaces after hours, and overlooking regulation implementation, that is, problems

that do not implement strict space management for a people-centered development of an urban land-use plan.

As a result of these challenges and problems, the revenue generation of the Wereda has declined. Even though the decline can be attributed to the period until completion of redevelopment project has been issued, the problems of its revenue generation declines is due to the resource being taken to correct the shortcomings of the LDP preparation and implementation in Zone -3, and the resulting attitude of investors being affected by the nature of the stuck condition. On the other hand, attraction to Zone -2 has its own limitations as there are less active spaces of social interaction, even though the area includes potential service consumers in the site: international organizations and foreigners.

The economic gains, hence, are affected. One of the attributes of redevelopment of Zone -2 is that it gave the area a new character of being a center for hospitality services. Nonetheless, the characterization given to Zone -1 and Zone -3 makes Kazanchis area a paradox. Specialization is one attribute of economic dimension, and can be considered to be an asset and a positive outcome of the urban redevelopment. However, specialization can also limit the areas economic gains and activities by limiting itself to a specific program. It can be said that the lesser the distribution of activities, the lesser the economic perspective.

Character of an area links economic planning and land-use planning, and the success of achieving the vision of economic goals. Nonetheless, the social fabric and social character is compromised, changing the lifestyle that adheres to what is called modern. Changing the character of Zone-1 and Zone-3 due to redevelopment, to mirror and complement Zone-2, is the set-plan, however, the shortcomings in Zone-2 are considered in Zone-1 to promote diverse programs.

Implementation of the urban land-use plan ultimately affects economic development and socio-physical quality of the neighborhood. The influence area, containing one yet-to-be developed area, has brought about social demographic change as well as physical change, interpreted in the organization of the spatial dimension and the changed quality of living. The problems could have been addressed, as the LDP manual suggests, in the two decisive steps of preparatory work: which identifies stakeholders and conducts training for the relevant bodies for a coordinated work, and through the commencement of the work: through proper phasing and action plan that brings about partnerships and financial resources.

The research concludes that, even though gaps of detailed economic data of the Wereda were not found, future and further researches must be conducted in activity distributions. To complement the economic planning through urban land-use plan implementation, the need to conduct a study of urban spatial structure is of need. The distribution of activities in a neighborhood, and in the city at large, fills the gap of density of population in relation to the needed economic growth.

5.2. Recommendations

Taking lessons from the practices in Zone -2 and Zone -3 urban land-use implementation and its prevalent problems, Zone -1 can have specific recommendations for the site's context and for a cohesive neighborhood that embodies local economic planning. These recommendations have two classifications: based on the analysis taken for land-use planning implementation, and based on essential inputs for urban land-use planning process.

5.2.1. Recommendations Based on Analysis Taken for Land-Use Planning Implementation

The political economy of the city, which also extends towards the sub-city level must have a spatial governance that responds to societal benefits in terms of urban service provision. Experiences that caused economic prioritization in Zone-2 and Zone-3 shall not be repeated in Zone-1. Instead, inclusive strategies that enables the public to identify priorities is essential. That is, a placation level of citizen participation shall be leveled up from an information and consultation level, put by Arnstein's ladder of civic participation.

Added to institutional capacitation, financial frameworks must be introduced that can be accountable to finance projects, especially social services, in a manner that can incentivize their implementation. This is particularly relevant since developers and investors are mostly interested in profit gains and the capacity for self-finance is minimal. In this, to create a sense of ownership by the people and for the people, a financial program, such as the practices seen in Senegal, Madagascar, and Tanzania using Public Financial Management Reforms Program.

From a legal perspective, there needs to be an enforcement of involving the practitioners and professionals through associations and common institutions, established for the purpose of institutional capacitation. Political decisions and professional designs must have a platform for negotiations that involve regulations when challenges of solving problems arise. In this, a bottom-up approach of urban land-use planning can be introduced to strengthen problem solving and

preparation of plans, which involves a transactive planning approach, adding the layer of self-reflection in the planning process.

The focus of the relocation in redevelopment projects attune towards the settlement and housing. While such considerations are legally correct and socially sound, the economic gains that the residents reap from the redeveloped site are not treated with the same light. As seen in the literature review of an urban economic base, by incorporating the themes of the theory, a recommendation stressed by the researcher in this sense is for a program to be designed that can benefit the relocated ex-residents of the site in economic terms. That is, if the relocation of the residents has become a procedure that cannot be avoided, then an alternative of maintaining jobs in the redeveloped site must be considered. That is, ex-residents should be subsidized and given priority to gain job access, in basic and non-basic activities within the redeveloped site to enhance representation and social cohesion. The LDP for Zone-1, then, must incorporate business areas that can be utilized as economic opportunities that level the site's requirements, city's vision and contextual appropriations in the planning preparation process.

Environmental considerations go in line with spatial sustainability in the terms of open spaces, parks, and neighborhood socializing areas. To prevent urban blight, accessibility, mobility and activity maintenance must be a planned consideration. Road based neighborhood planning has its own negative and positive attributes. However, pedestrian ways and clear paths must be of primary importance. This comes from the Zone-3 regulation that resulted in a chaotic mobility scheme.

Economic usage of resources can be seen in two ways. One is, ensuring the smooth flow of who is to do what, with the tasks properly ordered, and leaving no gaps for blanks. The other is the economic process of designing, planning and implementing. Technological assets and professional capacitation must be considered for a harmonized and coordinated implementation of the urban land-use plan. A transparent and an accountable manner of conducting an urban planning process, that would in turn enable the best practice in implementation. Furthermore, an independent body that holds planners, professionals, residents, political authorities, financial body and legal advisor shall have a permanent office, with proper legal accordance that can ensure the bridge between the localities, stakeholders, political authorities and professional planners.

In governance matters, corruption matters must be seen in a check and balance system so that fair and equal sense of services can be maintained. Managerial experiences must be given proper

attention by giving emphasis on resource management on preparation and planning phases so that the implementation of the urban land-use planning. Strong institutionalization and clarity in the planning process, in both technical and professional aspects is an emphasized point. Timely solutions, as delays only result in the deterioration of image of the city, the resentment of its dwellers and the economic decay of the expected yield of the implemented land-use plan.

In another note, a strong recommendation is stressed on the matter of social cohesion, and the need to address challenges arising from economic status and the sense of belonging in a locality. To bridge between the two, studies must be conducted in terms of economic status of residents, the number of small business, and how to incorporate these two in the new city fabric. This does not exclude the fact that redevelopment projects are supposed to bring change and that this change could also affect the demography. But even so, the societal advantage can also be seen in the terms of high economic and financial revenue for the locality.

