

SES

Social Inclusion and Energy Management
for Informal Urban Settlements

CITY PROFILE ADDIS ABABA

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Imam Mahmoud Hassen, Tsion Lemma Mamaru,
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Funded by the
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ABSTRACT

Addis Ababa, the capital city of Ethiopia and the diplomatic centre of Africa, embodies a 130 years of development history that contributes to its current socio-spatial features. Its status as a primate city located at the heart of the nation has made Addis Ababa a melting pot of people with diverse background and geographic origins. 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 almost every aspect of the urban life.

The reaction of the present government to these challenges is expressed in its growth and transformation programme that embrace the urban development agenda. The programme, and other planning related policies and prospects are reviewed in this profile. It also discusses the historical, demographic, socio-economic and spatial aspects of Addis Ababa including the situation of informal settlements. ♦

Keywords:

Addis Ababa, history, urban development, poverty, demographics, policy, informal settlement

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PART 1 INTRODUCTION

Addis Ababa¹, the political capital and the most important commercial and cultural centre of Ethiopia, is geographically located at the heart of the nation, 9°2'N latitude and 38°45'E longitude. Its average altitude is 2,400 meter above sea level, with the highest elevations at Entoto Hill to the north reaching 3,200 meters. This makes Addis Ababa one of the high-altitude capital cities of the world.

Addis Ababa occupies a total of 540 sq. km land area surrounded by mountainous landscape. Although there is no large river passing within or close to Addis Ababa, the city's small rivers and streams played an important role in structuring its form.

Addis Ababa has sub-tropical highland climate with a constant moderate temperature of roughly 23°C average high and 11°C average low throughout the year. The main rainy season, *Kiremt*, is from June to early October, and between early March and mid-April, there is short period of rainfall called Belg. The average annual rainfall is about 1,200 mm, out of which close to 80% falls during the main rainy season (NMA 2017).

Addis Ababa is one of the two self-governing chartered cities in Ethiopia with the status of a special autonomous region within the national federal government system. Its Council is accountable both to the city voters and the federal government. The city is

Figure 1

Inner City of Addis Ababa



¹ Addis Ababa, literally meaning 'new flower', was named by Empress Taitu after the flower of mimosa trees she found around Filwoha springs, where the earliest settlement of the city was started.

divided into 10 sub-cities called *kifle-ketemas* and 116 *woredas*, which are the lowest administrative units.

Addis Ababa is one of the fastest growing cities in Africa and a primate city in Ethiopia with an estimated population of around four million, which is roughly 25% of the total urban population of the country and more than ten times the population size of Adama, the second largest urban centre (MoUDHC 2015). As the diplomatic centre of Africa, Addis Ababa hosts a number of international organisations, such as the headquarters of African Union (AU) and the United Nations Economic Commission for Africa (UNECA). Due to its location and status several people come to the city in search of employment opportunities and services. Its annual growth rate ranges between two to four percent, out of which roughly forty percent is attributed to rural-urban migration. Life expectancy at birth is 65.7 years and infant mortality rate is 50.3 per 1000 live births (CSA 2013).

The social and physical infrastructure of Addis Ababa has increased quantitatively in the past few decades but they are still in need of significant improvement in terms of quality and distribution. The government's strategies behind its extensive urban investments that integrate improvement of the urban environment with creation of economic opportunities, especially for the urban youth, has shown some promising results. However, the policies and strategies need to be evaluated, modified or replaced based on their contribution to alleviating the chronic problems of the city.

Some of Addis Ababa's primary socio-spatial features and challenges have derived from its origin as indigenous and pre-industrial city without a colonial model. This and subsequent historical developments of Addis Ababa are elaborated in the next section followed by discussions on the issues of economy, demographics, planning and informal settlements. Future development plans including housing, environment and infrastructure are presented at the end. ♦

PART 2 HISTORICAL DEVELOPMENT

The establishment of Addis Ababa as a permanent capital city of Ethiopia in 1886 was associated with the consolidation of new territories by Emperor Menelik II (1844–1913). Prior to that, Menelik II and his predecessor emperors of Ethiopia changed their political centres as they moved from place to place for expansion, and subjugation of local warlords and kings (Mesfin 1976). For example, Ankober (1868-1876), Liche (1876-1882), Ankober and Debre-Berhan (1882-1884, used alternatively before his conquest of the south), and Entoto (1884-1987) were used by Emperor Menelik II as garrison towns and political capitals before settling in Addis Ababa (Wolde-Michael 1973).

The selection of Entoto by Emperor Menelik II in 1884 for his residence was crucial for the establishment of Addis Ababa. According to Giorghis and Gerard (2007), the ancient structures in Entoto were believed to be built by Showan kings of the 16th century; therefore, Menilik's move to Entoto was partly an act of re-establishing the old empire. While at Entoto, the emperor and his wife, Empress Taitu, frequented the hot springs of Filwoha, which was located on a lower altitude south of Entoto. Later on, they moved their permanent residence to Filwoha area where some of the first buildings of Addis Ababa were constructed.

Like most of the other urban centres in Ethiopia, Addis Ababa's early development was spontaneous and without formal planning. The early houses were circular huts constructed using *chika* walls (mud and straw plastered on wooden frame) and thatched roofs. The palace, the churches, and the compounds of the noblemen and military leaders were impor-

tant nodes around which their followers clustered in a concentric settlement pattern (Johnson 1974). Each neighbourhood (*sefer*) was commonly located on higher ground with large open spaces separating it from adjacent settlements. This early social and spatial pattern has contributed to today's mixed-income characteristics of the old neighbourhoods of Addis Ababa.

Before the Italian invasion, traditional mode of spatial and social organisation shaped Addis Ababa's structure. According to Pankhurst (1968), the city's population grew rapidly due to the presence of provisional governors and their soldiers, the 1892 famine, and the 1896 Battle of Adwa. Other important events such as the 1907 land act, the establishment of municipal administration in 1909, and the introduction of railway transportation and motor vehicles at the beginning of the 20th Century influenced the formative stage of the city and its subsequent growth. Influenced by the location of the Ethio-Djibouti railway station and other factors such as topography, the city expanded towards the south. Furthermore, wider roads were provided to accommodate the vehicular traffic. Despite such changes and advancements, the process of the city's expansion and densification of that time largely remained spontaneous and unplanned.

The five-year occupation that followed the 1936 fascist Italian invasion of Ethiopia had some lasting effects on the socio-spatial pattern of Addis Ababa. Their vision was to make Addis Ababa the capital of the occupied and annexed Italian territories in East Africa. As part of this vision, the first master plan of the city was prepared based on a dual city

approach. To realise this plan of racial segregation, roughly one hundred thousand “native” people were displaced from their homes (Punkrust 1986). The construction of new buildings and the creation of new public spaces were also part of the implementation of their vision to make Addis Ababa similar to other colonial cities. However, the majority of their plan did not succeed because of time and financial constraints.

Following the restoration of independence, British and French consultants² were involved in the preparation of master plans for Addis Ababa. Despite the pro-modernisation efforts in urban development planning, traditional administration and land distribution system hindered the plans’ implementation. In this period, the city continued to expand along major transportation routes and around existing and new nodes. The 1960’s construction boom helped in the implementation of Luis De Marien’s plan and formed some of the well-known axes and landmarks of the city. The major developments realised in this period include the headquarters of the Organisation of African Unity (OAU), the first airport, and some industrial establishments. However, much of the city continued to densify and expand in an unregulated manner. According to Wubshet (2002), in mid-1970s roughly two third of the housing in Addis Ababa was developed informally without proper design, construction, infrastructure provision, or construction permit.

After the 1974 revolution that overthrow the imperial regime, the new Marxist government³ nationalised all land and rental structures (‘extra’ houses) built by private owners in addition to their own dwellings (*Proclamation No. 47/1975*). The appropriated buildings with small liveable space and low-quality construction were put under the administration of *kebele*⁴, while other rental structures of larger sizes and better quality fell under the authority of the Agency for Rental Housing Administration (ARHA). By the mid-1990s, more than forty percent of Addis

Ababa’s housing stock was administered by kebele or ARHA (CSA 1995). In order to fulfil its new role, the government became the main actor in urban development and provider of free land for housing and other building types. However, it was unable to satisfy the demand for land, infrastructure or housing finance. This leads to the informal construction of new houses mainly in the expansion areas of the city, and informal transformation and expansion of existing houses and neighbourhoods especially in the inner-city areas (Bainesagn 2001; Soressa 2003). Furthermore, the nationalised houses deteriorated due to poor management and the extremely low rent that made their maintenance practically impossible. Part of the 1986 master plan envisaged a complete urban renewal for most part of the inner-city that contained much of the kebele dwellings. However, it was never implemented. Contrary to its intentions the plan actually provided a rationale for tolerating the deterioration of especially the *chika* houses, and it discouraged possible upgrading efforts.

