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Article

Towards inclusive urban real estate: Innovative strategies for shaping urban real estate developments in South Africa

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Abstract: South Africa, like many emerging economies, grapples with the challenges of rapid urbanisation, unequal access to resources, and historical spatial inequalities. Addressing these issues requires a multifaceted approach that reimagines urban real estate development as a catalyst for positive social change. This paper explores the imperative of inclusive urban real estate development in South Africa and presents innovative strategies to promote equity, accessibility, and sustainability in urban environments. Following a quantitative inquiry technique, primary data was gathered from 109 built environment professionals with experience in sustainable urban development. To support this, descriptive and inferential statistics, particularly exploratory factor analysis (EFA), were used. According to the descriptive analysis using the mean score (MS) ranking technique, the development of affordable housing was one of the higher up-front innovative strategies for reshaping real estate development. Ensuring objectivity in city planning, re-engineering the city streets and buildings to create a safer environment were among the highly ranked strategies. The EFA further demonstrated that "urban redevelopment", "government regulations", "spatial planning", "urban policy" and "diversification" were the underlying groups of new approaches for inclusive development. Implementing these innovative strategies, South Africa can move towards a more inclusive and equitable urban landscape, where urban real estate development becomes a force for positive social change, fostering sustainable economic growth and improving the quality of life for all citizens. This research contributes to the ongoing dialogue on urban development in South Africa and offers actionable insights for policymakers, developers, and community stakeholders invested in shaping more inclusive cities.

Keywords: urbanisation; inclusive development; accessibility; sustainability; equity; equality

1. Introduction

South Africa, a nation characterized by its rich diversity and complex history, faces pressing challenges in its urban development as it navigates the 21st century. The rapid pace of urbanization, coupled with the forces of globalization and social change, has intensified the need for urban areas that are inclusive, equitable, and sustainable. Central to this challenge is the field of urban real estate development, which plays a pivotal role in shaping the physical, social, and economic landscapes of cities. This paper aims to contribute to the evolving theoretical framework around urban development by proposing innovative strategies specifically tailored to the South African context, with a focus on inclusive urban space production.

The current discourse on urban development has increasingly emphasized the importance of inclusivity, resilience, and sustainability in shaping future cities. Yet, despite these discussions, South African cities continue to witness the emergence of real estate products that fail to achieve true inclusivity, particularly for marginalized groups (Ntakana et al., 2023). Existing research highlights the potential of inclusive

urban space production as a transformative approach that can address these shortcomings (Brandellero and Niutta, 2023; Siame and Watson, 2022). Defined as a pro-poor strategy, inclusive urban space production values and incorporates the contributions of all city stakeholders, including marginalized communities, to ensure equitable access to resources and opportunities (D'Cruz et al., 2014; Przywojska and Podgórniak-Krzykacz, 2020). This approach is crucial for improving the distribution of well-being and countering the formation of informal settlements (Manirakiza, 2014; Rauniyar and Kanbur, 2010).

However, there remains a significant research gap in understanding how these concepts can be effectively applied in the South African context, where real estate developments often fail to achieve true inclusivity. Despite the theoretical advancements in inclusive urban development, practical applications and strategies that align with the unique socio-economic and political landscape of South Africa are underexplored. This paper seeks to address this gap by proposing innovative strategies for shaping urban real estate developments that not only prioritize inclusivity but also align with broader goals of sustainability and resilience.

The primary objective of this study is to advance the theoretical understanding of inclusive urban space production by examining its application in the South Africa's real estate sector. The research will explore innovative strategies for integrating the contributions of all city stakeholders, including marginalized groups, into urban real estate developments. These strategies will be evaluated for their potential to enhance the distribution of well-being, equalize access to city resources, and promote the development of diverse, resilient communities.

By focusing on the intersection of theory and practice, this paper aims to make a significant contribution to the ongoing discourse on urban development. The findings are intended to guide policymakers, urban planners, and real estate developers in creating cities that are not only physically and economically vibrant but also socially inclusive and equitable. Recent studies, such as those by Chen et al. (2022), Tang and Nannan, (2022), and Alsayel et al. (2022), underscore the importance of this integrative approach, while other research highlights the need for context-specific solutions in diverse urban environments (Kabisch et al., 2022; McPhearson et al., 2022). These perspectives are critically important in developing a robust theoretical and practical framework that can drive meaningful change in South African cities. Thus, the following research objective have been designed

To identify and classify innovative strategies for altering or redesigning South African real estate development procedures.

The subsequent sections of this paper are structured as follows: section two provides an in-depth review of existing literature on inclusive urban real estate strategies which can be applied in South African cities. This section begins by providing context in the state of real estate development practices in the country and followed by a global context on relevant strategies. Section three outlines the adopted methodology, discussing the tools and techniques employed for the analysis. Section four presents the findings and discussing the classification of the innovative strategies identified by the empirical data. Section five engages in comprehensive discussion, offering nuanced insights into the implications of the findings on innovative strategies to change real estate development procedures. Lastly, section six examines the

contributions, limitations, and potential avenues for future research, contributing to the ongoing discourse on urban development.

2. Literature review

This research explores the multifaceted dimensions of inclusive urban real estate development in the South African context. It recognises that inclusivity encompasses affordability, access, social cohesion, equity, and sustainable growth. This research is based on the premise that inclusivity is not a one-size-fits-all concept and that South Africa's unique historical, social, and economic context must be carefully considered.