5.2.2. Recommendations Based on Essential Inputs to Urban Land-Use Planning Implementation

As implementation of a land-use plan contains an economic and procedural attribute, the research recommends to conduct two analyses for a comprehensive urban land-use implementation output.

a. Economic Base Analysis

1. *Budgetary analysis*: fiscal allocation and budget resourcing shall be made in the preparation process so that the plan doesn't exceed the budgetary limitations.
2. *Cost effectiveness analysis*: Wastage of resources must be minimized, hence, sound planning that benefits the process would aid the users, developers, and professionals.
3. *Phasing analysis*: Phasing must be in-line with the needs of the public and coordinated in a manner that facilitates both long term and short term projects. Before all, road networks, and open spaces could be prioritized as the structural framework, then, allows the other projects to be filled with developer interest.
4. *Distribution of economic activities*: Urban activities in the inner most of the city attract economic outlets, but to make the city active in all its directions, economic distributions must be made, allowing some social services that may or may not be yielding profits if it were economic activity. In this regard, the urban spatial structure can be decentralized, allowing the aggregation of livelihoods.

b. Process Base Analysis

1. *Capacity and quality of governance*: Good governance that can create an enabling environment to entertain stakeholders in decision making process, and that can a flow of duties in a manner that satisfies each stage with accountability and transparency can aid the process of implementing an urban land-use plan.
2. *Multi-professional engagement in the urban land-use preparation*: The planning process of urban land-use planning should have an integrated consideration as the results affect each sector and the quality of the implementation largely depends upon the preparation process. Once the considerations are clustered, following through the planning process requires the continuous engagement of stakeholders.
3. *Stakeholder engagement and political feasibility*: The political platform has the power to enable or disable the participation and engagement of stakeholders. However, stronger institutions can ensure the effectiveness of making professional activities feasible.
4. *Developing support systems and facilitate platforms for partnerships*: Investors, developers and PPP arrangements can facilitate the process of implementation. This includes schemes that can make all stakeholders benefit from the platforms, as depicted in the ten-year prosperity plan, through making 10% the contributions from the community.

All in all, urban land-use planning implementation Problems can be seen in two folds: Problems occurring in the planning process prior to its implementation and problems occurring process during implementation. Planning stages that do not consider harmonization results in delay of implementation projects and decline in prospects of financial gain. Revisiting theoretical approaches, as much as bid-rent theory produced a negative impact on social communities, as seen in Zone 2, regulation theory had not solved the issue in Zone 3, as it maintained the existing organic paths, and experts have spent consecutive years in solving harmonization issues case-by-case. Thus, employing an urban economic base theory approach to the planning where small services and large business can benefit from, is a better solution that can maximize the potential to meet aims of redevelopment projects.

Physical urban land-use planning can have the ability to determine economic gains. It is important to consider, however, that physical determinism shall not cause social blindness. The implementation of urban planning must become strategic. Strategic urban land-use planning

engages the public and makes inter-professional projections by integrating local, international and professional knowledge to create evidence based decisions. Economic perspectives and census of population, for instance, can enable determining density to give a scientific analysis of delivery of service in an adequate manner. Functional diversity and affordable service sectors can increase attractiveness to the site in social and economic terms. To enable the attractiveness and increase the vitality of service provisions, PPP financing schemes as well as a strengthened and context-appropriate PFM-Public Financial Management and participatory budgeting is recommended to come into practice.

To enable these suggestions can repair urban land-use implementation process to a more concise, clear, accountable, transparent, sustainable and one that can ensure continuity. It is recommended by the researcher that the process of implementation to be administered in a wholesome plan of a neighborhood (Wereda level), by the sub-city with another supporting structure that holds professionals, relevant authorities, and stakeholders together with a financing scheme that can benefit all parties in a mechanism that lives up to the vision and plan for the city. Moreover, economic base analysis and process base analysis should have a separate and independent section in the supporting structure that can organize the efficient flow of works. This will add value on to the commencement of work of land-use plan implementation LDP manual of 2012.

For this, legal and administrative as well as policy directives and governance aspects of urban land-use planning must be in a coherent structure to limit economic declines, and limit delays of potential financial yields. Utilizing these recommendations can alter problems of urban land-use planning implementation.

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Annex

I. Article

Article

**Aspects of Implementation Problems in Urban Land-
Use Planning and Implications for Kazanchis' Local
Development**

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Abstract

This article centers on: “Aspects of Implementation Problems in Urban Land-Use Planning and Implications for Kazanchis’ Local Development.” Urban land-use planning is a long-term investment, whereby its implementation is expected to yield economic, social and environmental benefits, as it can hinder, delay or catalyze development. Hence, it outlines that the various aspects of urban land-use planning implementation problems, and the overlooked impact and decisive influence they have on reaching proposed aims of development, by taking an influence area: Kazanchis. These aspects of implementation problems, thus, are addressed in political, legal, administrative, socio-economic, financial, environmental and governance facets to explore potential opportunities and challenges. It uses key informant interviews as primary resource of data and questionnaires, as well as books, journals and articles as secondary data source. It concludes by calling for an independent framework that can conduct all the aspects to ensure a critical view on urban land-use planning implementation and secure an accountable and a sustainable process.

Key words: Implementation, Urban land-use planning, Local development, Governance.

1. Introduction

Cities, directly and indirectly, are the engines of economic growth that are filled with opportunities (Sarah, 2016). The objective of city planning is to secure a functioning society, with an economic backing and a strategy to enhance economic development in the appropriate scale (Leulseged, 2011). Nevertheless, it is not always that this concept is fulfilled. Such outcomes can be attributed to, but not limited to, urban land-use planning process and its implementation. In support of this notion, Addis Ababa, aiming to become a more vibrant diplomatic capital, corners of the city have been undergoing redevelopment projects.

“Most of Addis Ababa’s development challenges can be attributed to its unplanned origin and growth, infeasible development strategies, lack of implementation capacity, and widespread poverty that has resulted in chronic problems in the urban life” (Abnet et al., 2017).

The grand plan of Ethiopia to become a middle-income country by 2025 has its own patterns shown in the Addis Ababa city (Leulseged, 2011). Hence, slum areas are being targeted for redevelopment projects while the economic boom of the city has resulted densification and the plan to accommodate such densities has not yet sufficed (Elsa, 2009).

Coming to the specific case, Kazanchis is also an old neighborhood but redeveloped recently with programs that are vibrant to both local and foreign users (Dandena, 2008). Kazanchis, the influence area, is an area located in Kirkos sub-city within the approximate delimitation of Wereda 8, with a coverage of 99.7 ha and the article focuses from the period starting from 1998 whereby the first Local Development Plan was commenced and the site had undertaken redevelopment changes, experiencing changes in economic activities in the past decade. The challenges of the redevelopment of Kazanchis neighborhood can be categorized into four perspectives; namely, socio-economic status of the residents; contrast between their image; land-use orientation and dominance given to business institutions; and affordability of land value by localities and incoming residents. The new redeveloped areas, however, has had a decrease in its revenue generation, and while buildings are stacked, economic and social vibrancy are yet to be fulfilled.

The concept of planning centers on a systematic assessment of regulating land resources. Complex demands are processed by the expertise of technical professionals, participation of community groups and decision making bodies to aid an optimum socio-economic development. In extension, the land-use plan process is prepared to anticipate the development needs of an area, identify potential growth sectors relevant to the locality, and establish efficient planning to guide the development strategically (Leulseged, 2011). However, the consideration of the social fabric element is a necessary part within the planning process.

Such urban land-use planning process is guided in a legal framework along with the political economy, as they direct the public policies on redevelopment projects and how to finance them and ensure economic measures. However, to secure the economic goals through the implementation of urban planning, there needs to be a detailed section of how land-use policy can guide the interlink with economic development.

Kazanchis, under the Kirkos sub-city, is among the prominent sites that underwent redevelopment projects and has been having changes of land-use. Although such is the case, it is also visible that the redevelopment of a chunk of the sub-city resulted differences within the same neighborhood.

