



# **IGC AFRICA GROWTH FORUM 2014**

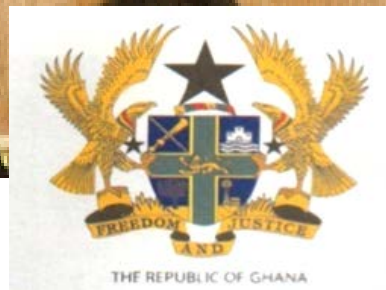
***BUILDING EFFECTIVE CITIES FOR GROWTH***  
***- JUNE 16 – 17, LA-PALM ROYAL HOTEL, ACCRA***



**By**  
**Steve Akuffo, FGIA**  
**June 17, 2014**

# THE URBAN AGENDA

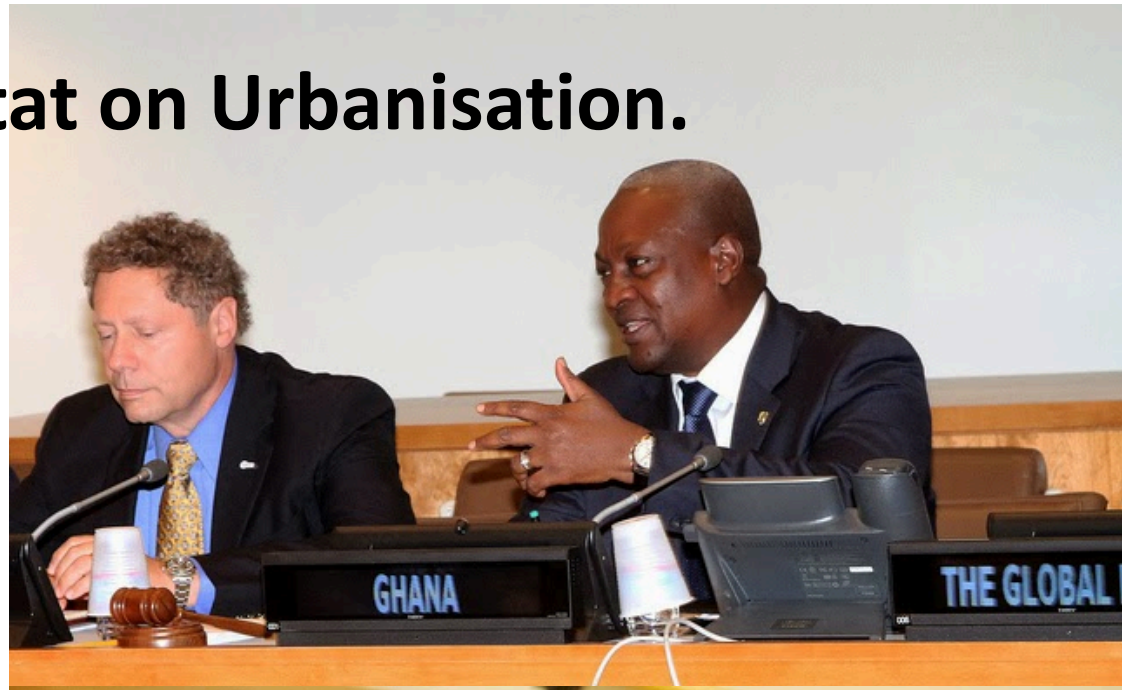
Ghana's president to champion efforts on better urbanisation



# United Nations – Habitat on Urbanisation.

In addition, President Mahama was among the special guests at the UNDP/World Bank Corporate event to consider accelerating progress on MDGs.

30 September 2013



# URBAN DEVELOPMENT

## A Rapidly Urbanizing World

Towns and cities have always been considered “agents of change” and it is there that much of human progress has taken place. Human settlements also form the basis for all forms of development, both urban and rural. The danger lies, not in the scale, but in the nature of that urbanization, for there is no doubt that one of the major problems facing most developing countries is the massive, unplanned, unbalanced, uncontrolled growth of their cities and conurbations.



## GHANA: POPULATION AND HUMAN SETTLEMENTS

Ghanaians originally lived in small-scattered settlements in rural regions. In 1921 the urban population accounted for only 6.7 percent of the total population of Ghana. The urban proportion continued to increase as follows: 1931 (9.5%), 1948 (13.4%), 1960 (23.0%), 1970 (29.0%) and 1984 (32.0%). In 1984 there were 189 urban settlements in Ghana. By the year 2000, the number had increased by about 96 percent to 364 urban settlements (See Table 1.1).

*(- Culled from paper by Richard Acquah-Harrison).*

**Table 1.1**  
**Urban Population 1921 – 2000**

Year	Urban Population Percentage	Total Number of Urban Localities with Population: 5000 or more
1921	6.7	-
1931	9.5	-
1948	13.4	-
1960	23.0	98
1970	29.0	-
1984	32.0	189
2000	44.0	364

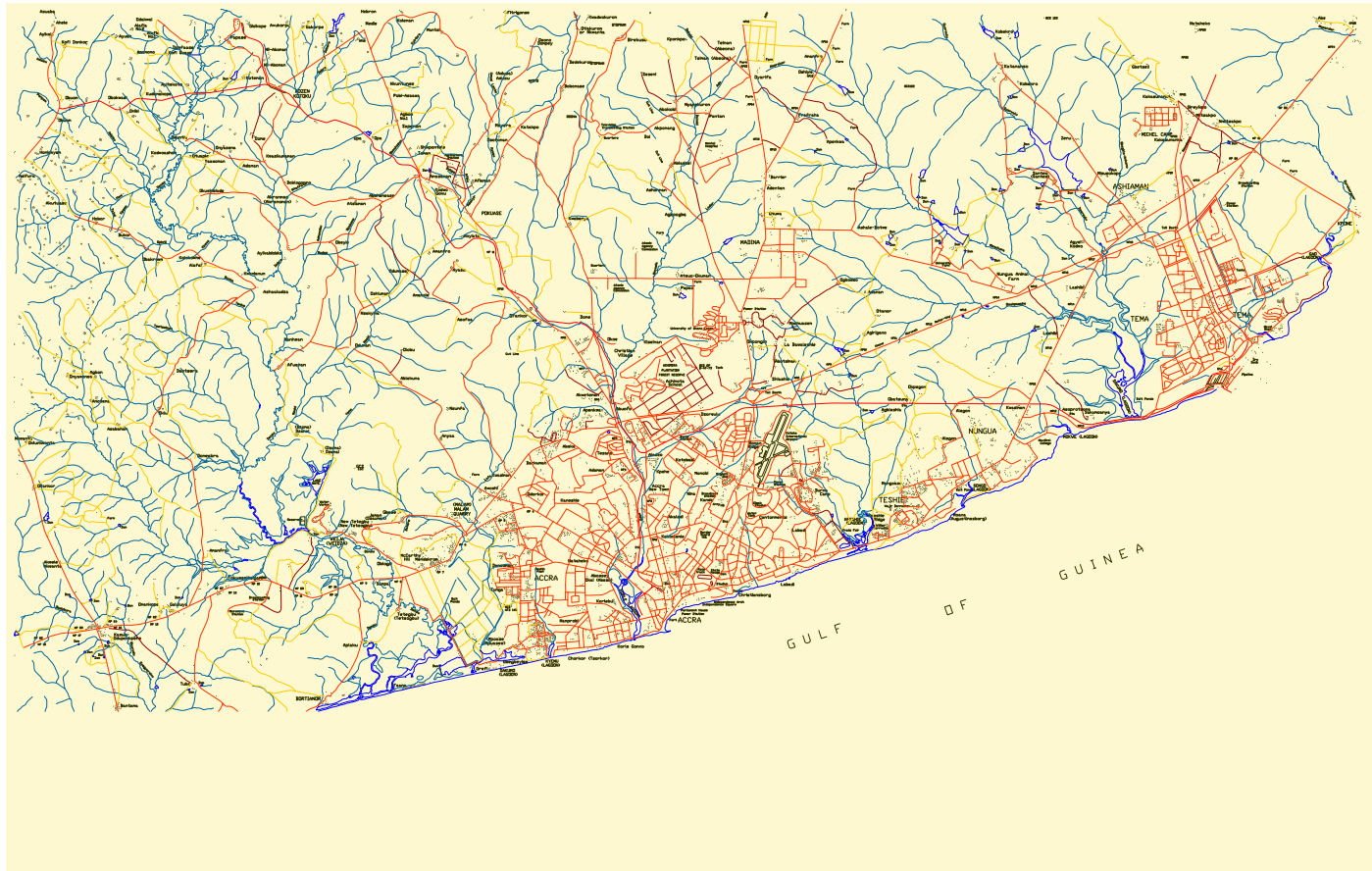
Population trends indicate that by 2010, more than half of Ghana's population (51.5%) will be living in urban areas, with urbanization expected to reach 65% by 2030.

Source: Based on GSS Statistics

# GREATER ACCRA METROPOLITAN AREA

## *An Urban Development Challenge!*

- Accra is more of a Regional Planning challenge than a mere Town Planning issue
- Any piecemeal approach to the problem will only worsen matters



# DEVELOPMENT CONCEPTS FOR ACCRA

WE are where we are today because any time the question of the Master Planning or Development Plans for Accra comes up for discussion we are told:

*“We already have the plans, and all we need are resources for implementation”.*

- YES, we have crafted some solutions.
- BUT, let us face up to the truth:
- WHAT we have is too narrative and lacking in design solutions;
- IN many parts, it is outdated, outmoded, sub-standard and mediocre.
- WE should look for more options!!
- INDEED, we should look for the best options!!!

***At the moment, ACCRA is growing more by CHANCE than by DESIGN and without any VISION!!***

# Overall Human Settlements Strategy: Urban Development Strategies

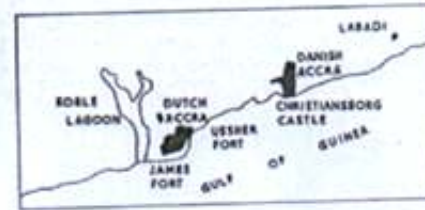
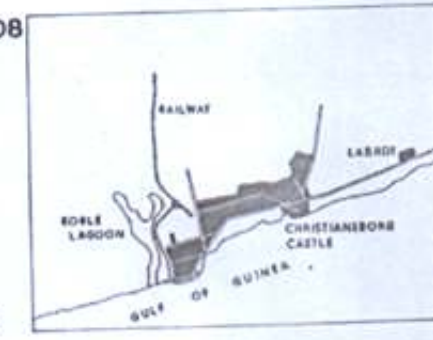
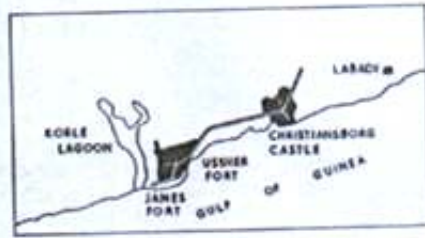
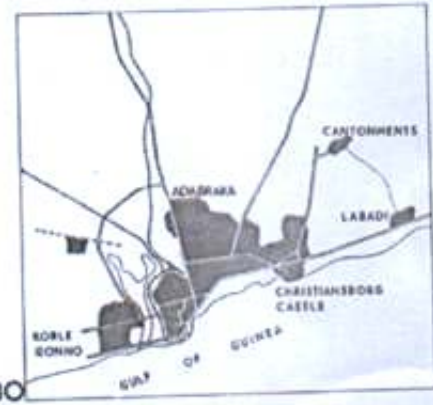
A number of alternative urbanization strategies developed by planning theorists and practitioners over the years include:

- Short-distance decentralization to satellite towns remaining part of the urban agglomeration;
- Longer-distance decentralization to new towns (garden cities) outside the sphere of influence of the agglomeration;
- Axial or corridor developments along main lines of transportation connecting the agglomeration to other cities;
- Attempts to promote growth centers embodying industrial and urban development in peripheral regions;
- Schemes of rural regeneration through integrated development schemes combining agriculture, industry, and power development.



# THE GROWTH OF ACCRA

1 MILE 0 1 2 3 4 5 MILES

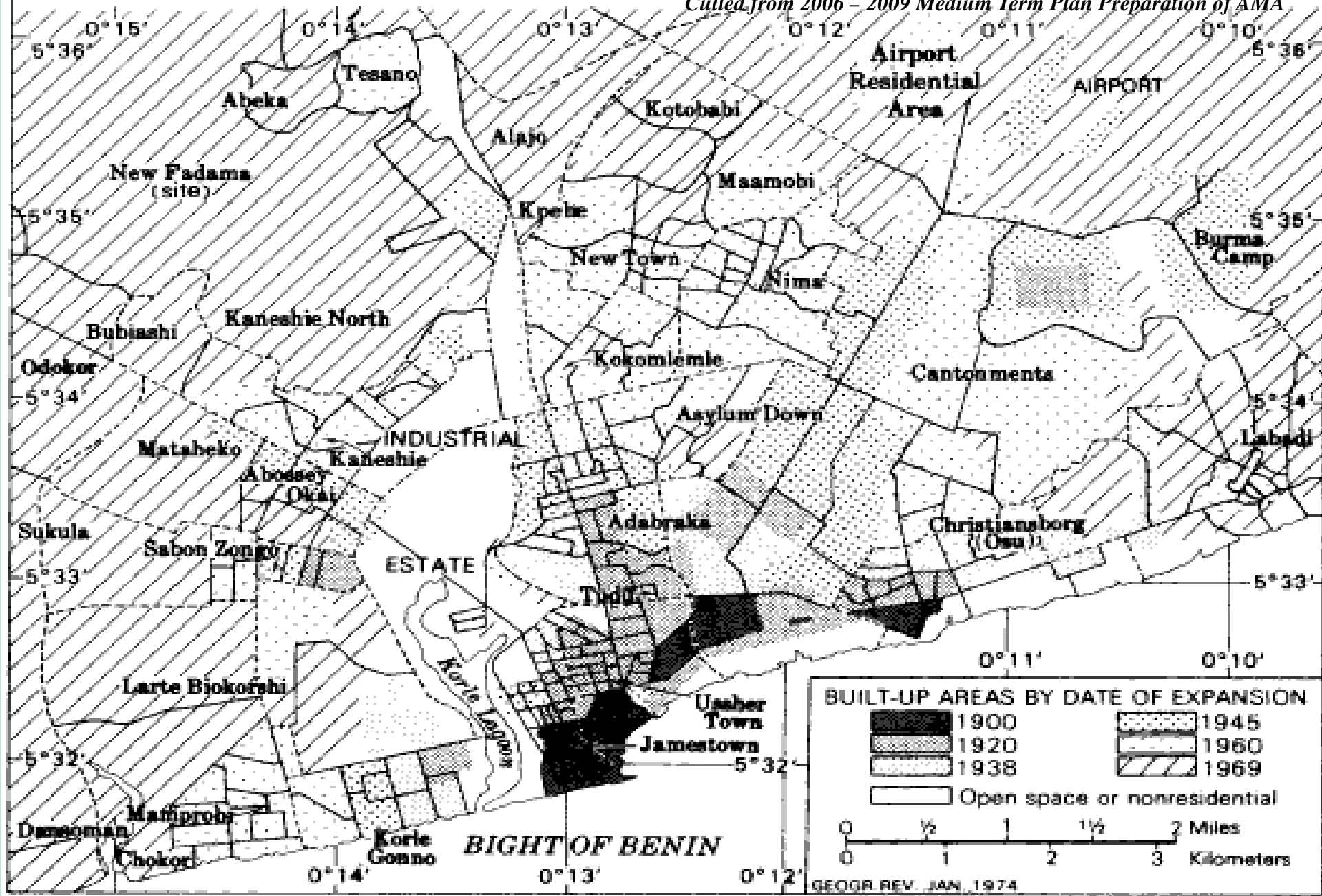


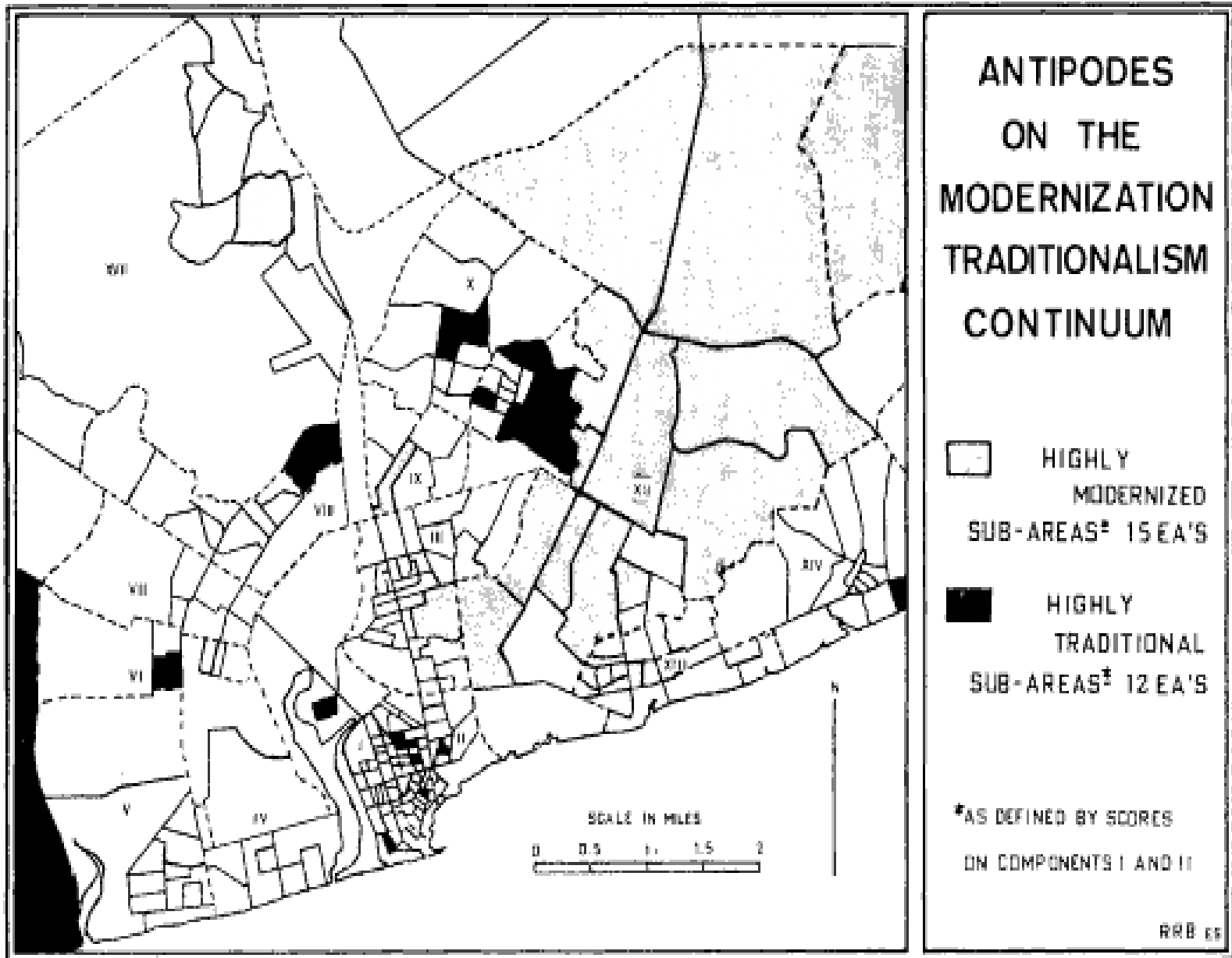
"The Light House"

# ACCRA

## EXPANSION OF RESIDENTIAL AREAS, 1900-1969

*Culled from 2006 - 2009 Medium Term Plan Preparation of AMA*







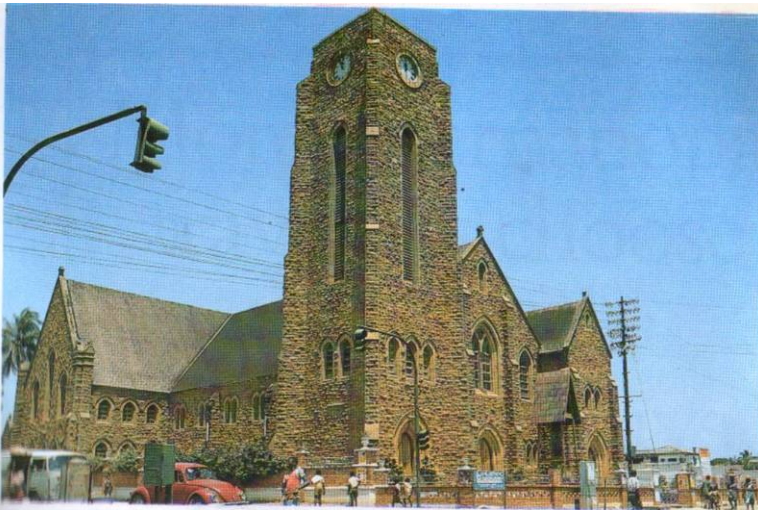
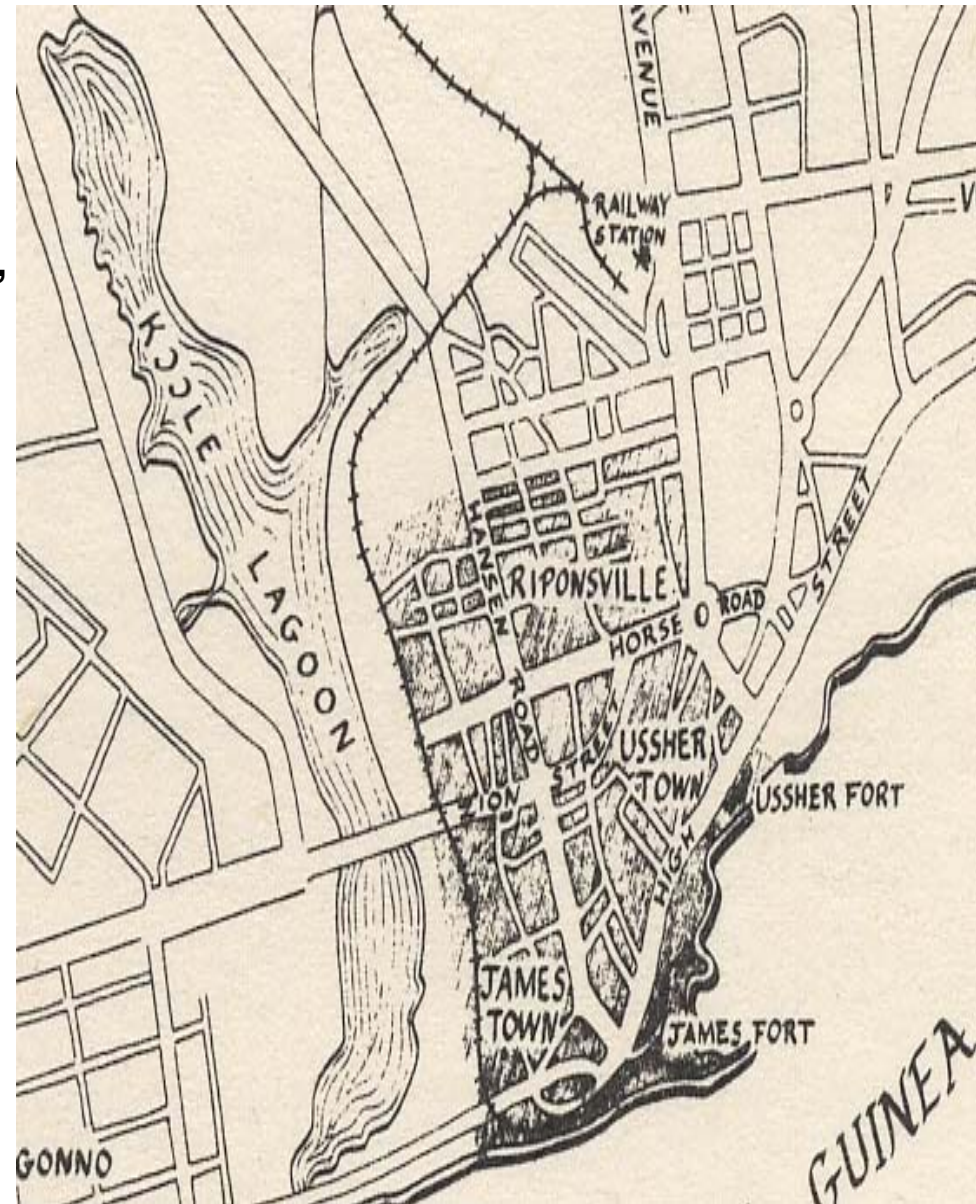
## Accra – Aerial Views



# Growth Pattern of physical formation

- The city of Accra has expanded in a northeastern direction due to the movement of the elite's low-density housing developments
  - Trend began in the 1890s with Victoriaborg, the Ridge, Cantonments, and later the Airport Residential Area.
  - Growth in the northeastern direction has been aided in recent years due to the main artery that runs through the area, Independence Avenue.

*Culled from 2006 – 2009 Medium Term Plan Preparation of AMA*



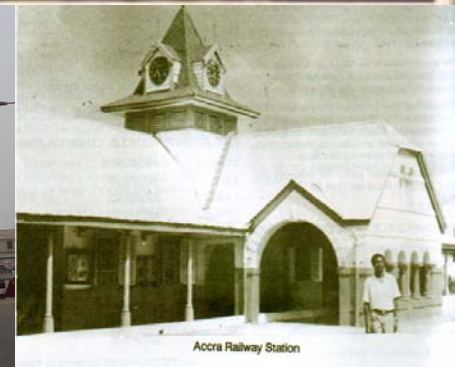
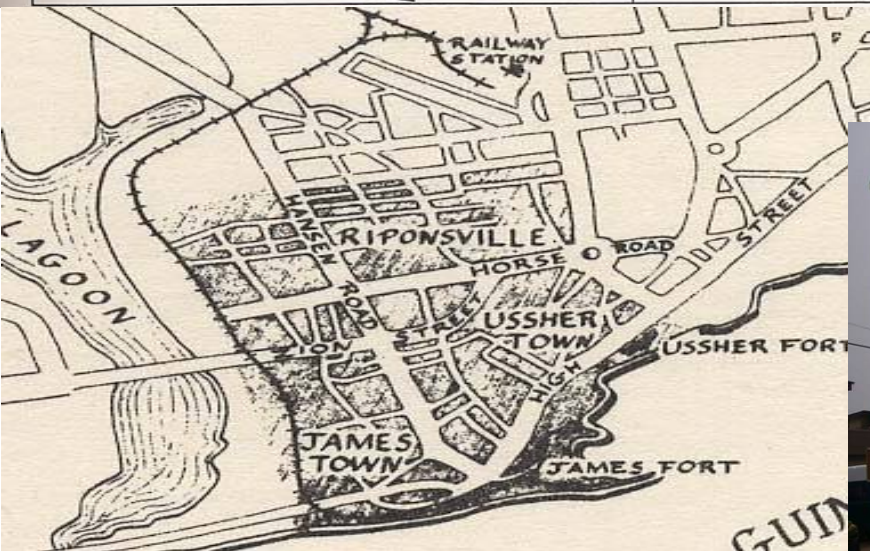
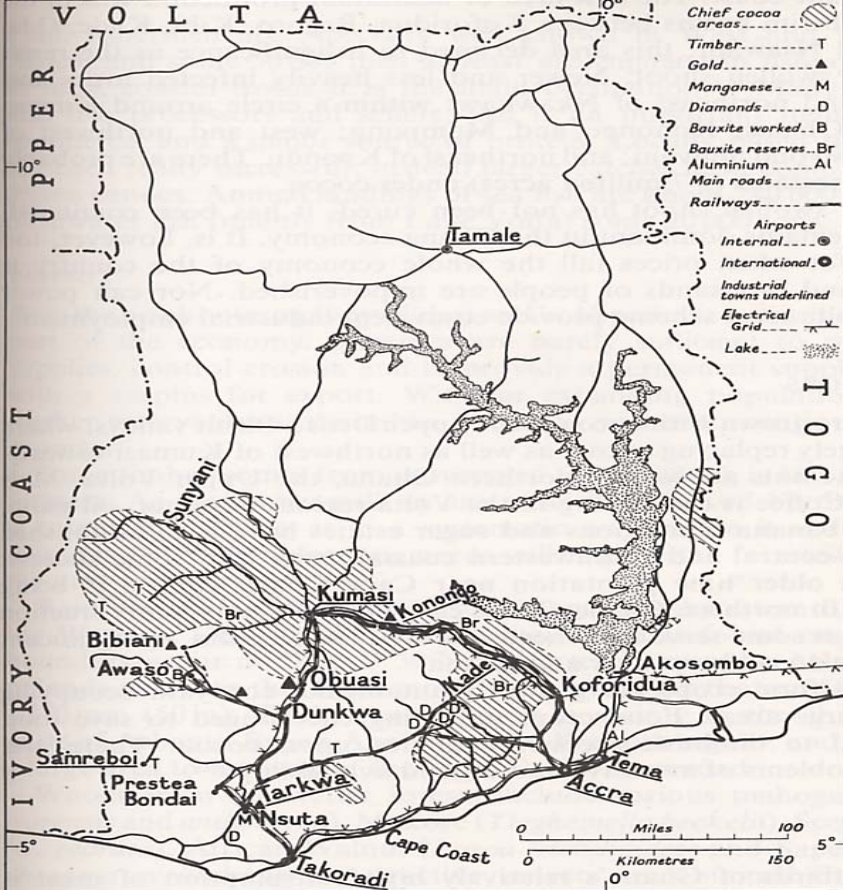
The Wesley Methodist Church, Asafoatse Netley Street

# Central Accra

CBD is located in the same spot as the original settlement nucleus over two hundred years ago.

