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EDITORIAL: CAPACITY OF THE STATE TO ACHIEVE INCLUSIVITY

By H.H. Magidimisha-Chipungu, L. Chipungu and S. Medayese

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INTRODUCTION

The challenges of inclusivity transcends the realm of physical infrastructure provision. Inclusivity touches on cultural, racial, and infrastructure divide. However, beyond the infrastructure and cultural dimension of inclusivity, there is the challenge of capacity of the various organizations both at governmental and private levels which is a critical issue for consideration when dealing with inclusivity. This challenge of capacity determines how cities responds to the various issues related to inclusivity. The capacity determines how state entities ensures that plans and planning are holistic and responsive in dealing with various challenges of segregation and disparities across the city. This journal issue emanated from the 2023 conference of SARChI Chair for inclusive cities where various presentations were made and Seven (7) papers where selected and put up for rigorous peer-review and the authors were able to respond to the comments comments and observations on the papers leading to their acceptance.

The articles include the one by Xavier and Lakshmi where they analysed the Indices to quantify Gentrification. Gentrification is the process of altering a neighborhood's character through the influx of wealthier people and establishments. The research papers compiled in this issue concentrate on the new gentrification discussions, the rising residential allure of central cities, and the indices to measure this process according to its various varieties. This study aims to address a noticeable research gap in gentrification studies, specifically the need for a comprehensive set of indices to assess gentrification within a particular geographical area. Studies on gentrification that contain maps of historical change based on the identified indicators will aid in producing displacement risk maps, which will guide future interventions by allowing residents and policymakers to extrapolate into the future. Additionally, these maps give locals a glimpse into the future of their communities and serve as a political call to action in areas where residents are expected to be displaced. This study intends to pinpoint parameters and methods for measuring gentrification that can then be applied to create a spatiotemporal map of a region and tactics for its inclusive planning. An understanding of various approaches will enable planners and policymakers to select the best approach and create the appropriate plans.

Another article by Mwimba and Nenguda appraised the Spatial Inclusivity and Transformation in South African cities: A Case of East London. The inclusivity of cities has three dimensions according to the World Bank: spatial, social and economic. Spatial inclusion requires provision of affordable necessities such as housing, water and sanitation. Lack of access to essential infrastructure and services is a daily struggle for many disadvantaged households in South Africa where the majority of urban dwellers are said to lack access to essential services and infrastructure. The social dimension of inclusivity in cities refers to the guarantee to equal rights and participation of all residents, including the most marginalized whilst economic dimension refers to creating jobs and giving urban residents the opportunity to enjoy the benefits of economic growth. Although these three dimensions are intertwined and tend to reinforce each other, the focus of the paper is on spatial dimension of inclusivity in that the unique South African history makes a case for spatial inclusivity to be transformational in nature. The paper explores the dimensions of inclusivity in cities and how they are relevant to the unique South African context. With specific focus on spatial inclusivity, the paper makes arguments about the importance and relevance of spatial inclusivity and spatial transformation in post-apartheid South Africa making a case as to why spatial inclusivity should be a critical indicator of spatial transformation. It then analysis how spatial inclusivity and transformation are being implemented in the case of East London.

IDOWU et al., in their paper examined the impact of physical development at the internally displaced persons' camps (IDPS) in the federal capital territory, Nigeria. IDPs are caused by either artificial or natural disaster which has made many flee the borders of their communities. This study aimed at assessing the physical characteristics of the IDPs camps in the FCT with a view to examining its effect on the wellbeing of the IDPs. The objectives, examine the socioeconomic characteristics of the camps, the types of shelter used by the IDPs and assessment of the environmental condition of the camps. The systematic random sampling technique was used to sample 331 households from the two camps available. The study, however, discovered that less than 28% of the IDPs live in Tent, 1% are living at school, shelters built with planks and wood materials, sacks and leather materials and more than 53% are built with other materials like cartons and other garbage materials. The research concludes that IDPs camps in Abuja are haphazardly arranged with no presence of physical planning in the camps. The study, therefore, recommends that Government at all levels should adopt a proactive planning approach for IDPs in the 36 states of Nigeria, including FCT, before it occurs instead of the quick fix/reactive approach where IDPs takes shelter in school and other improvised ways of taking shelter.

Faranani et al., examine ways to creating inclusive cities through the successful implementation of land value capture in South Africa. South Africa continues to experience fiscal constraints and economic contraction as a major hindrance to deliver infrastructure projects. Because the process is disintegrated, the aim of this paper is to recommend practical guidelines using planning gain investment and land tax theories on ways to guide the implementation of land value capture financing to fund infrastructure development by the South African local government to create inclusive cities. The study was conducted using the qualitative approach where semi-structured interviews were conducted with the aim to investigate the problems and challenges that deter the effective use of Land Value Capture (LVC) in South Africa, as well as to investigate concrete proposals and legislative amendments that are required to circumvent the current limitations that exist and emerge from the application of LVC. Interview data from local government experts helped the study to draw practical guidelines on how LVC can be used in an effective manner in South Africa. The relevance of this study lies on the premise that there is a dire need for the South African government to expedite infrastructure development that were once curtailed by apartheid systems in order to anchor the imperatives of inclusive cities as the economy grows and urbanisation ensues.