2.1. Urban space development in South Africa

Urban real estate development in South Africa is profoundly shaped by its complex socio-economic and cultural landscape, a legacy of apartheid that continues to influence the country's cities. Despite efforts towards inclusive urban development post-apartheid, persistent segregation and unresolved apartheid legacies still impede sustainable urban growth (Kajiita and Kang'ethe, 2024; Van Rooyen and Lemanski, 2020). The disjointed urban structure inherited from apartheid not only undermines productivity and inclusion but also shapes city morphology in ways that government policies have struggled to rectify (Turok, 2021).

Johannesburg, in particular, exemplifies how the diversity and differentiation of urban spaces in South Africa reflect the social forces that shape the built environment, perpetuating social and racial inequalities (Totaforti, 2020). These challenges are further compounded by issues such as informality, migration complexities, and the influence of real estate developers, who play a crucial role in urban governance by employing various strategies to mitigate risks and implement projects (Brill and Robin, 2020).

The post-apartheid reconstruction process has been marked by a new political culture of global-Africanisation, where local aspirations are integrated with global orientations to co-create South African urban identities (Sihlongonyane, 2020). Addressing the multifaceted challenges of urban development in South Africa requires strategies that include working with informality, promoting inclusivity, accelerating policy reforms, and investing in rural towns and innovation (Kajiita and Kang'ethe, 2024). Additionally, there is a need for alternative development models that foster sustainable and equitable urban growth, particularly in light of the persistent social and racial divisions that continue to shape the urban fabric (Kajiita and Kang'ethe, 2024; Totaforti, 2020).

2.2. Innovative strategies for reshaping real estate developments in South Africa

Strategies for reshaping real estate developments significantly influence the creation of inclusive urban spaces (**Table 1**). These strategies are designed to include individuals who are often marginalized or excluded, such as those with disabilities, racial and sexual minorities, and other vulnerable groups. This pro-poor approach values and incorporates the contributions of all stakeholders, including marginalized communities, to address development challenges. It promotes transparency and

accountability while enhancing cooperation between civil society, governments, and private sector actors, thereby improving development outcomes (Oxfam, 2014; Kaman et al., 2023). Inclusive developments are those that engage everyone in the opportunities for development, include the knowledge of all in the development process, and involve all in the politics of development. Moreover, they focus on protecting the most marginalized communities and building the capacity to assist the most vulnerable (Gupta et al., 2016; Kaman et al., 2023). In this study, the terms inclusive urban space production, inclusive urban development, integrated urban development, and connected urban environment or morphology are used interchangeably.

Table 1. Strategies for reshaping real estate developments.

Strategies	**References**
Develop affordable housing	Irurah and Boshoff (2003); Azmi et al. (2018), Klug et al. (2013)
Ensure objectivity in city planning	Brandao (2006)
Re-engineer city streets and buildings to a create safer environment	Bengtsson (2018); Ratnayake (2017); Sinkienė et al. (2012)
Design/plan land use for greater accessibility for all	Brown (1994); Aitchison (2010); Peyroux et al. (2012); De Magalhães (2017)
Focus on closing the income gap in South Africa	Anguelovski et al. (2018); Shin (2009)
Have fair and dynamic public space construction	Zhao and Tang (2018)
Integrate alternative public safety policies	
Invest significantly in non-residential developments in marginalized areas	Todes (2012)
Promote selling of multi-family housing	Eade and Mele (2002)
Have cooperation between different stakeholders, including architects, experts representing social fields, and residents	
Ensure inclusive creation of real estate deals and investments in land	Todes (2012)
Develop a city within a city to relieve the pressure in the city core	Herbert and Murray (2015); Yusuf and Wu (2002)
Develop and apply policy to ensure a high proportion of future urban developments are inclusive	
Facilitate community participation in planning and development of urban development projects	Brandao (2006); Quastel (2009)
Use financial market regulations to minimise middle-class exclusion	Quastel (2009)
Focus on achieving a higher degree of social homogeneity	Douglass et al. (2012); Breitung (2012); Le Goix and Webster (2008)
Implement urban laws in gated communities	De Souza (2005)
Ensure there is some oversight (by either government or another role player) of private sector urban development	Quastel (2009); Squires (2002)
Develop and apply policy to make existing exclusive urban developments more inclusive	
Develop and apply policy to make existing inclusive urban developments more exclusive	
Develop and apply policy to ensure a high proportion of future urban developments are exclusive	
Make use of city zoning regulations which limit exclusive developments	Quastel (2009); Squires (2002)
Allow various stakeholders to call for an end to gated communities	Pojani (2019)

To achieve sustainable urban development, it is crucial to reverse the actions of

the three main influencers of urban space production: government, the private sector, and end users. One effective strategy is the development and implementation of policies that transform existing exclusive developments into more inclusive ones, thereby addressing spatial inequalities. Economic sustainability is another key consideration in reshaping real estate development. This concept emphasizes the need for a system that sustains the flow of essential goods and services, thereby supporting human consumption and the continued production of wealth. Strategies to achieve this include job creation and the development of affordable housing (Azmi et al., 2018; Irurah and Boshoff, 2003; Olin et al., 2022). Objectivity in city planning is also crucial to this endeavour (Brandao, 2006).

Spatial structure within communities plays a significant role in influencing citizens' perceptions of crime. Spatial planning, as a discipline, should incorporate crime prevention measures into city designs (Bengtsson, 2018; Kaman et al., 2023). Additionally, the spatial environment can affect individuals' feelings of fear and influence criminal behaviour (Ratnayake, 2017). Therefore, re-engineering city streets and buildings can create more comfortable environments, reducing the need for artificial lighting and air conditioning. Streets and areas near highly integrated zones should receive particular attention from planners, decision-makers, and residents (Harris et al, 2023; Sinkienė et al., 2012). The concept of a rent gap, as theorized by Smith, suggests that as an area becomes more attractive to buyers, gentrified neighbourhoods often see an increase in the white population in South Africa (Anguelovski et al., 2018). Therefore, fair and dynamic public space construction is essential for developing inclusive urban spaces (Barrie et al, 2023; Patrick and McKinnon, 2022; Zhao and Tang, 2018).