High Street, one of the main streets in the CBD, was the main commercial street during colonial times

Further expansion was propelled by the construction of the railway station just north of the CBD,



Accra Railway Station

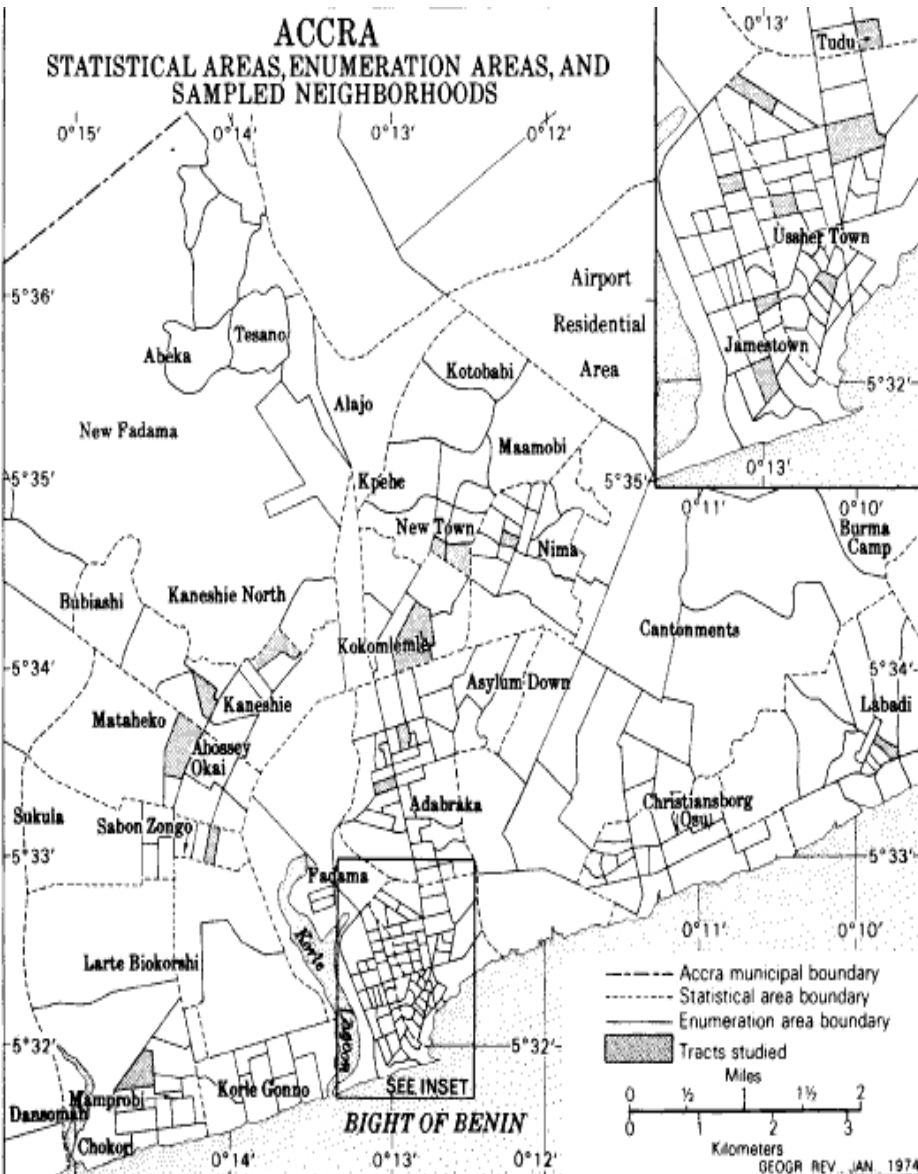
# Jamestown

- Located directly to the east of Korle Lagoon, and borders on Accra's CBD to the West.

- Over three hundred years ago, the British were headquartered here at Fort James, and the area was a trade center for many years.

- James Town is a shanty town.

*Culled from 2006 – 2009 Medium Term Plan Preparation of AMA*



# Accra New Town

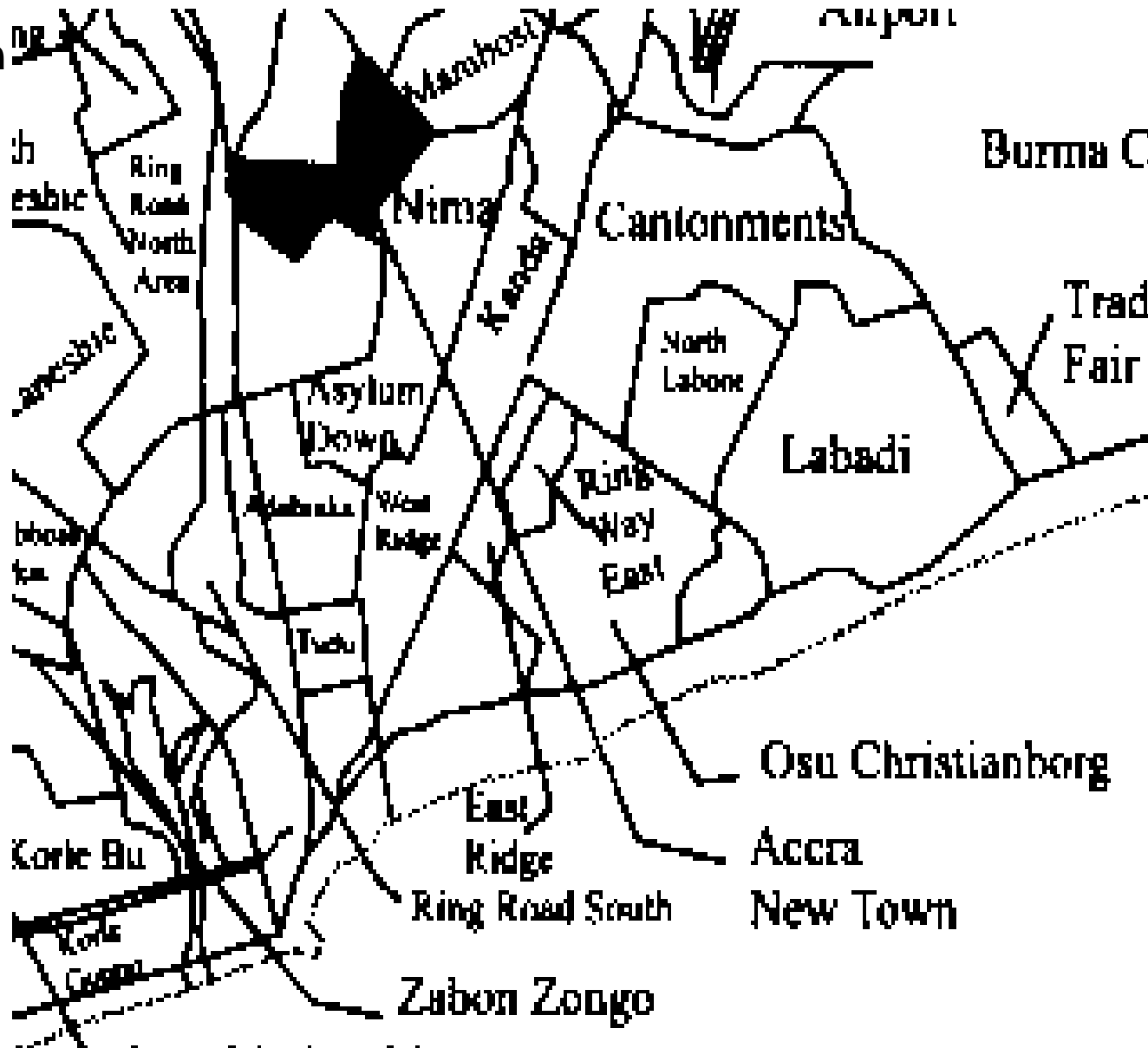
*Culled from 2006 – 2009 Medium Term Plan Preparation of AMA*

-Grew tremendously in the years following World War II.

-Began as a place of settlement for rural migrants, and it remains that way today.

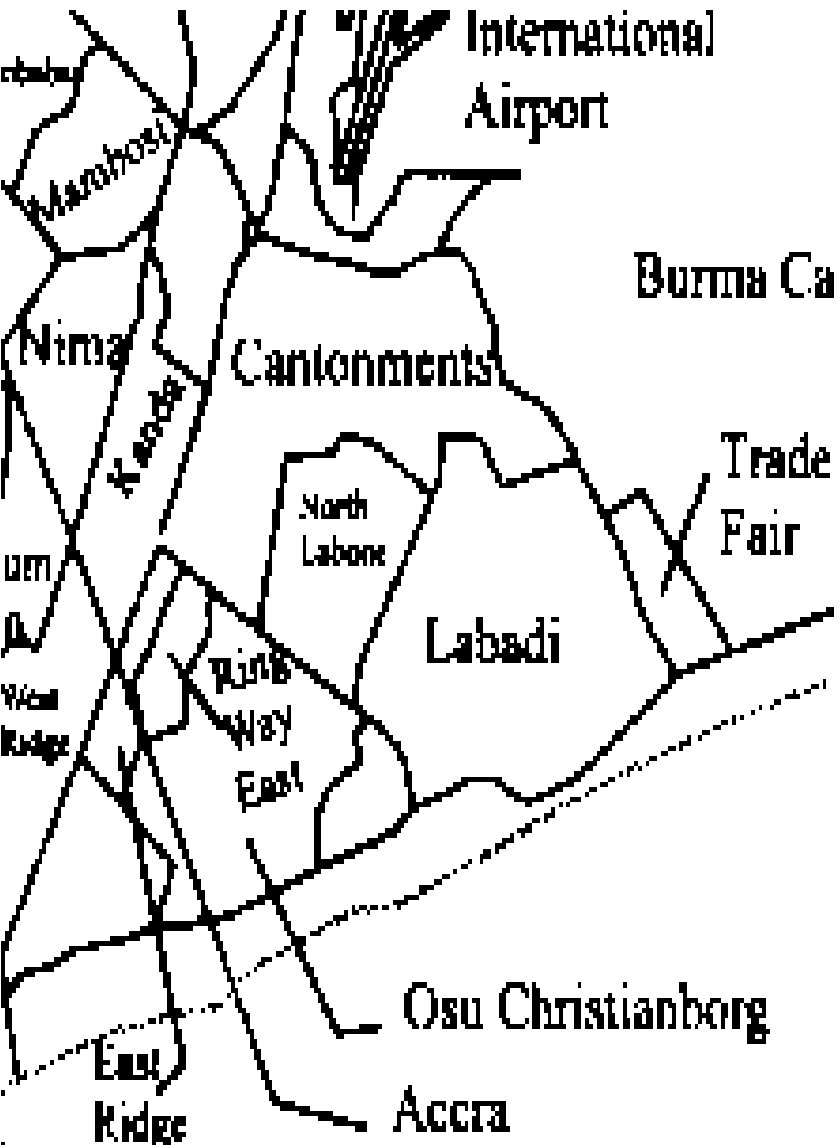
- Not regulated by any sort of zoning codes.

-Developed into neighborhood of unplanned streets and crowded dwellings.



# Cantonments

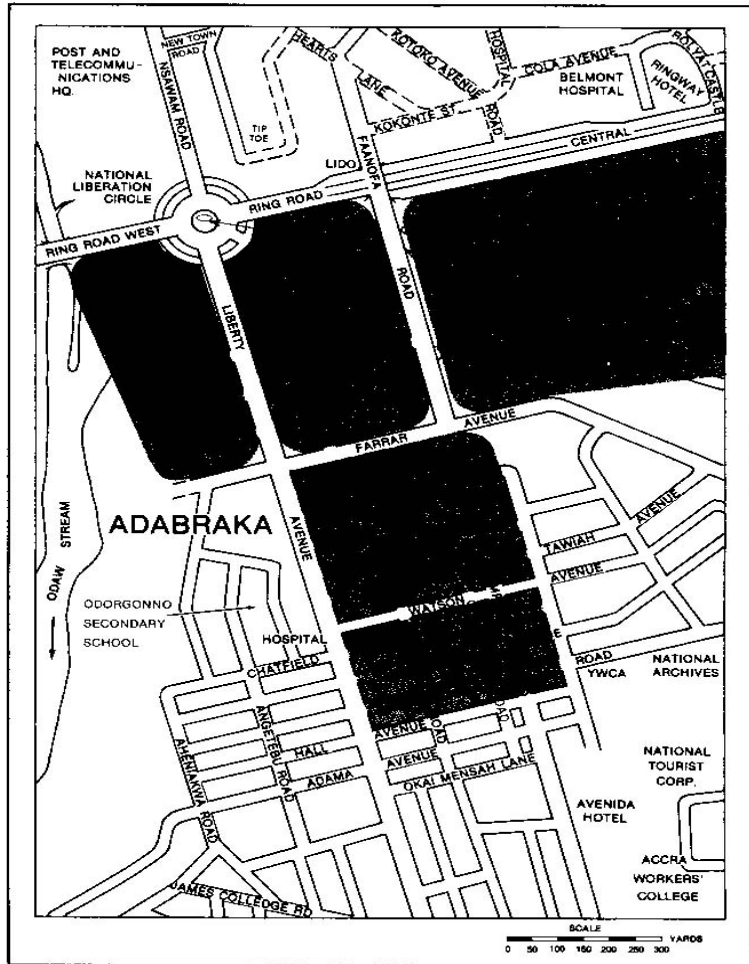
*Culled from 2006 – 2009 Medium Term Plan Preparation of AMA*



- Cantonments has been an elite neighborhoods for many decades.
- Majority of the residents had been either expatriate civil servants or European businessmen, and African migrants who were employed as domestic servants.
- After independence, the neighborhood is now home to the elite.



# Adabraka



Street Map of Adabraka

- |                      |                    |
|----------------------|--------------------|
| 1. Obuadan Terrace   | 4. Tuxedo Junction |
| 2. Liberation Circle | 5. Asylum Down     |
| 3. Adabraka Market   |                    |

-Adabraka began as a separate Muslim village in 1908.

-It was not until 1925, during the governorship of Sir Frederick Gordon Guggisberg, that Adabraka was incorporated into Accra.

-Guggisberg built the [Achimota school](#) north of Accra, which encouraged many people to begin building houses north of the city center, and eventually Adabraka was absorbed into this development

-Today, Adabraka is a low-rent section of Accra, and many of its residents are new to the city.

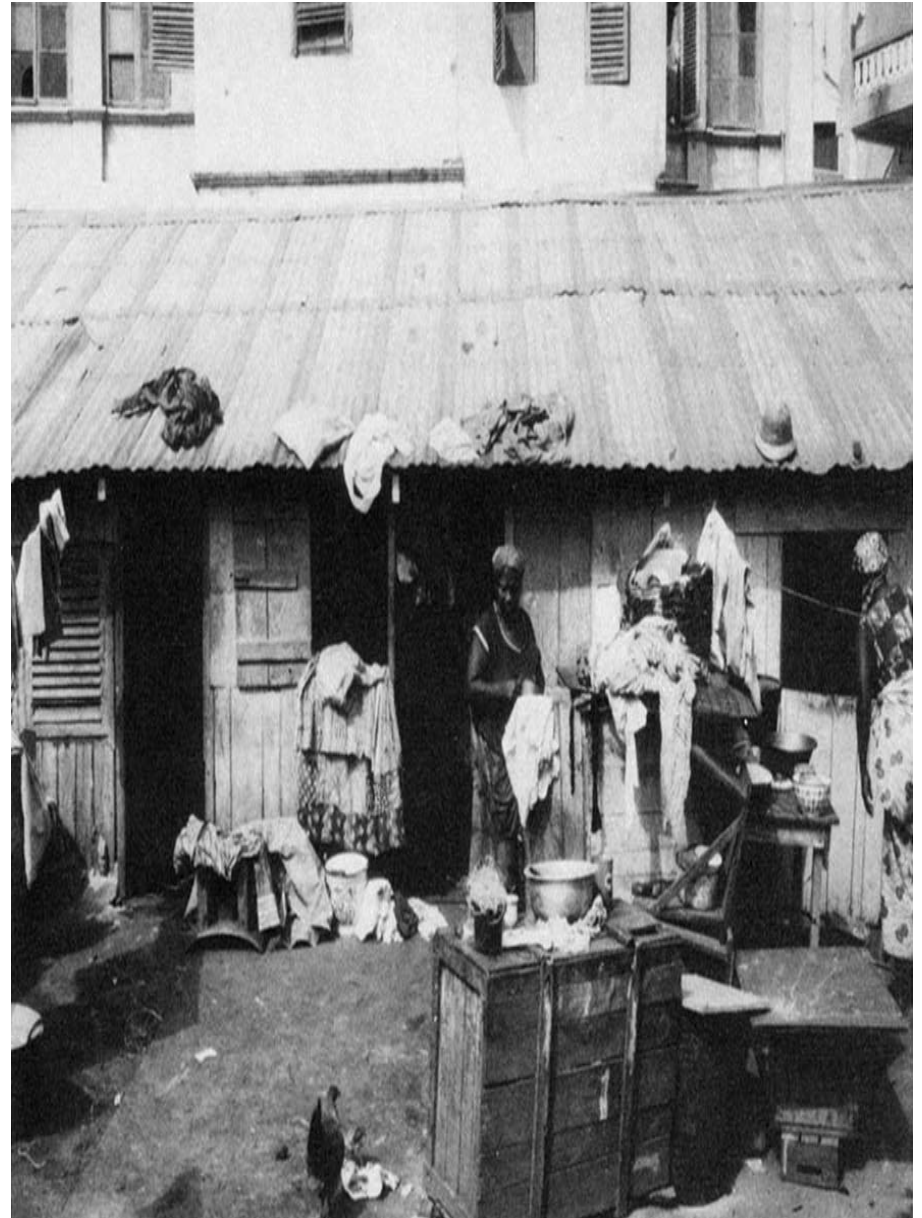
# Korle Gonno



- Korle Gonno was settled in 1923, after Sir Frederick Gordon Guggisberg built several major bridges across the [Korle Lagoon](#). Its first residents were workers who migrated into the city seeking employment in one of Guggisberg's many construction projects in the early 1920s. Today, Korle Gonno is still a residential neighborhood, although it does have a medical school and a clinic.

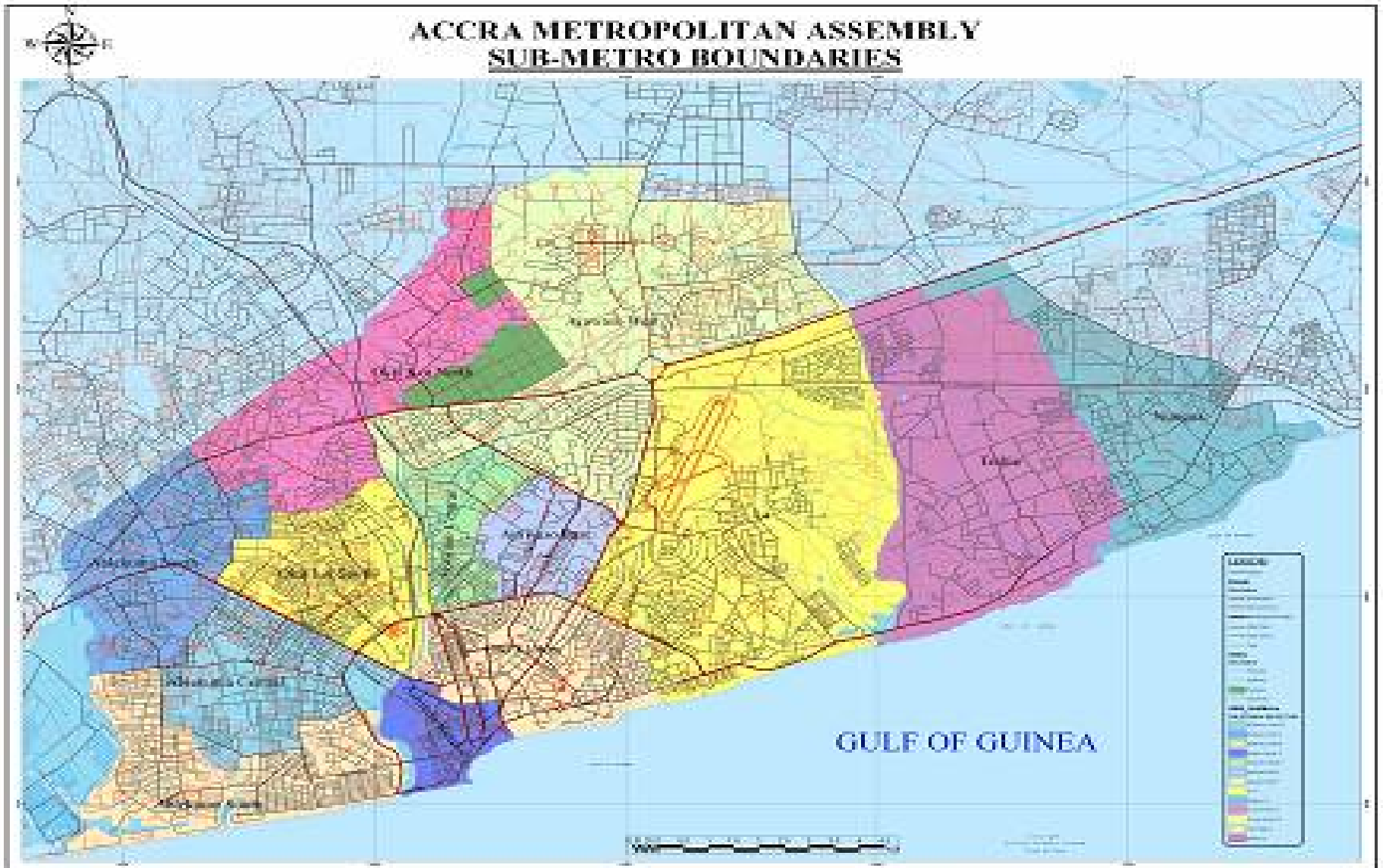
# Nima

- Nima is a lower class neighborhood that grew as a result of tremendous in-migration in the years following World War II.
- 1949 the Gold Coast Survey map listed Nima as a virtually uninhabited place.
- Nima was not within the municipal boundaries of Accra, and as migrants poured in, the construction of residences was not regulated.
- By 1958 it was officially recognized as a slum in urgent need of renewal.
- Nima has persisted to be a site for the in-migration of rural migrants.