Lemani and Seleki looked at Understanding Inclusive Cities. This paper discusses best practices which aim to bridge different gaps being experienced in the urban spaces of the global south in order to meet the different components which help to achieve inclusivity. This paper utilizes secondary data sources. The study depends largely on online

desktop research, published papers and inputs from the classroom seminar discussions. The collected data has been qualitatively and manually analyzed to come up with the results. The results firstly outline the observations on how cities in the Global South are divided in terms of: housing locations, choices, conditions; age; gender; physically challenged; economic strata; and social statuses. Secondly the paper identifies and highlights the best practices which have been done in some cities of the world with the aim of bridging the inequalities and achieve inclusivity in their city spaces. The paper finally maps the way forward and recommends what has to be done to achieve social inclusion, economic inclusion, age inclusion, infrastructure inclusion, inclusion of special groups.

Furthermore, Adeogun et al., evaluated the trends in returns on real estate investment and infrastructure conditions indices in Abuja, Nigeria. The paper examined the functional infrastructure tends to influence returns in the property investment market. This study adopted exploratory research design to evaluate the flow of returns on property investment and infrastructure conditions indices in Abuja between 2012 and 2021. Data were obtained via questionnaire, distributed to real property appraiser firms and residents of the selected neighbourhoods. Random variety technique was adopted to administer the questionnaire to six hundred and eighty two (682) respondents out of which four hundred and eighty five (485) were returned for the analysis representing a response rate of 71%. Descriptive system of data analysis were used, Coefficient of Variant (COV) and Rank-order relationship representation were also used to evaluate the returns on investment in the selected neighbourhoods of Abuja and to establish the indices of conditions bench mark for least suitable standard conditions of infrastructure. Kendall Coefficient of Concordance was applied to weigh up the relationship between the ranked variables. Analysis revealed higher ideal infrastructure conditions indices in Wuse II and Maitama (ranging from 82%-92% and 81%-94%) contrast with stipulated average at 60%, whereas the condition of infrastructure at Kubwa and Lugbe were discovered to be below the normal standard condition. Kubwa and Lugbe property markets in Abuja performed better than Maitama and Wuse on the basis of risk-return ratio analysis and showed reliable market performance while Maitama and Wuse property markets exhibited opposite. Kubwa and Lugbe real estate markets revealed stable market lower risk range of 8%-36%. It was concludes that, neighbourhood facilities play significant weight in influencing the returns on property investment and this calls for better consideration when taking property investment decision.

Finally, Matshika and Gumbo in their a framework for spatial and socio-economic sustainability of cities in the Global South: Learning from City of Ekurhuleni, examined a comprehensive framework for achieving spatial and socioeconomic sustainability in cities of the Global South, drawing on significant insights from the South African City of Ekurhuleni. As urbanization accelerates and socioeconomic issues persist in the Global South, there is an urgent need to establish sustainable solutions that address the complex interplay between spatial planning and socioeconomic development. The proposed framework in this study integrates effective spatial planning tactics, inclusive governance, and targeted socioeconomic interventions to promote sustainable urban expansion and improve inhabitants' quality of life. By studying the experiences of Ekurhuleni, a city with diversified socioeconomic dynamics, ongoing urbanization, and a dedication to sustainable development, useful lessons can be gained and applied to other cities in similar situations. The spatial planning concepts include compact and mixed-use development, green infrastructure, and integrated transportation systems. These initiatives aim to optimize land use, reduce sprawl, improve accessibility, and promote environmental sustainability. Inclusive governance stresses participatory decision-making processes, stakeholder involvement, and collaboration between government and communities, ensuring that varied viewpoints and interests are included in urban planning and development processes. Furthermore, focused socioeconomic interventions focus on equitable housing access, job creation, economic diversification, and the provision of social infrastructure and services. These initiatives seek to reduce socioeconomic inequities, foster inclusive economic growth, and improve the well-being of all inhabitants. However, adopting the suggested framework will require addressing various issues, including the need for political will, institutional capacity building, suitable financial sources, and effective stakeholder coordination. Policymakers and urban planners may navigate these challenges and adapt the framework to their

contexts by learning from the experiences of Ekurhuleni. Overall, this framework provides a road map for achieving spatial and socioeconomic sustainability in cities of the Global South. It provides tangible methods and interventions to develop inclusive, resilient, and liveable cities that can effectively respond to the region's rapid urbanization and socioeconomic difficulties.

Basically, a preponderance of the papers in this issue tried to address the areas of inclusivity which touches on the capacity of state organizations and agents to the subject of spatial inclusivity, provide infrastructure which are inclusive and responsive the challenges of segregations and the cost implications of ensuring inclusivity in the city space.

Editor in Chief

Prof. Hangwelani Hope Magidimisha-Chipungu

Email: Magidimishah@ukzn.ac.za

University of KwaZulu-Natal

Managing Editor

Prof. Lovemore Chipungu

chipungu@ukzn.ac.za

Dr. Samuel Medayese

medayeseS@ukzn.ac.za