Following the fall of the Marxist government in 1991, land ownership and the majority of the nationalised buildings remained in the hands of the government. Within this framework, urban land lease legislation was issued in 1993 (*Proclamation No. 80/1993*), which was one of the major changes in this period⁵. Consequently, new housing and other developments have been underway by real-estate developers and other private owners. Although a proclamation to privatise the government owned houses was issued (*Proclamation No. 112/1995*), except few, the tenure status of the majority of kebele houses remained the same. Consequently, the informally developed kebele dwellings and their largely unplanned urban setting continued to characterise the core areas of Addis Ababa. However, there were initiatives by the government to upgrade the basic infrastructure of the neighbourhoods without improving the existing condition the dwellings.

2 British consultants Sir Patrick Abercrombie (1954) and Bolton Hennessy and Partners (1959), and the French consultant Luis De Marien (1965).

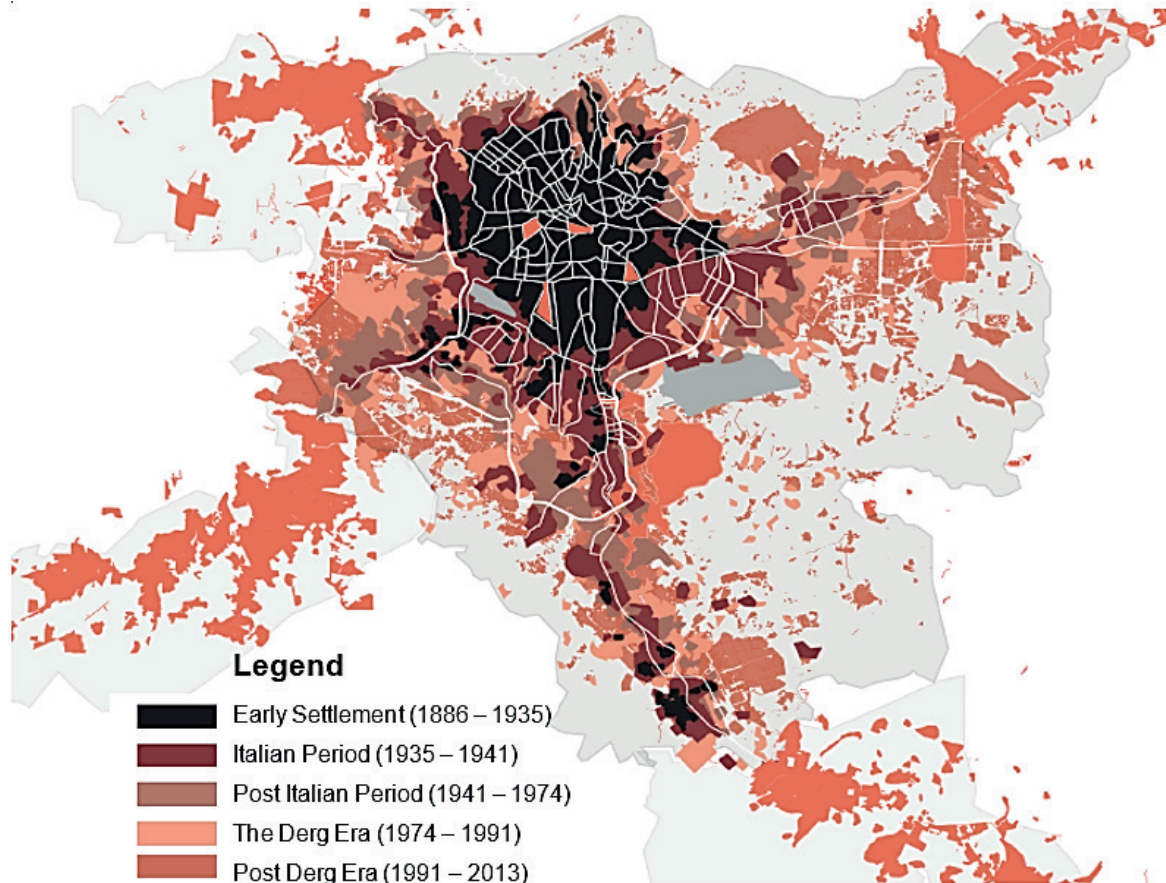
3 The Marxist Government is also referred as *Derg*, meaning “the Council” or “the Committee”. It is the abbreviated name given to the Provisional Military Administrative Council of Ethiopia, the regime that overthrew Emperor Haile-Selassie in 1974.

4 *Kebele* used to be the smallest administrative unit or local government in Addis Ababa; however, it no longer exists. The role of *kebele*, including the management of ‘kebele houses’, is now transferred to *woreda*, which is currently the smallest administrative unit in Addis Ababa incorporating the territories of a number of previous adjacent kebeles.

5 The land lease legislation was re-enacted by the land lease proclamation of 2002, which was also revised in 2011.

Figure 2

Map showing the growth trend of Addis Ababa and its immediate surroundings, 1986-2013



In the post 2004 national election, the government shifted its policy to an urban focused one. The 2005–2010 Plan for Accelerated and Sustained Development to End Poverty (PASDEP) and the 2005 Urban Development Policy of Ethiopia explicitly recognized urban development as a major driving force of national development. The five-year Growth and Transformation Plans (GTP – I and II), which started in 2010 and 2016 respectively, have also emphasised the urban agenda. The policy shift has been expressed by massive public investments such as, large-scale government-sponsored housing, provision of public services, and extensive infrastructure development to improve the conditions

of urban dwellers and their built environment. The Integrated Housing Development Programme (IHDP), launched in 2005, is one of the investments that aimed at addressing the chronic unemployment, housing shortage and lack of infrastructure in urban areas. It has been also instrumental for implementing the ongoing large-scale urban redevelopment in Addis Ababa by providing relocation dwelling units (apartments) for residents displaced from the inner-city areas due to urban renewal or infrastructure projects. These ongoing interventions by the government and other actors of the urban development are transforming the spatial as well as social fabrics of the contemporary Addis Ababa. ♦

PART 3 ECONOMY & LABOUR MARKET⁶

Ethiopia has one of the fastest growing economies in the world. It has had double digit economic growth for the past decade. However, it is still one of the least developed countries in the world and the economy dominantly depends on rain fed agriculture. Urban areas such as Addis Ababa contribute close to half of the national GDP with economies based in non-agricultural sectors. Addis Ababa is by far the strongest economy of all Ethiopian cities. AABoFED (2015), estimates that Addis Ababa generates a quarter of the national GDP of Ethiopia. The real GDP of the city was 2.07 billion USD in 2014. It has been showing an average growth rate of 8.9% for in the five years between 2010 and 2014.

The economy of Addis Ababa is dominated by the service sector, which contributed 75% of the cities GDP in 2014. The service sector is followed by the industry sector which accounted for 24.3 % of GDP. The per capita GDP of the city was 649.43USD in 2014 (AABoFED, 2015), while the real total consumption expenditure per capita in 2015 was measured to be 538.92 USD (IDPR, 2015)

As could be expected, Addis Ababa is the highest employing urban centre in Ethiopia. In 2012, it accounted for 46.6% of total industrial employment and 21.7% of all employment (IDPR, 2015). However, there is high unemployment in Addis Ababa. The rate of unemployment in the city in 2015 was 14.96%. Unemployment among women was found to be much higher (19.1%) compared to the unemployment of men which stood at 10% in the same year, (IDPR, 2015). The trend, however, shows that unemployment has been decreasing from 18.77% in 2011 to 14.96% in 2015. Unemployment among the

youth, however, remained high due to the tendency of the youth to look for non-manual jobs. To reduce the high unemployment, the city government organises the unemployed in micro and small scale enterprises (MSEs) and provides support in the form of access to loans, training, and market link. MSEs are now among the notable employment generators in the city. In 2014 for example more than 250,000 jobs were created through MSEs (AABoFED, 2015). Altogether the private sector generates the highest number of jobs. According to the Addis Ababa university institute of development and policy research - IDPR (2015) 34.8 % of the employed are working in the private sector, and an additional 32.5 % are self-employed.

Informal income generation is widespread in the city, especially among the urban poor. ♦

⁶ The information in this section is extensively drawn from the 2015 publication of the Addis Ababa Bureau of Finance and Economic Development (AABoFED)

PART 4 DEMOGRAPHY

The last census in Ethiopia was carried out in 2007, thus current population of the city is based on estimates. There are many estimates some of which put the population close to 5 million. However, the national central statistical agency that carries out national census projections put the population of Addis Ababa to be 3,273, 000 (CSA, 2015) based on this figure, the population of Addis Ababa accounts for 3.6% of the national population and 18% of the urban population in Ethiopia. It has shown an annual rate of population growth of 2.1%.