To further promote inclusivity, urban planners and government officials should consider incorporating inclusionary housing principles into well-located areas in the north of Johannesburg or invest significantly in non-residential developments in marginalized areas (Todes, 2012). The growth of multi-centred metropolitan regions is often driven by real estate deals, investments in land, political manoeuvring to alter zoning laws, and other factors such as bribery and greed (Eade and Mele, 2002; Voland et al, 2022). In contrast, more radical approaches, such as those implemented by the Chinese government and the South African Human Rights Commission, involve halting the development of new gated communities and gradually opening existing ones to foster inclusivity (Pojani, 2019). Using city zoning regulations to promote inclusive urban spaces is another viable strategy (Patrick and McKinnon, 2022; Quastel, 2009).

More innovative strategies for reshaping urban real estate developments emphasize the importance of creative placemaking to enhance the sense of place and inclusivity in new developments (Sobhaninia, 2023). This can be done by incentivizing and regulating real estate developers to adopt socially responsible practices to significantly advance green and inclusive urban development (Voland et al., 2022). However, it is important to recognize that urban greening strategies by real estate developers can sometimes lead to gentrification, thereby excluding marginalized groups (García-Lamarca, 2022).

Community engagement and urban greening strategies can also play a crucial role in creating inclusive and resilient cities through participatory approaches to

transforming urban spaces (Boeri et al., 2022). While urban greening initiatives can contribute to the creation of inclusive public spaces, they must strike a balance between inclusive and exclusive practices to be effective (Murphy, 2022). Furthermore, inclusive public spaces are essential for fostering participation and social inclusion, and incorporating the needs of persons with disabilities into design and planning is vital for supporting equal rights and aspirations for inclusive environments (Patrick and McKinnon, 2022).

Accessibility to quasi-public spaces within urban neighbourhoods has been shown to foster more positive attitudes toward the social inclusion of migrants (Wang and Liu, 2022). However, to address urban challenges in African cities, spatial planning models should shift towards more inclusive approaches (Kaman et al., 2023). In Aotearoa New Zealand, collectively oriented housing and transportation models have demonstrated the potential to create inclusive urban spaces (Olin et al., 2022). Public spaces within mixed-use high-rise buildings can also foster a sense of community by providing opportunities for interaction, engagement, and self-expression (Barrie et al., 2023).

Innovative approaches such as gamifying decision support systems can promote inclusive and engaged urban resilience planning (Fox et al., 2022). Additionally, green roofs, as nature-based solutions, can contribute to the development of inclusive and environmentally responsible new cities (Calheiros et al., 2022). Finally, value-inclusive design, which emphasizes neighbourhood interactions and co-design processes, can promote social equity and build resilience within urban planning and design (Harris et al., 2023).

3. Research methodology

In order to carry out the investigation, a literature review and a quantitative empirical study were conducted. The next subheadings include the research measuring tool, sample strategy, size, and methods for gathering and analysing the data used. Finding creative ways to shape (or reshape) real estate developments in South Africa is the goal, as is developing a helpful categorisation scheme to ensure that these elements are applied.

3.1. Measurement instrument

A structured questionnaire was used in this study as the data collection tool. To aid in the creation of the survey instrument, a comprehensive review of the literature was carried out, and data was gathered from a number of sources. These include, for example, the following: Science Direct, Scopus, Emerald, SAGE, Springer, Academia, Publish-or-Perish (published articles based on citation counts), and Google Scholar connected to university libraries (Nelson Mandela University and University of Johannesburg). To determine the topics or categories of the innovative strategies to reshaping real estate development in **Table 1** above, content analysis was used. To locate high-quality, focused articles, books, theses and dissertations, and reports, keywords such “urban space production”, “urbanization”, “property development”, “social inclusion”, “accessibility”, “equality” and “equity” were employed. According to Torraco (2016), this aids in the researcher’s ability to evaluate and synthesise

representative literature on the issue in an integrated way, leading to the development of new theoretical frameworks and viewpoints.

Finding novel approaches to changing real estate development involved mostly examining factors that were extensively covered in previous studies carried out across a range of settings and countries. Pilot research was conducted early on in the questionnaire development process to assess the questionnaire's applicability and rationale. It is noteworthy that the questionnaire was distributed to ten specialists in the South African built environment, who were asked to evaluate its comprehensiveness and provide helpful feedback on how well the approaches aligned with the local context. The results of the study do not incorporate the data collected up to this point.

There were two sections to the questionnaire. The first section asked respondents for their demographic information. The second section contained the scales for assessing the creative approaches to changing real estate projects. Survey participants were asked to rate their support or opposition to each of the following strategies to alter real estate developments using a five-point Likert-type scale: (1) Strongly oppose; (2) Somewhat oppose; (3) Neither favour nor oppose; (4) Somewhat favour; and (5) Strongly favour.

3.2. Sampling procedure, size, and data collection

This research has an interdisciplinary approach. It is crucial to highlight that the survey participants were chosen using a straightforward random sampling technique. Only those with experience in sustainable urban development who were professionally registered with their respective councils were eligible to participate in the poll. They included experts in the fields of architecture, landscape design, urban design, environmental management, property development, sociology, economics, and urban governance (urban law and policy). For calculating the appropriate sample size, statisticians have created formulas. The following guidelines have been provided by Leedy and Ormrod (2015) for choosing a sample size without having to use the intricate nature of such formulas:

- For smaller populations, say, $N = 100$ or fewer, there is little point in sampling, survey the entire population.
- If the population size is around 500 (give or take 100), 50% should be sampled.
- If the population size is around 1500, 20% should be sampled.
- Beyond a certain point (about $N = 5000$), the population size is almost irrelevant and a sample size of 400 will be adequate.