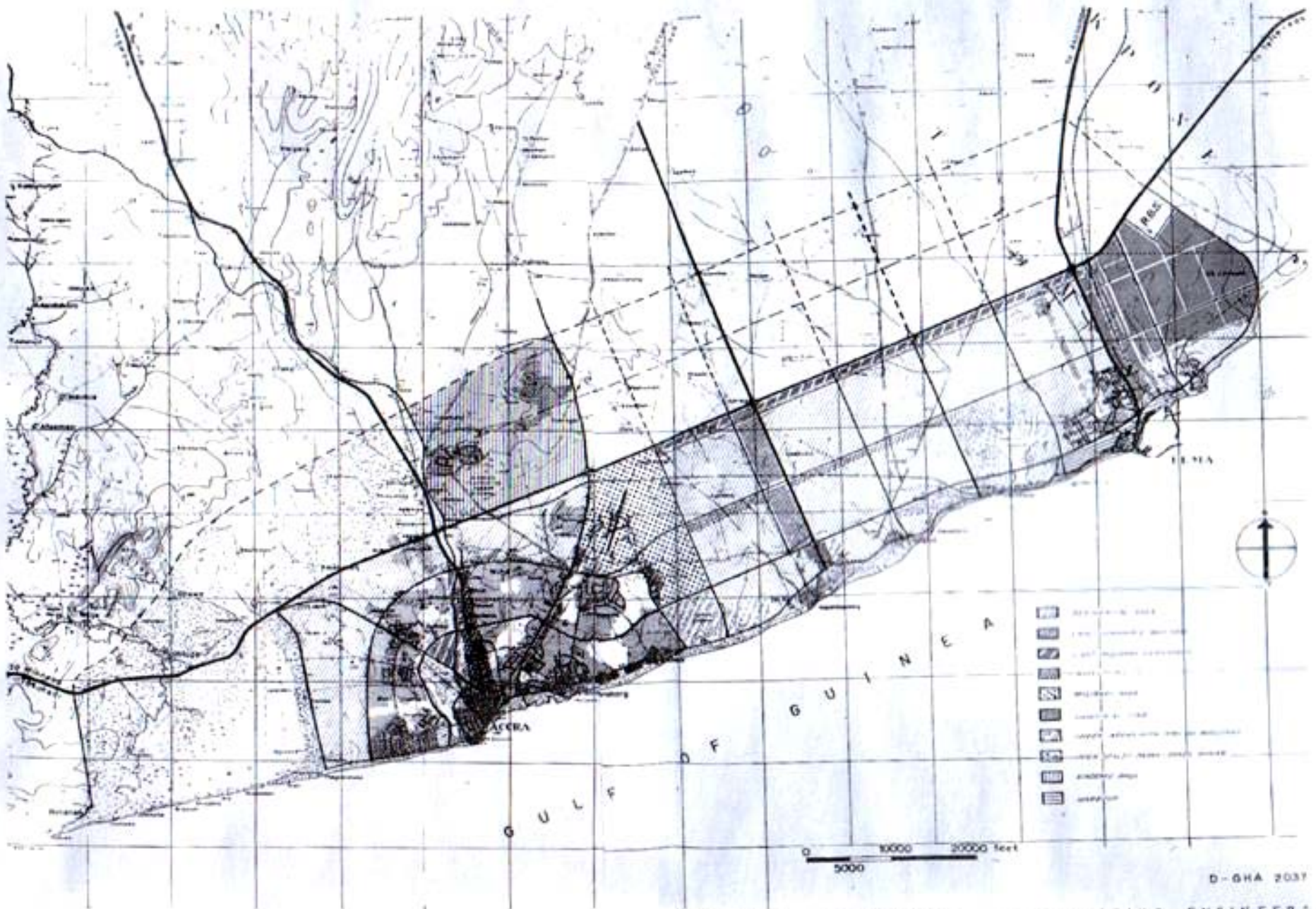
# BOUNDARY OF ACCRA

*Culled from 2006 – 2009 Medium Term Plan Preparation of AMA*



# THE DOXIADIS PLAN - 1961

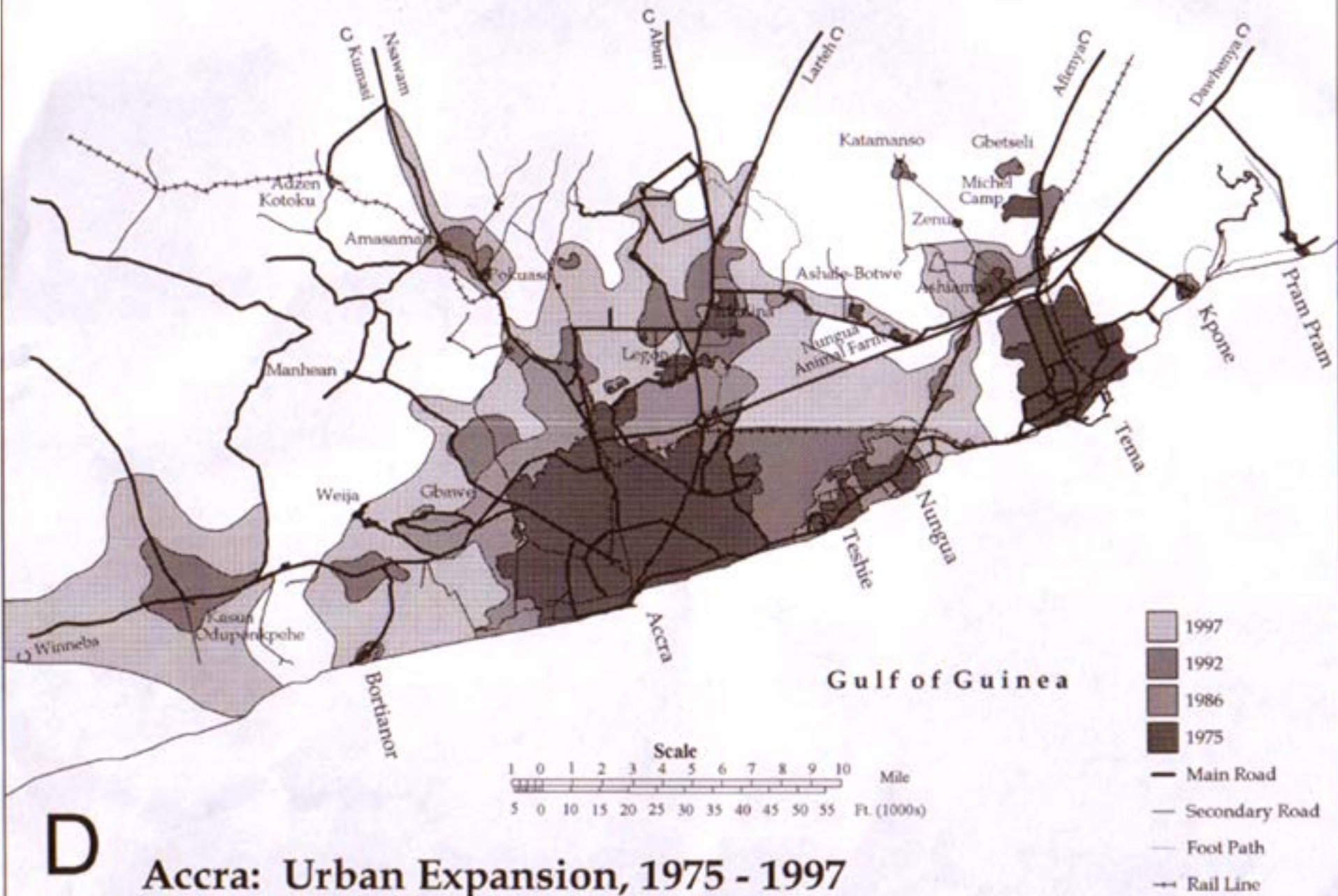
MASTER PLAN FOR THE METROPOLITAN AREA



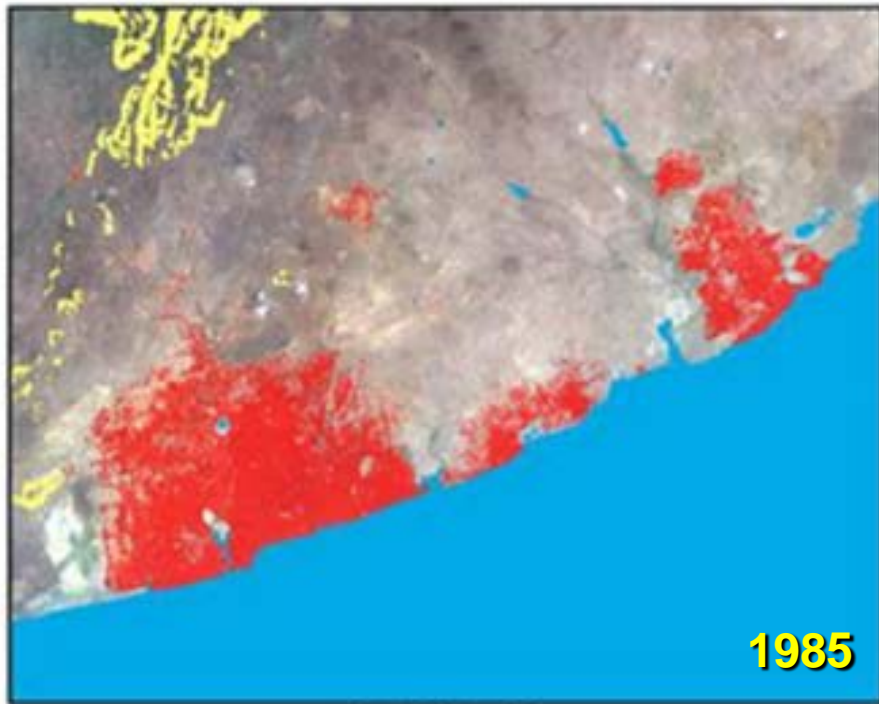
D-GHA 2037

DOXIADIS ASSOCIATES - CONSULTING ENGINEERS





# Accra, Ghana



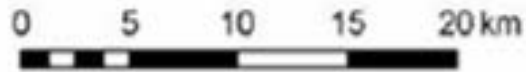
1985

T<sub>1</sub>: 6-Mar-85



2000

T<sub>2</sub>: 4-Feb-00



1:350,000

- Water
- Excessive slope
- Built-up area



Measure	T <sub>1</sub>	T <sub>2</sub>	Annual % Change
Population	1,882,990	2,789,380	2.67%
Built-Up Area (sq km)	133.35	344.26	6.56%
Average Density (persons / sq km)	14,120.39	8,102.64	-3.66%
Built-Up Area per Person (sq m)	70.82	123.42	3.79%
Average Slope of Built-Up Area (%)	3.11	3.11	0.01%
Maximum Slope of Built-Up Area (%)	12.28	12.28	0.00%
The Buildable Perimeter (%)	0.71	0.73	0.15%
The Contiguity Index	0.69	0.80	1.01%
The Compactness Index	0.68	0.61	-0.75%
Per Capita Gross Domestic Product	\$1,325.50	\$1,836.23	2.21%

# Planning is Sporadic and Non-Compliant

- **Links between the national planning system and the local authorities are extremely weak:**
  - For example, the Greater Accra Metropolitan Area Structure plan was developed in 1991 to plan for future growth. The enforcement of the structure plan remains a challenge as there is very limited coordination between the central government agencies and metropolitan assemblies.
- **After the fact approach rather than a systematic approach to planning:**
  - The multiplicity of owners implies that controlling land alienation and development is difficult.
- **There is no formal mechanism for mixed use development in key cities like Accra as land is scarce and is quite often under dispute.**

*Source: Urbanization and Land Markets by Seth Asiama & Madhu Raghunath, Accra June 5 2007*

# Images of Shanghai, China

***“In Urban Design, good things don’t happen by accident; they are planned for !!”***



# THE URBAN AGENDA

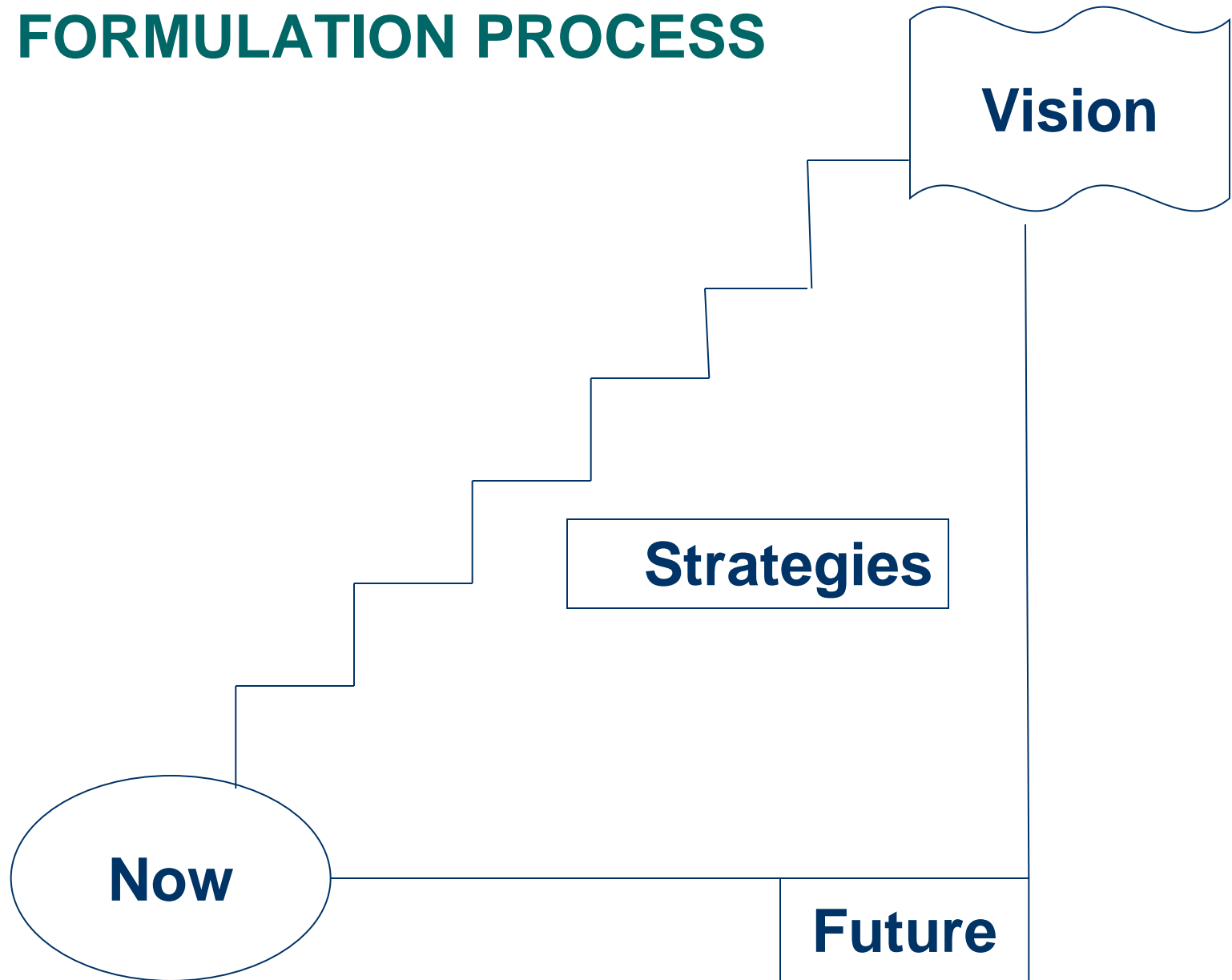
**The Urban Agenda should have as its main component ‘Urban Regeneration’.**

Urban Regeneration involves:

- City Development Strategies;
- Special Regeneration Zones;
- Neighbourhood Improvement Programmes; and
- Slum Upgrading and Prevention Programmes.

# City Development Strategies

# THE VISIONING AND STRATEGY FORMULATION PROCESS



*(Source: Cities Alliance)*

# WHAT IS A VISION?

**VISION** an anchor upon which all city goals emanate from

**VISION** is a collective picture of the future direction that the City wishes to achieve.

# STRATEGY FORMULATION

## SWOT ANALYSIS

**Strengths/Weaknesses** – Those within your control; innate features

**Opportunities/Threats** – Things outside of your control

<b>STRENGTHS</b>	<b>WEAKNESSES</b>
<b>OPPORTUNITIES</b>	<b>THREATS</b>

# STRATEGY FORMULATION

## Generating Possible Strategies

<b>SO Strategies</b>	Strategies that maximize strengths of the city while utilizing opportunities around it
<b>WO Strategies</b>	Strategies that take advantage of opportunities and consequently addresses the weaknesses.
<b>ST Strategies</b>	Strategies that use the strengths to ward off threats.
<b>WT Strategies</b>	Strategies that directly address weaknesses to preempt threats

*(Source: Cities Alliance)*



Shanghai City Planning Museum



**Shanghai City Planning Museum**

# Special Regeneration Zones

# UK example

## *National Level*

Homes and Communities Agency  
[formerly English Partnerships (EP)]

Responsible for

- Land acquisition and assembly
- Packaging urban development projects
- Focussed on major regeneration areas e.g. London Thames Gateway, Milton Keynes

## *Regional Level*

Regional Development Agencies

## *Regional Level*

London Development Agency



# English Partnerships

The National Regeneration Agency

## Urban Regeneration Companies

- In 1999 Lord Rogers' Urban Task Force Report recommended the creation of Urban Regeneration Companies (URCs) to champion and stimulate new investment into areas of economic decline and to co-ordinate plans for their regeneration and redevelopment.
- English Partnerships was responsible for developing the URCs model and the first three pilot projects were launched in Liverpool, East Manchester and Sheffield. In 2000, the Urban White Paper proposed the creation of a further 12 new URCs over the next two to three years following the success of the initial pilots.
- Uniting public and private sector partners, URCs are independent companies established by the relevant local authority and Regional Development Agency, working alongside English Partnerships and other local stakeholders including employers, amenity groups and community representatives. Their principal aim is to engage the private sector in a sustainable regeneration strategy, working within the context of a wider Strategic Regeneration Framework or masterplan which takes full account of the problems and opportunities for the whole area.



English Partnerships is the national regeneration agency helping the Government to support high quality sustainable growth in England.

We have five core business areas and deliver our objectives through:

- Developing our portfolio of strategic sites.
- Acting as the Government's specialist advisor on brownfield land.
- Ensuring that surplus Government land is used to support wider Government objectives, especially the Sustainable Communities Plan.
- Helping to create communities where people can afford to live and want to live.
- Supporting the urban renaissance by improving the quality of our towns and cities.

What this means in practice is illustrated in this brochure where we have highlighted a range of projects which we and our partners – in both the public and private sectors – are particularly proud to be delivering.

Middleton Primary School, Oakgrove, Milton Keynes



Alerton Bywater, near Leeds



Artist's impression, South Lynn, King's Lynn



Developing our portfolio of strategic sites.

Acting as the Government's specialist advisor on brownfield land.

Ensuring that surplus Government land is used to support wider Government objectives, especially the Sustainable Communities Plan.

"It is great to see the good progress which is being made with the Millennium Communities Programme. The Programme is already demonstrating how sustainable, high quality urban environments can be developed. The aim is that, in the near future, these developments will no longer be exemplars, but will be the norm. Lessons which are already being learnt from the Programme are being shared to raise awareness amongst the industry as to how the vision I set out in the Sustainable Communities Plan can be put into practice."

The Rt Hon John Prescott MP  
Deputy Prime Minister

## Millennium Communities Programme

Artist's impression, Ore Valley, Hastings, East Sussex



Artist's impression, New Islington, East Manchester



East Ketley, Telford



Helping to create communities where people can afford to live and want to live.

Supporting the Urban Renaissance by improving the quality of our towns and cities.

Areas of operation

English Partnerships' Millennium Communities Programme brings together new ways of planning, designing and constructing homes to enable a more sustainable way of living. It is creating seven inspiring places to live across the country.

Millennium Communities' aim is to encourage housebuilders to use Modern Methods of Construction, adopt higher standards of design quality and utilise more environmentally-friendly materials to reduce the consumption of resources in new homes. The Programme is setting the standards that other developments will follow. Its innovations are rapidly becoming standard practice in the mainstream housing market.

The Programme sets out to demonstrate that more exacting standards are achievable regardless of geographic location or specific market conditions.

The seven communities which are being developed as examples of best practice are:

- Alerton Bywater Millennium Community, near Leeds;
- Greenwich Millennium Village, Thames Gateway;
- Hastings Millennium Community, East Sussex;
- New Islington Millennium Community, East Manchester;
- Oakgrove Millennium Community, Milton Keynes;
- South Lynn Millennium Community, King's Lynn; and
- Telford Millennium Community, East Ketley.

Each community will meet environmental performance standards for its buildings that are more exacting than current building regulations. They will, for example, reduce the energy used in constructing homes by 50 per cent, the amount of metered energy consumption by 20 per cent, the amount of water consumed in them by 20 per cent and waste disposed in them by 50 per cent.

The innovative approach of the Millennium Communities Programme will influence delivery and standards in other national programmes driven by English Partnerships, including the National Coalfields Programme, the National Brownfield Strategy and Housing Market Renewal Pathfinder.

All these places face very different physical, social and economic challenges and all of them will give residents a stake in the future of their community.

### Front cover images

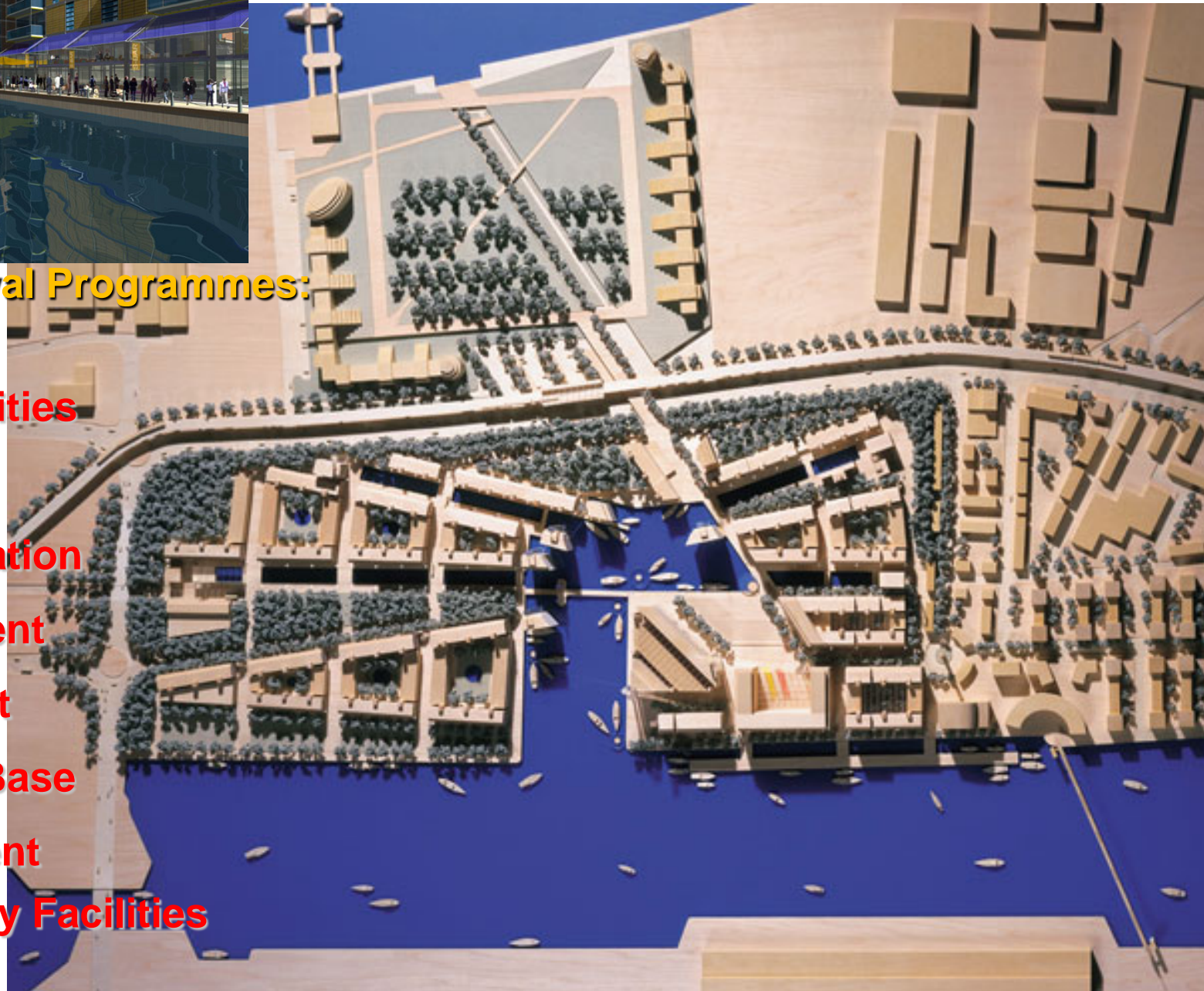
Southern Park, Greenwich Millennium Village, Thames Gateway  
Phase 1, Greenwich Millennium Village, Thames Gateway

On-site start, New Islington, East Manchester  
Phase 2, Greenwich Millennium Village, Thames Gateway

Skatepark, Alerton Bywater, near Leeds  
Miners' Welfare Hall, Alerton Bywater, near Leeds

# The Structured Approach to Urban Development:

Case Study: Silvertown Project Richard Rogers Partnership



## Urban Renewal Programmes:

1. Land
2. Public Utilities
3. Housing
4. Transportation
5. Environment
6. Investment
7. Revenue Base
8. Employment
9. Community Facilities

# CENTRAL MILTON KEYNES



## EXECUTIVE SUMMARY



[ FINAL REPORT  
OCTOBER 2001 ]

**EDAW**

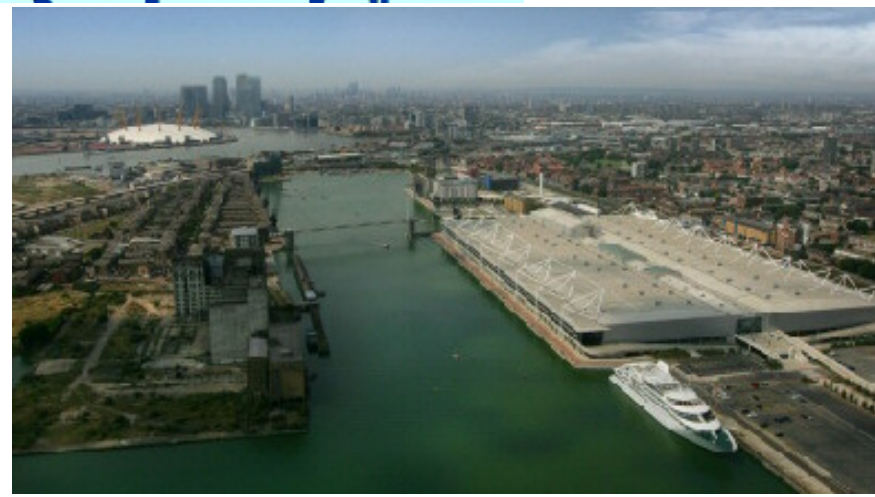


# English Partnerships

The National Regeneration Agency

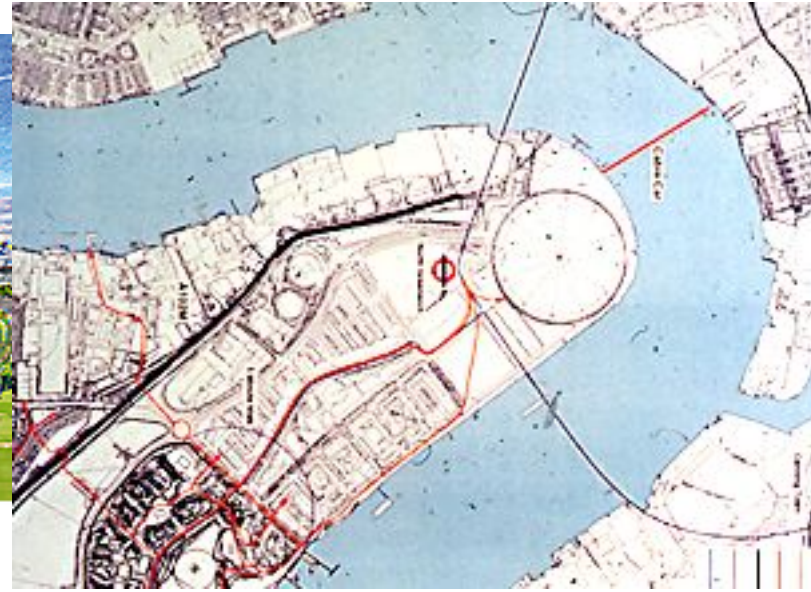
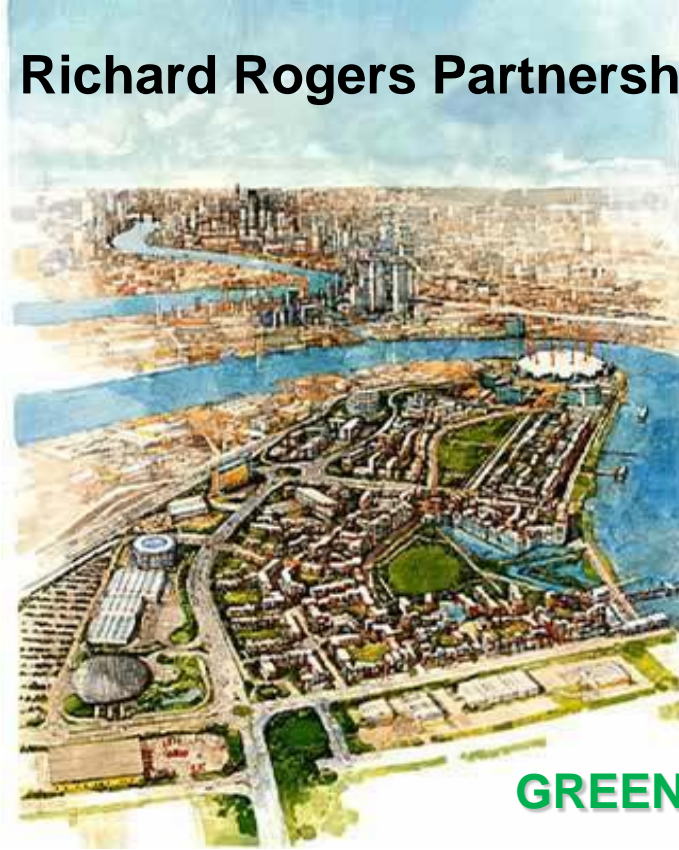
## Map of Greenwich

The map below indicates all main roads in the area and the new road system on the Peninsula.



**GREENWICH PENINSULA VISION**

# Richard Rogers Partnership - an imaginative approach to masterplanning



## GREENWICH PENINSULA VISION

**The basis of our approach to masterplanning and urban design is underpinned by:**

“a multi-disciplinary approach combining expertise in architecture, urban policy and planning, social and economic development, transport and infrastructure  
an emphasis on 'partnership', working with the client and engaging directly with local interests through extensive consultation, producing commercially sound, practical and implementable recommendations with direct appeal to investors and developers genuine commitment to the principles of sustainable development and respect for the local environment”

# Canary-Wharf-Greenwich















**SOLIDERE** was required to fund the relocation of displaced families, undertake the necessary clearances, construct the city center's entire infrastructure and public domain and carry out environmental reclamation and sea defense works on the new waterfront.

In exchange for financing on behalf of government all infrastructure and land reclamation, the company was granted ownership of 29 hectares of new development land on the reclaimed area.



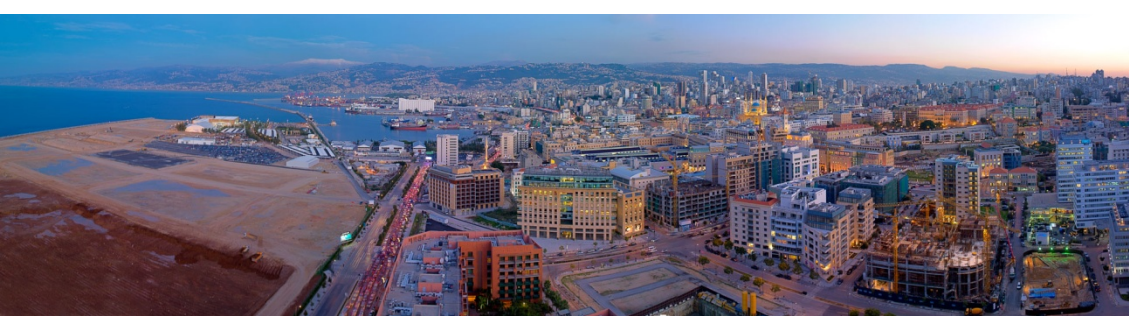
City Center Master Plan 2004 Public Domain: reclaiming the city's meeting point



# Wadi Abou Jamil & Zokak El Blatt



# Waterfront district

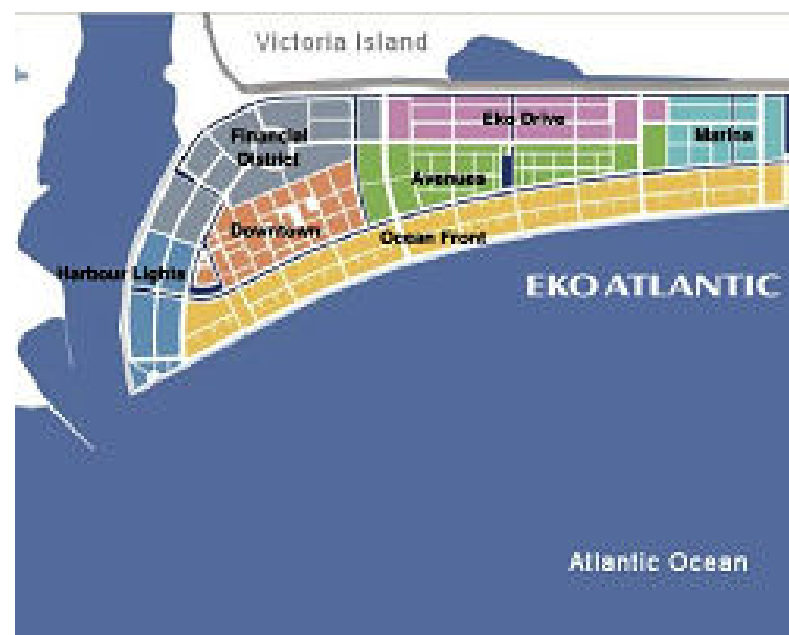
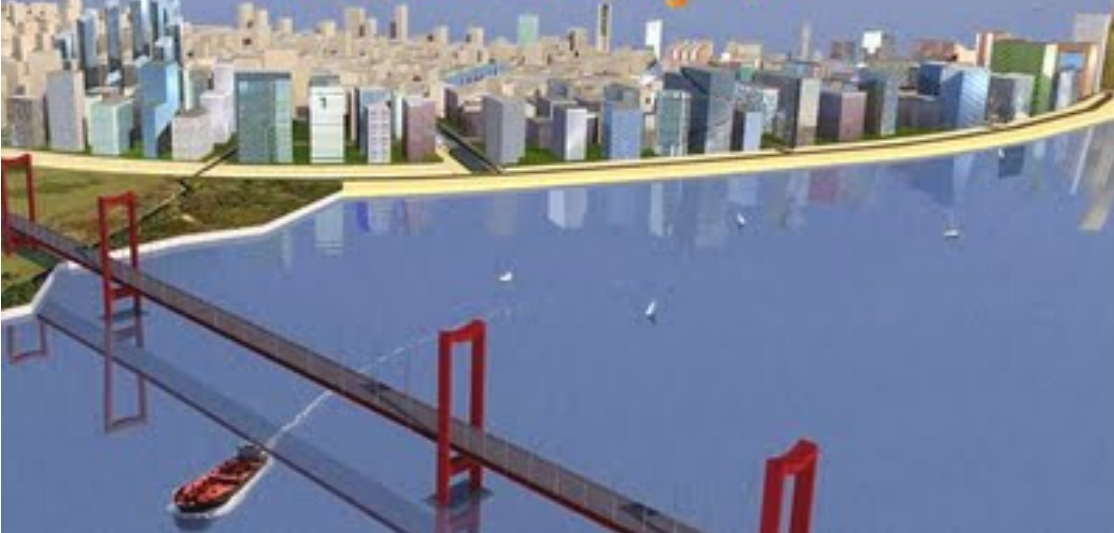


# Saifi village

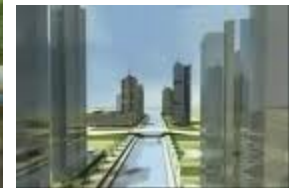
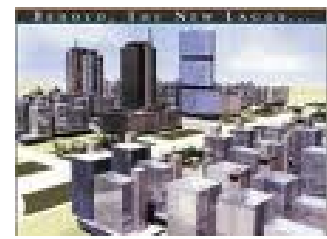


# Eko Atlantic City

land of aquatic splendor,  
*Eko o ni baje o*



**EKO ATLANTIC**  
live and work





**EKO ATLANTIC**  
live and work

## Infrastructure

A tramway system will also circulate through the city enabling commuters to access all areas including public transport on Victoria Island.