The link between land-use changes and local economic development is therefore knotted, and is overlooked by different actors including planners and developers. Poor waste management; shortage of infrastructure and services; and loss of community are results of grossly mismanaged land-use planning implementation. Studying the failure to address these complex problems that are due to serious gaps in the implementation of land-use plan of the urban city is imperative.

Kazanchis and the implementation of urban land-use planning under redevelopment has three facets: the first area is characterized as an area that has not changed in spatial land-use terms with single story buildings; the second area has new developments and has completed an urban renewal Local Development Plan; and the third area where the redevelopment project is still on-going with substantial economic consequences. Hence, the article is to identify rationales behind the achievements, the problems and what needs to be considered for the proper implementation of the urban land-use plan. address these three important patterns identified using the necessary tools and theories; whereby urban planning implementation challenges are analyzed so that the nexus between city planning and economic planning.

The general objective of the article is to analyze urban land-use planning implementation outcomes and problems, with a particular focus on Kazanchis neighborhood. Hence, this article examines the different aspects of political, financial, legal, socio-economic, environmental, governance and administrative issues of urban land-use implementation.

2. Theoretical and Empirical Reviews

Theoretical reviews are concerned with: classical and contemporary urban land-use planning theories including economic base theory and bid-rent theory; local economic development theories that include location theory, regulation theory and urban economic base theories to deal with the spatial planning relations with sustainable economic considerations. Bid-rent theory and location theory share similar stances in that profitable areas would be subjected to higher developments and these developments would result in the move of residents to outskirts if they could not fit the competitive markets. These theories do not get concerned with the social vitality and the communal aspect of urban redevelopment.

On the other hand, while regulation theory focuses on maintaining features of a site by making sure the society and economy are enticed to a locality, the patterns of the spatial conditions must

be assured to be aligned with economic goals; hence, the success of the implementation of the theory depends on the spatial organization and the efficiency of what is maintained. When this theory gets implemented, the shortcomings will depend on what was maintained. For instance, if the organic structure is maintained, complications increase. Contrarily, economic base theory suggests a balance between location, small and big industries and societal betterment.

Principal theories of planning, SITAR, that include: synoptic/rational-comprehensive approach, incremental approach, transactive approach, advocacy approach, and radical approach, to address parameters such as: ensuring public interest, considering human dimension, feasibility, action potential and whether the process is self-reflective. The more these parameters are fulfilled, the more inclusive and responsive would the planning process be. Public participation levels of urban land-use planning implementation are also addressed using Arnstein’s ladder of citizenship, which describes eight rungs of public participation and the corresponding implications they have on decision making process: level one being the least and level eight being the highest form of public participation.

Table 1.1 Principal Theories of Planning (SITAR)

| Parameter | Synoptic | Incremental | Transactive | Advocacy | Radical |
|------------------|----------|-------------|-------------|----------|---------|
| Public Interest | ✓ | ✓ | ✓ | | |
| Human dimension | | | | | ✓ |
| Feasibility | | | | | |
| Action Potential | ✓ | ✓ | ✓ | ✓ | ✓ |
| Self-reflective | | | ✓ | ✓ | ✓ |

Source: Barclay, 1979.

Table 1.2 Arnstein's ladder of citizen-ship

| Degrees of Citizen Power | Degrees of Tokenism | Non- Participation (No Power) |
|--|---|---|
| <ul style="list-style-type: none"> • 8. Citizen Control • 7. Delegated Power • 6. Partnership | <ul style="list-style-type: none"> • 5. Placation • 4. Consultation • 3. Informing | <ul style="list-style-type: none"> • 2. Therapy • 1. Manipulation |

Source: Arnstein, 1969.

The empirical review addresses contextual matters of the neighborhood area and the city in general. The Local Development Plan evolution on the Kazanchis site is taken into account to get the realization that the site underwent changes since 1998 and has gone through few morphisms to result with the outcome on ground. As the area is seen under three facets, the research studied the areas under zones of classifications: naming them 1, 2, and 3, to refer a yet to be developed area, a developed area and a developing area respectively. Administratively, these areas are referred as Local Development Plan- Kazanchis III (Casanchis Menaheria), I (ECA area), and II (Yordanos Sefer) respectively. These Local Development Plans were made during the 9th Structure Plan for Addis Ababa and were made to harmonize with the 10th Structure Plan of Addis Ababa.

On the other hand, the political economy since 1998 has been altering, from a period of boosting economic activities within Addis Ababa, to a period where market economy and privatization has started to be encouraged. Such economic structures influence the financing of urban redevelopment and the focus areas to become more profit yielding (Biruk, 2019). The political economy dictates whether the urban service provisions such as housing and open spaces, and the compromise made to meet goals of economic growth. In related aspect, reviews were made on the policy document of the Ministry of Urban Development and Construction, and shows that “... *development of infrastructure as an important ingredient towards attainment of faster economic growth,*” and tries to address growing challenges in the improving and capacitating local work force, improving the capacity of public sector delivery, promote technological development, adequate support that can be given to human settlement development and working towards poverty reduction (Ministry of Urban Development and Construction, 2012). However, the very process of urban land-use planning and its implementation can significantly determine the success of these strategies as it involves collaborative decision making on development (FAO, 1996).

It is also notable that the ten-year plan proposed by the F.D.R.E. Ministry of Planning and Development states that one of the focuses and priority area is urban development. As such, it can be seen that priorities were set to be a promotion of economic development within the cities at a federal level and a guiding principle to the respective local entities.

3. Conceptual Framework

The conceptual framework is guided by the theoretical and empirical review that properly and appropriately address the research objective and research questions. In this regard, there are certain recurring problems in implementation with regard to political, financial, legal, socio-economic, environmental, governmental and administrative matters.

The site in interest, for analysis purposes, is classified into three zones enumerated 1, 2 and 3 respectively. The article, therefore, conducted a comparative analysis within the influence area to understand the level of implementation of the Local Development Plans, the process of dealing with arising harmonization issues, the depth of societal involvement in the development of localities, and the connection spatial planning has with economic vitality.

As the area has been largely subjected to redevelopment projects, in the hopes that it will yield economic benefits, economic planning strategies are closely examined before, during and after completion of the project. In such phenomena, the influence area's Local Development Plan is seen under the theoretical framework of bid-rent theory, location theory and regulation theory. Furthermore, issues regarding socio-economic aspects of implementation problems are seen through lenses of principal theories of planning, to frame how the political economy of the city as well as pertinent proclamations align with public participation, public interest and action potential in decision making of the planning process.

4. Methodology

The nature of the research design is a descriptive research design which has undertaken to describe the characteristics of the independent, dependent, mediator, controlled and moderator variables while also implementing both qualitative and quantitative research approaches.

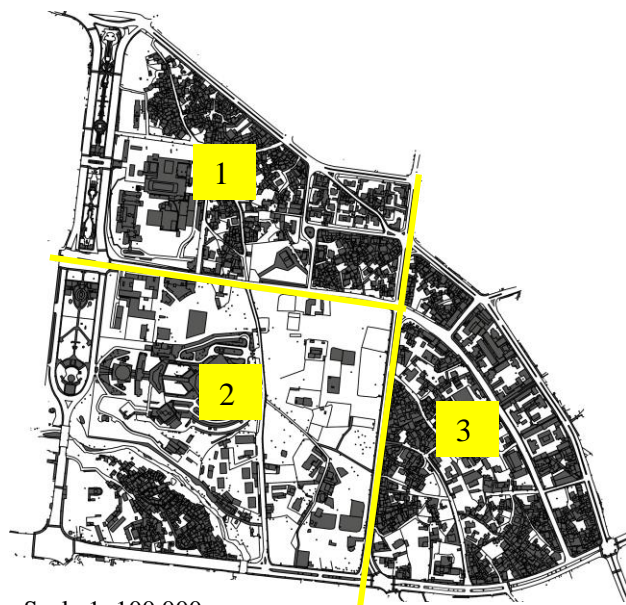
The sources of data were obtained from key informant interviews with experts from Kirkos sub-city finance division, land management division, and socio-economic division, practicing urban planning, educators and lecturers, as well as ex-residents of the area. The sources utilized are

primary and secondary data that were obtained from the residents of the site, who are able to respond to the questions presented. Other sources also were used to obtain relevant information from Wereda level, as well as scholars of urban planning studies.