Therefore, a sample size of 400 was considered in the current inquiry to ensure appropriate statistical power and to avoid sampling errors. Data was collected using two methods. Firstly, an online survey was circulated to different organisations. After a month, when realising that the response rate was very poor, the inquirer decided to employ an alternative method. Secondly, the inquirer decided to print the questionnaire and hand deliver it to the identified participants. From the online survey as indicated in **Figure 1** below, the inquirer realised that there were 207 people who started the online survey, but some did not answer all the questions.

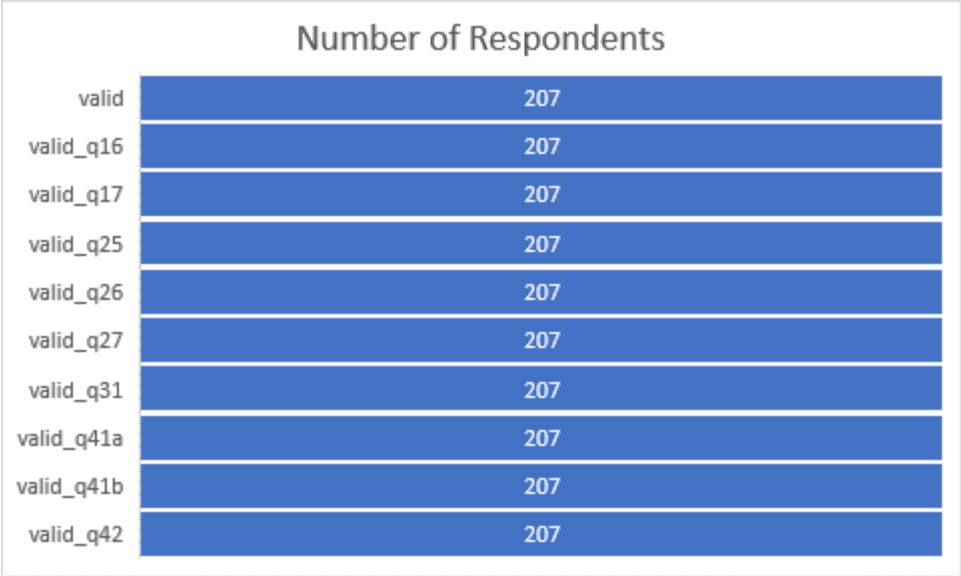

Figure 1. Data screening.

Then, there were 42 hard copies that were then captured and merged with the online results. **Table 2** below displays the number of valid cases that were used from the online survey.

Table 2. Data cleaning.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0.00	140	67.6	67.6	67.6
	1.00	67	32.4	32.4	100
	Total	207	100	100	

Out of the people (*n* = 207*)* who started the online survey some completed it (*n* = 140). So, the inquirer then employed 70% selection criteria to eliminate those who did not complete the survey. Only those who answered at least 70% of the questions (*n* = 67) in the survey were included in the analysis. Creswell (2012) states that one of the options in managing missing data includes eliminating participants with missing scores from the data analysis and include only those for which complete data exist. Therefore, only the valid responses from the online survey (*n* = 67) were used in the analysis plus the hard copies (*n* = 42) making it a total of 109 valid cases. The 67.6% dropout rate could be attributed to either lack of interest or lack of knowledge in the subject area. The first group of participants (*n* = 59) dropped out as early as question 1.6 (demographic information), for question 2.5 (characteristics of urban development) the number of dropouts had increased (*n* = 127).

3.3. Data analysis techniques

Using IBM SPSS version 28.0.1.0 both descriptive and inferential statistics was analysed. The central tendency of the data, such as the mean and the dispersion (standard deviation), were measured using descriptive statistics. The innovative strategies to change real estate development in the nation were then ranked using this information. One of the most popular methods for evaluating the dependability of

scales is Cronbach's alpha. As a result, using the Cronbach's alpha coefficient, an internal reliability test on questions of the Likert scale was conducted in this study. Alpha coefficients have values between 0 and 1, with greater values of alpha being preferable. A coefficient of 0.60 is an acceptable level for determining whether the scale had internal consistency, 0.70 is satisfactory, and 0.90 is high (Creswell, 2012; Leedy and Ormrod, 2015). In this study, a Cronbach's alpha coefficient of greater than 0.80 is used to indicate a factor as reliable except for 0.70 as a minimum. **Table 3** below demonstrates that the measurement using the five-point Likert scale was reliable, with an alpha value of 0.881 for the 23 innovative strategies for reshaping real estate development. As a result, the sample that was obtained may be seen as a whole and is thus appropriate for further rating analysis as well as exploratory factor analysis (EFA) in the sections that follow.

Table 3. Reliability statistics.

Cronbach's Alpha	Cronbach's Alpha Based on Standardised Items	*N* of Items
0.881	0.889	23

The four-step process of EFA using a family of techniques such as measures of sampling adequacy (correlation matrix, Kaiser-Meyer-Olkin, Bartlett's test of Sphericity, etc.), factor extraction (principal component analysis, etc.), factor rotation (oblique: oblimin, etc.), and naming of factors (looking at the pattern matrix for loadings) were employed in this study.