A ferry transfer terminal, where passengers will change from regional river craft to Eko's own transport systems, including twenty kilometres of internal waterway, will add further value to the infrastructural concept.



Length of Eko Atlantic: 7 kilometres



商务中心  
BUSINESS CENTER

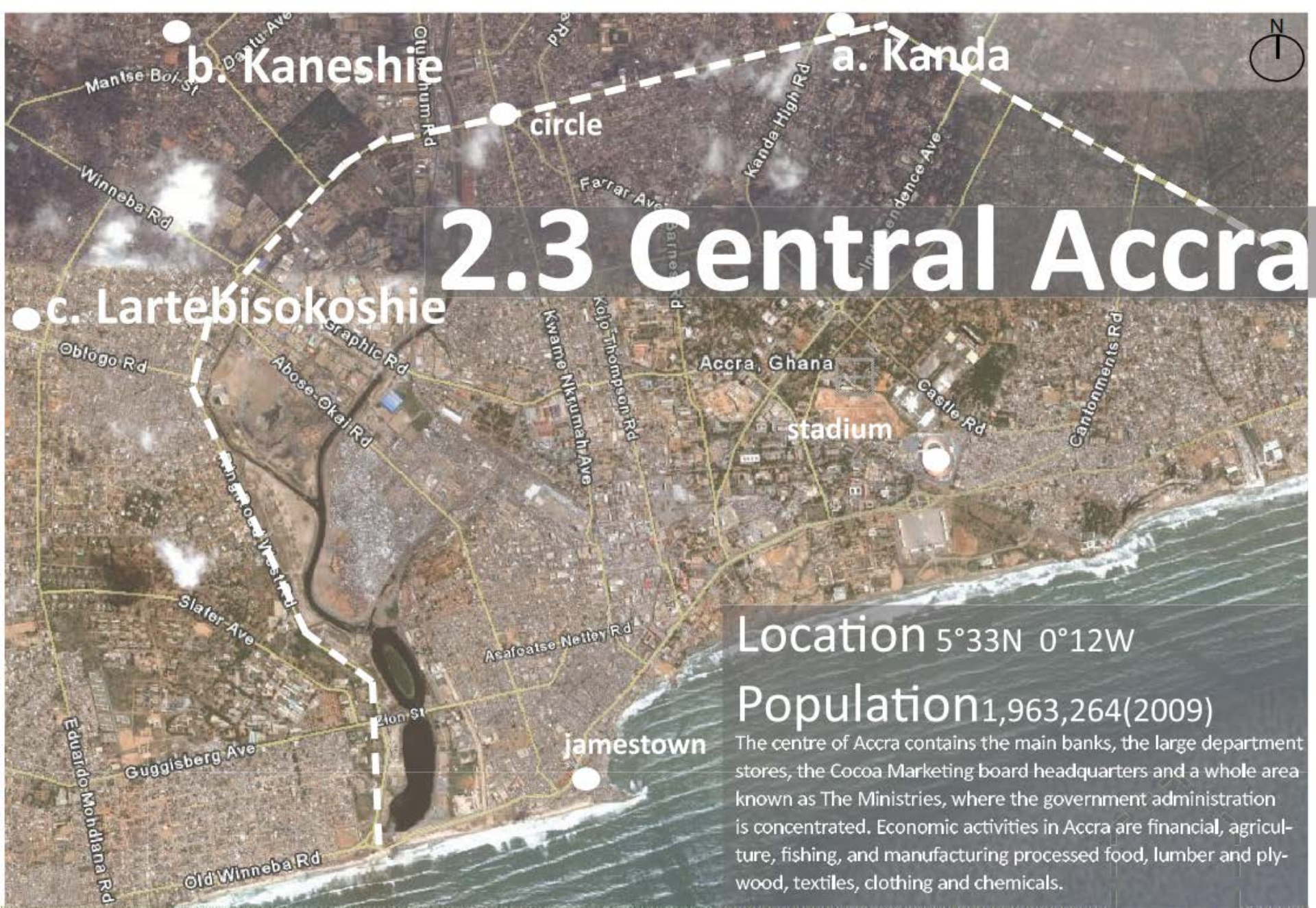
产业区  
BUSINESS PARK

# “Africa yet to see the big housing picture as satellite cities target middle-class”

Business Daily Africa, Wednesday, March 5, 2014



An artistic impression of Konza City, Kenya. Critics warn that such satellite cities come with a range of flaws that might damage overall urban development in the long run.



# 2.3 Central Accra

Location 5°33N 0°12W

Population 1,963,264 (2009)

The centre of Accra contains the main banks, the large department stores, the Cocoa Marketing board headquarters and a whole area known as The Ministries, where the government administration is concentrated. Economic activities in Accra are financial, agriculture, fishing, and manufacturing processed food, lumber and plywood, textiles, clothing and chemicals.

# SHC URBAN REGENERATION PROGRAMME

## CHARACTERISTICS OF KANDA ESTATE – APARTMENT BLOCKS

### Physical or Visible Defects: - Such as

- obsolescence of buildings,
- conflicts in land use,
- environmental degradation

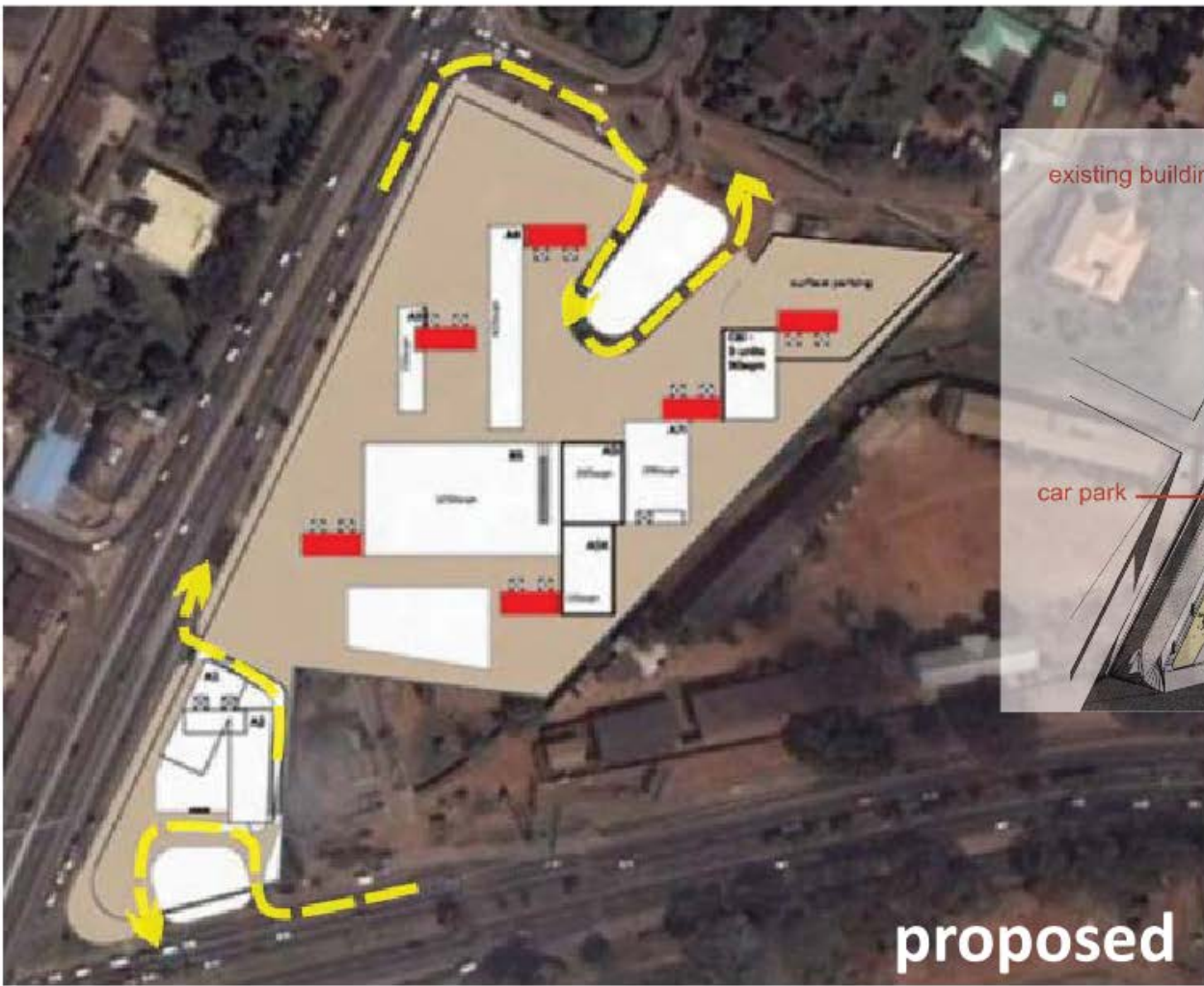


# 3.1 Kanda

existing



'a sustainable re-generation/re-development strategy' for SHC

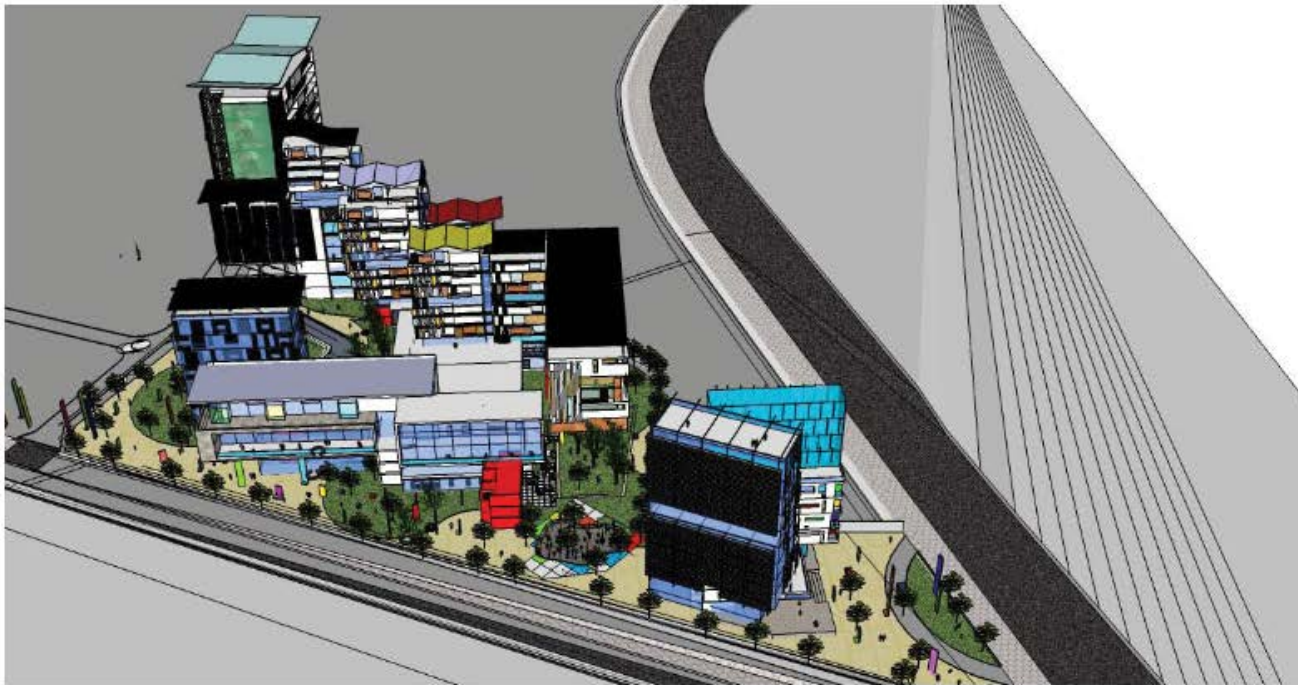


Residential = 236 apartment units  
 Commercial = 27,201sqm



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'a sustainable re-generation/re-development strategy' for SHC



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**'a sustainable re-generation/re-development strategy' for SHC**





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'a sustainable re-generation/re-development strategy' for SHC

# Neighbourhood Improvement Programmes

## **Peri-Urban Areas**

***consists of medium to high cost private dwellings  
developed without roads, drainage, water and electricity  
mixed with traditional dwellings***



# Quality Residential Sprawl with Unicentric Tendencies (QRSUT)?

- Prof. Ian A. Yeboah



# *Neighbourhood Improvement Programme*



*A community transformation project which will upgrade and redevelop low density residential neighborhoods and promote housing maintenance through PPP*

# *Neighbourhood Improvement Programme*



*A community transformation project which will upgrade and redevelop low density residential neighborhoods and promote housing maintenance through PPP*





# Slum Upgrading and Prevention Programmes



***“If cities do not begin to deal more constructively with poverty, poverty may begin to deal more destructively with cities.”*** Robert McNamara (President, World Bank, 1975)

# WHAT IS THE NATIONAL HOUSING DEFICIT?

<i>Accumulated Delivery Deficit :</i>	<i>500,000 units</i>
<i>Estimated Annual Need:</i>	<i>100,000 units</i>
<i>Estimated Delivery in 2004:</i>	<i>40,000 units</i>
<i>Estimated Deficit in 2004:</i>	<i>60,000 units</i>

***Or Is It 1,700,000 units??***

***And .....***

***“What are the Implications?”***

# Where Does the Housing Deficit Go?



**Public**



**Private**



**Informal**

# What Are Slums?

The UN-HABITAT Experts Group Meeting (EGM) has defined that slum indicator will be a composite index, which combines five dimensions of slum life.

These include:

- i) access to water*
- ii) access to sanitation*
- iii) access to secure tenure*
- iv) durability of housing*
- v) sufficient living area*



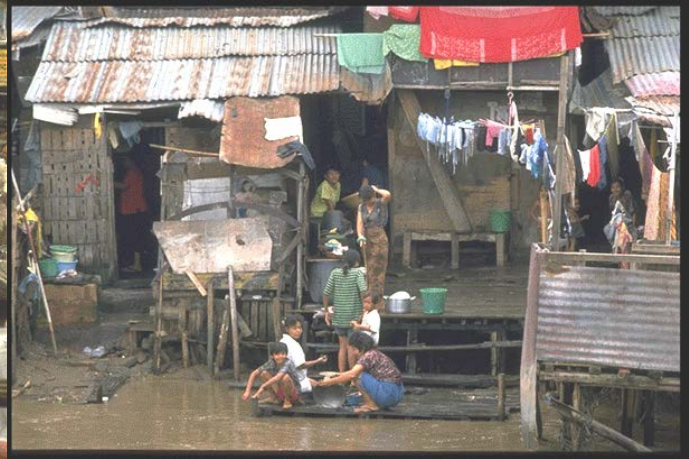
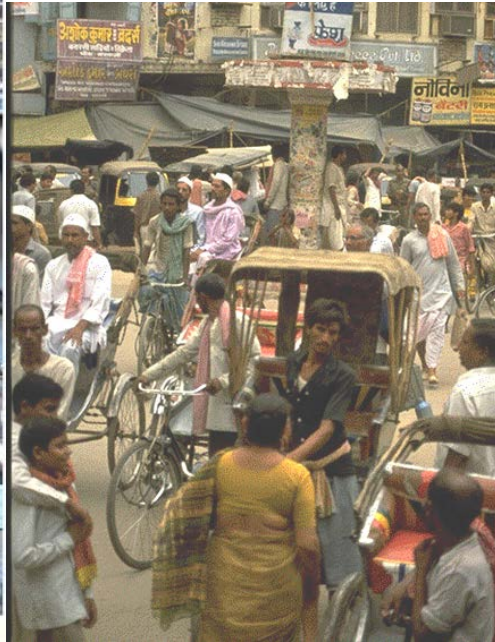
# What Are Slums?

## Characteristics of Slums

- Lack of basic services
- Insecure or unclear tenure of land
- Low household incomes
- Dependence upon informal work opportunities



Slums are crowded areas of the city where housing and living conditions are terrible.



**Slums do not form only due to problems of poverty or affordability -**

**They often form due to problems of:**

**Political Will**

**Bad Policy**

**Inadequate Planning**



***FROM STRUCTURAL ADJUSTMENT PROGRAMMES  
TO POVERTY REDUCTION STRATEGIES .....***

**Slums are the physical  
manifestations of failed  
Housing and Urban  
Development policies!!**

***□ Whereas urbanization in the Developed World was fuelled by the Agricultural and Industrial Revolutions, that in the Developing Nations is mainly the result of the failure of rural economies.***

**YOU CANNOT HAVE A CITY WHOSE  
ECONOMY IS ABOUT 80%  
"INFORMAL", FAIL TO RECOGNIZE  
THAT SECTOR, AND EXPECT THE CITY  
TO FUNCTION IN A "FORMAL" WAY**

**- Steve Akuffo (2010)**



# ACCRA

## A PLAN FOR THE TOWN

# THE REPORT

FOR THE

## MINISTER OF HOUSING

*with a Foreword by*

The Hon. Kwame Nkrumah, LL.D., M.P.  
*Prime Minister*

*and an Introduction by*

The Hon. A. E. Inkumsah, M.P.  
*Minister of Housing*

Prepared by the Town and Country Planning Division of the Ministry of Housing  
Letterpress printing and binding by the Government Printer, Accra  
Colour printing by the Survey Department

1958

1958

PHYSICAL PLANNING DEPARTMENT  
LIBRARY  
Ref No. \_\_\_\_\_  
Date of Receipt: 28/10/68



### FOREWORD

Ghana became independent on the 6th of March, 1957 and from that day our efforts to improve the standard of living for all who live and work in Ghana have been intensified. Great strides have been made and there is everywhere a spirit of dedication and endeavour.

It is fitting that we should improve our main towns alongside our rural and industrial development and that our capital city should offer improved amenities and standards of living.

I therefore have great pleasure in taking this opportunity to offer a word of encouragement to all those who in the future will have in their hands the task of moulding the shape of our cities, towns and villages throughout Ghana.

*Prime Minister.*



Diagram No. 3  
Topographical features. Illustrating the main surface features of the area with which this report is concerned. A note on geography will be found on page 2.

# ACCRA

## A PLAN OF THE TOWN

Prepared by

B. A. W. Trevallion and Allan G. Hood - 1958

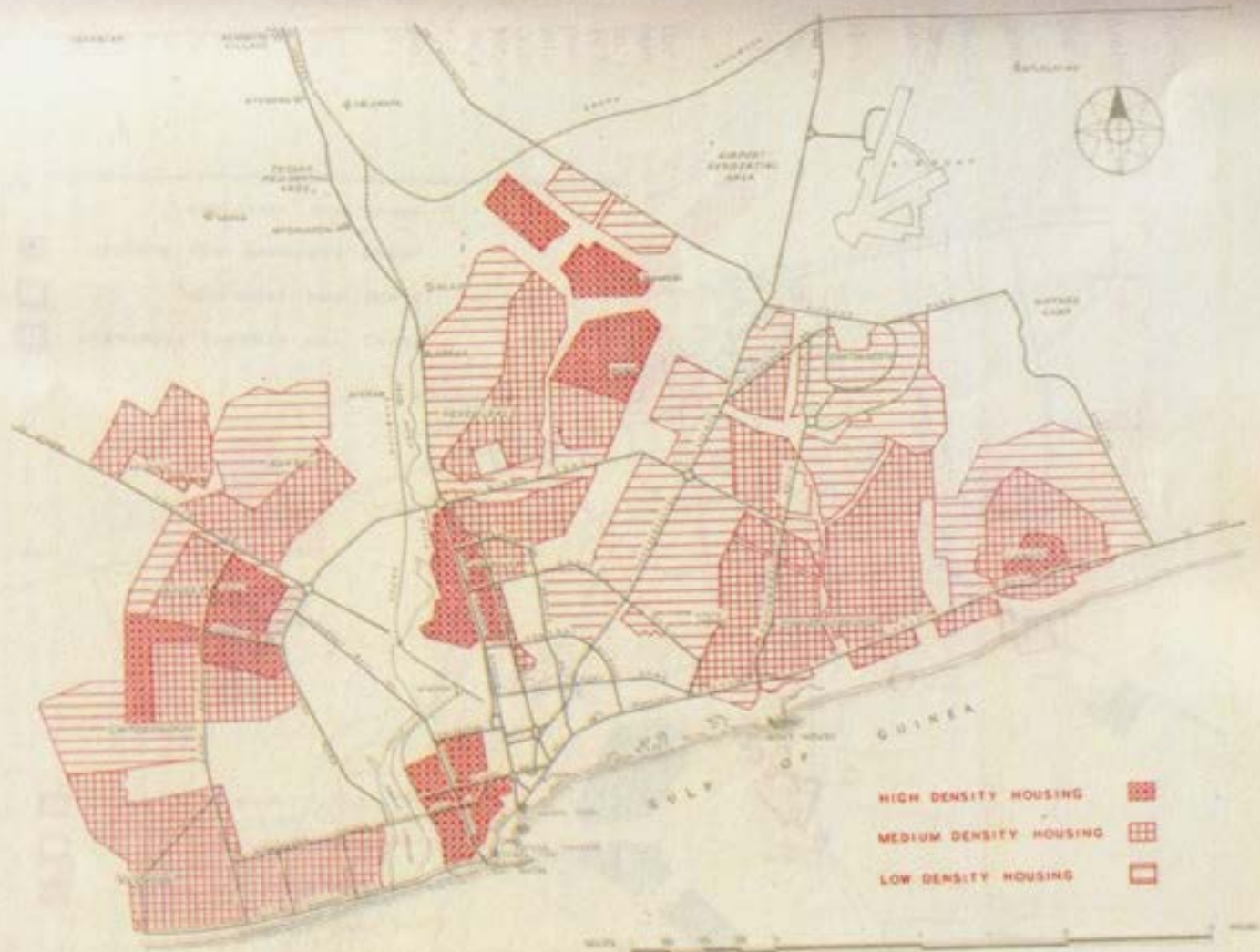
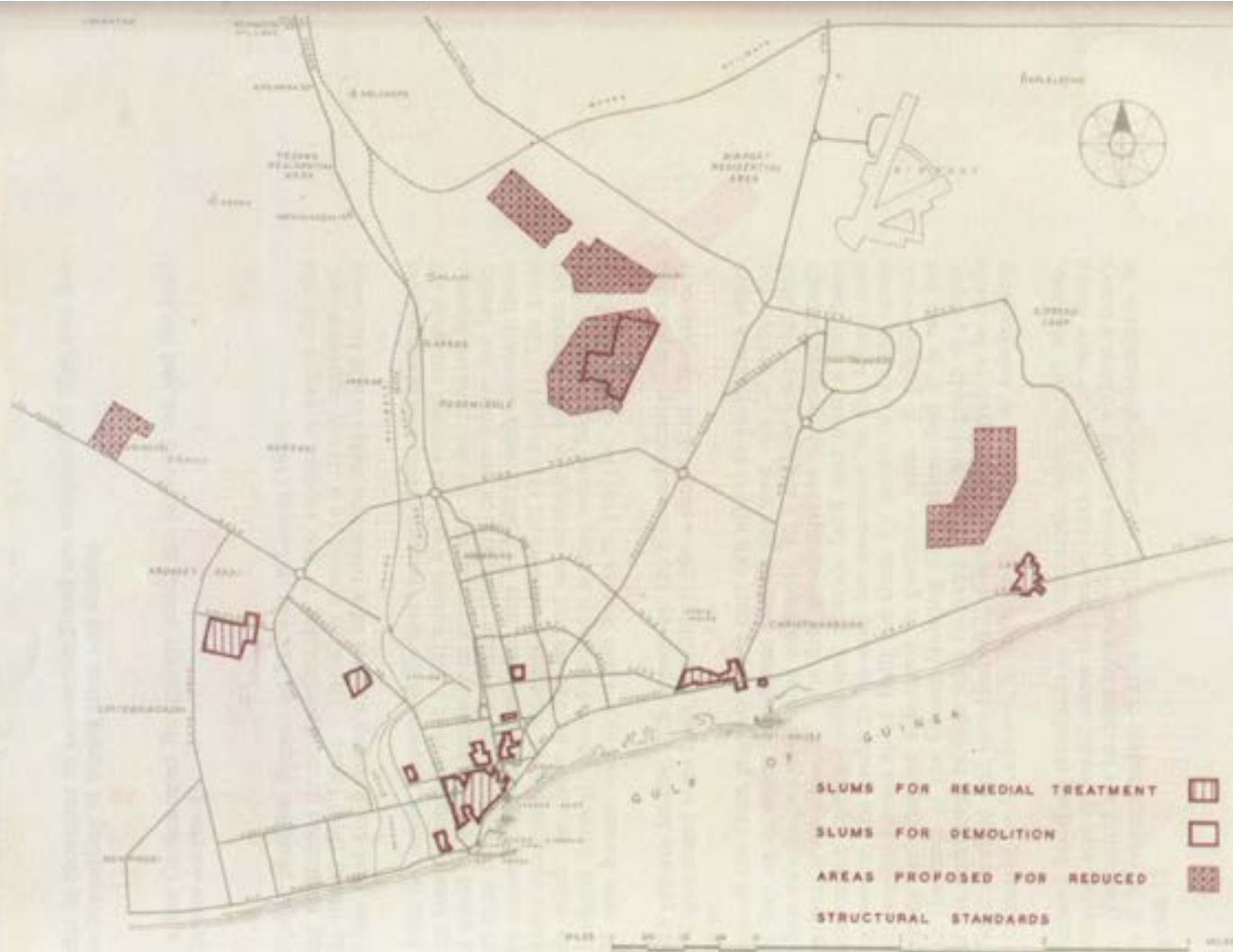


Diagram No. 16  
 Densities proposed in the residential areas in chapter five. Higher densities have generally been recommended for the Central Area except in the earthquake zone.