Addis Ababa is a true primal city in Ethiopia in terms of population. Its population is 10 times more than the second most populous town: Adama. The estimate also shows that females are slightly higher than male residents. The estimate shows a youthful population with those below 15 years of age constituting 24% of the total population. The proportion of young population of the city has been decreasing for some years indicating low fertility that is below replacement level. The high population growth rate observed in the past years is thus due to high migration to the city seeking jobs and better education. The working age population is by contrast quite robust; the population between the ages of 15 to 65 is 72% for Addis Ababa. The average family size is 3.9 according to a 2013 estimate. (CSA, 2013) ♦

PART 5 SOCIAL CONDITION

According to CSA (2015), 24% of the residents of Addis Ababa are below the poverty line. On the other hand, 26.1% of the residents were under food poverty (AABoFED, 2015). Here too women were more affected by poverty than men. On the other hand if we apply a broader measure, of poverty, the level of poverty in the city is much higher. According to the Oxford Poverty and Human Development Initiative's Multidimensional Poverty Index (MPI), 48.7% of the residents of Addis Ababa are poor or vulnerable to poverty (OPHI, 2015). The trend here also shows a consistent decrease from previous years.

Inequality is also another feature of the social condition in the city. According to IDPR (2015) the income inequality measured by Gini coefficient of real consumption per capita for the year 2015 is estimated to be 0.32. This is quite a low figure compared to many other cities in the world. It is also worth noting that the trend in Gini coefficient showed gradual decrease for the past 10 years. ♦

PART 6 HOUSING

There is lack of comprehensive data in Housing. The last housing census conducted was in 2007. However, even this data paints a dismal picture. In 2007 census the housing stock in Addis Ababa was found to be 628,986 units. Out of this stock more than 75 % is made of mud and wood and half of them are more than 20 years old. In terms of services, 98 % get tapped water but only 32% of houses have private connections; 15% have no toilets, while 62 % have shared toilets. More than 80% have no bathing facility, and 20 % have no kitchen.

A significant number of housing stocks in Addis Ababa is government owned rental housing. These rental houses are of two types the *kebele houses* are administered by local government and are low quality rental dwellings that were earlier privately owned but were nationalized by the Derg regime in 1975. The kebele was the lowest administrative level of the government (which has been recently restructured and renamed woreda). The kebele houses are rented to the poor with highly subsidized rates (below 100 birr that is approximately equivalent to 4 euros at the 2016 exchange rate). The other government owned houses, though they are less significant in number (less than 2% of housing stock) are also nationalized houses but are better quality villas and apartments that are rented at higher rate and administered by a government organization called Addis Ababa rental housing agency (AARHA).

According to the 2007 census, Kebele houses account for 24% of the housing stock in Addis Ababa. In inner city areas kebele houses often make up more than 70% of dwellings. Most of these houses are single room units that are found in overcrowded inner-city

areas that share a compound and many facilities such as tapped water, toilets, and kitchen and open spaces. Kebele houses have been neglected for more than three decades and most are now found in deteriorated condition. The lack of better housing and increasing family size force many tenants to informally expand their kebele houses and build additional rooms, adding to an already overcrowded inner city.

A number of interventions attempts have been carried out by the city government since then. The most significant one is the Integrated Housing Development Program IHDP. Since its launching in 2005, the IHDP has delivered 182,731⁷ apartment units in Addis Ababa until august 2016. Even though, it is dominantly being implemented in Addis Ababa, The IHDP is a national housing program. It aims to provide affordable housing for the low- and medium-income earning section of the society. Through this program, the government builds and transfers to the public multi story condominium apartments. The apartment units are sold to the public through a lottery system drawn from a pool of registered non-home owners in the city. Winners of the housing lottery are expected to pay an initial down payment ranging from 10 to 40 percent and the rest of the payment is covered by a long term loan facilitated by the government. The condominiums are built in small and large sizes as infill in small group of blocks on available vacant land; as large neighbourhoods on open land in expansion areas of the city or more recently as urban renewal project by clearing inner city old neighbourhoods. The urban renewal projects started in 2008 with the Lideta area urban renewal project over 25 ha of land. Up to now, 23 inner city renewal projects have been carried out or are under-

⁷ Data obtained from Addis Ababa Housing Construction Project Office (AAHCPO)

way covering a total of 392 ha of land and resulting in the resettlement of 16,231 households⁸. The inner city renewals are reducing the number of kebele houses and other low quality housing in the inner-city.

Aside from the government led intervention through condominium housing, the private sector has also been active. Cooperative housing, housing by real-estate developers, and housing by private individuals have been contributing significantly to the housing stock. By 2010, the contribution of these different actors to the housing stock was 61.1% condominium housing, 35.1 % private developers (including cooperative housing) and 3.8% by real estate developers (Alemayehu & Soressa, 2011).

Housing in Addis Ababa is also characterized by widening gap between supply and demand. In 2004 400,000 non-home owners officially registered to be included in the government condominium housing program, this number dramatically increased in 2012 rising close to 1,000,000. However, the IHDP has only managed to deliver less than 200,000 units in Addis Ababa since its launching in 2005.

Expectedly, there is high level of informality and illegal construction of houses, mainly driven by this wide gap in supply and demand in housing.

Two main challenges are often cited. The most obvious one is housing finance. Access to finance is severely limited. The government has stopped subsidised mortgages for private builders. Banks offer mortgages of up to 16% and only for limited periods. Instead the government concentrated its effort on construction of condominium housing for the low and middle income earners. Finance for condominium construction is obtained through sells of government bonds. Mortgaged for individual beneficiaries of the condominium units built under the IHDP program is facilitated by the government at 9% interest for 15 - 20 years from the government owned Commercial Bank of Ethiopia (CBE).

The other important challenge is availability of land. Under the Ethiopian law all land is owned by the government. People only have use rights through a land lease system. However, the market value of land has risen to a very high level, out shining the actual cost of building the houses. According to the land lease auction price information that is regularly released by the Integrated Land Information Center (ILIC) of the city government, the price of land for residential purposes could go as high as 800 USD per meter square of land in intermediate zones of the city, while inner city areas could cost as high as 10,000USD per meter square.

On the other hand, owing to its informal formation, Addis Ababa features largely mixed income residential settlements. However, in recent years, the high value of land, the construction of large neighbourhoods dominated by condominium housing and gated upscale real-estate housing developments are threatening to change this mixed character of the city. Provision of basic services in housing settlements is showing improvements. A 2011 facilities and services atlas by the central statistical agency (CSA, 2011) shows that there are in terms of educational facilities Addis Ababa has 572 pre-primary, 623 primary, 56 junior secondary, 74 secondary schools. The atlas also shows that Addis Ababa has 39 health centres, and 28 health posts that are government run. There are also 359 private health clinics. The number of hospitals in the city is 40. ♦

⁸ Data was obtained from Addis Ababa Land Development & Urban Renewal Agency

PART 7 PLANNING REGULATIONS AND POLICIES: ON NATIONAL/STATE/CITY LEVEL

National development plans and strategies in Ethiopia

The Government of Ethiopia (GOE), since 1991, has started a reform by introducing its own political and economic policies, programs and strategies with the aim of enhancing the wellbeing of the society. Poverty reduction strategies and policies are framed in the context of the Millennium Development Goals and later the Sustainable Development goals that setspecific quantitative targets to be achieved within a specified time framework. The Sustainable Development and Poverty Reduc-tion Programme spanning the three-year period (2002/03 – 2004/05), A Plan for Accelerated and Sustained Development to End Poverty from 2005/06-2009/10, and the Growth and Transformation Plans (GTP I and II) spanning from (2009/10-2014/15) and (2015/16-2019/20) respectively have been serving as umbrella for designing, andimplementing, strategies, policies and plans to guide and manage the overall development of the country. A constitution, establishing nine regional states and two charter cities - the federal capital of Addis Ababa, and the special administrative region of Dire Dawa was also enacted. Each regional government has its own constitution and city proclamations, which establish the legal, institutional and organizational framework. Before this, urban governance was centralized with local governments functioning as an extension of the central government. The city of Addis Ababa was established by the City Government’s revised Charter Proclamation 361/2003.