Stratified sampling is suitable for the approach of the research since the classified zones are used to study the visible differences from the areal perspective. The zones, as mentioned above, share similar characteristics and are bordered with collector and distributor roads.

The area is classified into zones based on the visible differences between the development levels regarding the status of Local Development Plan implementations, as explained above as – Zones 1 – Yet to be developed area, Zone 2 – developed area and Zone 3- developing area.

Figure: Kazanchis Area and its zoning for the purpose of the article



Scale 1: 100,000

(Nortech map, 1998).

Where;

N= the total population that will be studied

n=the required sample size

e= the precision level which is = ($\pm 10\%$)

Where confidence level is 90 % at $P \pm 10$

(Maximum variability)

(Glenn, 1992)

$$n = \frac{N}{1 + N(e)^2}$$

$$n = \frac{21,484}{1 + 21,484(0.1)^2}$$

$$\approx 99.53$$

$n \approx 100$ is the sample size

Table I.3 Stratified sample size

| Plot | Population in respective area | Sample size per strata (Population of the specific zone/ Total population of the site) * sample size |
|--------|-------------------------------|---|
| Zone 1 | 5,654 | 28 individuals/establishments |

| | | |
|--------|--------|-------------------------------|
| Zone 2 | 9,914 | 47 individuals/establishments |
| Zone 3 | 5,916 | 25 individuals/establishments |
| Total | 21,484 | Total of 100 sample size |

Source: Compiled by the author, 2022.

The analysis takes both statistical approach and planning approach of classifying the data into numeric expressions and proceed with interpretation. Furthermore, since qualitative data analysis is based on data expressed mostly in the form of words – descriptions, accounts, opinions, feelings etc. – rather than on numbers, through thematic analysis, comparative analysis and content analysis.

The face validity test is done by showing the instrument to experts and actual subjects and analyzing their responses qualitatively. In this regard, the article used a standardized well known measurement (five point likert scale) for the dweller’s satisfaction which forward after a lot of conceptual and empirical investigations. The research had used pilot testing to ensure the suitability of the questions by contacting and discussing with relevant bodies such as localities to provide reliability. Each approval was obtained from organization of the selected office entities as well as business sectors consent given to the author.

5. Findings and Results

i. Administrative Aspect

The Local Development Plan Manual published in 2012 depicts that the implementation of urban land-use planning consists of preparatory work, which includes: identifying the role of various actors, conducting training and the preparation of an action plan where the municipality coordinates actions through phasing. Secondly, it depicts that it consists the commencement of work, which includes: Coordination of activities, developing fund raising and determining actions as per proposal.

The roles of various actors are presented in a sequence of hierarchies and are grouped together from different sectors for a specific Local Development Plan implementation, who are capable in technical aspects of implementing the plan as per the proposal. However, the it has been found that major Local Development Plan coordination and harmonization issues in Zones 2 and 3. In the

former Zone, the issues were related in the transitioning between the 9th and 10th structure plan of Addis Ababa and affected the Local Development Plan. Furthermore, changes were being made to attain maximum profit on the investment made by stakeholders, resulting in altering proposed Local Development Plan on the area. For example, an on-site parking on the proposal, has been now changed to built-up area. The lack of consideration of parking area, now congest the site as the buildings and functions of the site have not incorporated the attainment and threshold of their service receivers. The same can be said for pedestrian walk-ways and open-space provisions.

The latter's condition, the developing Zone, is facing stagnancy, which is, according to an expert in Kirkos sub-city administration, due to the utilization of regulation on the site's redevelopment Local Development Plan. The maintenance of organic nature of the roads have complicated the Local Development Plan implementation process, where by case-by-case issues are being raised by owners of buildings and projects on the site. Furthermore, when a study in 2014, 2015, 2017, 2018 and 2019 was made to revise and alleviate the raised problems, solutions were inclined to compensating investors by adding or subtracting land-resources. Land being of important value, such processes have brought an economic ill to the neighborhood. Accountable planning has not been issued in the initial stages of planning and implementation resulting an uneconomic use of land and a decline in the revenue generation of Kirkos Sub-City Administration, from its previous performance.

Zone 1, an area yet to be redeveloped, is to have a Local Development Plan implemented on to the area. A report has been made by Brave consult in 2022 on the area's urban renewal Local Development Plan and has focused on demography, social service provision and social interaction by taking lessons of the Local Development Plan implementation of Zone 2 and 3 and the social impact it had on the locality. The study emphasized that the major land use of Casanchis Menaheria is high density mixed residential, mixed commercial and medium density mixed residential and the proposed Local Development Plan should adhere the structure plan.

ii. Financial Aspect

Sources of finances are identified for the efficiency of the implementation of urban land-use. The local practice of financing redevelopment projects involves stakeholders' private capital, grants, incentives offered by the local utilities, or, from local, state, and federal grants as well as subsidies. Debts and loans can also be a mechanism of financing developments. However, the increase in

land-value in the neighborhood has motivated authorities to seize the opportunity and attract investors on to the site.

The increased land-value due to the developed nature of the area and being, modestly, a center of hospitality sector, has made the alterations of land-use plans amplified. That is, investors are attracted in this area to reap economic benefits by generating maximum profits. Investors, then, finance their private projects on the site when they see it fit to generate lucrative returns. Hence, due to land-value increment, as public services do not generate profits, these urban services are not well financed in the site.

Residents' incorporation to the redevelopment projects in the terms of financing, mechanisms of creating a sense of ownership in the community (as per the meaning of the term as defined in the F.D.R.E. Urban Planning Proclamation 574/2008) can attribute to the sense of communal integrity. The Ten Years Prosperity Development plan of 2020-2030 recognized the need to increase communal involvement in financing in development. In support of this notion of urban development objectives and to increase the percentage higher than the mentioned 22%, better schemes may be of need.

To compare with international practices, developing countries such as Senegal, Madagascar and Tanzania conduct PFM-Public Financial Management, as it is taken as a requirement for sustainable development through the effective mobilization of local resources. Participatory budget is an important element for better service delivery and these PFMs are to be country-specific and are to respect contexts of financial and political institutions. It also considers political and administrative conditions for a stronger implementation (Daniel, 2017). Participatory Budgeting results in the increase of its citizens' willingness to pay their taxes, resulting in an increase of revenue generation (ibid).

iii. Legal Aspects

Urban Planning does not go into action without legal affirmation. This is true in accordance to the F.D.R.E. Proclamation 574/2008, prominently. The legal aspect can be seen in the parameters of: enforcement issues and dispute/ coordination resolution alternatives. Enforcement issues are seen under the considerations of relevant articles of the proclamation. In this case: Articles 5: which discusses initiation and preparation of urban plan such as balancing public and private interests,

Article 12: which discusses the implementation of a plan in the valid timeframe of a structure plan, and Article 23: which discusses revisions of plan which duties would be assigned by law.