10

## Proposed Residential Densities



## Slums and Informal Settlements

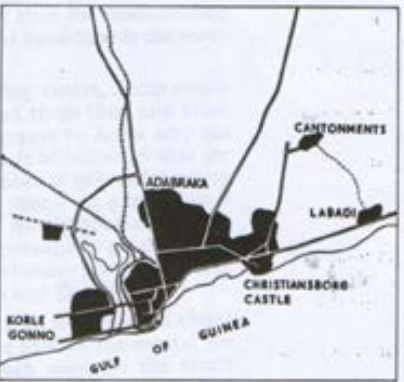
THE GROWTH OF ACCRA



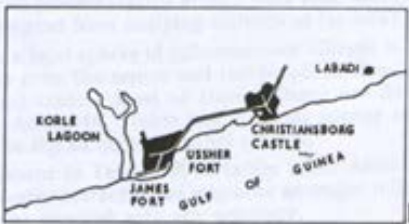
1945



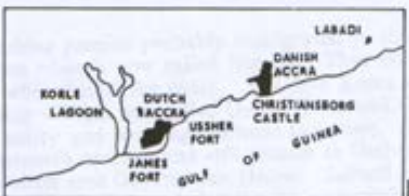
1956



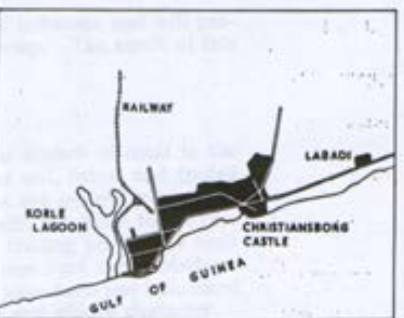
1930



1908



1895



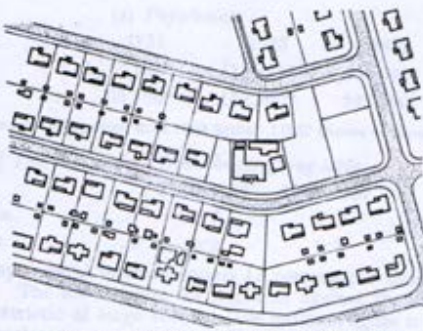
1830



AN AREA OF HIGH COST GOVERNMENT RESIDENTIAL DEVELOPMENT FULLY PROVIDED WITH ROADS AND SERVICES.



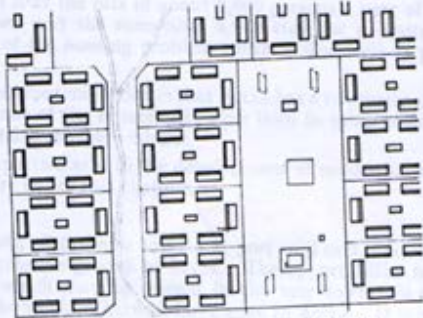
AN AREA OF HIGH COST PRIVATE DWELLINGS DEVELOPED SINCE 1945, SERVED WITH ELECTRICITY AND PIPED WATER BUT WITH A COMPLETE ABSENCE OF RESIDENTIAL ROADS.



A GOVERNMENT ESTATE FOR THE MIDDLE INCOME GROUP. AS IN MOST CASES OF GOVERNMENT DEVELOPMENT THE AREA IS FULLY PROVIDED WITH ROADS AND SERVICES. ADDITIONS HAVE BEEN MADE TO SOME OF THE HOUSES BY TENANTS.



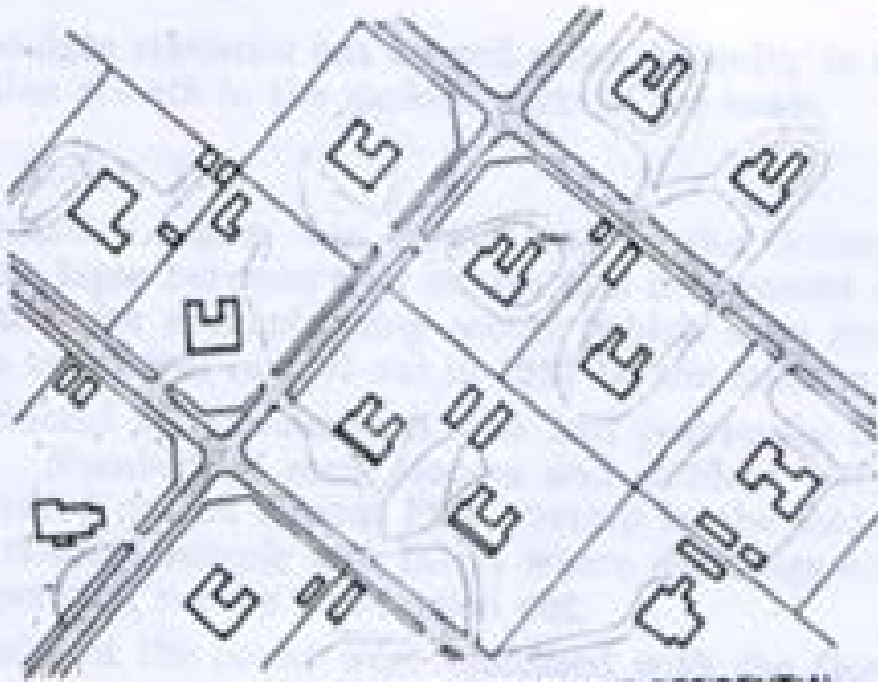
AN OLD AREA OF MIDDLE INCOME PRIVATE HOUSING WHEN DEVELOPMENT COMMENCED IN 1924 GOVERNMENT BUILT THE RESIDENTIAL ROADS AND PROVIDED SERVICES.



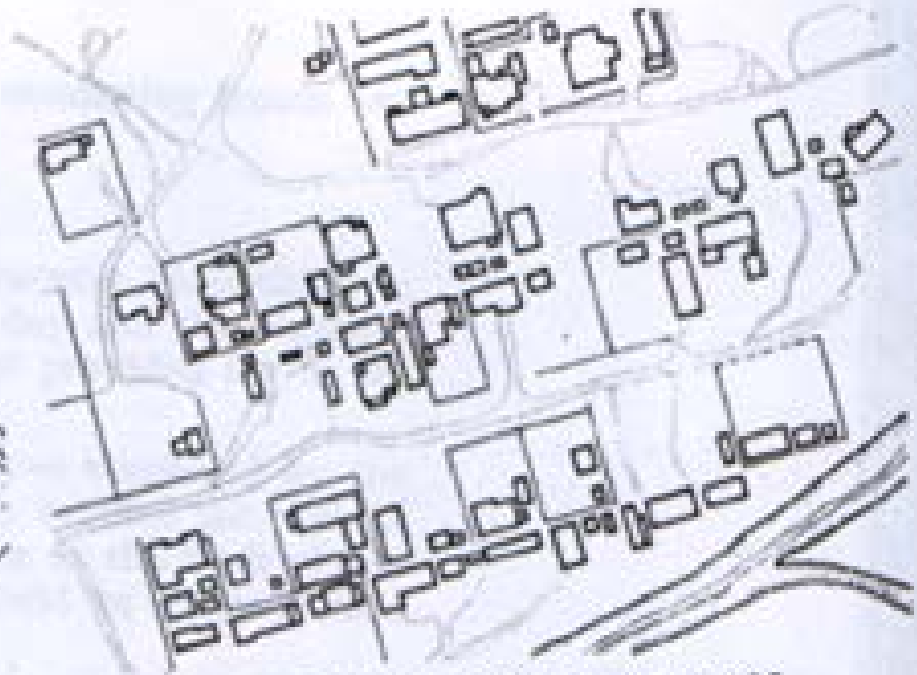
LOW COST GOVERNMENT DEVELOPMENT IN WHICH PROVISION IS MADE FOR ADEQUATE COMMUNAL BATH AND LATRINE FACILITIES. NO ROADS HAVE BEEN BUILT AND ACCESS IS BY FOOTPATHS.



AN OLD AREA OF LOW COST HOUSING BUILT IN THE TRADITIONAL MANNER. THE AREA IS CONGESTED WITHOUT ADEQUATE SANITARY FACILITIES OR ACCESS.

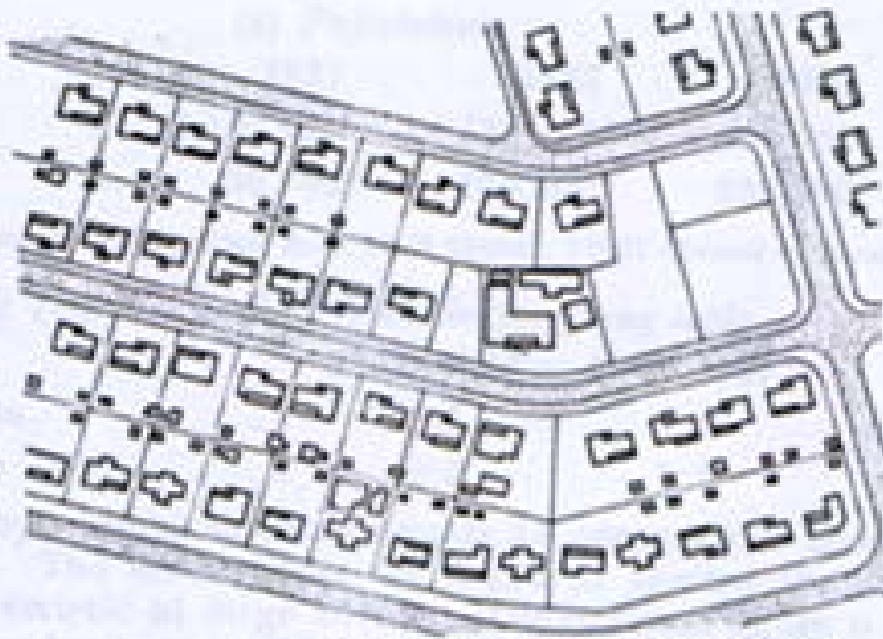


**AN AREA OF HIGH COST GOVERNMENT RESIDENTIAL DEVELOPMENT FULLY PROVIDED WITH ROADS AND SERVICES .**

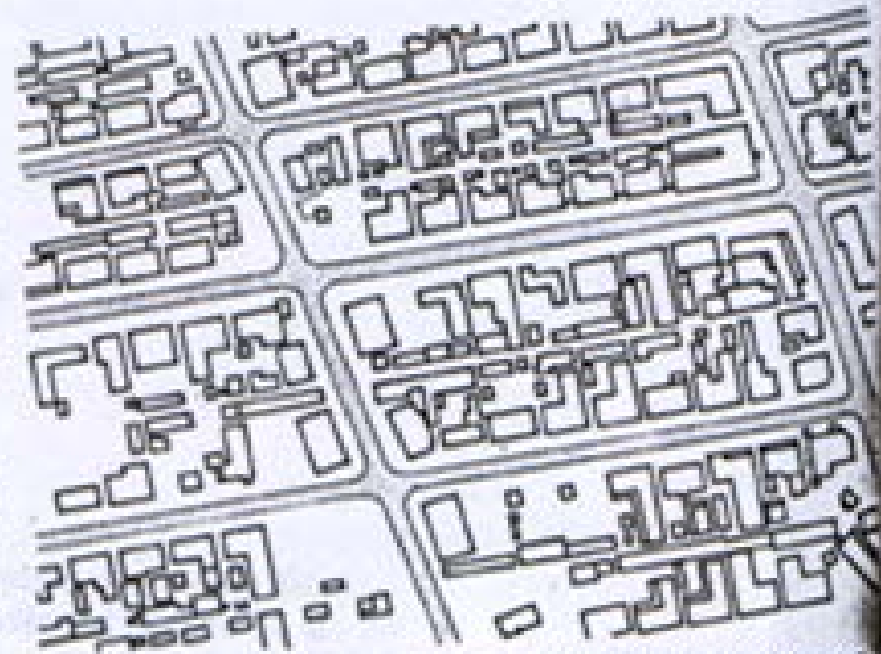


**AN AREA OF HIGH COST PRIVATE DWELLINGS DEVELOPED SINCE 1945, SERVED WITH ELECTRICITY AND PIPED WATER BUT WITH A COMPLETE ABSENCE OF RESIDENTIAL ROADS .**



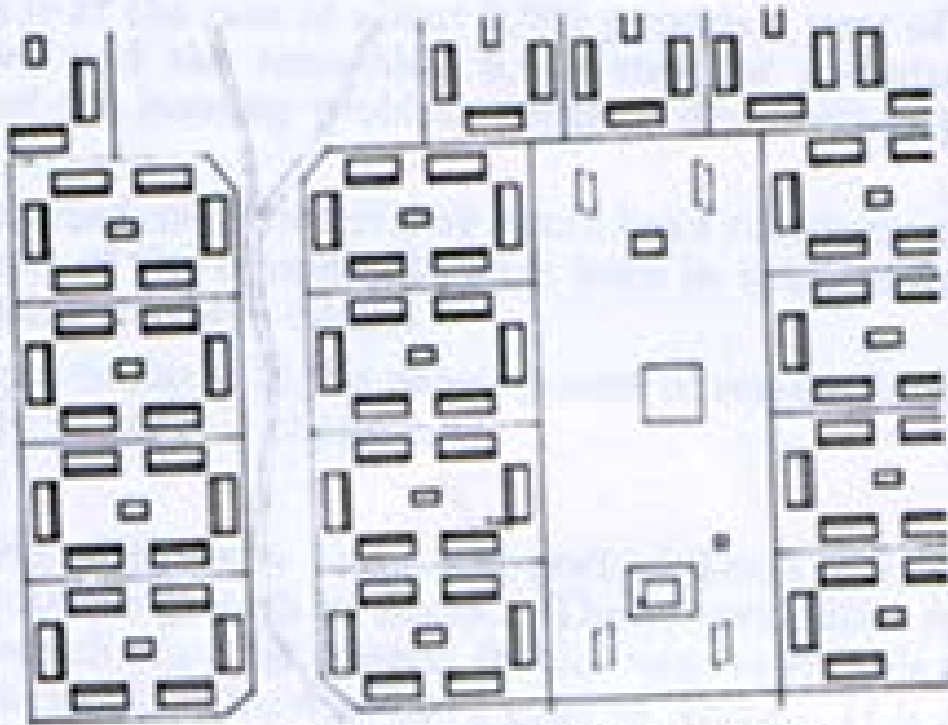


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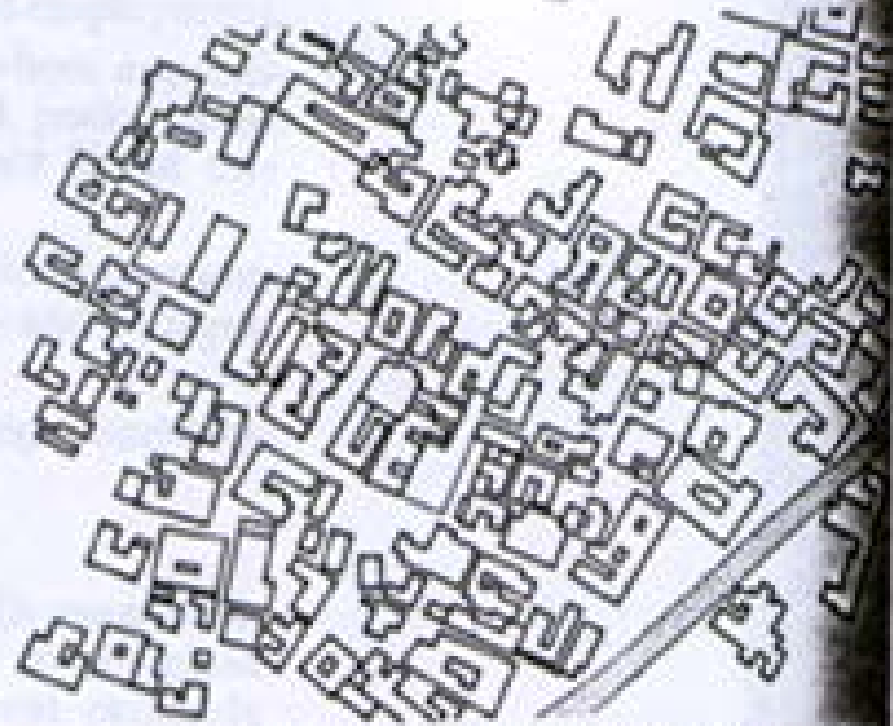


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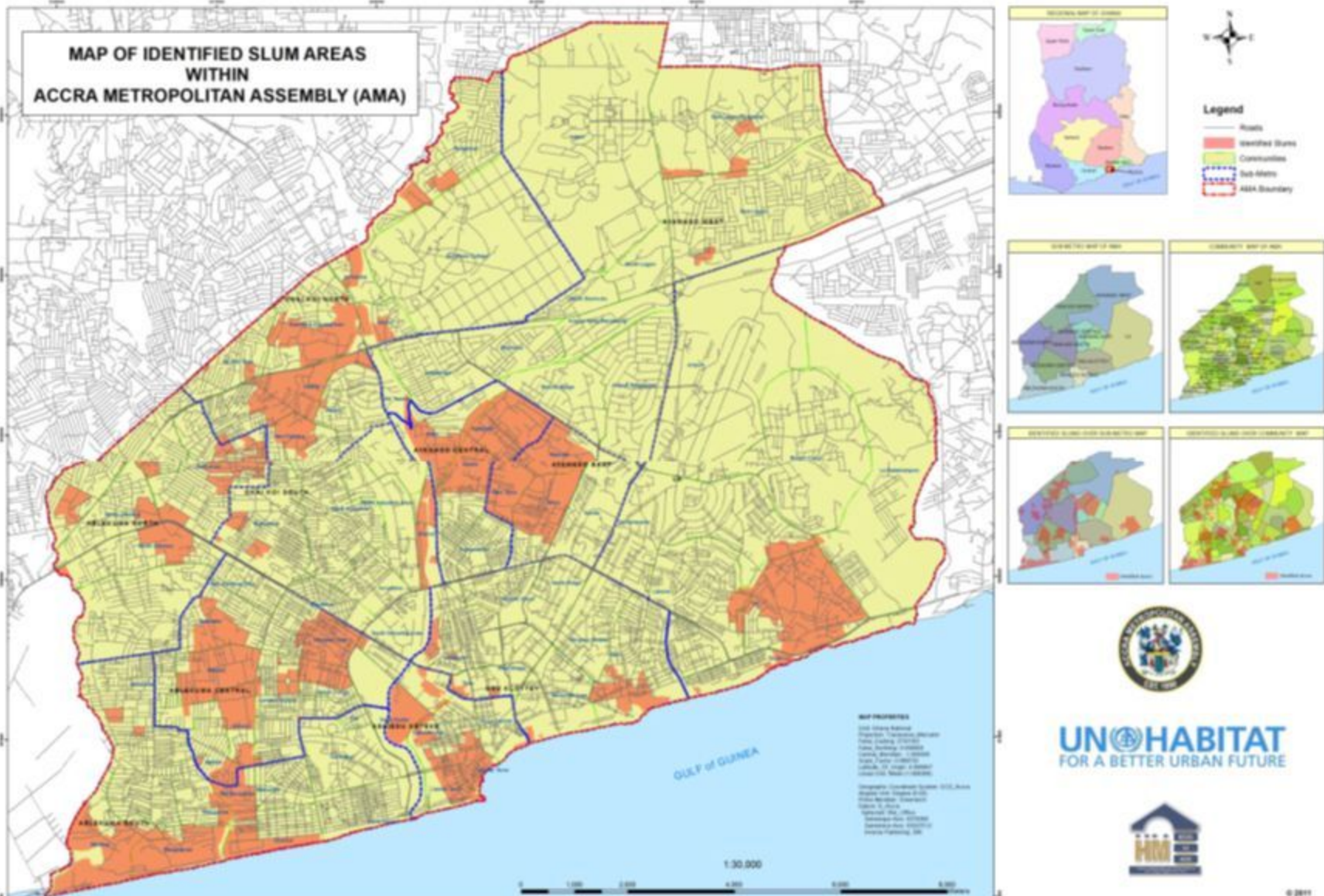
LOW COST GOVERNMENT DEVELOPED IN WHICH PROVISION IS MADE FOR ADEQUATE COMMUNAL BATH AND LATRINE FACILITIES . NO ROADS HAVE BEEN BUILT AND ACCESS IS BY FOOTPATHS .



AN OLD AREA OF LOW COST HOUSING BUILT IN THE TRADITIONAL MANNER . THE AREA IS CONGESTED WITHOUT ADEQUATE SANITARY FACILITIES OR ACCESS .



# Slum Areas in Accra Metro. Area



Source: AMA, 2011

# SLUM AREAS IN KUMASI METRO

INNER CITY

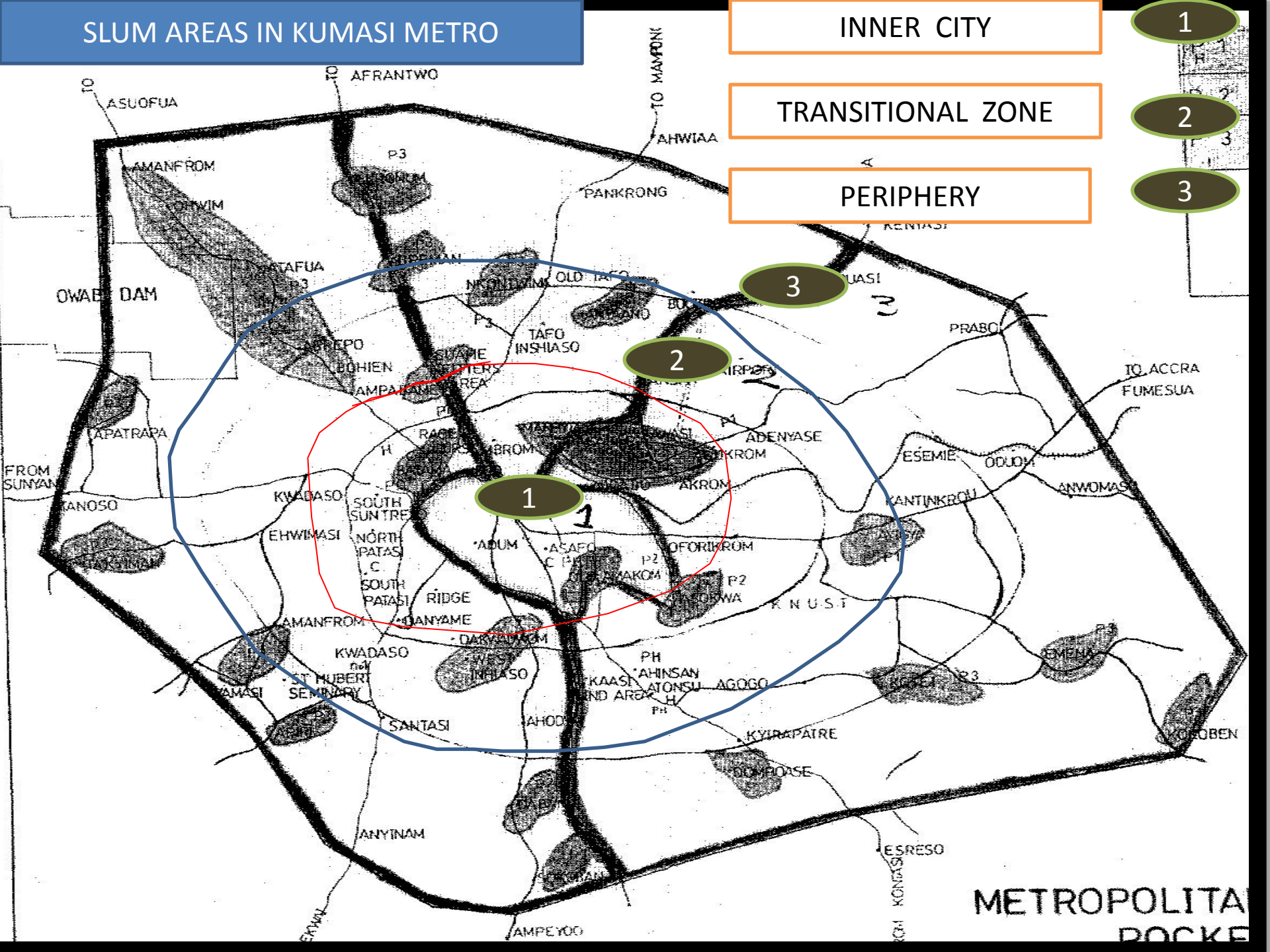
1

TRANSITIONAL ZONE

2

PERIPHERY

3



# The Housing Finance Upgrading Initiative

## SOCIO-ECONOMIC SURVEY OF SLUMS/INFORMAL SETTLEMENTS IN ACCRA, GHANA 2006/2007

This research was targeted at slum settlements in the Accra Metropolitan Area in the Greater Accra Region.

In undertaking this quantitative socio-economic survey, two sub metropolitan areas were sampled from the 2000 population and housing census list of localities.

### Ashiedu Keteke Sub Metropolitan area:

1. James Town
2. Adedenkpo
3. Korle Dudor
4. Sodom & Gomorrah

### Ayawaso Sub Metropolitan area:

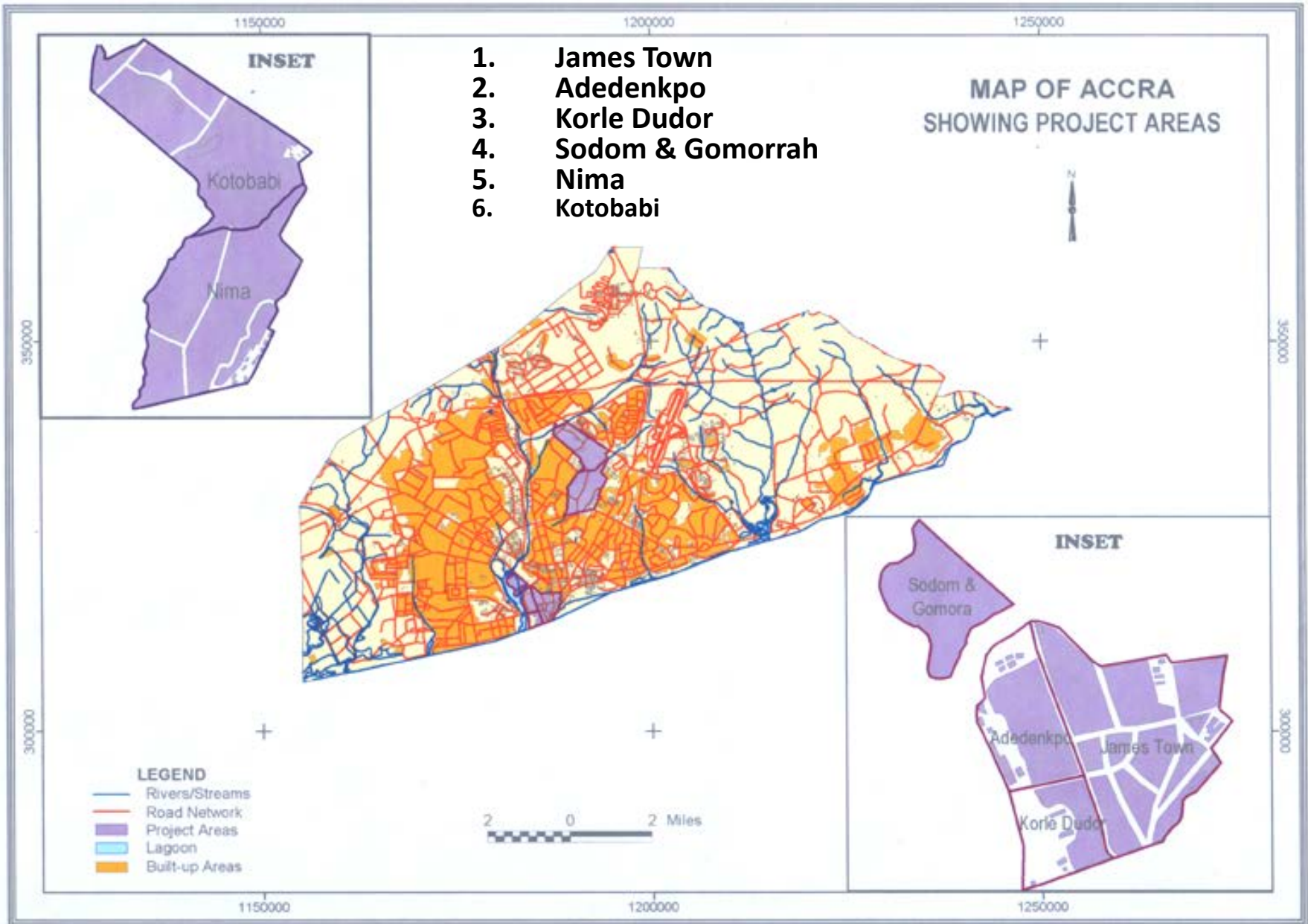
5. Nima
6. Kotobabi

## *The City Context*



#### SPONSORING PARTNERS





# James Town

.... *“Old Accra”*

.... *Over 200 yrs Old!!*

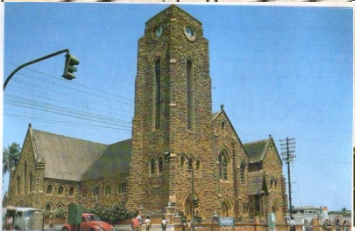


# Central Accra

CBD is located in the same spot as the original settlement nucleus over two hundred years ago.