4. Research findings

4.1. Demographic information

The respondent's category of involvement in sustainable urban development reveals that the largest number were consultants (25.7%), followed by town and regional planners (21.0%), then academics (18.1%). Closer inspection of the table shows that there were criminologists (1.0%) and sociologists (1.0%) who participated in the survey as well. The category of urban development that the respondents have predominantly been involved in indicated that half of them have worked in residential buildings, followed by those who worked in commercial buildings (39.6%), private buildings (38.7%), and then government buildings (30.2%). A small percentage worked on landscapes (6.6%) and ecosystems (7.5%). The results are indicated in **Table 4** below.

Table 4. Demographic information—Multiple responses.

Category of involvement	Responses		Percent of Cases	Category involved in	Responses		Percent of Cases
	N	Percent			*N*	Percent	
Landscaping Architect	2	1.50%	1.90%	Public Parks	13	4.80%	12.30%
Architect	4	2.90%	3.80%	Public Squares	11	4.00%	10.40%
Town / Regional Planner	22	16.10%	21.00%	Streets	20	7.30%	18.90%
Academic	19	13.90%	18.10%	Residential Buildings	54	19.80%	50.90%
Consultant	27	19.70%	25.70%	Commercial Buildings	42	15.40%	39.60%

Table 4. (*Continued*).

Category of involvement	Responses		Percent of Cases	Category involved in	Responses		Percent of Cases
	N	Percent			*N*	Percent	
Developer	10	7.30%	9.50%	Government Buildings	32	11.70%	30.20%
Land / Site Owner	5	3.60%	4.80%	Private Buildings	41	15.00%	38.70%
Sociologist	1	0.70%	1.00%	Landscapes	7	2.60%	6.60%
Planning Authority	1	0.70%	1.00%	Marketplaces	15	5.50%	14.20%
Public Sector	10	7.30%	9.50%	Church Surroundings	17	6.20%	16.00%
Government Agency	4	2.90%	3.80%	Ecosystems	8	2.90%	7.50%
Engineer	16	11.70%	15.20%	Other	13	4.80%	12.30%
Investor	7	5.10%	6.70%	Note: Category of urban development predominantly involved in			
Criminologist	1	0.70%	1.00%				
Other	8	5.80%	7.60%				

Note: Category of involvement in sustainable urban development.

4.2. Innovative strategies to reshape real estate developments in South Africa

Table 5 below indicates the respondents' degree of concurrence pertaining to the 23 innovative strategies to change real estate development in South Africa in terms of responses to a scale of 1 (major) to 23 (minor), and a mean score (MS) ranging between 1.00 and 5.00. The hierarchical ranking of the MS revealed that the development of affordable housing is ranked first (MS = 4.41), ensuring objectivity in city planning is ranked second (MS = 4.40), and re-engineering the city streets and buildings to create safer environment is ranked third (MS = 4.39). Design/planned land use for greater accessibility (MS = 4.29) and focus on closing the income gap in South Africa (MS = 4.26) are ranked fourth and fifth, respectively. The descriptive statistics also showed that the least-ranked strategies were the development and application of policy to make existing exclusive urban developments more inclusive (MS = 3.55), which was ranked 19th, the development and application of policy to make existing inclusive urban developments more exclusive (MS = 3.25) which was ranked 20th, the development and application of policy to ensure a high proportion of future urban developments are exclusive (MS = 3.24) which was ranked 21st, making use of city zoning regulations which limit exclusive developments (MS = 3.18), and to allow various stakeholders to call for an end to gated communities (MS = 2.97) which was ranked 23rd.

Table 5. Innovative strategies to reshape real estate development in South Africa.

Strategies to change	Mean	Std. Deviation	Rankings
Develop affordable housing	4.41	0.827	1
Ensure objectivity in city planning	4.40	0.970	2
Re-engineer city streets and buildings to a create a safer environment	4.39	0.812	3
Design/planned land use for greater accessibility	4.29	0.931	4
Focus on closing the income gap in South Africa	4.26	0.945	5
Have fair and dynamic public space construction	4.24	0.862	6

Table 5. (*Continued*).

Strategies to change	Mean	Std. Deviation	Rankings
Integrate alternative public safety policies	4.19	0.809	7
Invest significantly in non-residential developments in marginalised areas	4.10	0.985	8
Promote selling of multi-family housing	4.06	1.066	9
Have cooperation between different stakeholders, including architects, experts representing social fields, and residents	4.03	1.024	10
Ensure inclusive creation of real estate deals and investments in land	4.03	1.024	11
Develop a city within a city to relieve the pressure in the city core	3.94	0.978	12
Develop and apply policy to ensure a high proportion of future urban developments are inclusive	3.91	1.123	13
Facilitate community participation in planning and development of urban development projects	3.91	0.971	14
Use financial market regulations to minimise middle-class exclusion	3.91	1.114	15
Focus on achieving a higher degree of social homogeneity	3.90	0.975	16
Implement urban laws in gated communities	3.65	1.062	17
Ensure there is some oversight (by either government or another role player) of private sector urban development	3.64	1.145	18
Develop and apply policy to make existing exclusive urban developments more inclusive	3.55	1.367	19
Develop and apply policy to make existing inclusive urban developments more exclusive	3.25	1.417	20
Develop and apply policy to ensure a high proportion of future urban developments are exclusive	3.24	1.379	21
Make use of city zoning regulations which limit exclusive developments	3.18	1.410	22
Allow various stakeholders to call for an end to gated communities	2.97	1.417	23

Principal components analysis (PCA) was chosen as the extraction technique as it provided a chance to evaluate the convergent and discriminant validity of the variables. The Kaiser-Meyer-Olkin (KMO) measure of sampling adequacy and Bartlett's test of sphericity were conducted for the variables influencing the growth of exclusive residential developments. The Bartlett's test of sphericity which was conducted suggest that the statistical significance should not be greater than 0.05 ($p < 0.05$) and the KMO value should be 0.6 or above (KMO ≥ 0.6). The KMO ranges from 0 to 1, the closer it is to 1 the more factor-analysable the data (Botha et al., 2013). The tests in **Table 6** below display KMO value of 0.802 which is above the minimum acceptable threshold, while Bartlett's sphericity value $p = 0.000$ (i.e., $p < 0.05$). These results suggest that EFA could be conducted with the data.