Table I.4 Implementation in the lens of proclamation

| Proclamation Article | Zone -2 | Zone -3 |
|----------------------|--|--|
| Art. 12 | <ul style="list-style-type: none"> The time frame that the LDP was prepared and delivered was in the window of the initiation and completion of the Structure Plan. | <ul style="list-style-type: none"> Plans in this area get revised before their completion due to occurring incoherencies with the implemented previous plans. |
| Art. 23 | <ul style="list-style-type: none"> The LDP was delivered, however, it was not as the initially designed. | <ul style="list-style-type: none"> The LDP has still not been completed and has been revised 4-5 times. |
| | <ul style="list-style-type: none"> The initial design had pockets of green spaces, as well as walking distance schools. | <ul style="list-style-type: none"> This was due to the use of regulation theory that maintained existing roads rather than planning in a clean slate |
| Art. 5 | <ul style="list-style-type: none"> Public and private interests are not balanced as the implemented plan had taken plots of green areas and schooling areas. | <ul style="list-style-type: none"> Due to the delay of the LDP revision, both public and private interests are not being fulfilled |

Source: Analyzed tabular data by author, 2022.

With regards to dispute/coordination resolution alternatives, according to a key-informant interview with an expert in the Kirkos Sub-City Administration bureau, they are resolved either by technical or professional and the political stakeholders of the planning arrangement. To elaborate more on the case, a specific example can be seen in the Zone -3 area, where, problems of harmonization and coordination are being taken care of in a case-by-case situation. Developers and investors on the area conducting construction in the area, in their designated plot, have not yet yielded the profits of their business, rather, since the plan has had harmonization issues, their cases are being processed individually. The cases, however, no matter that they are individual case, the

decisions to made must have been a collective solution as the disputes are on accessibility and boundary delineations.

iv. Political Aspect

In this aspect of implementation, there are three issues to be addressed: professional vs. political decisions, the modality used in the urban land-use planning process and public participation in the urban land-use planning process. In the first address, professional vs. political decisions, educators, practicing urban planners and architects, and experts from the Addis Ababa Planning Commission and Kirkos Sub-City Administration have all implied that one of the implementation problems that are faced in the urban planning: are political or higher official intervention, conflict of interest in the area under question, ethical and discipline. In addition, the participation of professionals and community is minimal in the implementation phase as the decision ultimately lies on political power. The case of Zone -2's green communal spaces as proposed by the professional planners was altered as it is not seen as economically beneficial.

Concerning the modality used, redevelopment projects and the participation of localities are addresses. According to an ex-resident in Zone-3 area, who is now relocated to Bole Bulbula, explained the procedure that had been used. The descriptions of the process, were cross checked and confirmed by interviewing the Kirkos Sub-City Administration personnel, which included: notification of an LDP designed for the area, conducting multiple meetings with the technocrats and officials, technicians' collection of data and measurement of residents' assets, notices of evicting residents in rent houses, and lastly were given compensation. However, for the process to coincide with democratic practices, it is important to see how the modality coincides with the planning typologies. That is, top-down approaches do not necessarily depicts presence, absence or degree of democracy. According to the principal theory of planning that concerns SITAR with how planning processes are conducted: Synoptic/Rational Comprehensive Approach is used as seen in the four aspects of the approach: Formulating a problem; formulating a policy; implements and evaluates the policy/plan.

All SITAR approaches can agree on the parameter of "Action potential", hence whichever approach is used, it is guaranteed in any given condition, potential is a variable left for the implementers. However, a self-reflective approach needs to be used to avoid problems of implementation. Self-reflective approaches can be achieved through one of the three approaches:

Transactive, Advocacy, and Radical approaches. In the local context and political economy, a self-reflective process with action-potential is the transactive approach.

Lastly, regarding the political aspect, public participation in the urban land-use planning process is seen under phase-3 of planning process which deals with the issue of identification and prioritization stage, that is a public forum for identifying planning and priority issues. To understand the process of public participation, Arnstein's ladder of citizen-ship specified in the literature review, can be placed in between level 3 and level 4, Informing and Consultation respectively. The reason for designating these levels of participation is the degree of involvement in the phases of urban land-use preparation until its commencement and evaluation in LDPs of Zone 2 and 3.

v. Social and Environmental Aspect

In this aspect, social blindness and physical determinism, lungs for neighborhood and the case of mobility in the terms of walkability and transportation will be seen. In the first case, slum and underdeveloped areas are characterized with higher rates of unemployment, higher crime rates, higher rates of malnutrition and communicable diseases, vulnerable to violence (Masoumeh, 2012). However, the attachments between these communities is seen in Zone 1 with 35.3% in Ekub, a traditional financial institution, whereas in Zone 2, the developed site shows a 20% involvement in Ekub. Spatial planning or the under-planning contributes to societal integration. Nigel, in his book titled, *Urban Planning Theories Since 1945*, said, "...social contact is not entirely attributable to physical dislocation," (Nigel, 1998). He continues to argue that town planning, however, still affected and was responsible on how community life gets lost when redeveloping and relocation.

The same is seen in Zone 2 and 3's redevelopment projects according to a key-informant interview with Kirkos sub-city finance personnel. That is, livelihoods of people were attached to their locality whereby their economic activities were involved with or closer to their residences. To prove the assessment, in Zone -1, where redevelopment has not yet been implemented, 85.7% have said that their businesses are close, in a walking distance, to their homes, while only 14.3% work farther from their residences. Small businesses in nearby rented spaces attribute to 35.7% of the data, whereas 21.4% of the residents have their businesses conducted at their homes. The rest of

the percentage attribute to medium level businesses in nearby location (21.4%), medium level communal businesses (14.2%), and employed in private businesses (7.3%).

In the second tire of the social and environment aspect, the minimum green in the area can be attributed to the planning process that focused on economic benefits. Green areas have high importance in mitigating the effects of pollution in cities and can be drivers of democratization of territory (Jose, 2020). However, since the attention given to these spaces were minimal, social activities have been limited to buildings, making the city undergo an urban blight in late hours.

In the case of mobility, the influence area that was selected has considered these terms in the planning phase, whereby the redevelopment of the plan included a BRT line adjacent to Zone -3. The inclusion of such infrastructure can solve problems mentioned by the residents and business owners in the area. Transportation is relevantly not a problem for Zone -2 residents as the responders have mentioned that their movement is mostly done by their own vehicles. On the other hand, 20% of Zone -3 respondents have put the problem of transportation as inaccessible, while 28.5% of Zone -1 respondents have said the same.

On the other hand, pedestrian ways and parking provisions have been seen to be problematic on the site, particularly Zone-2. The observation was that pedestrian walk-ways are engulfed by the buildings in the site, whereas the vehicles whose owners and drivers are hosted in the buildings in the site do not have a proper space designated for parking. In Zone-2's previously planned LDP, a space was designated for parking, however, the last improved LDP removed the parking site and replaced the program with another building.

vi. Governance Issues

Urban land-use planning implementation problems in this aspect is seen in two perspectives: implementation problems due to planning process, and implementation issues due to management of resources. In the first tire, the critique focuses on the essence of a good planning process to result in a good implementation. That is to mean, the quality of implementation of an urban plan depends on its process prior to it. Stakeholders' involvement, population and density identification, societal involvement, public participation, stable channeling of financing, phasing and management of resources contribute to a better planning process, consequently, a better implementation.