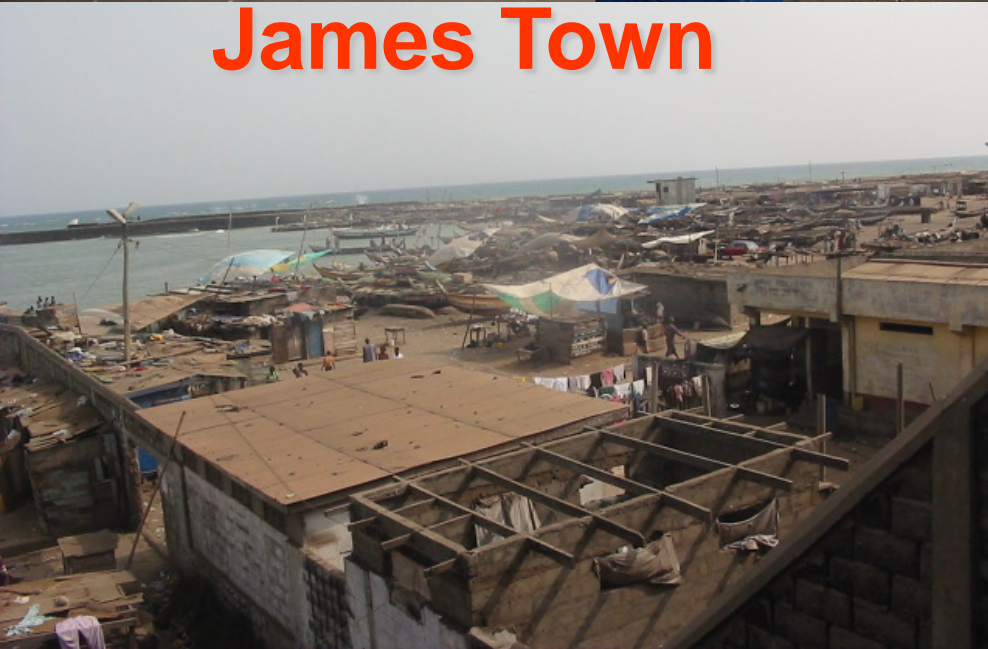
High Street, one of the main streets in the CBD, was the main commercial street during colonial times

Further expansion was propelled by the construction of the railway station just north of the CBD,



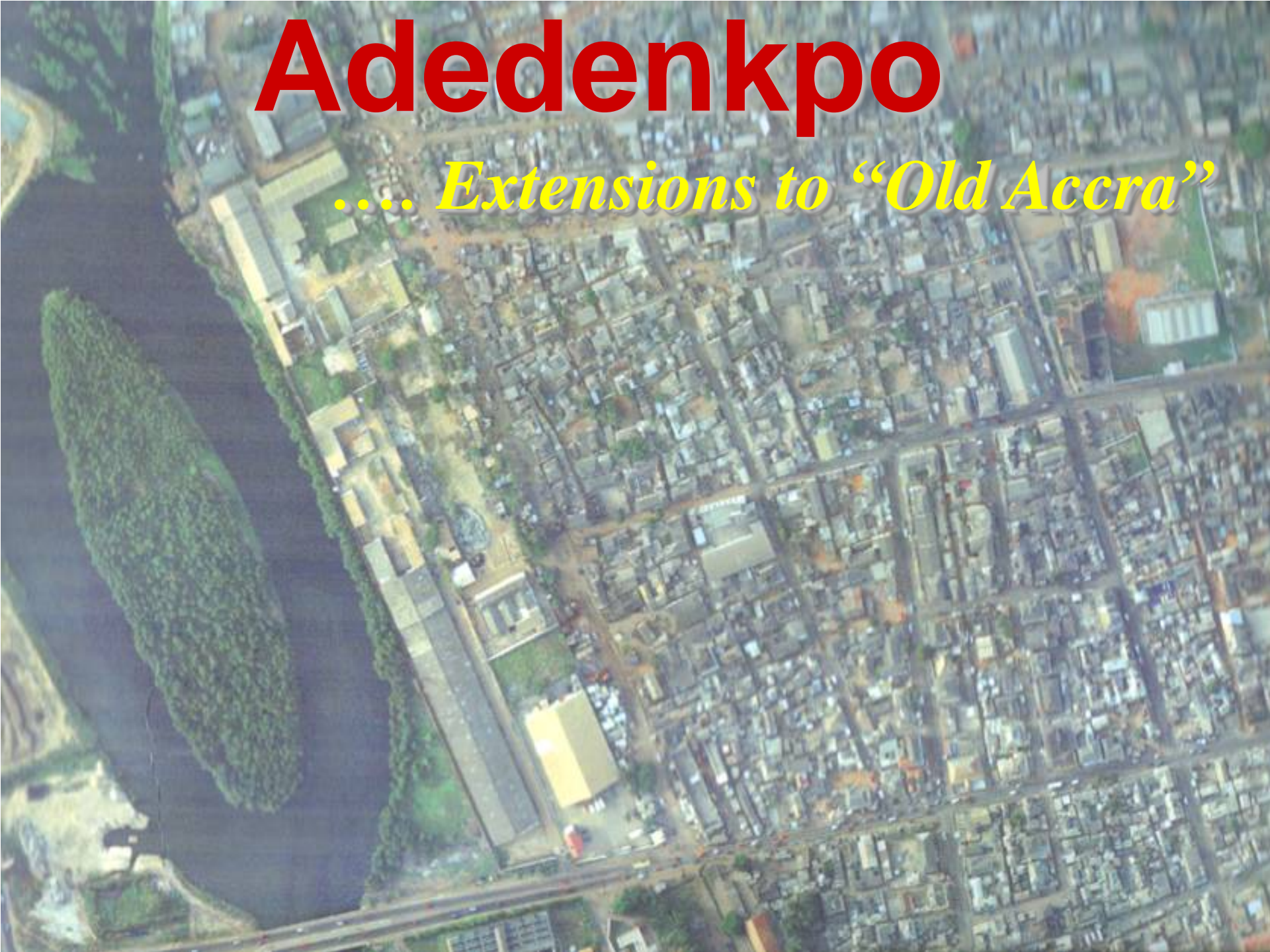


# James Town



# Adedenkpo

*... Extensions to "Old Accra"*



# Korle Dudor

*.... Extensions to "Old Accra"*

KORLE DUDOR

An aerial photograph of the Korle Dudor area in Accra, Ghana. The image shows a dense urban landscape with numerous small, rectangular buildings packed closely together. A prominent road runs vertically through the center of the area. To the left, there is a large green field with a white structure and a red patch. In the top left corner, there are several circular structures, likely part of a water treatment plant. The overall scene depicts a rapidly growing urban area with extensions into the 'Old Accra' region.

# Adedenkpo & Korle Dudor

- The settlement characteristic in these two localities is not very different from that of James Town.



# Nima

.... *The “Consolidated Slum”*

NIMA

1949 ....

1958 ....

Kanda Estates



# Nima



2014.....?



# Kotobabi

.... *Extensions to “Peri-Urban Accra”*

K O T O B A B I



# Kotobabi

- The main difference unlike Nima is that there are a few middle incomes level persons living in this locality.



# Sodom & Gomorrah

*.... The Squatters' Slum*



## Sodom & Gomorrah

- About twenty years ago Sodom and Gomorrah used to be land lying fallow with very few inhabitants. The land was used mainly as a market for yam growers who transported their yams from the production centre in Northern Ghana for sale in the south.

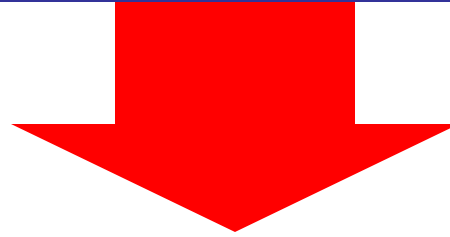
- As the years rolled by, these yam growers began to settle in the areas earmarked for selling yams, using makeshift structures and cheap materials to construct structures for residential abode.



**It is crucial for programmes to avoid generalized top-down approaches.**

**1**

**Understand the legal, social and economic characteristics of communities**



**2**

**Intervene with improvement programs**



# Slum Upgrading & Prevention

"We cannot solve a problem with the same mindset that created the problem in the first place."

❑ *First, Central and Local Governments must rid themselves of the notion that informal, low-income/slum areas are illegal or temporary settlements that will be demolished in future.*

❑ *Secondly, they need to recognize the basic rights of slums dwellers as urban citizens and provide them with security.*

# Responses to Slums

1

**Forced  
Evictions**

2

**Clearance  
and  
Relocation**

3

**Clearance and  
On-site  
Redevelopment**

4

**Upgrading  
in Place**



# ***Forced Evictions...?***





**Large Scale  
Slum Demolition**

**No Alternatives  
for Populations  
Displaced**

**5 Million Forced  
Evictions every  
Year**

**A Brutal Blow to  
Vulnerable People**

**1**

**Forced Evictions**



**Removal of  
slum residents**

**Resettlement to  
remote areas**

**Redevelopment  
of slum area  
for high  
value use**

**Squatters**

**2**

**Clearance and Relocation**





**Environmentally  
Hazardous Zones**

**Along Public  
Rights of Way**

**2**

**Clearance and Relocation**





Temporarily  
moving  
slum residents

Clearing  
the land

Building new  
housing on  
the same site

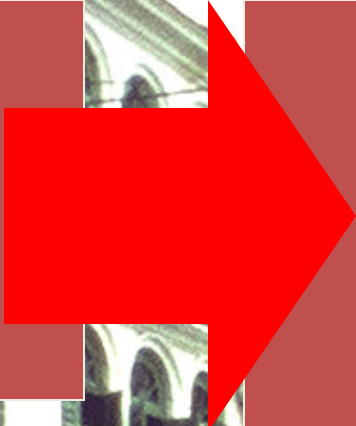
3

## Clearance and On-site Redevelopment





**Multistory  
Housing**



**Commercial use  
cannot support  
subsidies required  
for construction  
and maintenance**

**3**

**Clearance and On-site Redevelopment**



High-Rise  
Buildings



Community  
Disintegration and  
Disorientation

- Can Uproot the Basis of Livelihoods
- Can Destroy City's Economic Infrastructure

3

Clearance and Redevelopment



**Improving  
Existing  
Infrastructure**

**Addressing  
Issues of  
Tenure**

**Minimizes  
Disturbance to  
Communities'  
Social and  
Economic Life**



**4**

**Upgrading in Place**





**It is the approach that most strongly guarantees that the intended beneficiaries remain the actual beneficiaries of what could be very costly interventions.**



1

Forced Evictions

2

Clearance  
and  
Relocation

3

Clearance and  
On-site  
Redevelopment

4

Upgrading  
in Place

4

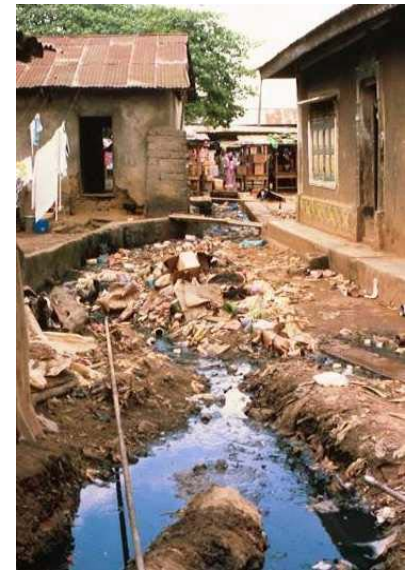
Upgrading in Place



# What Is Slum Upgrading?

*"What are appropriate adaptive approaches that need to be followed to improve the living conditions of people surviving in urban slums?"*

# This is UPGRADING



# Favela Guarapiranga, Brazil



Before



Before...



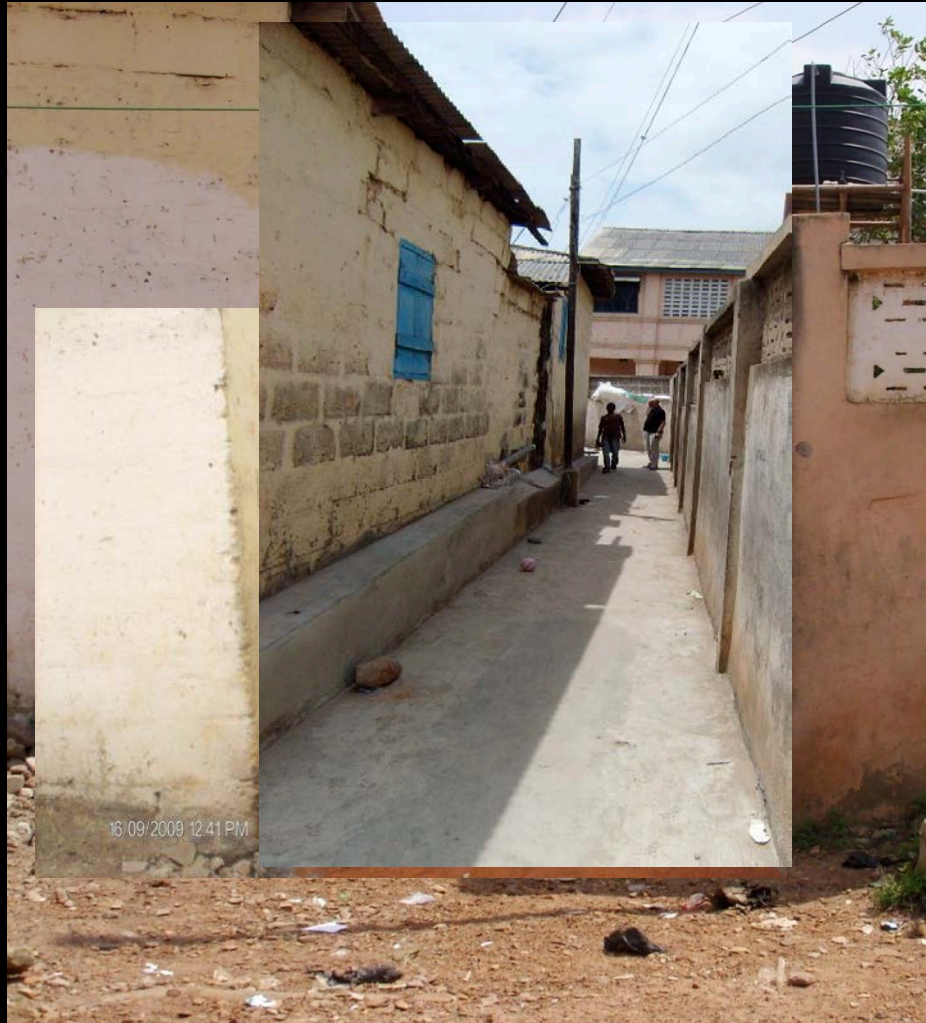
[www.citiesalliance.org](http://www.citiesalliance.org)

After



...After

# ***SLUM UPGRADING is possible through..***



- ***Practical policies & enforcement***
- ***Effective communication***
- ***Registration exercise***
- ***Access to credit***
- ***Training & jobs***

# *Learning by example.*



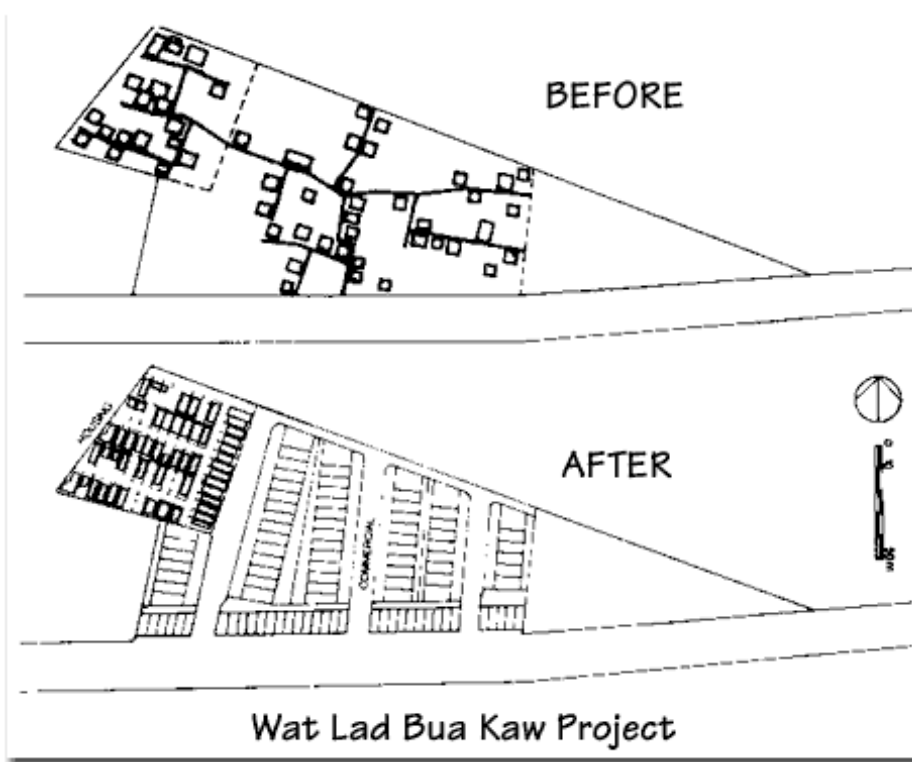
***A single kiosk can become a building block for Incremental housing development. Situ, India***

Urban Land Pooling and Land Readjustment is a technique for managing and financing urban land development.

- Some plots are sold for project cost recovery
- Some plots are distributed to the landowners in exchange for their rural land parcels

To be viable, the values of urban plots distributed to landowners after subdivision need to be significantly higher than before the project begins

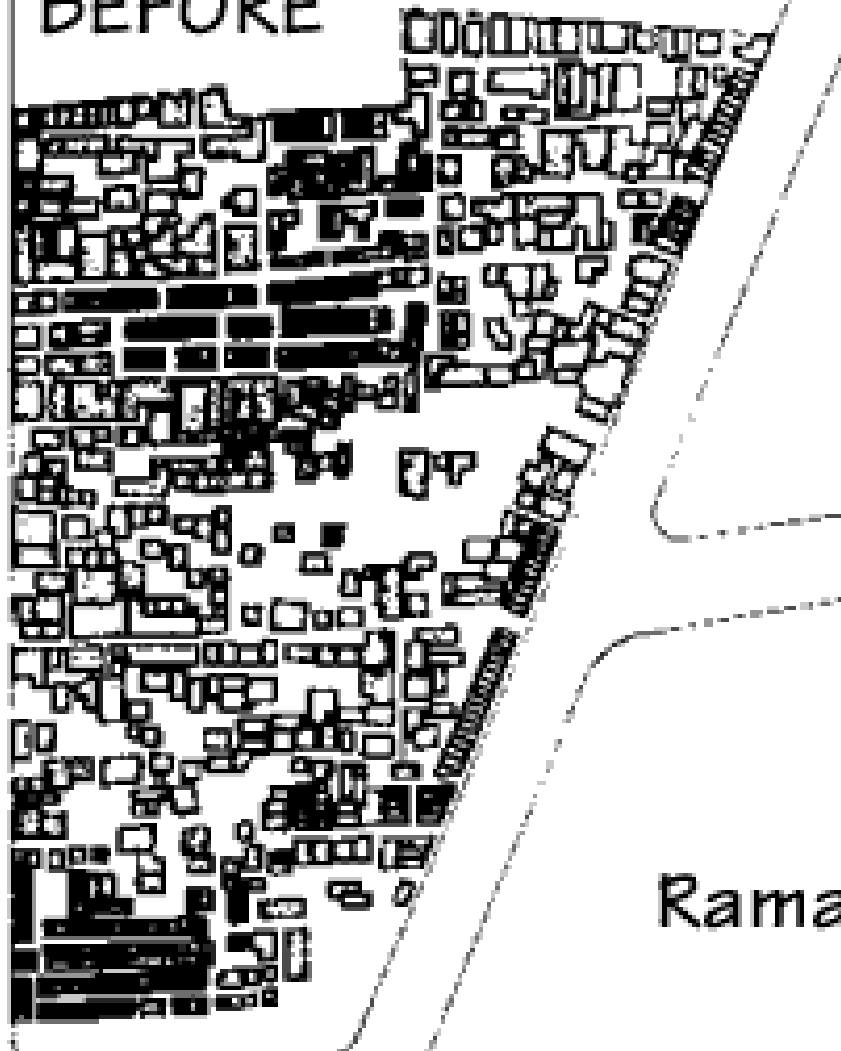




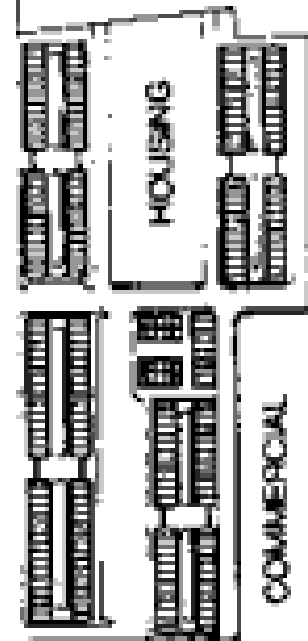
## Land Sharing as an Alternative to Eviction.

Shlomo Angel and Somsook Boonyabanha.

BEFORE



AFTER



Rama IV Project



# CHF experiences – slum redevelopment



Jat Tarodi slum  
Nagpur  
271 households

## Jat-tarodi slum, Nagpur (Slum code-350, zone 6)

### Existing landuse & details

- 271 households
- 19,076 Sq m (1.90 H)
- 218 Kuccha (temporary) houses
- 32 Pucca (permanent) houses
- 1 Public building

### Socio-economic

- Average income/HH Rs2,000 (~\$48)
- >66% are unskilled laborers
- Most women are employed as domestic help
- <26% HH with bank accounts

### Physical infrastructure

- Water: <35% HH with individual connection
- Toilets: <78% HH with individual toilets
- Electricity: <46% HH with individual metered connection



International Building a Better World

through community habitat and finance

Ghana  
Workshop  
March 30, 2009



9.5% land allocated for open space and public utility (shops, health centers, daycare, etc)

No land available for commercial resale (cost recovery)

### Duplex Structures

Total land area of slum

1.90 H

Total project cost

\$2.56 Million (10.5 Crores)

Total land area of slum

1.90 H

No land available for commercial resale

Net Floor Space Index (FSI):

0.9 (permissible 2.5)



**CHF**  
International

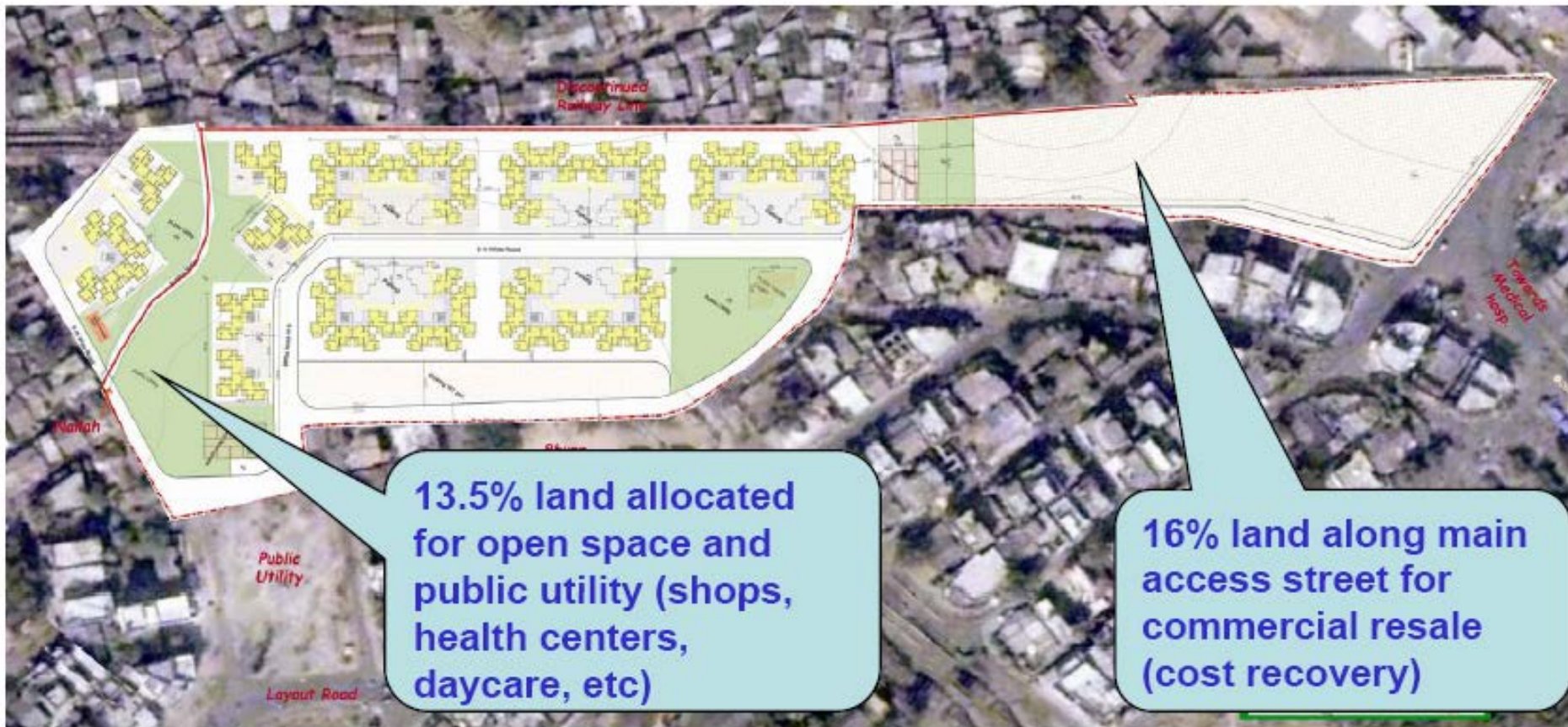
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*through community habitat and finance*

**Ghana  
Workshop  
March 30, 2009**







### Ground + 2 Structures

Total land area of slum

1.90 H

Total project cost

\$3.04 Million (12.5 Crores)

Area under housing

0.70 H - 37.00 %

Land available for commercial resale

(16.00 %) 3,280 sm (\$1.15M)

Net Floor Space Index (FSI):

1.3 (permissible 2.5)