Planning regulations and policies

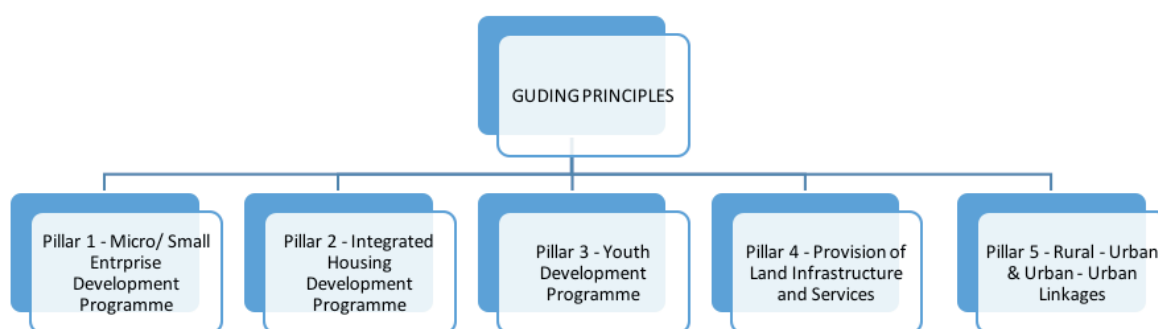
The National Urban Development Policy

In 2005, Ethiopia’s council of ministers approved the Urban Development Policy which informs the focus of the urban development and good governance package (George Washington University, 2014). Figure – 1 summarizes the urban development package with in the urban development strategies and programs in Ethiopia. The main theme of the National Urban Development policy document is founded on Agriculture Development-Led Industrialization, Industrial Development Strategy, federalism, democratization and civil service reform. The overall vision of the policy is to ensure the growth and development of Ethiopian urban centres is guided by plans and to make the cities and towns competitive centres of integrated and sustainable development that are sufficiently responsive to the needs of their inhabitants. The policy aims at enabling cities and towns to function as generators of wealth not only for their inhabitants but also for the rural populations found in their immediate hinterlands and beyond. To do so cities and towns in the nation as a whole are expected to serve as centres of commerce, industry and the services that are essential to bring about holistic and sustainable economic development. The recommended policy directions are aimed at enabling cities play these roles and bringing about fast and equitable development in general. The policy document spells out specific policy recommendations for Micro and Small Scale Enterprises (MSE), housing development, facilitating land and infrastructure delivery, social services, urban

grading, planning and environmental protection, democracy, good governance and capacity building. Ethiopia’s urban development strategy utilizes an integrated approach, which incorporates goals such as the promotion of property ownership, job creation, improvement of the urban environment, and infrastructure development (Asfaw et al. 2011). It is emphasized that the urban administration, government and the people should give proper attention to

environmental protection so as to avoid congestion and pollution that may be aggravated following the growth and development of cities (Ministry of Urban Development and Construction, (MOUDC) 2012). The program has been implemented nationwide with large infrastructural investments especially in Addis Ababa. Additionally, urban development has gotten increasing momentum with the launch of the GTP –I and II

Figure 3
Urban Development Package



Urban Planning Proclamation

The proclamation, i.e. “A Proclamation to Provide for Urban Plans (Proclamation No. 574/ 2008)” is declared in response to the need to regulate and guide urban centres by sound and visionary urban plans to bring about balanced and integrated national, regional and local development; to create a favourable and an enabling condition for public and private stakeholders to fully participate in the process of urban plan initiation, preparation and implementation on the basis of national standards; to regulate the carrying out of development undertakings in urban centres without detrimental effects to the general wellbeing of the community as well as the protection of natural environment; and to replace existing urban planning laws which takes into account the federal structure of government and the central role of urban a comprehensive legislation which centres in urban plan preparation and implementation. The

proclamation states that hierarchy of plans that shall be considered are: a) National Urban Development Scheme; b) Regional Urban Development Plan; c) Urban Plans. The types of urban plans recognized in the proclamation are City-Wide Structure Plan (SP) and Local Development Plan (LDP). Integrated Urban Infrastructure Plan and Urban Transport and Traffic Management Plan have become important that need to be developed based on the SP. Projects such as LED Issues; Sustainable Development Issues and Environmental Issues can further be formulated and implemented. (MOUDC, 2012) SPs are valid for the period of up to 10 years from the date of approval. SP is guided by a long term (20 years or more) Regional Urban Development Plan, which in turn is guided by National Urban Development Scheme, that gives an overall long term policy direction, strategies, vision and goals According to the Urban Plan Proclamation, any SP shall indicate

mainly the following: a) The magnitude and direction of growth of the urban centre; b) Principal land use classes; c) Housing development; d) The layout and organization of major physical and social infrastructure; e) Urban redevelopment intervention areas of the urban centre; f) Environmental aspects; and g) Industry zone. Structure plan shall have an implementation scheme, which comprises of the institutional setup, resource and legal framework. In the Ethiopian Urban Planning System, LDP may be conceived as a detailed urban development plan of a locality or neighbourhood or part of an urban centre. It is a major tool through which SP is implemented and may have a life span not exceeding that of the SP. LDPs have two major objectives: To guide a long term development of a locality by providing tools such as building permit procedures; design guidelines and brief; To facilitate efficient and effective implementation of projects such as city centre business development, real estate projects, etc. by providing detailed land use and urban design proposals. LDP is a legally binding plan depicting medium term, phased and integrated expansion activities of an urban area with the view to facilitating the implementation of the SP by focusing on strategic areas.

Implementing bodies and Land Use Regulation

Within the brief urban planning experience in Ethiopia in the last few decades, most local plans were undertaken through the master planning approach. National Urban Planning Institute (NUPI) (latter renamed as Federal Urban Planning Institute (FUPI)), has prepared Master and Development plans with 20 and 10 years planning periods respectively for more than 120 urban areas. These plans served as key urban development instruments and contributed a lot in managing, and regulating development activities, though they are criticized as being rigid, and focusing more on physical aspects only as they attempt to address existing gaps and future demands. In these plans, participatory planning was considered as simple

familiarization of the already finalized urban plans to stakeholders. Recent planning efforts including the Addis Ababa plan have shown a shift to strategic, prioritized and flexible issue based and participatory planning approach in sharp contrast to the wholesale un-prioritized land use approach of master planning. Social, economic and other development issues were given emphasis. Regional governments established planning institutions and the role of cities and private consultants in the preparation of urban plans increased though there are variations in the naming and planning approaches. The role of the then FUPI and now Urban Planning, Sanitation and Beautification Bureau shifted to provision of support and regulatory activities.

Different master plans have been planned and few have been implemented since the foundation of Addis Ababa. A master plan of Addis Ababa was prepared to serve the city for 20 years (1986 - 2006) with the aim of directing and controlling the development of the city (ORAAMP, 1999). The land use zoning in the master plan was so rigid that plots were only allowed to their designated purposes. The regulation affected the land supply system of the city since developed sites are left vacant in the name of maintaining the regulation. To further worsen the situation, the city administration did not properly administer and control these vacant plots to prevent them from being vulnerable to illegal sub divisions. The Office for the Revision of Addis Ababa Master Plan Project (ORAAMP) 1999-2002, prepared the structure/ master plan used in the city for ten years till 2012. The revised master plan by ORAAMP was initiated to allow flexibility in the land use zoning. It has widely introduced mixed use zoning to allow comprehensive and flexible approach. Nevertheless, its implementation seems ineffective because of the inadequate capacity and the deep-rooted zoning tradition that still remains active with the technicians. This has in turn influenced the land provision procedure while trying to interpret the land use regulations. This regulation is unaffordable for the

urban poor. Since 2012, a revision of the master plan is carried out by Addis Ababa City Planning Project Office. The office is organised under land development and management bureau at the city government of Addis Ababa. Core principles of the current integrated structure plan is the formation of a mass transport oriented polycentric city. The planning process is relatively participatory involving different stakeholders under 18 themes including: centre organization, road and transport, industry, tourism and heritage, green and social services.

Land Ownership

Land is public property in Ethiopia since 1975 on the basis of the terms of the two proclamations - Proclamation No.31/1975 by which rural land was nationalized and Proclamation No.47/1975 that nationalized urban land and extra houses. Both proclamations ended private ownership of land in the country. Land ownership continued under the state ownership and its holding was decided through a lease arrangement between a person or company on the one hand and the city government on the other in light of the Federal Lease Holding Proclamation No.80/1993. Proclamation 80/1993 is repealed and replaced by Proclamation 272/2002, which provides for the administration of all urban land through the lease system and imposes various restrictions on transfer of properties attached to the land. This prohibits the land ownership and use right of citizens. Proclamation no. 272/2002 is repealed and replaced by proclamation 721/2011 which further provides urban land to only be allocated through tender and allotment avoiding negotiation to avoid corruption. Allotment is decided by the city administration cabinet and includes public residential housing, government approved self-help housing constructions and substitute land within the framework of the Federal proclamation, Addis Ababa City Administration (AACAA) has adopted its own lease Regulation No. 3/1994. Land development and supply is controlled through this regulation. The benchmark prices are fixed by the

Lease Department to set the minimum level for the tender price. The criterion used to set the price does not take into consideration the cost of land in the informal market. Hence, in the absence of true land market, fixing the bench mark price based on these criteria and its tendering in the face of shortage of land supply resulted in distortions that make prices of land unaffordable to citizens.

Housing policies and associated regulations in Ethiopia

Housing sector has been subjected to variety of interventions over the last 50 years. The housing market in the pre - 1975 period can be characterized as operating in free market principles. Landlords were leasing urban land and constructing residential houses to tenants, and there was no restriction in regards to selling and buying houses. The government, which then had little involvement in the housing sector, was expected to provide low-cost housing without prejudicing the role of the private sector which was at the time mainly catering for medium and high income groups (Ministry of Public Works, Housing study, volume I, 1967). The majority of the urban population was forced to live in highly crowded and congested dwelling mostly built and owned by small scale land lords, for big estate owners never sought to invest in low or middle income housing' (ibid, 1989:18). In the period (1975-1986), following Proclamation No. 47/1975 that nationalized all urban land, high rise apartments and office buildings and extra houses without direct compensation. The most important immediate effects of the proclamation were: a regressive reduction on the amount of rent (between 15 and 50%) for tenants who were paying a monthly rent less than 144 Birr; and the coming into the picture of the direct government involvement in the sphere of housing provision. The government was working towards a complete control of the housing market and encouraged self-provision as the main form of housing supply. The proclamation prohibited the earning of the rental income by individuals and putting conditions for the transaction of

urban houses. In the period (1986-91), the policies in proclamation No. 47 of 1975, despite their concern for equity, created serious bottlenecks in the housing sector, and the lion share of the housing need remained unattended. The housing policy document issued by the government Proc. No 92/1986, and the associated regulations were responses of these problems. Problems were encountered, particularly in Addis Ababa, in providing serviced land and avail construction materials. The provision of housing standards, promotion of housing cooperatives and co-dwelling were used as instruments to achieve the objective of the policy guidelines.