Implementation issues due to management of resources on the other hand is concerned with: ethical considerations in regards to technical and political interventions under legal framework, and identification of strategies used for implementation such as mixing measures- increasing economic attractiveness by combining long and short-term effective measures; direct implementation- recording implemented matters; Indirect implementation- monitoring issues to be transferred to local program partners, actors either private or public; Decentralized implementation- coordination by assigning manageable responsibilities; Participatory implementation- inclusivity of all stakeholders; Sectoral implementation- specifications given to sectors; Implementation management; Local controlling mechanisms- ensuring effectiveness of participatory measures; and, Minimum legal framework- measures of controlling procedures according to relevant legal structure (Girmachew, 2020).

Therefore, in the case in the influence area, it can be said that significant problems of governance related issues have occurred, ranging from ethical considerations to the incapacity of creating accountability in the planning made for Zone -3, and for the preparation stage of planning in Zone -2 to make social services and infrastructures implemented.

6. Conclusions

Land-use planning is an investment. The investment, however, is not only economic and financial yield terms, but also defined in substantial, sustainable, environmental and social terms as well. A well-planned urban land-use cannot suffice the attributes of good results that enables to achieve transformation and development. Rather, it highly depends on the capacity of implementation and the extent of harmonization.

The vision of a compact city has made significant changes in the redevelopment areas, specifically, Kazanchis, the influence area. Implementation follows the political climate, the administrative and governance vision, the financial capacity, legal frameworks and constraints, technological advancements and the ability of the work force to utilize it, and the available land resource. Urban Planning is the essential tool that aids leaders and administrators to enable the realization of the vision set for a city.

Implementation problems in Kazanchis have been identified to be: the maintenance strategy of regulating existing plots while the existing plan was organic in its nature; the small scale

involvement of participants in the preparation of LDP, Planning considerations that were not given attention such as parking spaces, as well as open spaces and professional decisions being over-ridden by political decisions in the preparation and planning stage.

In terms of the aspects, the problems have been identified to be: lack of harmonization between the progressive LDPs, profit-based developers and political decisions compromising the public interest, lack of representation of the low-incomers in the outcome of the projects, legal allowances that give the ultimate decisions of land-use planning to political bodies, lack of sense of ownership by the ex-residents and their minimum involvement in the redevelopment project, the relocation of ex-residents that did not consider their economic and social fabric, lower activity due to the lack of adequate urban spaces after hours, and overlooking regulation implementation, that is, problems that do not implement strict space management for a people-centered development of an urban land-use plan.

All in all, urban land-use planning implementation Problems can be seen in two folds: Problems occurring in the planning process prior to its implementation and problems occurring process during implementation. Planning stages that do not consider harmonization results in delay of implementation projects and decline in prospects of financial gain. Revisiting theoretical approaches, as much as bid-rent theory produced a negative impact on social communities, as seen in Zone 2, regulation theory had not solved the issue in Zone 3, as it maintained the existing organic paths, and experts have spent consecutive years in solving harmonization issues case-by-case. Thus, employing an urban economic base theory approach to the planning where small services and large business can benefit from, is a better solution that can maximize the potential to meet aims of redevelopment projects.

7. Recommendations

Coherent, sound, holistic and integrated process and implementation can result in a better planning outcome. The following table can provide a concise list of recommendations based on the implementation problems aspects.

Table I.5 List of Recommendations

| Aspects in Implementation Problems | Recommendations |
|------------------------------------|---|
| Administrative | Economic usage of resources can be seen in two ways. One is, ensuring the smooth flow of who is to do what, with the tasks properly ordered, and leaving no gaps for blanks. The other is the economic usage of designing, planning and implementing. Both processes are seen to be problematic specially in Zone-3 with issues of harmonization and almost non-existent way of accountability and transparency has resulted in the delay of the completion of projects. The process must be in line with economic considerations in the administrative aspect. |
| Financial | In addition to institutional capacity building, financial frameworks that are in line with financing projects, especially social services, with a context-appropriate PFM-Public Financial Management and participatory budgeting, is recommended to come into practice in a manner that can incentivize their implementation. |
| Legal | Political decisions and professional designs must have a platform for negotiations that involve regulations when challenges of solving problems arise. In this, a bottom-up approach of urban land-use planning can be introduced to strengthen problem solving and preparation of plans, which involves a transactive planning approach, adding the layer of self-reflection in the planning process. |
| Political | Moving towards the next step in the degree of Tokenism of Arnstein's ladder of civic participation, that is, level 5 (Placation), is recommended for Zone-1. |
| Social and Environmental | Inclusive development measures must be taken to strengthen the social harmonization and cohesion with promotion of small businesses to diversify service sectors. Road based neighborhood planning has its own negative and |

| | |
|------------|--|
| | positive attributes. To indicate the necessity of accessibility is of utmost importance. However, pedestrian ways and clear paths must be of primary importance. |
| Governance | There is a need of clarity in the planning process, in both technical and professional aspects. Participations of many stakeholders, should be managed in a manner that can address major issues with timely solutions, as delays only result in the deterioration of image of the city, the resentment of its dwellers and the economic decay of the expected yield of the implemented land-use plan. |

Source: Compiled by the author, 2022.

To enable these suggestions can repair urban land-use implementation process to a more concise, clear, accountable, transparent, sustainable and one that can ensure continuity. It is recommended by the author that the process of implementation to be administered in a wholesome plan of a neighborhood (Wereda level), by the sub-city with another supporting structure that holds professionals, relevant authorities, and stakeholders together with a financing scheme that can benefit all parties in a mechanism that lives up to the vision and plan for the city. Moreover, economic base analysis and process base analysis should have a separate and independent section in the supporting structure that can organize the efficient flow of works. This will add value on to the commencement of work of land-use plan implementation LDP manual of 2012.

For this, legal and administrative as well as policy directives and governance aspects of urban land-use planning must be in a coherent structure to limit economic declines, and limit delays of potential financial yields. Utilizing these recommendations can alter problems of urban land-use planning implementation.

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II. Concept Note

Cities are directly or indirectly the engines of economic alleviation that are filled with opportunities. Nevertheless, it is not always that this idea is fulfilled; whereby the reason is attributed to spatial planning that can be responsive to the economic thrive. Developed world cities, contrary to developing world cities, consider density as a driving factor in the economic aspect, while in the latter, associated problems with density; such as increased congestion, contagious diseases and crime, cloud the essence of density to be the driving force for economy. In extension of globalization, the economic structures that change due to the influence of international market and trade has been rooted in several factors: one of them being the spatial organization, the geographical and physical placing and settlement of an area.

Coming to the specific case within Addis Ababa, Kasanchis is administered under Kirkos Sub-city, whereby it is reportedly the highest revenue generator of all sub-cities. Kasanchis is an old neighborhood but redeveloped recently with programs that are vibrant to both local and foreign users. The interest to study this particular area, hence, is due to its success in the profit making after such different land-use plan has been implemented.