**CHF**

International

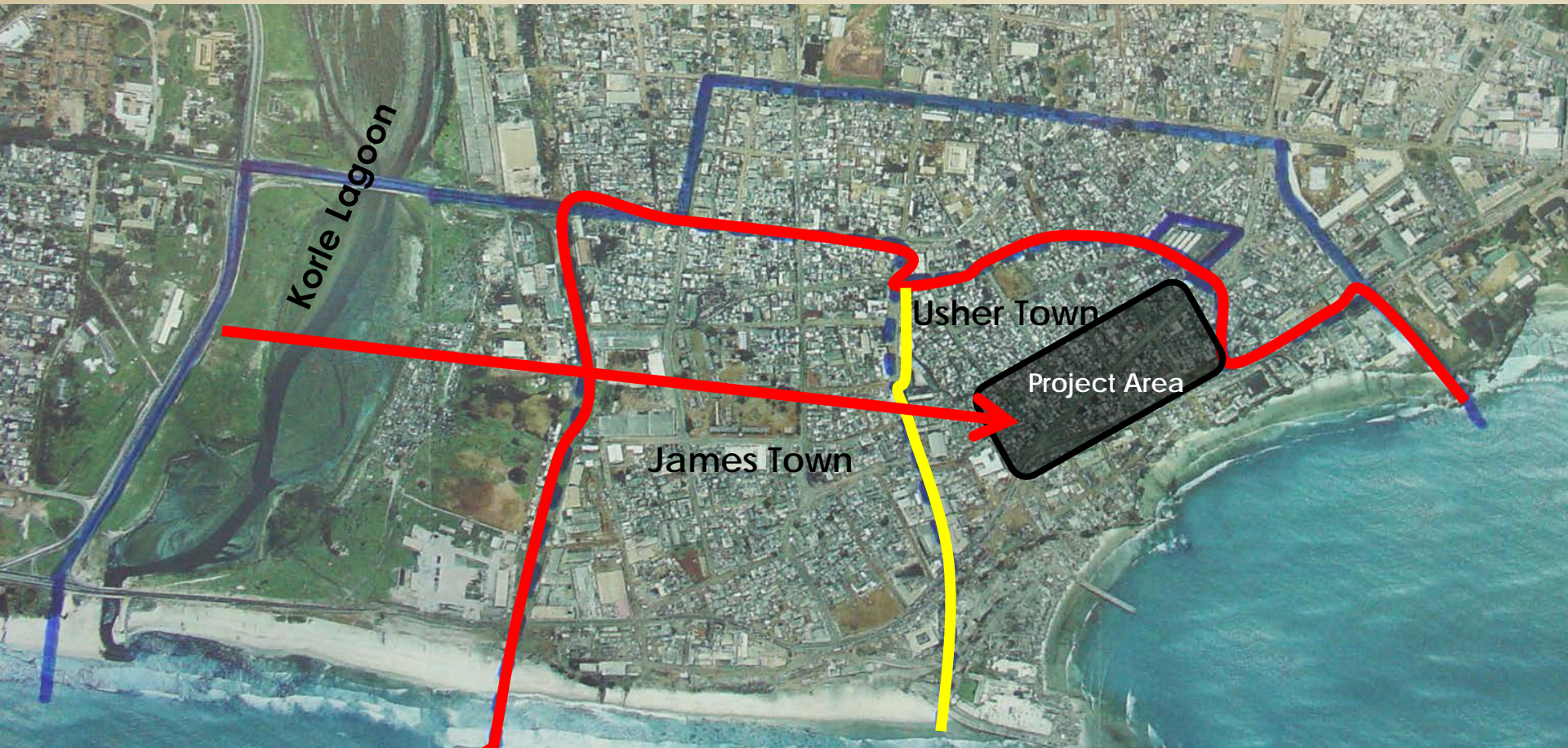
Building a Better World

*through community habitat and finance*

**Ghana  
Workshop  
March 30, 2009**

# GA MASHIE HOUSING IMPROVEMENT PROJECT

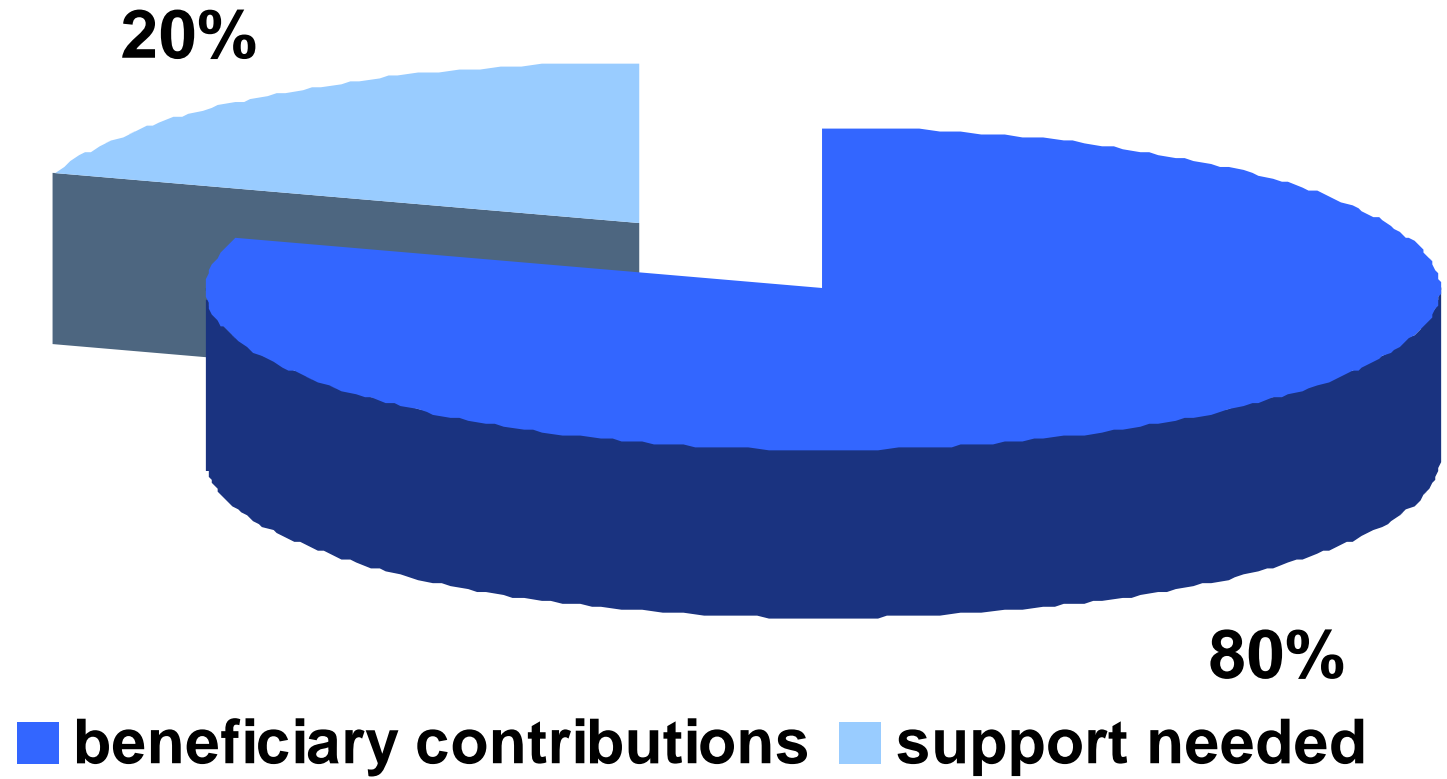
## LOCATION





# ***Transformation of Old Accra (Ga Mashie)***

***GAMADA/CHF/HM – Housing Improvement Survey, James Town, Accra***



# ASHAIMAN PROJECT

- TAMSUF and Its Partners have successfully completed its first Housing Project.
- The Amui Djor Housing project is located in the Tulaku Electoral Area and in the Amui Djor unit of Ashaiman.
- The project consisted of a demonstration phase and a pilot phase.
- The project partner, People's Dialogue on Human Settlements provided a transit quarters for the squatters on the land to pave way for construction of a permanent building.
- The entire project is located on a 90ft x 80ft plot size and has 31 dwelling units and 15 commercial shops with a commercial toilet and bath facility for use by residents in the area.
- Each unit consisted of The Hall and Chamber measuring 2.55 x 6.00 and 0.90 meters wide separate kitchen facility.
- Each unit is approximately 18sqm in floor area.

# Scene from Amui Djor



# Prior to Construction





# Construction Phase



# Completed Building



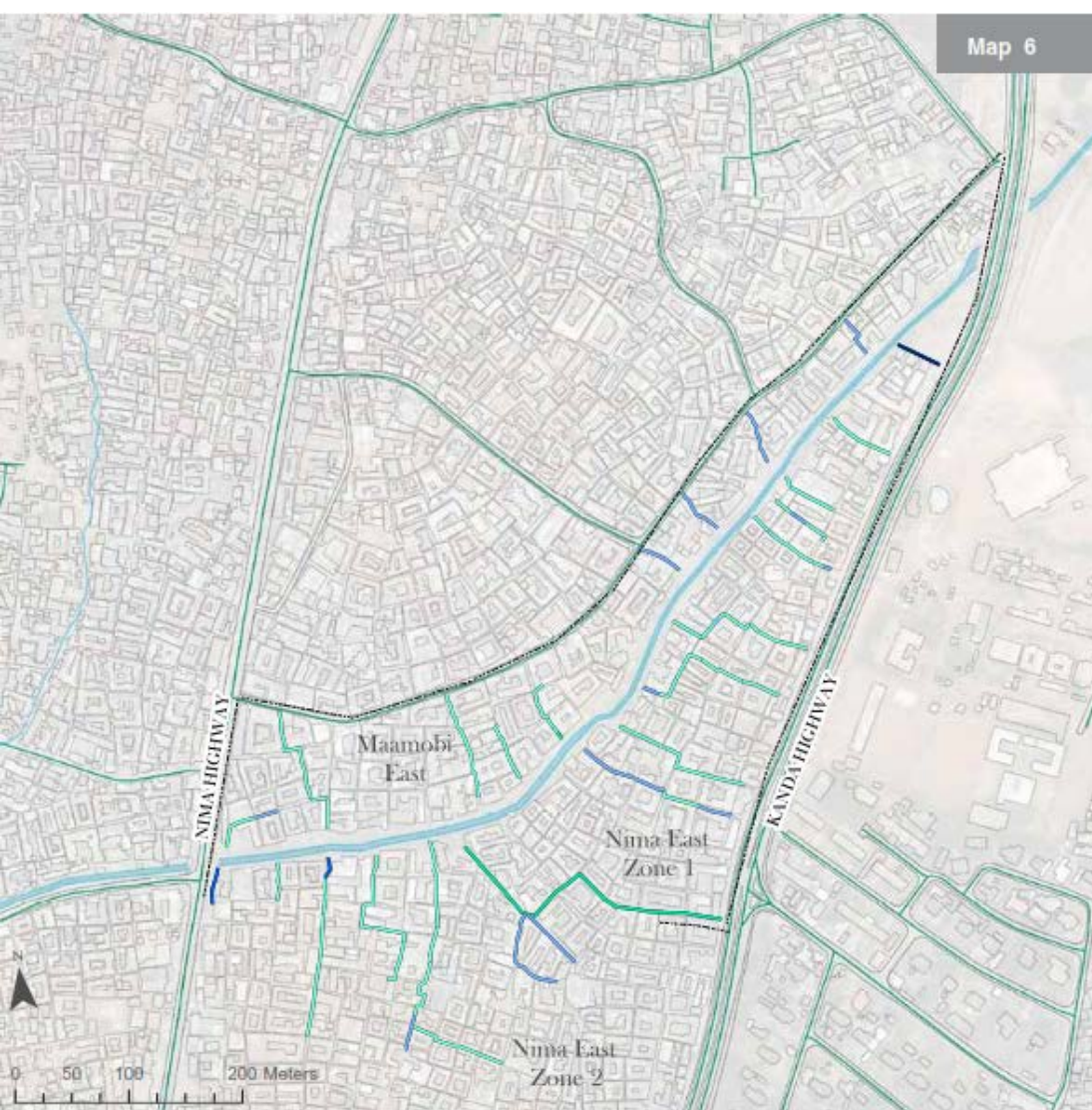
# AMA COMMUNITY UPGRADING PROFILE: NIMA-MAAMOBI DRAIN AREA



Millennium Cities Initiative  
EARTH INSTITUTE | COLUMBIA UNIVERSITY

Volunteers in Community Empowerment



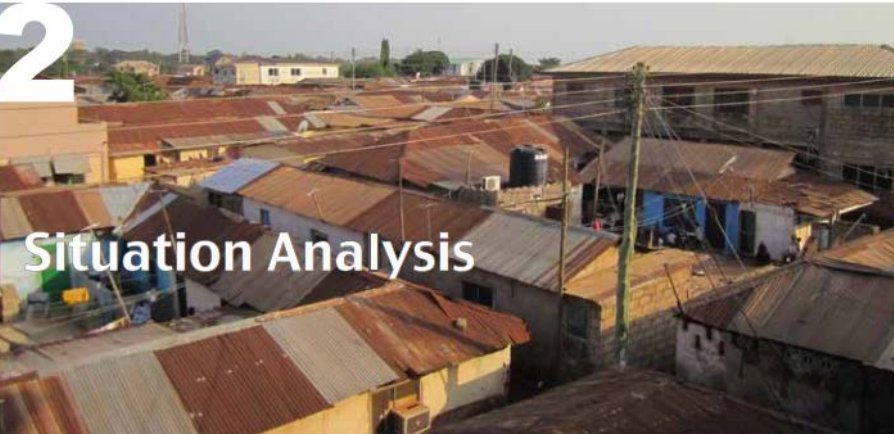


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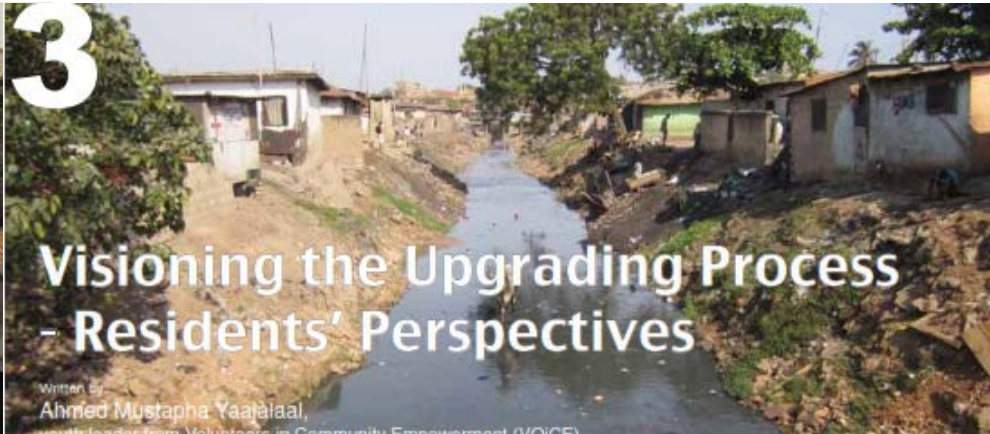
# Prospects for Improved Municipal Service Delivery

2



## Situation Analysis

3



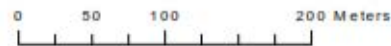
## Visioning the Upgrading Process - Residents' Perspectives

Written by  
Ahmed Mustapha Yaatalaala,  
youth leader from Volunteers in Community Empowerment (VOICE)

# Site Plan 1



## Nima-Maamobi Corridor - Site Plan of Existing Gutter





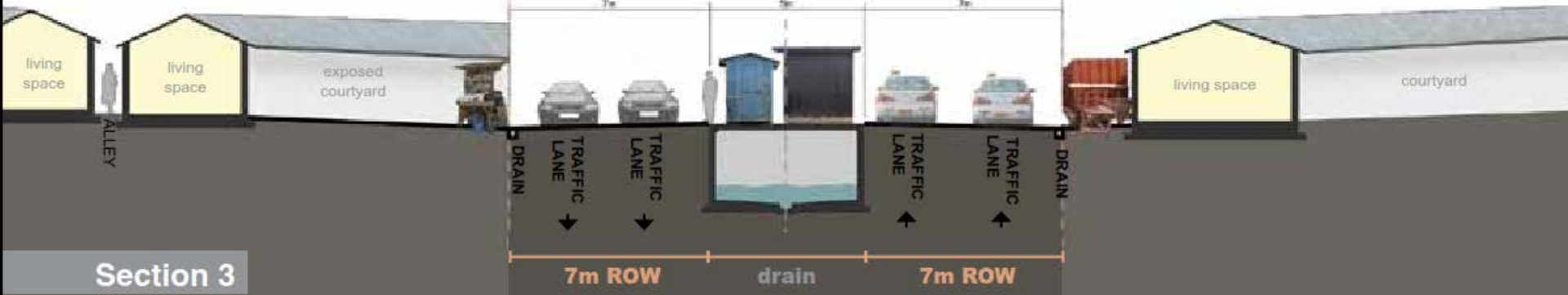
## Section 1

**Existing Corridor Cross Section - typical condition at level locations**



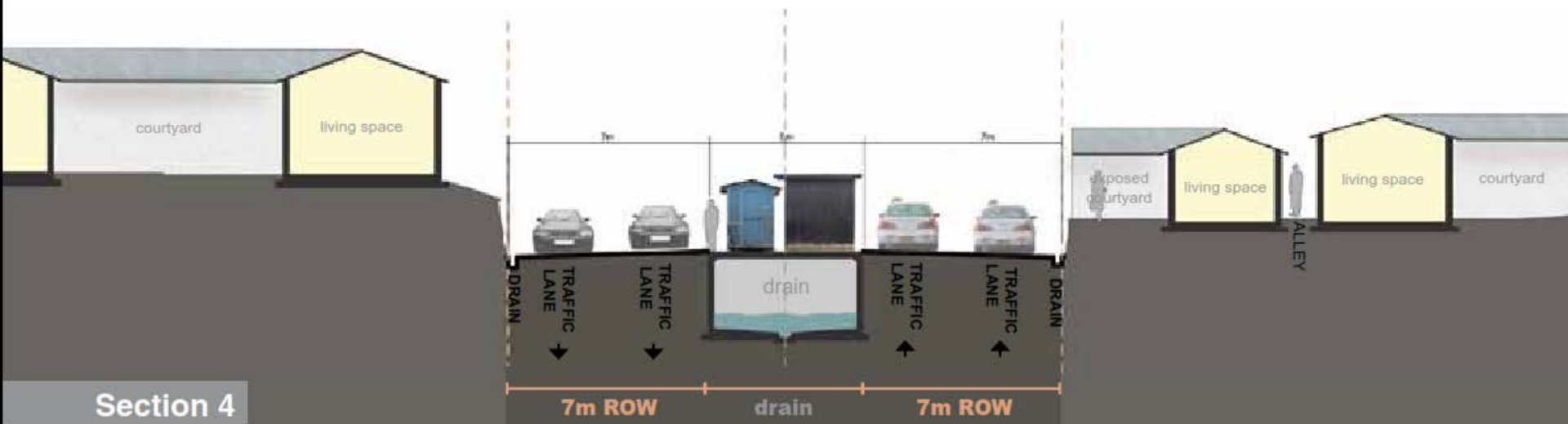
## Section 2

**Existing Corridor Cross Section - typical condition at locations with an elevation change**



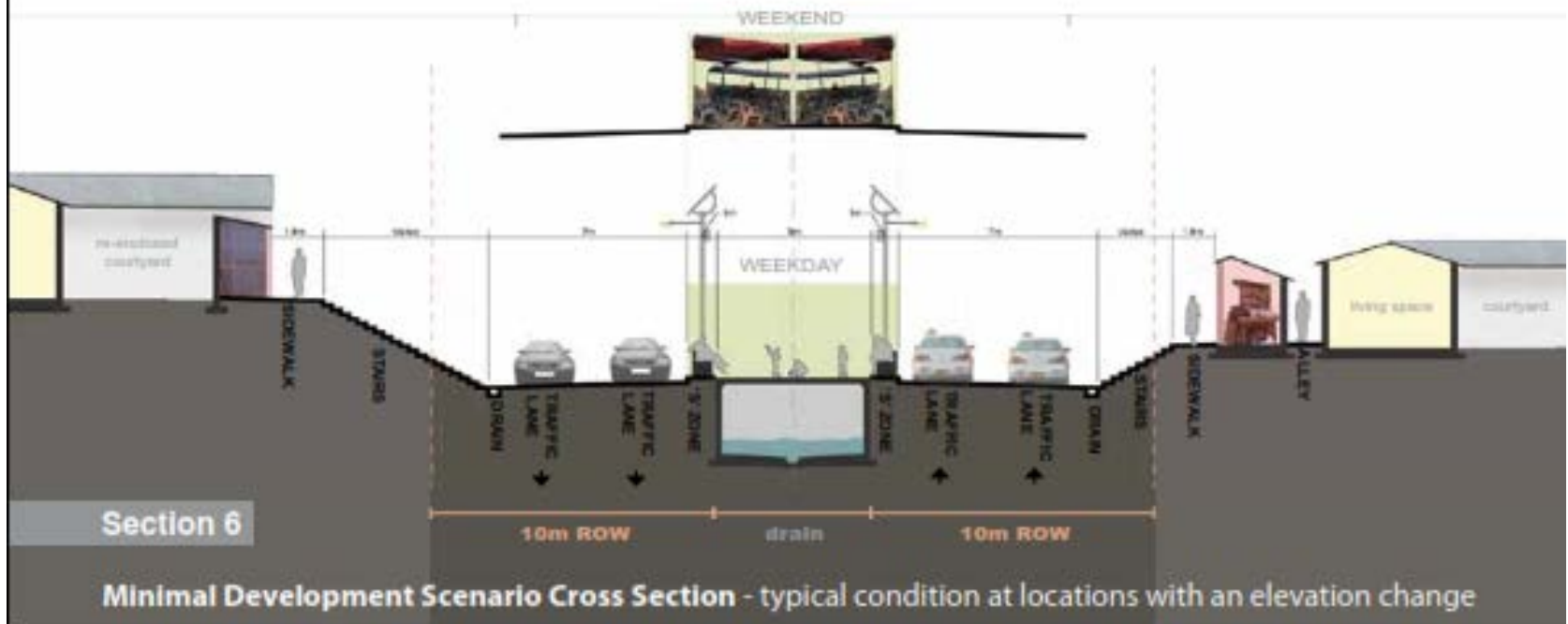
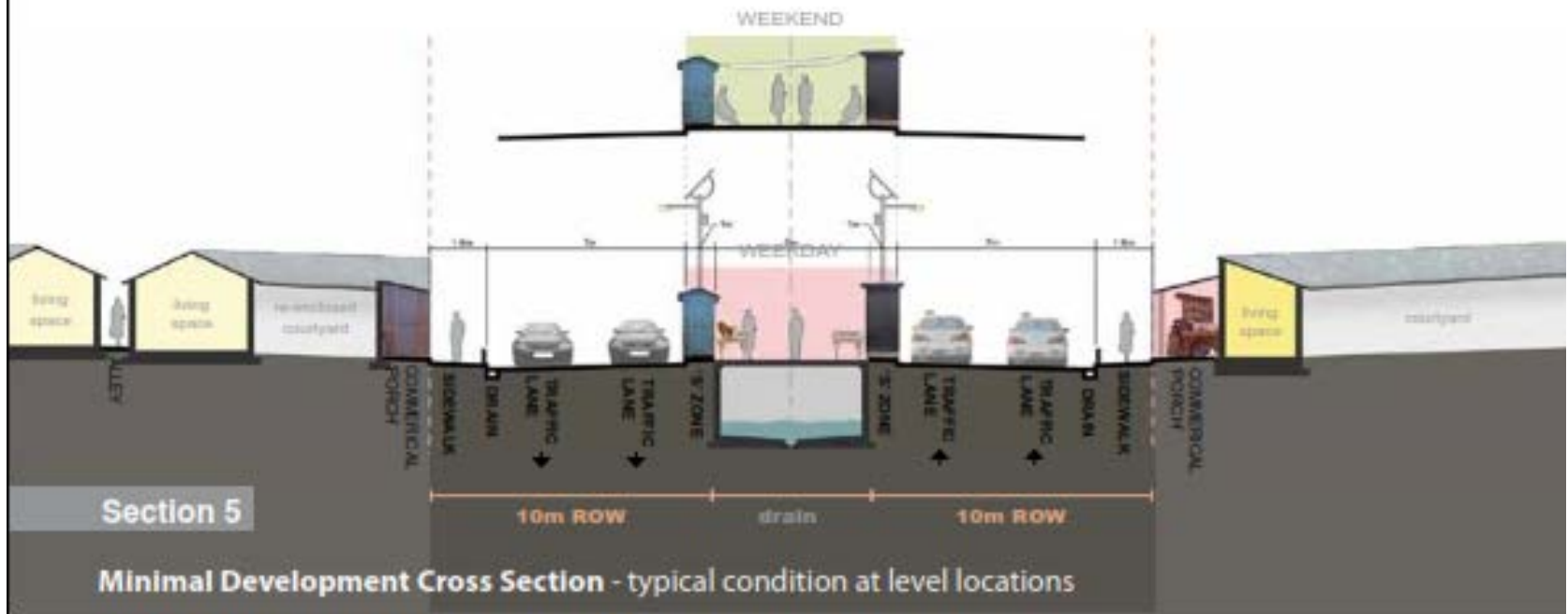
**Section 3**

**Ministry Drain/Road Corridor Cross Section - typical condition at level locations**

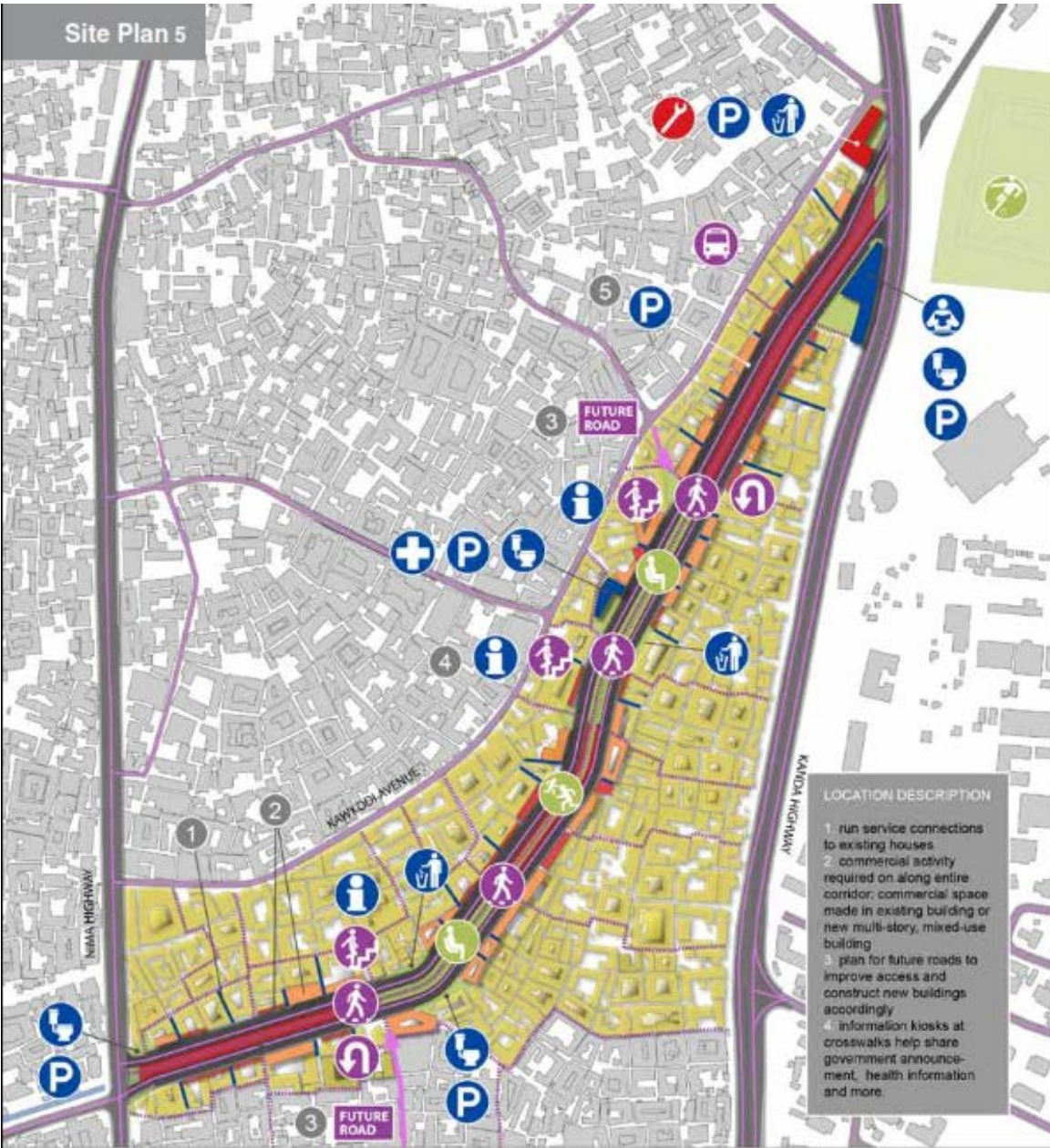


**Section 4**

**Ministry Drain/Road Corridor Cross Section - typical condition at locations with an elevation change**



# Site Plan 5



**LOCATION DESCRIPTION**

- run service connections to existing houses
- commercial activity required on along entire corridor; commercial space made in existing building or new multi-story, mixed-use building
- plan for future roads to improve access and construct new buildings accordingly
- information kiosks at crosswalks help share government announcement, health information and more.