Table 6. KMO and Bartlett's Test.

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		**0.802**
Bartlett's Test of Sphericity	Approx. Chi-Square	1157.878
	df	253
	Sig.	0.000

Following this step, was the factor extraction. The Principal Component Analysis (PCA) was employed to identify (extract) the number of underlying factors. To assist in the decision concerning the number of factors to be retained, the Kaiser's criterion also known as the Eigenvalue rule and the SCREE test were used. Using these two techniques, only factors with an eigenvalue of 1.0 or above are retained for further

investigation (Botha et al., 2013; Knight and Ruddock, 2008). The result for this factor structure is reported in **Table 7** below. The eigenvalues of the seven extracted components are 7.015; 3.402; 1.596; 1.330; 1.169; 1.088; and 1.009. The analysis illustrates that component one is capable of explaining 30.499% of the variance, the second component explained 14.793% of the variance, the third component explained 6.938% of the variance, the fourth component explained 5.782% of the variance. Furthermore, the fifth, sixth and seventh components explained 5.084%, 4.731% and 4.389% of the variance, respectively.

Table 7. Total variance explained by the components.

Component	Initial Eigenvalues			Extraction Sums of Squared Loadings			Rotation Sums of Squared Loadings
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %	Total
1	7.015	30.499	30.499	7.015	30.499	30.499	4.856
2	3.402	14.793	45.292	3.402	14.793	45.292	3.464
3	1.596	6.938	52.229	1.596	6.938	52.229	1.593
4	1.330	5.782	58.012	1.330	5.782	58.012	3.036
5	1.169	5.084	63.096	1.169	5.084	63.096	2.812
6	1.088	4.731	67.827	1.088	4.731	67.827	3.892
7	1.009	4.389	72.216	1.009	4.389	72.216	2.870

Note: Extraction Metho—Principal component analysis.

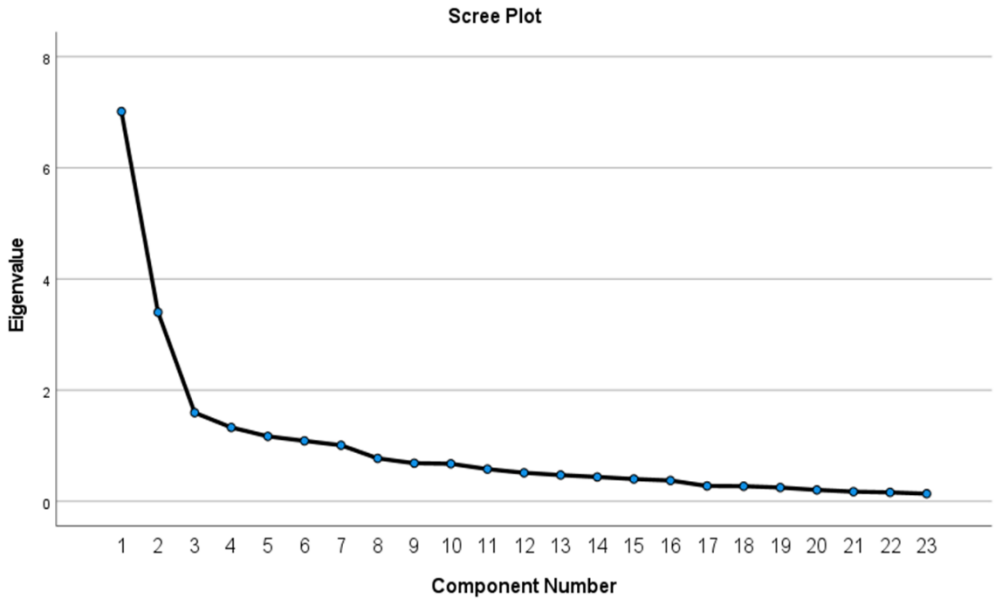

Figure 2. Scree plot.

The inspection of the Scree plot also supported a seven-factor solution (**Figure 2**). However, there was no clear separation among many of the factors. Following Oblimin rotation, the seven factors showed a moderate inter-correlation (r = 0.370). Inspection of the pattern matrix showed an unclear factor solution after 28 iterations. Inspection of the structure matrix (**Table 6**) also indicated an unclear discrimination between factors, only factors one, two, and three had a good discrimination. Too many items were loading high on different factors. A decision had to be made regarding the number of factors to be

extracted. This resulted in factor 4 and 7 being excluded—these had many items loading high on other components. Overall, these results indicated that the next level of analysis (factor naming) can be performed.

The five factors as indicated in **Table 8** below were named as; factor 1: urban redevelopment; factor 2: government regulations; factor 3: spatial planning; factor 4: urban policy; and factor 5: diversification. These factors are discussed in the following section.

Table 8. Structure Metrix of the innovative strategies for reshaping real estate development in South Africa.