The limitation of the research is that the spatial agglomeration and distribution of activities may not be available, especially on a neighborhood level in correspondence to each new addition. Nevertheless, socio-economic aspects of the neighborhood can be assessed and analyzed using different suitable techniques as the thesis goes on. The research will address questions such as: “What are the aspects and issues of implementing an urban land-use planning?”, “What is the influence of political economy on redeveloping Kazanchis neighborhood?”, “What provisions are made for urban services in accordance to the urban land-use plan?”, and “What is the link between implementation of urban land-use planning and local economic planning of the neighborhood scale?”

The research, thus, addresses the overlooked spatial relationship between urban land-use planning implementation and economic development when gaps of implementation occur. Hence, the lens of the concept of the paper centers on: institutional role in urban land-use implementation

Appendix

Questionnaire

Part One – Questionnaire for Zone-1

This is a questionnaire prepared to undertake a Master's research in Urban Planning, under the title "Analysis of Urban Land-Use Implementation: The Case of Kazanchis Area, Addis Ababa City". The information acquired from this questionnaire will only be used for the purpose of the research alone and will keep the information in confidence. By giving your respected informed consent, please fill out the questionnaire truthfully.

Writing names is not necessary.

Please state your economic status(Optional)

Income per month level : 500-1000 Birr 1000-2500 Birr 2500-4500 Birr
: 4500-6000 Birr 6000-10,000 Birr Above 10,000 Birr

8. How do you scale your communal engagement as a person living/working in this area?

1.1.What is the level of attachment to your community as a person living in the area?

Ekub Edir Mahber

1.2.How attached are you with your neighbors?

Very attached Moderately attached Not much attached

1.3.For how long have you lived in this area?

0-5 years 6-10 years 10-15 years 15-20 years

Above 20 years

1.4.What is your tenure status? (Answer only if you reside in this area)

Rent Kebele housing Ownership

1.5.Do you fear that there would be a relocation for redevelopment purpose?

Yes No

1.6.Is your business located nearby? How far is your business located?

Yes Walking distance Number of Taxi's taken____ Kilometer____

No Number of Taxi's taken____ Kilometer____

1.7.What is the nature of your business?

- Small Business at Home
- Small Business in rented space
- Medium level business (Self-led enterprise)
- Medium level communal business
- Employed in a private business firm
- Employed in government office

1.8.Is your business influenced by your location?

- Yes In a scale of 10 _____
- No

1.9. Is your business/ residence located in an area that would face resettlement and relocation?

- Yes No

1.10. Do you think your business is positively contributing and profiting the Sub-city's revenue generation?

- Yes, very much
- Yes, somewhat is does
- Yes, a little bit
- Not really

9. Are you comfortable with the following conditions of urban services? Please grade the level of satisfaction out of 10.

2.1.Issues related to physical Infrastructure

- _____ Electricity
- _____ Sanitation and waste management
- _____ Supply of clean water
- _____ Supply of sewerage lines
- _____ Access to green/open spaces and air quality

- _____ Access to transit and public transport

2.2.Issues related to social infrastructure

- _____ Access to Justice
- _____ Access to Police and safety
- _____ Access to primary, middle and high school
- _____ Access to Religious institution
- _____ Access to Health facility
- _____ Access to Public Housing

10. What problems do you expect to be addressed? (Circle one or more as seen appropriate)

3.1. Administrative issues

- Provision of physical infrastructure
- Provision of social infrastructure
- Land management issues
- Revenue collection issues
- Land suitability and land-use (orientation)
- Transparency of information
- Bureaucratic challenges

3.2.Legal issues

- Implementation of land-use and land administration according to byelaws
- Accountability in safety of the residing people and businesses

3.3.Financial issues

- Quality and timely delivery of projects
- Allocation capacity to undertake measures for questions raised

3.4.Political and Participatory issues

- Inclusivity on decision making

11. How do you characterize Kazanchis?

4.1. Kazanchis in terms of identity

(Key Word) _____

4.2. Kazanchis in terms of image

(Key Word) _____

4.3. Kazanchis in terms of economic contribution to the City

(Key Word) _____

Part Two- Questionnaire for Zone- 2

This is a questionnaire prepared to undertake a Master's research in Urban Planning, under the title "Analysis of Urban Land-Use Implementation: The Case of Kazanchis Area, Addis Ababa City". The information acquired from this questionnaire will only be used for the purpose of the research alone and will keep the information in confidence. By giving your respected informed consent, please fill out the questionnaire truthfully.

Writing names is not necessary

(A) For Business oriented land-use

1. What is the nature of the business operation?

1.1. What services does your business render?

- Hotel
- Supermarket
- Multi-business complex
- Restaurant
- International Organization
- Non-Governmental Organization
- Bank
- Boutique and Leather products
- Pharmacy
- News/Media

If other, please specify _____

1.2. How would you describe your business in terms of profitability?

- Very Profitable
- Moderately Profitable
- Profitable depending on the frequency of seasons and events
- Not very profitable/ unsuitable environment
- Cannot be described in terms of profitability, rather by in terms of effects

1.3. Does location influence your business?

Yes, Positively Yes, Negatively
No

1.4. What kind of customers frequently utilize your services? (More than one can be checked)

- Foreigners, being served in foreign currency
- Locals, being served in foreign currency
- Foreigners being served in local currency
- Locals being served in local currency

2. How has the redevelopment project of Kazanchis benefited your organization/company or business?

- The business was unaffected by the redevelopment project
- The business was positively affected by the redevelopment project
- The business has been negatively affected by the redevelopment project
- The business found and seized new opportunities due to the redevelopment of Kazanchis

3. How does your business/ organization characterize Kazanchis?

3.1. Kazanchis in terms of identity

(Key Word) _____

3.2. Kazanchis in terms of image

(Key Word) _____

3.3. Kazanchis in terms of economic contribution to the City

(Key Word) _____

3.4. Kazanchis in terms of its physical infrastructure

- Properly functioning
- Moderately functioning
- Poor functioning

3.5. Kazanchis in terms of land value and revenue

- Business and the scale of land value is unproportioned
- Business and the scale of land value is fairly proportional
- Business scale exceeds the scale of land value relatively form other areas

4. Does your business consider its location as suitable?

Yes No

Why? _____

5. What urban land-use related problems does the business require to be addressed? (More than one answer can be checked)

5.1. Administrative

- Orientation and land-use suitability issues
- Physical infrastructure issues
- Issues related with regulation and permits

5.2. Legal issues

- Law enforcement issues

5.3. Political issues

- Engagement and cooperation between public and private partnerships

5.4. Other

(B) For People living/residing in the area

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Writing names is not necessary

Please state your economic status(Optional)

Income per month level : 500-1000 Birr 1000-2500 Birr 2500-4500 Birr
: 4500-6000 Birr 6000-10,000 Birr Above 10,000 Birr

1. Attachment to the Kazanchis Area

1.1.For how long have you lived in this area?

0-5 years 6-10 years 10-15 years 15-20 years

1.2. What is the level of your communal participation?

Very attached Moderately attached Not much attached

1.3. What is the level of attachment to your community as a person living in the area?

Ekub Edir Mahber

1.4. What is the status of your tenure?

Rent Ownership

1.5. Is your business/ work place located in a short distance?

Yes Walking distance Number of Taxi's taken _____ Kilometer _____

No Number of Taxi's taken _____ Kilometer _____

1.6. How do you explain the convenience of residing in this area?

2. Administrative issues related to the area

2.1. Has your socio-economic status been affected as a result of entering housing units resulted by the redevelopment project?