The economic policy of the transitional period of Ethiopia was issued in November 1991. Article 8 of the policy devoted to urban land and house construction policy during the transitional period. Urban land remains under the control of the government and shall be distributed for those who want to construct houses. The government shall create favourable situations to encourage people to benefit from the construction of their own houses. Sub-article 8.2 of the policy of the policy points out the need to expand and strengthen participation of private investors in the areas of urban development, housing and construction sector.

All land and housing related policies, strategies, rules and regulations are adopted in light of the basic land ownership right of the public and government in the past thirty years. Ensuring equitable access to land and housing and eliminating speculation have been the objectives of most of the regulations. Important features of regulation No.3/ 1994 are the compensation rate, plot size and planning restrictions. Compensation rate is Birr 3.47/ Meter Square and Birr 1.21/ Meter Square for crop and pasture land respectively. According to the Compensation Regulation, the city appropriates more than 50 % of the farmland used by farmers without compensation. Regulation No.3/ 1994(article 5), sets minimum and maximum sizes for housing plots.

A minimum plot size of 73 meter square of land is provided free of charge. The land use payment for the plots between 75 and 175 meter square is 0.50 Birr /meter square /year. When the demand is more than 175-meter square for residential purposes, the lease price is fixed through tender, which is very high because of the limited supply of land. In terms of planning restrictions, the content of the title deed that enforces the construction of building is according to the land use zoning. The government later adopted a condominium housing regulation in 2003 to reduce its horizontal expansion and to enhance the economic use of serviced land. A condominium is a collective building structure whereby each household occupies its own room or rooms on a flat.

Regulations on Informal Settlement

Informal settlement was also given due consideration in Regulation No.1/2000, which gives recognition to part of the informal/squatter settlements specifically those built up to the date of the title deed survey conducted by the AACA in May 1996. However, the regulation limits that the settlements under this category will be legalized only if they are found in compliance with the master plan. (Daniel, 2006)

Ethiopia's National Policies on energy

GTP – I sets as its target in the energy sector, an additional 8,000 MW energy generated from renewable energy resources during the planning period. The first National Energy Policy was issued in March 1994 which is still in force as the policy of the GoE. The policy aims to address household energy problems by promoting agro-forestry, increasing the efficiency with which biomass fuels are utilized, and facilitating the shift to greater use of modern fuels. Furthermore, the policy paper states that the country will rely mainly on hydropower to increase its electricity supply but it also mentions to take advantage of Ethiopia's geothermal, solar, wind and other renewable energy resources where appropriate. In addition it aims to further explore and develop oil and gas reserves. It also refers to the need to encourage energy

conservation in industry, transport and other major energy-consuming sectors, to ensure that energy development is economically and environmentally sustainable. Providing appropriate incentives to the private sector are the other area the policy statements emphasize (Federal Democratic Republic of Ethiopia Ministry of Water and Energy, 2012).

Informality in Addis Ababa

Fransen (2008) quotes De Soto (1989) as the one who offers the most widely used definition of informality as the unregulated, illegal and unregistered economy. Typically, informal activities are seen as lacking a legal basis and sometimes are part of the underground economy. The definition is applicable to informal businesses, employment, services, land and housing.

Table 1:
Legal Versus illegal and licit versus illicit, Fransen 2008

STATUS	LEGAL	ILLEGAL
Licit	Formal sector	Informal sector
Illicit	Socially unaccepted aspects of the formal sector	Criminal sector

It is widely accepted that there is a legal-illegal continuum and that grey zones abound between the legal-illegal divide. On the range are a few households with full title deeds, many in a customary land ownership mode and some waiting for eviction. Fransen also quotes Van Schendel (2006) who created a matrix of situations where the licit and illicit combine with the legal and illegal to show a picture of those activities. One of these could be the housing sector. Therefore, a settlement could be Licit but illegal.

The term informal may seldom mean illegal, and refers to settlement practices that are unregulated by the state or formal practices. Duminy (2011) quotes Hansen and Vaa (2004) who consider extra-legal housing and unregistered economic activities as constituting the informal city.

Hehl (2009) argues that a clear description of its characteristics of the informal city is impossible due to the variety of its manifestation and goes on to say that its connection with the urban fabric make it difficult to tell the informal from the formal. The formal can morph into the informal by expansion and alteration without permission. Although informal brings notions of illegality, not all informal ones are necessarily illegal. Hehl argues that informality rather stands more commonly for unregulated building practices like building by unlicensed construction firms.

Informal settlements have physical, spatial, social and legal characteristics. The informal settlements in Addis Ababa for example are poorly serviced by the municipality. The dwellings are also built out of substandard materials. Problems of sanitation, water supply and power are hallmarks of the settlements. The second one i.e. the spatial characteristics is visible from the poorly planned settlements, many a times built on hillsides or flood plains. Thirdly, there is a concentration of low income group within them. These groups are recent rural-urban or urban-urban migrants. The final and the most defining feature of these settlements is their legal basis or tenure security. For instance, as late as the 1970's only a quarter of the housing units in Addis Ababa had legal municipal permits. The majority of the housing stock in Addis had not had permit but eventually consolidated with a formal tenure. (UN Habitat 2007)

Fransen et al (2008) describe two types of informality by giving examples of settlement patterns from the city of Addis Ababa. They describe exclusionary informality as the one practiced by those communities who use the illicit trade practices because they are excluded from the affordable legal opportunity and the Voluntary informality, where people build their expensive houses on illegal land to avoid the bureaucracy.

The other issue regarding informal settlements is its relationship with slums. A slum household as defined

by UN Habitat is a group of individuals living under the same roof in an urban area who lack one or more of the following five conditions: Access to water; access to sanitation; secure tenure; durability of housing and sufficient living area. Therefore, a slum could be either a planned or unplanned settlement. Accordingly 80 percent of the housing units in Addis Ababa are considered slums. (Yitbarek 2009)

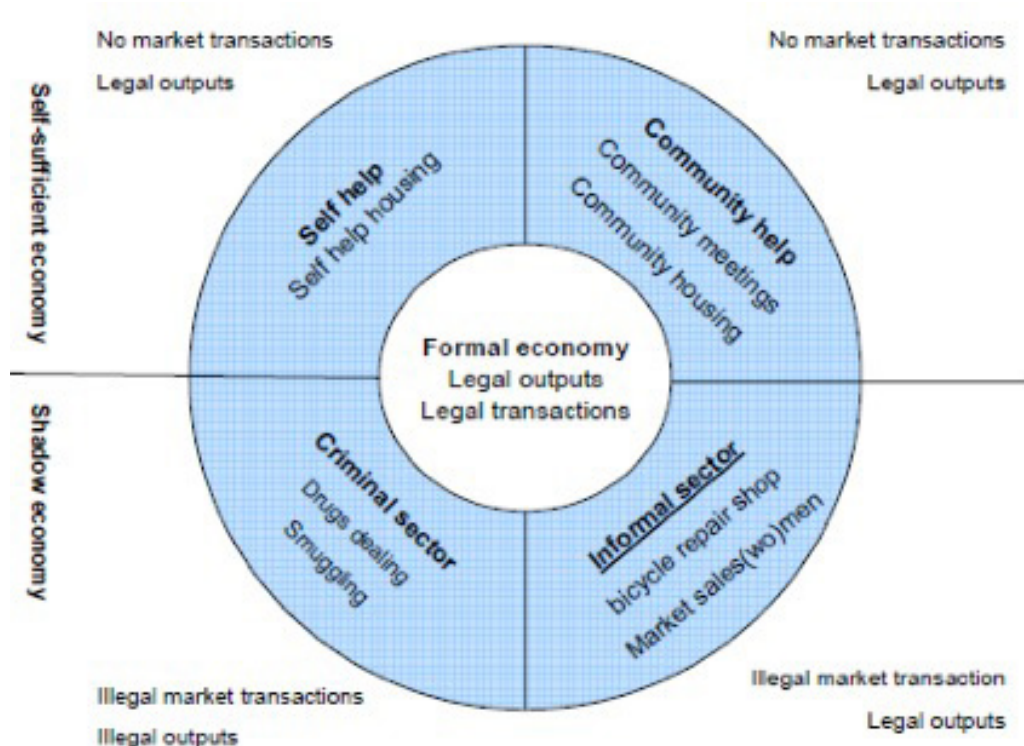
Development of Informal Settlements in Addis Ababa

Informal settlement is at the heart of the genesis and development of the city of Addis Ababa. Property owners in the pre-1974 era had to satisfy the demands of housing by subdividing their plots and by building extensively without permits. A UN Habitat study compares the 500 permits with the provision of around 4000 informal houses per annum in the same era. (UN HABITAT, 2007)

Squatting as we know it today is relatively a recent post- Imperial phenomenon. Land was a private property until the Imperial times.