Strategies to change	**Component**				
	1	**2**	**3**	**4**	**5**
Design/plan land use for greater accessibility	0.834				
Have cooperation between different stakeholders, including architects, experts representing social fields, and residents	0.815				
Focus on closing the income gap in South Africa	0.804				
Have fair and dynamic public space construction	0.689				
Ensure objectivity in city planning	0.677				
Develop affordable housing	0.667				
Make use of city zoning regulations which limit exclusive developments		0.875			
Ensure there is some oversight (by either government or another role player) of private sector urban development		0.777			
Allow various stakeholders to call for an end to gated communities		0.670			
Develop and apply policy to ensure a high proportion of future urban developments are inclusive		0.644			
Develop and apply policy to make existing exclusive urban developments more inclusive		0.630			
Re-engineer city streets and buildings to a create safer environment			0.687		
Develop a city within a city to relieve the pressure in the city core			0.589		
Develop and apply policy to ensure a high proportion of future urban developments are exclusive				0.918	
Develop and apply policy to make existing inclusive urban developments more exclusive				0.902	
Invest significantly in non-residential developments in marginalised areas					0.780
Promote selling of multi-family housing					0.770
Ensure inclusive creation of real estate deals and investments in land					0.687
Use financial market regulations to minimise middle-class exclusion					0.579

Note: Extraction Method: Principal component analysis; Rotation Method: Oblimin with Kaiser Normalisation.

5. Discussion of the results

- Component 1: Urban redevelopment

There were six variables that made up this major component, which indicated adequate internal consistency (α = 0.883) and had the highest percentage of variation explained (30.499%), namely, design/plan land use for greater accessibility (0.834); have cooperation between different stakeholders, including architects, experts representing social fields, and residents (0.815); focus on closing the income gap in South Africa (0.804); have fair and dynamic public space construction (0.689); ensure objectivity in city planning (0.677); and develop affordable housing (0.667). These results support previous literature which advanced that urban redevelopment must be

understood against the terms 'renewal', 'reconstruction', and 'revitalisation' (Mbanjwa, 2018; Tlhabanelo, 2011). For a developing post-colonial and post-apartheid country like South Africa, urban redevelopment is necessary, and it must be understood against the background of the situation that prevailed during those regimes. Therefore, for urban space to be considered as a public good it should be accessible and open for all and thereby provide public interest (Haas and Olsson, 2014). Accessibility is one of the major decisive parameters that affect social sustainability (Bahadure and Kotharkar, 2012). It helps cities ensure sustained functioning of the economic system. A system that sustains the flow of goods and services essential for human consumption and further production of wealth such as employment and job creation employ diverse strategies including the process of creating affordable housing (Azmi et al., 2018; Irurah and Boshoff, 2003; Olin et al., 2022). This was tested and trialled in South Africa through the inclusionary housing policy which, for profit-making reasons, did not have much uptake by the private sector. This policy was seen as enabling more socially integrated forms of affordable housing and responding to the inaccessibility of well-located affordable housing as property booms drove up housing costs in many cities (Klug et al., 2013).

Inclusive urban real estate development in South Africa should prioritize land use planning that enhances accessibility for all citizens, ensuring urban spaces are public goods that support social sustainability and economic functioning. Effective redevelopment requires cooperation among stakeholders, including architects, social experts, and residents, to create spaces that reflect diverse needs and promote social integration. Addressing income inequality is essential for equitable access to housing and public spaces, helping to overcome historical exclusion. Fair and dynamic public spaces, designed for wide-ranging activities, are key to social cohesion, while objective city planning ensures development serves the entire population. Developing affordable housing, particularly in well-located areas, is crucial for inclusive urban growth, necessitating stronger incentives for private sector participation in socially integrated housing initiatives.

- Component 2: Government regulations

There were five variables that made up this component, which indicated adequate internal consistency (α = 0.814) and had the second highest percentage of variation explained (14.793%), namely, make use of city zoning regulations which limit exclusive developments (0.875); ensure there is some oversight (by either government or another role player) of private sector urban development (0.777); allow various stakeholders to call for an end to gated communities (0.670); develop and apply policy to ensure a high proportion of future urban developments are inclusive (0.644); and develop and apply policy to make existing exclusive urban developments more inclusive (0.630). These results support previous literature which advanced that the production of inclusive spaces requires government intervention using both city zoning regulations and financial market regulations (Patrick and McKinnon, 2022; Quastel, 2009). For example, a more radical approach was implemented by the Chinese government and the South African Human Rights Commission to halt the development of new gated communities and gradually open the existing ones (Pojani, 2019).

To promote inclusive urban real estate development in South Africa, stronger

regulatory frameworks and active government oversight are essential. City zoning regulations that limit exclusive developments can prevent the spread of gated communities, fostering socially integrated environments. For instance, Johannesburg's attempts to discourage gated developments reflect this approach. Government oversight of private sector projects ensures alignment with broader social goals, mitigating risks of exclusion. Empowering stakeholders to challenge gated communities, as seen in debates around Cape Town's spatial divisions, enhances community participation in urban planning. Policies mandating inclusivity in future developments and retrofitting existing exclusive areas are crucial for addressing historical inequalities, promoting social cohesion, and ensuring equitable urban growth across the country.

- Component 3: Spatial planning

There were two variables that made up this component, which indicated moderate internal consistency (α = 0.567) and had the third highest percentage of variation explained (6.938%), namely, re-engineer city streets and buildings to a create safer environment (0.687); and develop a city within a city to relieve the pressure in the city core (0.589). These results support previous literature which advanced that spatial structure in communities entices citizens to do crime. Spatial planning as a discipline should incorporate measures to combat crime in the city (Bengtsson, 2018). In support of the later, Ratnayake (2017) suggests that spatial environments may influence individuals' feelings of fear and criminal behaviour. Re-engineering the city streets and buildings could help to create comfortable environments reducing the need for air-conditioning and artificial lighting. In doing so, Sinkienė et al. (2012) believe that streets and territories, which are located near the mostly integrated areas, deserve the greatest attention by planners, decision-makers, residents, etc. Viswanath and Mehrotra (2008) argue that the solution to this must emerge from the consultative processes with the community and deferent disciplines. No single discipline could achieve this in isolation.