- Yes, it has increased
 - Yes, it has decreased
 - No, it has not been affected

2.2. Are physical infrastructures (electricity, transport, water supply, waste management) accessible to you?

Yes Somewhat No

2.3. Are social infrastructures (health, education, police, justice, safety) accessible to you?

Yes Somewhat No

3. How have you personally benefited from the redevelopment of Kazanchis?

Yes No

How? _____

4. How do you see the characterization of Kazanchis?

5. What urban land-use related problems do you think should be addressed?

Part Three- Questionnaire for Zone- 3

This is a questionnaire prepared to undertake a Master’s research in Urban Planning, under the title “Analysis of Urban Land-Use Implementation: The Case of Kazanchis Area, Addis Ababa City”. The information acquired from this questionnaire will only be used for the purpose of the research alone and will keep the information in confidence. By giving your respected informed consent, please fill out the questionnaire truthfully.

Writing names is not necessary

Please state your/ your business’ economic status(Optional)

Income per month level: 500-1000 Birr 1000-2500 Birr 2500-4500 Birr
: 4500-6000 Birr 6000-10,000 Birr Above 10,000 Birr

1. How do you characterize Kazanchis area?

1.1.In terms of identity

(Key word) _____

1.2.In terms of a business place

(Key word) _____

1.3.In terms of recreational activity

(Key word) _____

1.4.In terms of residential area

(Key word) _____

2. How much has your location meant to your business?

- It has benefited and activated my business
- It has not yet been very beneficial
- The business I run/work for is not affected by location

3. Are urban services regularly accessible to you?

3.1. Issues related to physical Infrastructure

- _____ Electricity
- _____ Sanitation and waste management
- _____ Supply of clean water

- _____ Supply of sewerage lines
- _____ Access to green/open spaces and air quality
- _____ Access to transit and public transport

3.2. Issues related to social infrastructure

- _____ Access to Justice
- _____ Access to Police and safety
- _____ Access to primary, middle and high school
- _____ Access to Religious institution
- _____ Access to Health facility
- _____ Access to Public Housing

4. What is the level of participation you have in communal and neighborhood plan decisions?

- Very much
- Somewhat
- There is rarely a mechanism to participate in decisions
- Not much

5. What do you think is lacking in the neighborhood?

Key statements _____

Key- Informant Interview Questions

Part One- Key-informant interview in Kirkos Sub-City Administration

- **Mr. Eyob Bekele (Spatial Plan Preparation Expert)**

- **Mr. Haimanot Fekade (Spatial Plan Preparation Expert)**

1. What is the order taken in selecting parts for redevelopment in Kazanchis area?
2. What is the administrative process of preparation, planning, implementation and evaluation of an LDP, or urban land-use at large?
3. How well-informed and participatory is the planning process with respect to the concerned community?
4. How much preparation is done in terms of providing a realistic time frame to get the objectives implemented?
5. What compensation methods are used for business or a socio-economic status of a household?
6. How much effect is seen on the image of the area? Standard vs. implemented?
7. How much has Wereda 8 economically improved in terms of generating revenues, pre and post redevelopment project?
8. What is the future plan of the Zone designated in this study as “Zone 1” redevelopment plan and why hasn’t a redevelopment project been implemented in this area as a whole of Wereda 8?
9. What was the objective anticipated to be met as a result of redeveloping “Zone 2” and “Zone 3”, compared to its status after redevelopment? How is the delay in construction of projects in “Zone 3” be explained as a challenge of implementation?
10. What challenges were faced in implementing urban-land use in the case of Kazanchis area, and how do they get resolved legally?

- **Mr. Girma Mengesha (Finance Officer)**

1. What has been the registered changes in revenue generations?
2. How has the delay in “Zone -2” affect the economic competency in the Wereda?
3. What are the entities that are the highest revenue generators in the Wereda?

Part Two- Key-informant interview in Addis Ababa City Governance Plan and Development Commission

- Mr. Zelalem Abate (Governance Plan and Development Commission, a spatial plan implementation follow-up director)

1. What is the administrative sequence of urban land-use implementation? Who is responsible for preparation, planning, implementing and evaluating an urban land-use?
2. What are the legal processes and political aspects used in implementation of urban land-use plan?
3. How does density of the current and the future affect the Structure plan, furthermore, LDP?
4. What proportions are dedicated in the provisions of urban services?
5. How are visions and objectives constructed and conveyed to residents of the city when preparing an urban land-use plan?
6. What aspects are maintained and preserved when implementing a structure plan? (eg. Character, social fabric)
7. What is the relation between economic planning with urban planning?
8. What factors are considered to hinder or catalyze the implementation of a proposed land-use plan?
9. What are the administrative and financial challenges of implementing the structure plan?
10. How are structure plans harmonized? Eg. 9th and 10th
11. What reasons can be given for the increasing land value in the centers of Addis Ababa?
12. Are PPPs involved, practically, when implementing an urban land-use plan?

Part Three: Key-informant interview with academicians: Ethiopian Institute of Architecture, Building Construction and City Development

- Abraham Workneh

1. What are the theoretical aspects of implementing an urban land-use plan?
2. What shall be the basic considerations during implementation of urban land-use plan, LDP?
3. What are the implications of redevelopment projects and the socio-economic impact on the city's population?
4. What administrative and governance challenges do you think exist in the practice of implementing an urban land-use plan?

5. How do you see the involvement of investors and other PPP in the redevelopment of the site?
6. What suggestions would you give concerning proper compensation, that are to be moved from the center?
7. How can the public become more involved with the process of redevelopment?
8. How important is retaining or giving an identity/image/character to a locality for a renewal project?

- **Abnet Gezahegn**

1. In “City Profile: Addis Ababa. Social Inclusion and Energy Management for Informal Settlements,” *“Most of Addis Ababa’s development challenges can be attributed to its unplanned origin and growth, infeasible development strategies, lack of implementation capacity, and widespread poverty that has resulted in chronic problems in the urban life”* (Abnet et al., 2017), what is meant by lack of implementation capacity?
2. Is the practical implementation process in the city (if possible specifically Kazanchis Area) in line with the theoretical practice?
3. What shall be the basic considerations during implementation of urban land-use plan, LDP?
4. What are the implications of redevelopment projects and the socio-economic impact on the city’s population?
5. What administrative and governance challenges do you think exist in the practice of implementing an urban land-use plan?
6. How do you see the involvement of investors and other PPP in the redevelopment of the site?
7. How important is retaining or giving an identity/image/character to a locality for a renewal project?

Part Four: Key-informant interview with Practicing Professionals in Urban Planning

- **Mr. Alebel Desta (Architect)**

1. How do you see the level of communal and professional participation in an urban land-use plan process?
2. What considerations must be made in renewal projects within the city?

3. In your experience, professional or observational view, how can spatial land-use planning densify a city in a compact concept while retaining social integration?
4. What kind of institutional structures could aid a better implementation strategy?
5. How important is retaining or giving an identity/image/character to a locality for a renewal project?

Part Five: Key-informant Interview with a relocated person from Kazanchis, (Zone -3 to Bole Bulbula)

- Mrs. Senait Tafesse and a second person (did not want to be named)

1. What were the modalities used when you knew/ you were informed that the site was to be redeveloped?
2. What were the compensations and options given to you in place of the house/ land you owned?
3. What social challenges were you faced with in your new environment? (Schooling, adapting in the social fabric, transportation, distance from work)
4. How are your social values and social engagements been affected?