1974 witnessed a revolution that confiscated all private land and extra property and made all land a public property. Prior to the revolution squatting was not encouraged due to forceful eviction by the landlords. After the revolution the urban land was under the jurisdiction of the city dwellers associations and the rural one belonged to the peasants' association. Although land was freely given there were administrative costs and one needed to be a registered resident of the city to get the ever increasingly scarce land within the confines of the city proper? As a result the peasants surrounding the city began to informally sell a parcel of their lands to migrants and the poor city dwellers and squatting on public land began in the 1980's.

Figure 4:
The concept of informal sector, Franzen 2008



The local term for the squatter houses was “Chereka Bet” with a literal meaning of “moon houses”, as they were constructed during the night under the moonlight to avoid the eyes of the law enforcers. The first organized public demolishing activity began in 1988 that had no lasting value to stop squatting. Squatting intensified after the change of government in 1991.

More than 70 percent of the settlement in Addis Ababa is considered to be Informal. Almost two thirds of the city residents live in slums with 28% of the city dwellers living below the poverty line. (Assefa et al, 2014).

Types of Informal Houses in Addis Ababa

The informal settlements in Addis have two distinct characteristics based on their relations to the centre. They are either in the inner or expansion areas of the city. The informal houses in the inner areas of the city have formalized tenure and evolved along the past century from their beginning around the emergence of Addis Ababa as a garrison town. The majority are owned by the government after 1975, and are commonly referred to as the Kebele houses.

Almost 70% (Yitbarek 2009) of the houses in the inner city are Kebele houses that are single storey and made of mud and wood walls, mud floors and iron sheet roofs. A typical sub-city⁹ for these types’ of houses could be Addis Ketema.

Table 1 depicting the type of demolished housing units in slum upgrading projects, indicates that the majority of those units were Kebele houses. The houses at the expansion areas are not as old as the inner city informal houses and almost all are the results of squatter settlements built by migrants to the city. Addis Ababa is a city totally surrounded by farming community in the Oromia regional state. There are therefore farmer communities that informally sell a parcel of their land to migrants. While the city keeps increasing its limits these communities become integrated within the city proper. The informal settlers keep being encouraged to squat due to the continual government history of land titling of the informal settlements. The government has periodically given land tenures to the settlers with a certain amount of land regularization that tries to correct faulty road alignments & standards.

Table 2

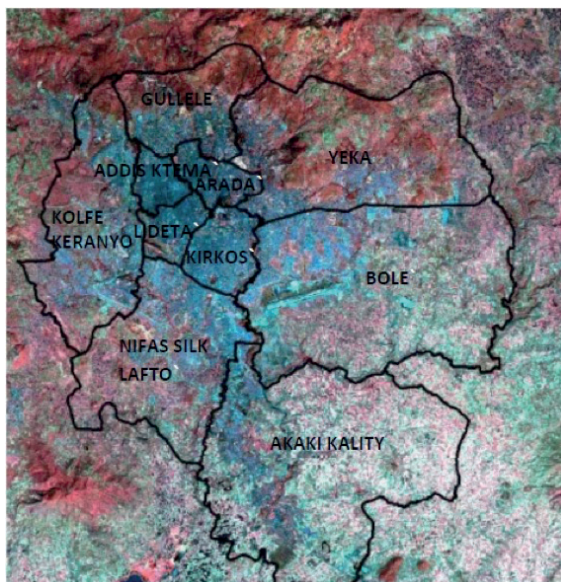
Ownership of houses in slum clearance, Ministry of Urban Development Housing and Construction, 2014

REDEVELOPMENT AREA	AREA IN HA	NO. OF HOUSING UNITS DEMOLISHED		
		Public	Private	total
Sheraton Hotel expansion (Kirkos sub city)	27	1358	406	1764
Sheraton Hotel expansion (Kirkos sub city)	15	998	305	1303
Meskel Square (Kirkos sub city)	3.2	172	43	215
E.C.A area (Kasanchis, Kirkos sub city)	23	206	74	280
Wollo sefer area (Kirkos and Bole sub city)	9.8	324	47	471
Basha Wolde Chilot (Arada Sub city)	25	953	342	1295
Lideta	26	1134	339	1473
Total	129	5145	1556	6801

9 The city has three levels of administration. At the top is the City Administration, governing the 10 sub-cities. These sub--cities have their own heads, tax centers, land administration and building permit offices among others. The sub-cities are further divided into Kebeles or currently referred to as Woredas that directly deal with the inhabitants of the city. The Kebeles or Woredas issue ID's, maintain order and sanitation, control smaller construction and above all own the bulk of the slum houses in the city of Addis Ababa. Land is not privately owned in Ethiopia, therefore there is no incidence of informal settlement on private land. All housing, both formal and informal are built on land owned by the government.

Figure 5

Landsat image of Addis Ababa with the ten boundaries Blue indicates built up area and red is vegetation (UN HABITAT 2010)



There is another group of settlement that could be either at the inner city or expansion area that is being established on vulnerable land. Addis Ababa is mostly surrounded by mountains and cut across by various rivers and streams. This is visible from the organically shaped streets and from those straight lines crossing many rivers along their route. These mountains and river basins are simple magnets for informal settlers. The Entoto range of mountains at the northern boundary of the city harbours informal squatter settlements. The river basins that originate from the foot of the northern mountain ranges entirely flow from the north to the south. These cut deep gorges that are not fit for development. Hence they are massively settled by squatters.

Distribution

Due to the history of the establishment and development of the city, some of the sub-cities have relatively the least percentage of informal settlements. These sub-cities are also characterized with the highest percentage of affluent households. (UN Habitat 2008)

Most of parts of the inner city falling within the sub-cities of Addis Ketema, Arada, Lideta and Kirkos have the largest share of inner city informal settlements. The western part of the city that was assigned for the indigenous population during the racist Italian occupation has a high proportion of similar inner city settlements.

Yeka, Akaki-Kaliti and Nifas Silk Lafto are those with households having the highest amount of poverty, low levels of electrical service. (UN Habitat 2008). These sub-cities along with Bole and Gullele sub-cities contain the mushrooming squatter settlements since they form the boundary between the inner city and the farming community.

Infrastructure

Electricity

Since the inner city Kebele houses have lately been tenured, they can have formal electricity connection. However due to the nature of the settlements and socio economic factors a sizable amount of them have no independent electricity meters and get connected via expensive individual power brokers. However, the squatter settlements both at the expansion areas and the sloppy inner city areas do not have the legal right to have access to formal power sources. These also source electricity from informal power brokers.

Water

The formally tenured informal houses at the city centre as well as the squatter settlements elsewhere heavily depend on public stand pipes for their water sources.

Waste Disposal

There is a dismal waste disposal system in the informal areas. Although they have access to municipal waste collecting systems, a big percentage dispose their waste into the drainage channels and the open fields. There are poorly serviced communal toilets that are full and not timely suctioned forcing the people to throw human waste into the open.

Currently waste is manually collected in a decentralized manner mostly by the youth and women organized by the government. Despite this recent effort by the government many households still get rid of their waste by dumping or burning it.

Housing units

The majority of the city centre houses are built by an increasing subdivision and extension of existing lots at the initial phases of the development of the city. They are built without foundations. Sample surveys on city centre houses show that the majority of them are very old, dilapidated and have mud for their wall and corrugated tin for their roof. Although they are owned by the government, they receive no funding for their repair. It is also not legally allowed to modify the shape, material and finishing of the houses. The majority of the households also live in single room houses and have no cooking spaces. (Assefa et al 2014) The tenants, however, informally do modify plans, materials and finishes.

Intervention measures

Intervention to improve life in informal settlements is a recent phenomenon. The imperial era had only one housing scheme for low income groups that had

their houses razed for large public buildings. (UN HABITAT , 2007) The Dergue regime 1975-1991 did little to improve life in the informal settlement.