The city of Johannesburg's spatial planning has recognised current private property development patterns that are both unsustainable and unjust, and therefore it is attempting to restructure the city. There is resistance by the property industry to more radical intentions, by planners and government at large, to incorporate inclusionary housing principles in well-located areas in the north of the city, or to invest significantly in non-residential developments in marginalised areas (Todes, 2012). The same author suggests that greater engagements with the property industry might just generate deeper understanding by planners and government, of market dynamics and constructive ways of moving towards the city's strategic objectives. She also highlights that it is challenging for planners in an environment where the private property market is moving in a different direction.

- Component 4: Urban policy

There were two variables that made up this component, which indicated adequate internal consistency (α = 0.826) and had the fourth highest percentage of variation explained (5.782%), namely, develop and apply policy to ensure a high proportion of future urban developments are exclusive (0.918); and develop and apply policy to make existing inclusive urban developments more exclusive (0.902). These results support previous literature which advanced that policy innovation will continue to be

essential for further progress in urban development (Squires, 2002). However, it must be stated that policy development is one factor that contributes to the rise of social inclusion problems in the housing sector. Manaf et al. (2016) argues that policies are developed using top-to-bottom approach that in most cases does not really cater for social inclusion. They argue that these policies address more the interests of the private developers than providing for the needs of end users. Therefore, inclusive spaces can only be realised through policy implementation.

These variables highlight a concerning trend towards policies that may increase exclusivity, undermining efforts to create equitable urban environments. For example, if policies continue to prioritize exclusive developments, as seen in the rise of luxury gated communities in areas like Waterfall City in Midrand, Johannesburg, this could exacerbate social inequalities and limit access to essential services for marginalized groups. Such policies often cater to private developers' interests, focusing on high-income markets while neglecting the broader population's needs. This approach risks further segregating urban areas, as seen in Cape Town's ongoing spatial divides, where lower-income residents are pushed to the city's periphery, far from job opportunities and amenities. To counteract these trends, it is essential that policy innovation in South Africa shifts towards genuinely inclusive urban development. This requires a bottom-up approach that prioritizes the needs of all citizens, ensuring urban spaces, like those being revitalized in Johannesburg's inner city, remain accessible and open to everyone.

- Component 5: Diversification

There were four variables that made up this component, which indicated adequate internal consistency (α = 0.734) and had the fifth highest percentage of variation explained (5.084%), namely, invest significantly in non-residential developments in marginalized areas (0.780); promote selling of multi-family housing (0.770); ensure inclusive creation of real estate deals and investments in land (0.687); and use financial market regulations to minimise middle-class exclusion (0.579). These results support previous literature which advanced that investing in non-residential developments in marginalised areas would help ease the pressure in concentrated areas and thus create opportunities for inclusive developments (Todes, 2012). There is resistance from the private sector to do so and that this requires greater engagements with them to understand the market dynamics and solicit constructive ways towards the city's strategic objectives. Again, as mentioned earlier, the selling of single-family housing contributes to the growth of exclusive developments. The opposite would contribute to the growth of inclusive developments.

These variables emphasize the need for strategic investments and regulatory measures to foster more equitable urban growth. Investing significantly in non-residential developments in marginalized areas, such as townships or underdeveloped urban peripheries, can create economic opportunities and reduce the pressure on overcrowded city centres. For example, initiatives like the development of commercial hubs in Soweto can help stimulate local economies and encourage inclusive growth. Promoting the sale of multi-family housing, rather than single-family homes, could counteract the trend towards exclusive developments, providing more affordable housing options and promoting diversity in urban areas.

Additionally, ensuring that real estate deals and land investments are inclusive is

crucial for equitable development. This might involve revising land-use policies to prioritize community needs over private interests, as seen in efforts to integrate affordable housing into mixed-use developments in Johannesburg's inner city. Lastly, using financial market regulations to minimize middle-class exclusion could help address the growing divide between income groups in urban areas. This could include measures like subsidized financing for first-time homebuyers or incentives for developers to include affordable units in new projects, thereby promoting a more balanced urban development that serves all segments of the population.

6. Conclusion

The goal of the study was to classify and identify innovative strategies for altering or redesigning South African real estate development procedures. A general examination of the key factor classification was conducted. The factors identified in the literature were evaluated by the study using both the descriptive statistical approach and EFA. Five components were identified by PCA based on the loadings of the variables that were relevant to the seven components from the analysis of the inferential statistic. The novel strategies were grouped into five primary groups as a consequence of the PCA results: urban redevelopment, government regulations, urban policy, spatial planning, and diversification. One component of the knowledge gap, in comparison to previous empirical investigations in the South African context, was the lack of data regarding an acceptable analytical classification of the primary innovative ways for reshaping or transforming the real estate development procedures. This research has contributed to the body of current knowledge by categorising the underlying components into taxonomies.

Limitations of the study

This study faced some limitations due to the low response rate during data collection. Although the study aimed for 400 responses to ensure robust and reliable data, only 109 responses were obtained. The low response rate may have led to a non-representative sample, which limits the extent to which the results can be extrapolated to the broader population. Additionally, the reduced sample size may have affected the statistical power of the study, making it more challenging to detect meaningful relationships or trends within the data. Future research should consider strategies to increase response rates, such as employing different data collection methods, providing incentives for participation, or conducting follow-up surveys to achieve a more comprehensive and representative sample.

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