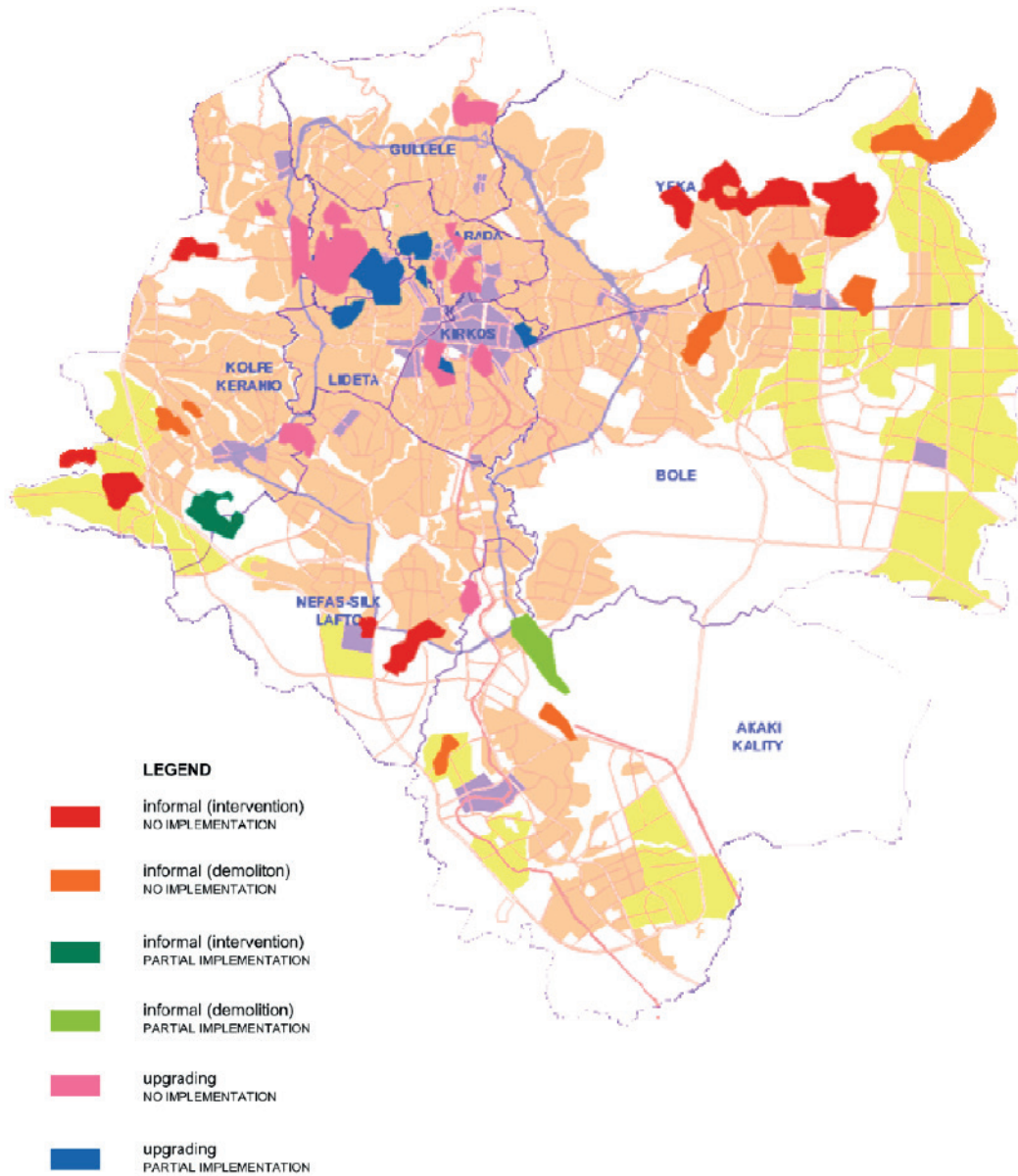
During the Dergue era, there were international NGO's like the Save the Children Norway and Sweden and CARE International that worked to improve the roads, communal water stands and communal toilets within the heavily affected city centre informal settlements. Moreover they demolished slums and built low cost housing units for the poorest of the poor areas. During the post Dergue era, these NGO's, however, have phased out their programs and the government is taking a central role in the upgrading and renewal of city centre areas. One noteworthy effort had been the Eco-city project that identified very poor neighbourhoods and hired a professional architect, sociologist and economist to do a study and produce a contextual and a sustainable proposal to carry out slum upgrading. It however was short-lived as the focus shifted into the integrated housing program that provided housing for slums that are cleared from the city centres and mobilized huge amount of public resources and created a vast employment opportunity for small and micro enterprises staffed mostly by the unemployed youth.

Figure 5
Upgrading of toilets and public showers



Figure 6

Informal settlement interventions in Addis Ababa



Local Development plans or LDPs were feverishly produced for strategic areas of the city. These, supposedly, were the blue prints to clear the slums and build sustainable city areas. Although the LDPs were meant to lead socio-economic and spatial development of a certain locality, they stopped short

of creating a sustainable environment and were limited in specifying the built up area ratio, floor area ratio, setbacks and height of the buildings to be built for developments after slums are cleared out. At the moment there is no viable slum upgrading scheme and almost all of the city centre informal settle-

ments or slums are slated to be cleared. Although slum clearance is a recent phenomenon, vast areas at, Arada, Addis Ketema and Kirkos sub-cities have been cleared of their slums and are waiting for redevelopment. A government document (National Housing and Sustainable Development, 2014) states that many professionals believe that urban upgrading doesn't work in Ethiopia because of the irreparable conditions of the housing stock, the insignificant effect of such small scale interventions and the need for high density city centre development.

The squatter settlements at the fringe areas were being formally tenured periodically, but the government has made its mind that this practice will not any longer hold. The government used to prepare regularization maps to correct road alignments and grant formal tenure to the squatters. Emboldened by the continual formalization of these squatter settlements, the squatting community, however are testing, the limits of what the government could do. As a result, there have been deadly confrontation and violence erupting amongst law enforcement personnel and the squatting community. ♦

PART 8 FUTURE DEVELOPMENT PLANS

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" (SEC 2015). In regard to this, the major development objective stated in the current national plan¹⁰, GTP II (1915/16 -2019/20), is reducing poverty and generating employment for expanding labour force where by eradicating poverty through accelerating broad based inclusive, pro-poor and sustained growth.

Within this framework, a holistic urban development blueprint is put in place to shape the inevitable urbanization & rapid spatial growth. The current low level urbanization trend in the country is taken as an opportunity to support the sustainable development agenda of the nation. Hence, urban development and housing sectors are among the sectors that are given emphases in the plan. Strengthening the ongoing integrated housing program is also identified as a strategic direction aiming to reduce the huge gap between housing demand and supply, to rejuvenate the urban centres, to enhance the construction industry that generates considerable employment and ultimately to contribute towards sustainable development.

The overall goal of the development process at the national scale is making city centres places of job creation and industrialization by expanding urban infrastructure and social services. Accordingly, the major urban development & housing targets set in the GTP II are addressing the existing housing shortage via construction of 750 thousand new residential housing units and reducing 20 % of slum

coverage in Addis Ababa & major regional cities by identifying the extent of existing slum areas.

Provision of public transport and light rail is targeted to address the transport problem of the Addis Ababa city administration. Besides, water supply, electric power, telecommunication, transport, sanitation and other related services are also planned to be provided based on clearly set priorities in order to create conducive environment for attracting investment.

Furthermore, creation of job opportunity for 717, 114 unemployed portions of the population across 972 urban centres of the country including Addis Ababa is a major target that is set to be provided within the GTP period.

Strategies & programs to implement the GTP II targets are as follows:

- a) Scientific, rational and developmental urban leadership building program;
- b) Urban development safety net program;
- c) Urban good governance and capacity building program;
- d) Urban planning and implementation program;
- e) Urban land development and management program;
- f) Housing development and management;
- g) Integrated urban infrastructure delivery program;
- g) Urban green infrastructure development and beautification improvement program;
- h) Urban map production, surveying and land use right registration program; and
- i) Urban finance development and management program.

¹⁰ GTP II is the Growth and Transformation Plan of the nation that is planned to guide the development of the country during the years (1915/16 - 2019/20)

City Level

The vision set for the city of Addis Ababa, in line with the national vision, is “to be competitive among cities of middle income status; safe for living and example of good governance by 2020”.

In order to achieve this vision, one of the major activity performed in the last four years is the preparation of a new structure plan to guide the development of the city for the coming ten and twenty-five years. Particularly, the city ¹¹ structure plan is prepared with the aim of creating integrated and managed urban growth that will contribute or accelerate social, environmental, economic and spatial development by 2023 & 2038.

Goals set for main thematic aspects in the new structure plan are: eradication absolute poverty; reduction of the current level of unemployment by 50% by 2038; increment in the annual growth of the city’s Gross Domestic Product (GDP) to 13%; increment of PCI to more than 1000 by 2023; making Addis Ababa a thriving African Capital and major international destination; reduction of the proportion of mixed residential land uses from the current 52% to 40% to achieve a balanced development of land uses; Promotion of vertical development to ensure economic use of land as well as minimize the ecological footprint of the cities physical development; promotion of flexibility in the implementation of mixed land uses and restrict mixed land use development in environmentally sensitive areas and industrial areas; ensure clean environment; provision of adequate, accessible, networked and functional green spaces; ensure sustainable natural resource utilization and management; and reduction of exposure to natural disaster

Following the stated goals related challenges were identified and realistic spatial and non-spatial solutions are proposed as part of the structure plan development. To ensure the implantability of the proposed solutions, and to facilitate ways & means

of achieving the national as well as Addis Ababa’s vision, a five and ten years strategic plan has been prepared. Consequently, six strategic thematic areas have been selected using predefined and agreed upon criteria.

Strategic sectors and projects¹²

The six thematic areas prioritized to be implemented in the coming first five years (2016/17-2020/21) & the second five years (2022/23-2026/27) includes Road and transport; housing; centrality; environment; industry and capacity building.

Road & Transport

In order to remodel road and transport sector development, specific roads have been prioritized based on agreed upon criteria. Thus, about ninety road segments are prioritized having a total length of 330.2 km to be constructed in ten years’ time. New road construction and existing road improvement is proposed on expansion areas and in the inner and intermediate part of the city, respectively.

Tools to implement the road & transportation sector are:

- a) provision continuous capacity building for participating parties;
- b) decentralization of road maintenance services;
- c) a continuous follow up on the status of roads using road cadastre;
- d) community participation in the construction of local roads;
- e) SMEs should participate in production of different materials required for road construction;
- f) urban planners, urban designers and road designers ought to participate on the road development activities;
- g) new road construction must follow the standard stated on the structure plan of the Addis Ababa and Addis Ababa Road authority;
- h) priority for pedestrian mobility.

11 The new structure plan of Addis Ababa is currently on the process of approval. The information is summarized from draft synthesis of the structure plan document.

12 The following section is summarized from draft strategic plan of Addis Ababa, which is planned to be implemented in two phases, the first five years (2016/17-2020/21) & the second five years (2022/23-2026/27). This again is on the process of approval together with the main structure plan document for the city of Addis Ababa

Transport

To make the city mass transport oriented and favourable for pedestrians, three main strategies are proposed including expansion of LRT and BRT projects, modernization of city buses, and allocation of fifty percent of the total city roads for pedestrians. During the first five years, about fifty percent of roads in the city centre are planned to be improved and constructed allocating sixty percent of their total coverage for non-motorized transportation. Moreover, in the second five years, fifty percent of roads within the ring road including the remaining roads in the city centre are planned to be implemented allocating their fifty percent for non-motorized transportation.

On the other hand, the number of city buses is proposed to be increased from 800-1600 over the first five years & to 2400 over the second five years. Other than this, the involvement of the private sector in the public transport development is also recommended in the strategy.

During the first five strategic years, modern rail way station is planned to be constructed in the main city centre at la gare. In order to facilitate the transportation mobility and create a smooth transfer between modes, bus and taxi stations are also planned to be built in the second strategic years.

Major tools planned to implement the transport sector are:

- a) Provision of new & improvement of existing roads that are favourable for non-motorized transportation;
- b) provision of undergrounds parking spaces with park & ride options;
- c) Trucks needs to be strictly banned from entering the ring road except specified time;
- d) awareness creation on traffic management in general and traffic accidents, congestion, air pollution, vehicle status etc... in particular;
- e) harmonization of various modes of transportation, particularly city bus;
- f) establishment of an institute that coordinates the smooth operation of public transport in the city;
- g) the operation of the whole transport system should be supported with information communication technology (ICT) & enhance maintenance capacity;
- h) provision of tax holiday for the private sector as an incentive;
- i) awareness creation on traffic management using the public media; and
- j) Plan street junctions and roundabouts with standard traffic light and signs.

Housing development

The main housing development goals are:

- Increase the housing stock in the city with particular focus on affordable housing;
- Improve the quality of existing housing stock & the living environment
- Encourage in-situ redevelopment
- Ensure balanced social and land/building use mix
- Achieve compact and green development

About 968,000 housing units are planned to be constructed via corridor development, urban renewal, infill in low-density areas and densification. Among this, about 451,500 housing units are planned to be implemented in expansion areas.

Proposed tools to implement housing development
The involvement of stakeholders including public & private actors is important strategic direction to address the shortage of affordable housing and related challenges. Hence, 50% of housing units are proposed be built by the government, out of which 10 percent are proposed to be built for the lower income group in the form of public rental housing unit. On the other hand, for the middle and upper income section, 20% cooperatives, 20% real estate developers and the remaining 10% have been proposed to be built by the private developers.

Centrality

The main goal of centrality thematic area is: To make centres and services close to the people and organize the main centre, 2nd, 3rd, 4th & 5th level centres. Strategic areas that are found in the main center and the rest of the centres are identified and projects that are believed to accelerate economic activities of the city are included.

Tools to implement centres of Addis at all level are:

- a) establishment of a responsible body for development of the main city centre and secondary centres at the central level, which will have a mandate for land preparation, transfer, building permit and follow-up;
- b) development of adequate urban design guidelines for development of the centres; and
- c) 70% of market places should be prearranged for MSE development.

Environmental Protection and development

Goal of the thematic area:

To bring networked multi-functional green spaces that could contribute to environmental protection, economic development and social equity.

The prioritized projects of environmental protection are categorized under green development, modern liquid waste management, effective efficient sustainable waste management services and pollution control.

Accordingly, **green development** includes various types of park development on selected areas at city, sub-city and woreda level. Moreover, river buffer with 52 km length and eight mountain areas are planned to be developed within ten years' time.

Modern liquid waste management includes development of new liquid waste treatment plants & improvement of existing liquid waste treatment plants via increasing their capacity. In addition to this, the instalment of new sewerage lines increasing the coverage to 40% in the first five year & 70 % in the second five year. Construction of public toilets is also included in the plan.

Effective, efficient and sustainable waste management services are also planned incorporating various activities that are going to be implemented mainly within the first five years. Hence development of waste water treatment plant and two transfer stations is planned for the first five years where as waste separation at source and increment of percentages in recycling of materials is planned to be implemented within ten years' time.

Pollution control is one of the categories of environmental protection incorporating various activities to be implemented in ten years' time. Accordingly, strategies are formulated to control air, noise & industrial pollution. Involving identification, inspection, standardization & monitoring.

Table 3

Strategic plan of centrality development

NO	ACTIVITIES	OVER THE 1ST FIVE YEARS	OVER THE 2ST FIVE YEARS
1.	700 hectares main center development	Bewarawi, cherkos, felwa, meskel square, Leghar, chasanchis, cherschel square, 4killo, 6killo and merkato and piazza (50%)	Bewarawi, cherkos, felwa, meskel square, Leghar, chasanchis, cherschel square, 4killo, 6killo and merkato and piazza (50%)
2.	450 hectar 2nd level center development	Kality, Meri and Jemo(50%)	Kality, Meri and Jemo(50%)
3.	490 hectar seven 3rd level centers development	Bolearabsa, koyefiche, megenagna, ayertena, saris, asko, (50%)	Bolearabsa, koyefiche, megenagna, ayertena, saris, asko, (50%)
4.	4th level center	Every woreda	Every Woreda
5.	Special centers	Bole, Lebu & shiromeda	
6.	Special projects	International standard hospital at Meri, 5+star hotel (10), International stadium and conventional enter	Community school (2) Golf playing field at Bole airport

Source: AACPP0- draft strategic plan report

Proposed tools to implement the environmental protection and development are:

a) establish a green court which are going to follow and take measure on any misconduct activities on the green places delineated; b) encourage private sector enforcement in solid waste collection and waste recycling and resource recovery activities; c) establish and implement reporting hotlines to ensure efficient environmental quality standard enforcement; d) equip relevant environmental institutions with adequate and appropriate human and technical capacities; e) planting trees should be encouraged in permanent basis with the involvement of MSE; f) Continuous awareness raising programs on waste management, pollution prevention and control and green space development and management at all levels

Industry development

Goal of the thematic area is: to clarify the future directions and further come up with plausible solutions and a strategic plan for an accelerated industrial development of Addis Ababa.

To implement it and industrial parks at eight locations of the city on 1640.24 ha land on the first strategic periods and 648.55 ha on the second strategic phase.

Strategies to Implement the industry sector are: a) *creation of participation platform* for all stakeholders; b) 10-15% of the industrial park prearranged for MSE development; c) All industries in the city ought to be high technology oriented and space saved industries; d) The necessary facilities should be satisfied for each industrial park; e) Similar industries should be located and relocated same places so that they can feed each other; f) The land prepared for the industrial park projects should facilitate with all the necessary infrastructure and utilities.

Capacity building

Capacity building of city officials, responsible institutions for implementing the plan and the public at large is proposed.

Activities included in the proposed capacity building proposal are:

Trainings on preparation of local development plan (LDP) together with the implementation strategies, plan monitoring and evaluation, feasibility study, standard guideline manual

Training on cadastre plan preparation, environment quality, land management and administration, landscape design, urban land design, transportation and ethics

Create public awareness about the master plan on yearly basis

Furthermore, the required finance and possible sources are identified for the implementation of the prioritized thematic areas and related projects. Consultation and participation of all relevant stakeholders is also identified as a crucial tool for the proper implementation of the plan. ♦

Figure 7

Picture showing some of the new developments in Addis Ababa



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