## Scenario Key

### LANDUSE

- vehicular routes
- pedestrian routes
- public space
- public services

- residential
- mixed-use
- commercial
- existing buildings (mostly residential)

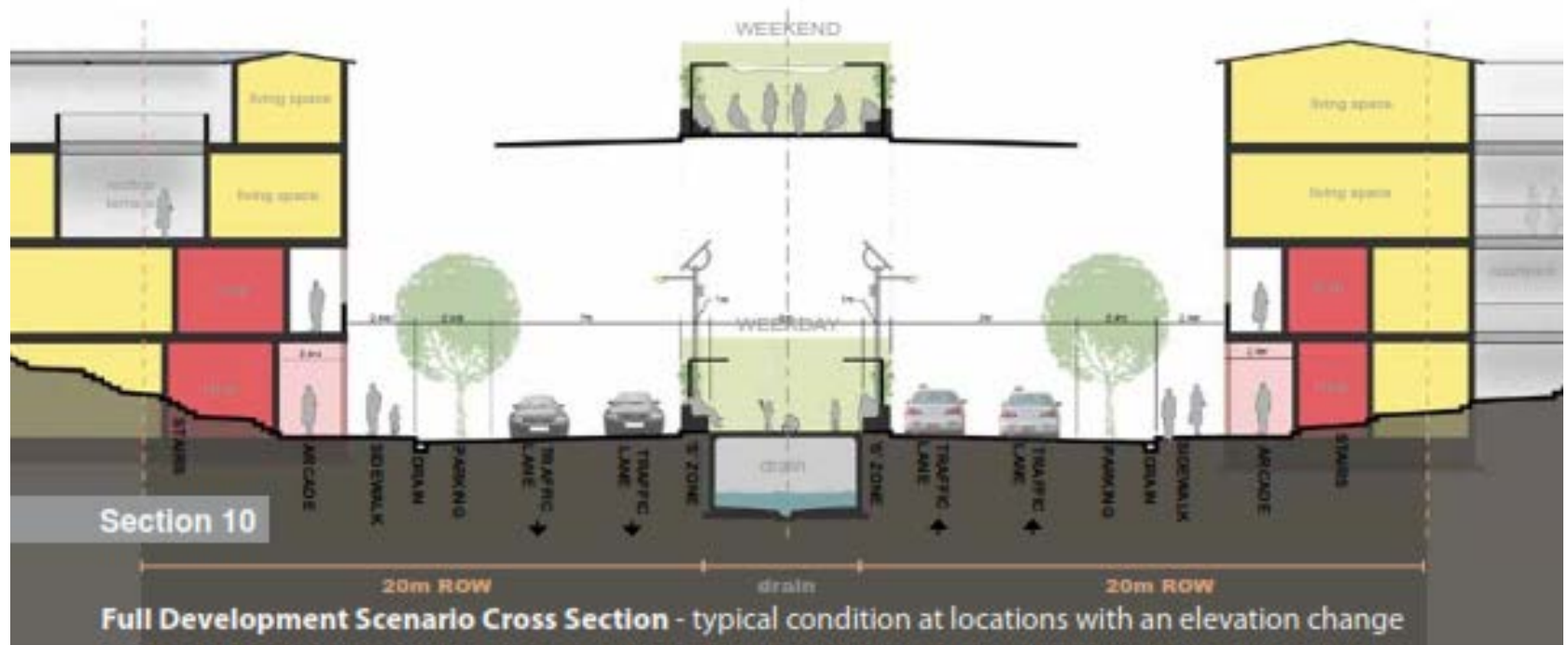
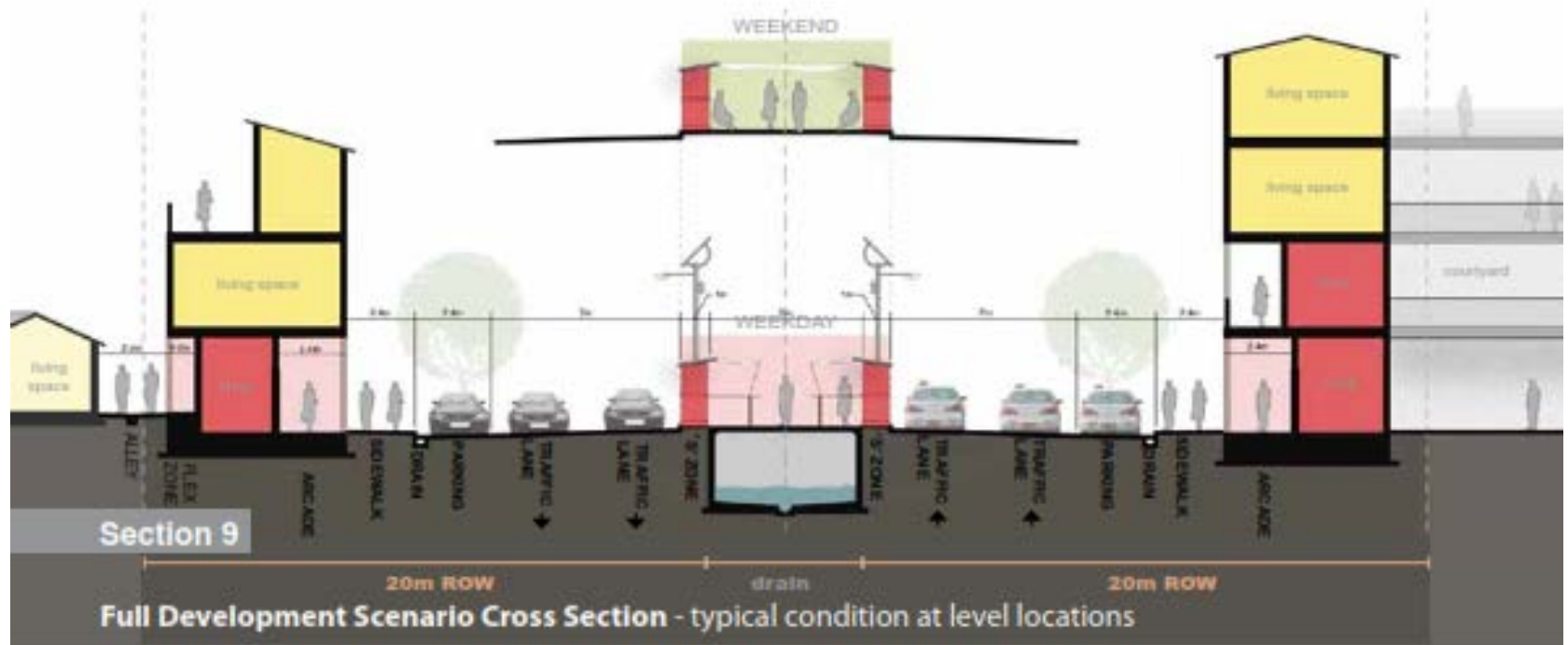
### SERVICE FUNCTION

- P** parking
- public toilet
- public waste disposal location
- health clinic
- community information
- vocational training center
- children's play area
- public seating area
- football field
- pedestrian crossing
- blocked pedestrian crossing
- pedestrian access stairs
- vehicle turnaround point
- tro-tro station
- manufacturing facility

## Nima-Maamobi Corridor - Site Plan of Incremental Development Scenario (15m ROW)

- LANDUSE AND ACTIVITY**
- vehicular routes
  - pedestrian routes
  - public space
  - public services
  - residential
  - mixed-use
  - commercial
  - existing buildings (mostly residential)



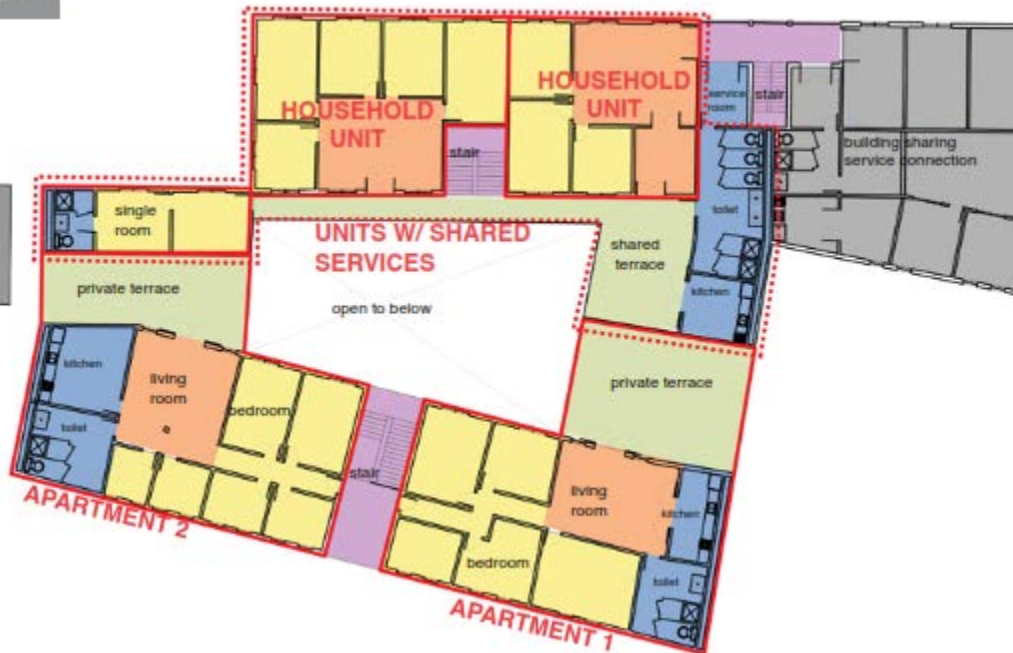


Floor Plan 2

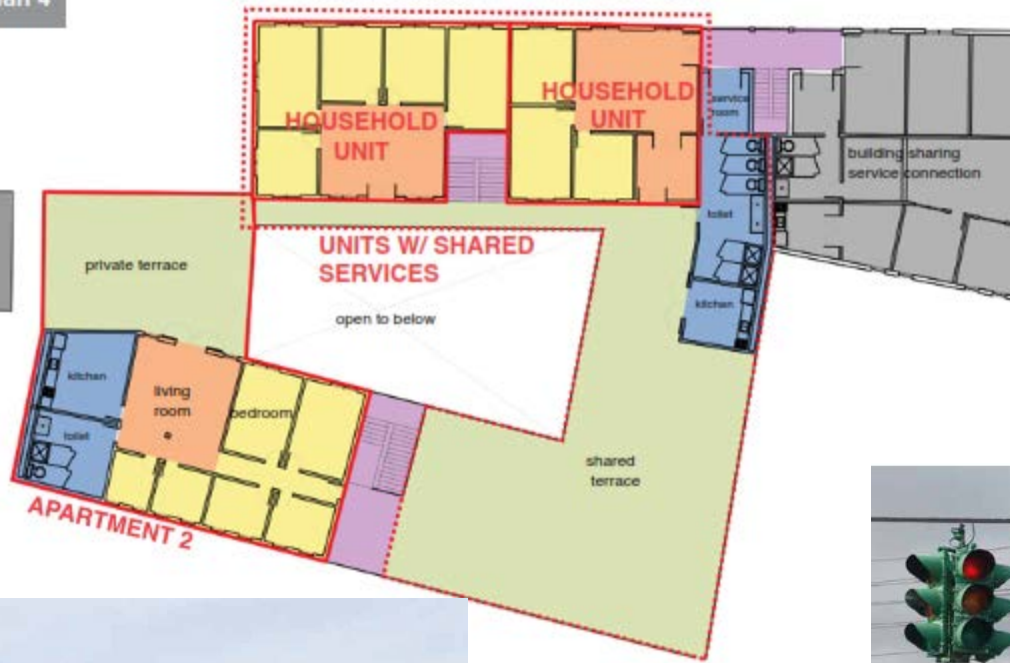
COMMERCIAL



Floor Plan 3



Floor Plan 4



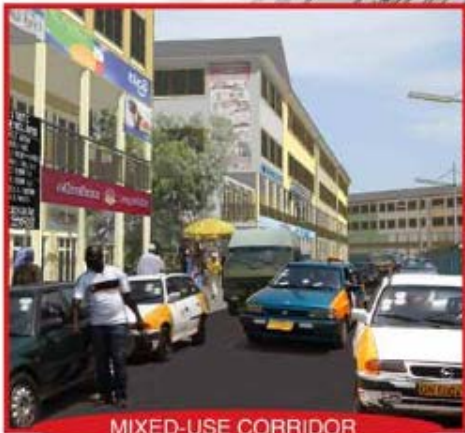
Visual 1: Envisioned usage conditions along corridor following complete redevelopment (20m ROW)



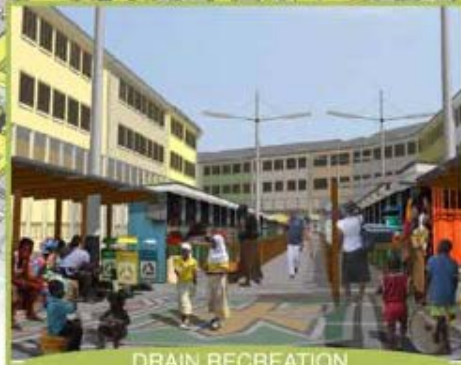
NIMA HIGHWAY ENTRY



DRAIN EVENTS



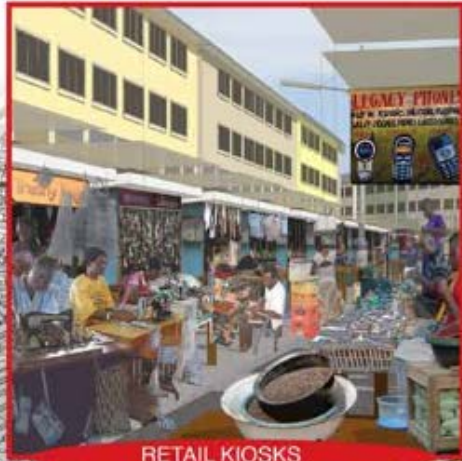
MIXED-USE CORRIDOR



DRAIN RECREATION

Visual 2: Envisioned entry from Nima Highway following complete development (20m ROW)

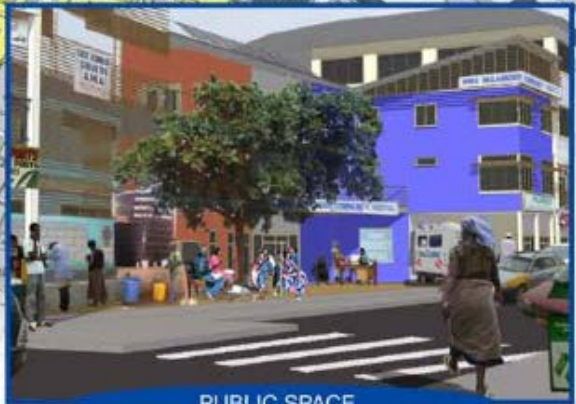




RETAIL KIOSKS



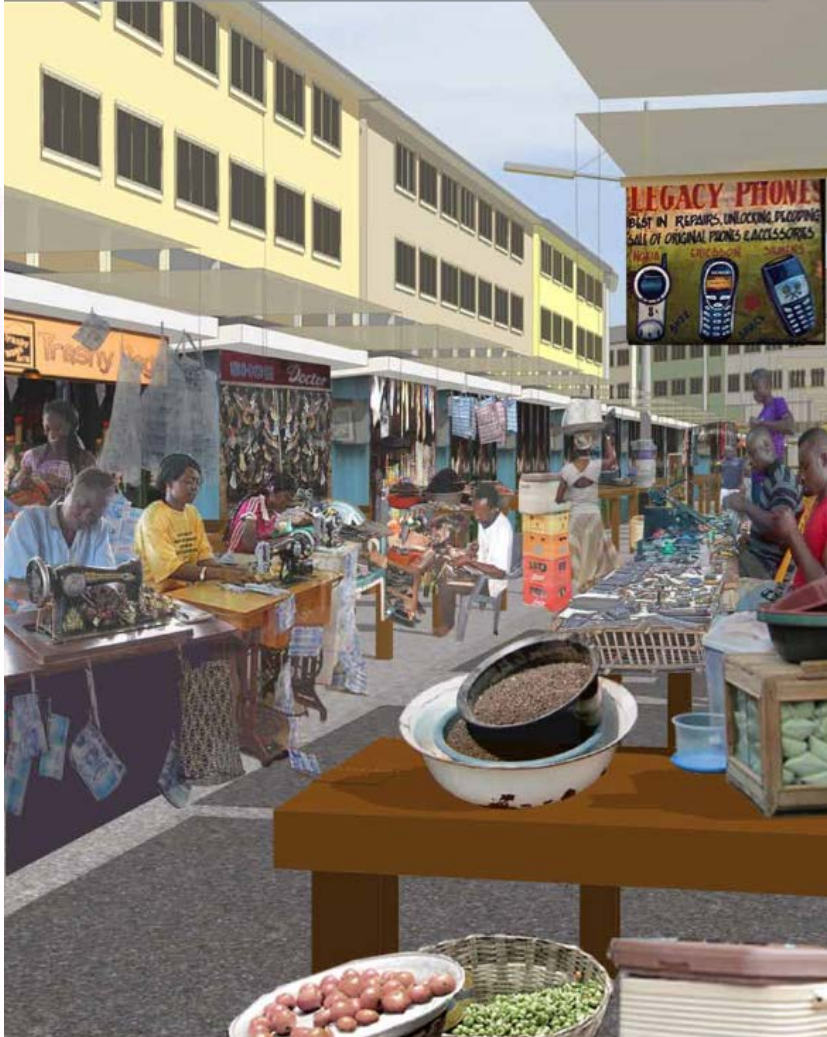
Visual 5: Envisioned drain surface condition following complete development (20m ROW)



PUBLIC SPACE



Visual 4: Envisioned weekday commercial kiosk activity on drain surface following full development



# WHO SPEAKS FOR THE URBAN POOR?



# What Is Slum Prevention?

*“What are appropriate Proactive measures that need to be undertaken to make sure that the rapid urbanization in developing countries does not compel additional migrants and urban dwellers to live in slums?”*

**SLUM PREVENTION REQUIRES THAT WE PROACTIVELY PLAN OUR CITIES AND TOWNS TO AVOID THE EMERGENCE OF NEW SLUMS**



**ESTABLISH EXECUTIVE CONTROL**

**DEVELOP REALISTIC TECHNICAL  
APPROACHES**

**CREATE EFFECTIVE INSTITUTIONS**



**Shanghai City Planning Museum**

Are We Learning From Best Practices  
Around The World?

Or

Just Moaning about Lack Of Resources?

# ADAPTIVE RE-USE OF PROPERTIES

## *OSU: An Example of Urban Regeneration*

The Laissez-faire Approach to Urban Development:



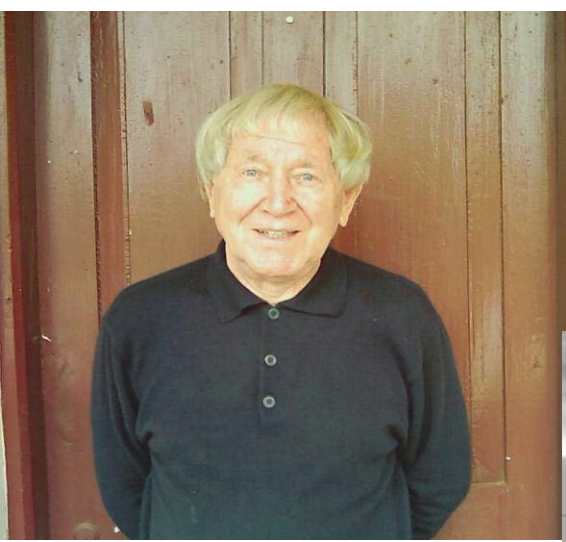
Osu "Oxford Street" is emerging as a commercial hub in Accra.

However, it is mainly private sector-led, haphazard, and growing more by chance than by design, and ..... without any ..... **VISION!!**



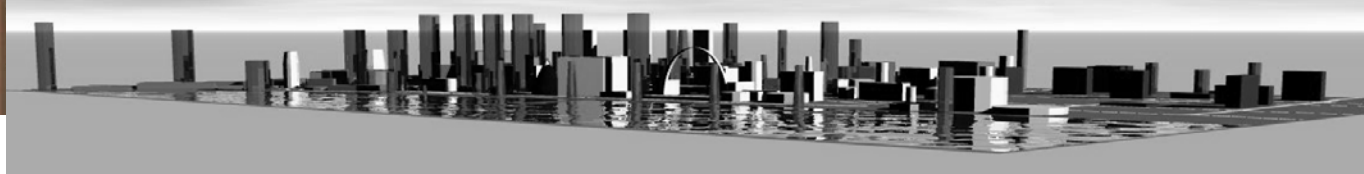
# The Szostek Principle:

- **The key challenge in Urban Design is the integration of Urban Traffic Management and Land Use Planning.**
- **Streets, Roads, Railways, Tramways, Walkways and Paths are to the City what Arteries and Veins are to the Human Body.**
- **In summary: “In Urban Design, seek Ye first the free flow of traffic, and all other things shall be added unto Thee.”**

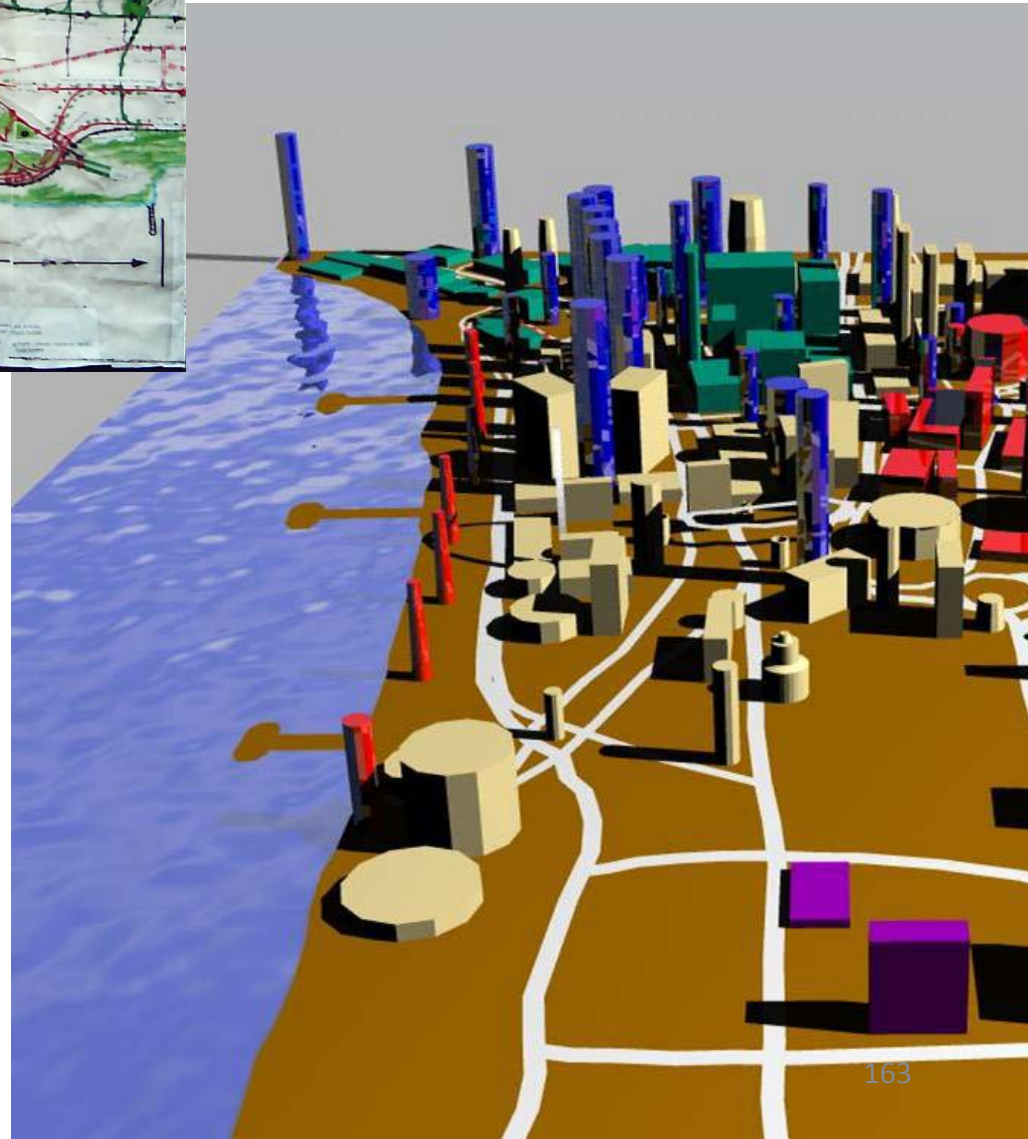


**Janusz Szostek**

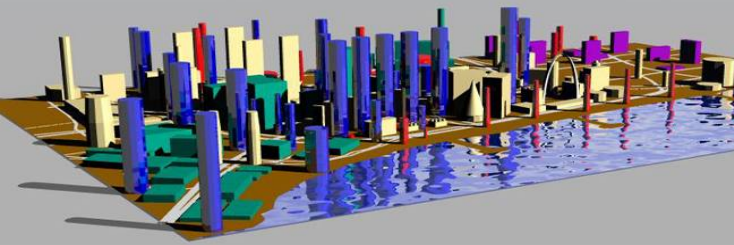
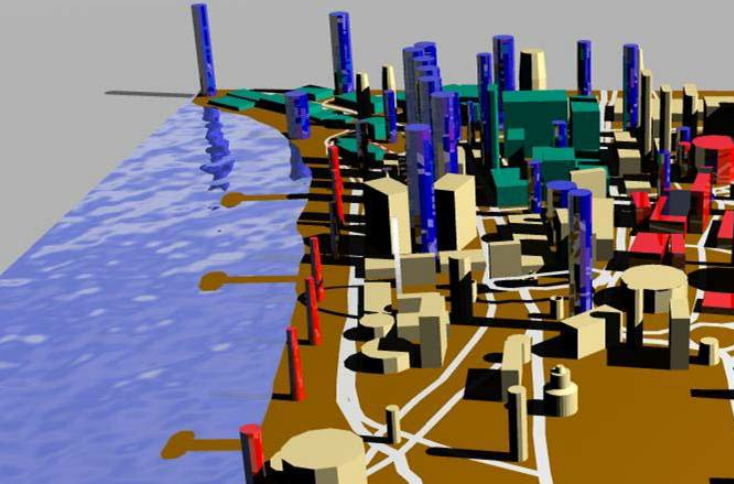
*Polish Technical Expert in Urban Transit & Urban Design*



# Central Accra Plan/ Model

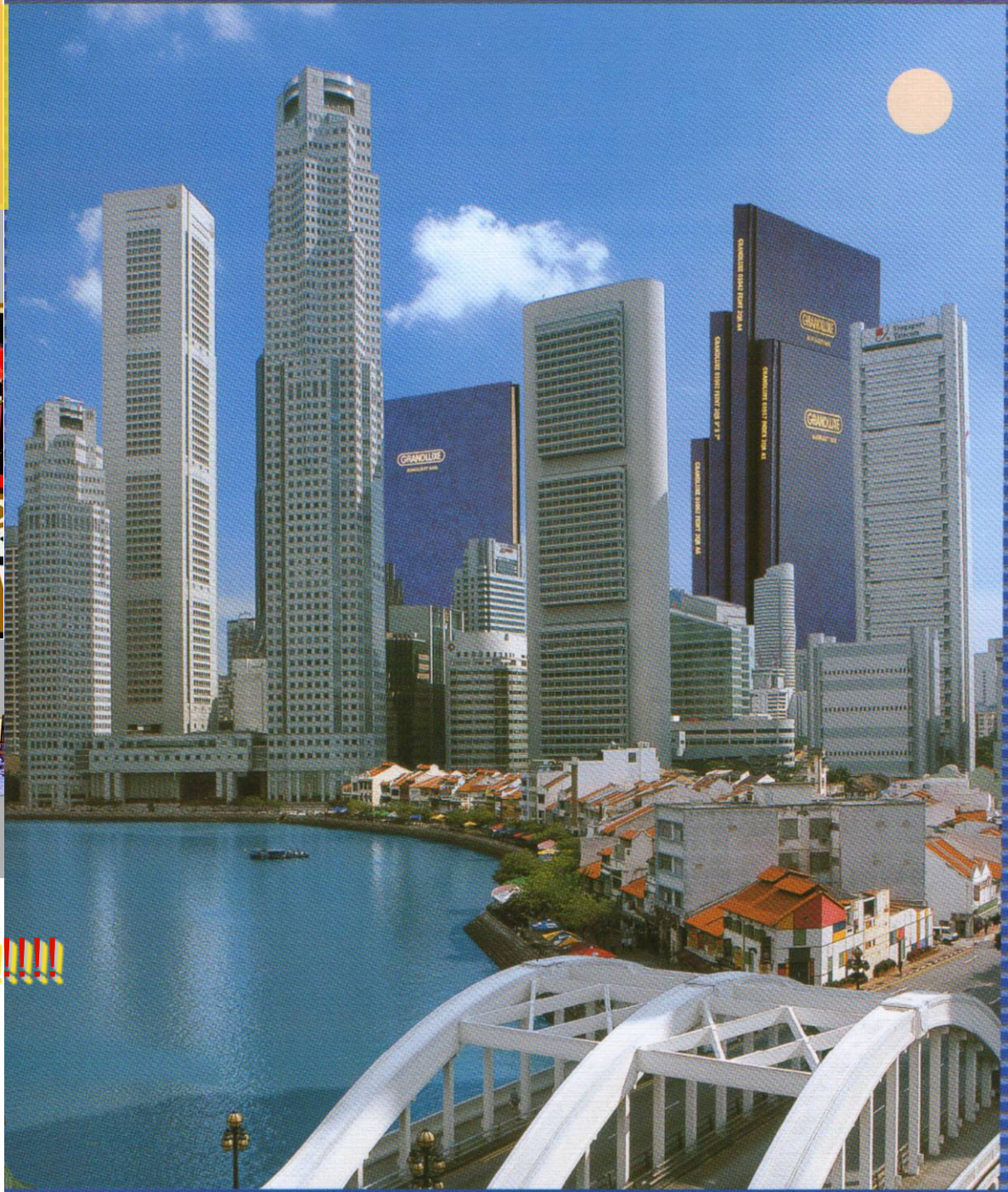


We can easily move  
from here .....



To THERE!!!!

And more.....



# THE URBAN POOR CAN SPEAK FOR THEMSELVES WHEN GIVEN THE SPACE ....



## IN PARTNERSHIP WITH .....

Professionals who are:

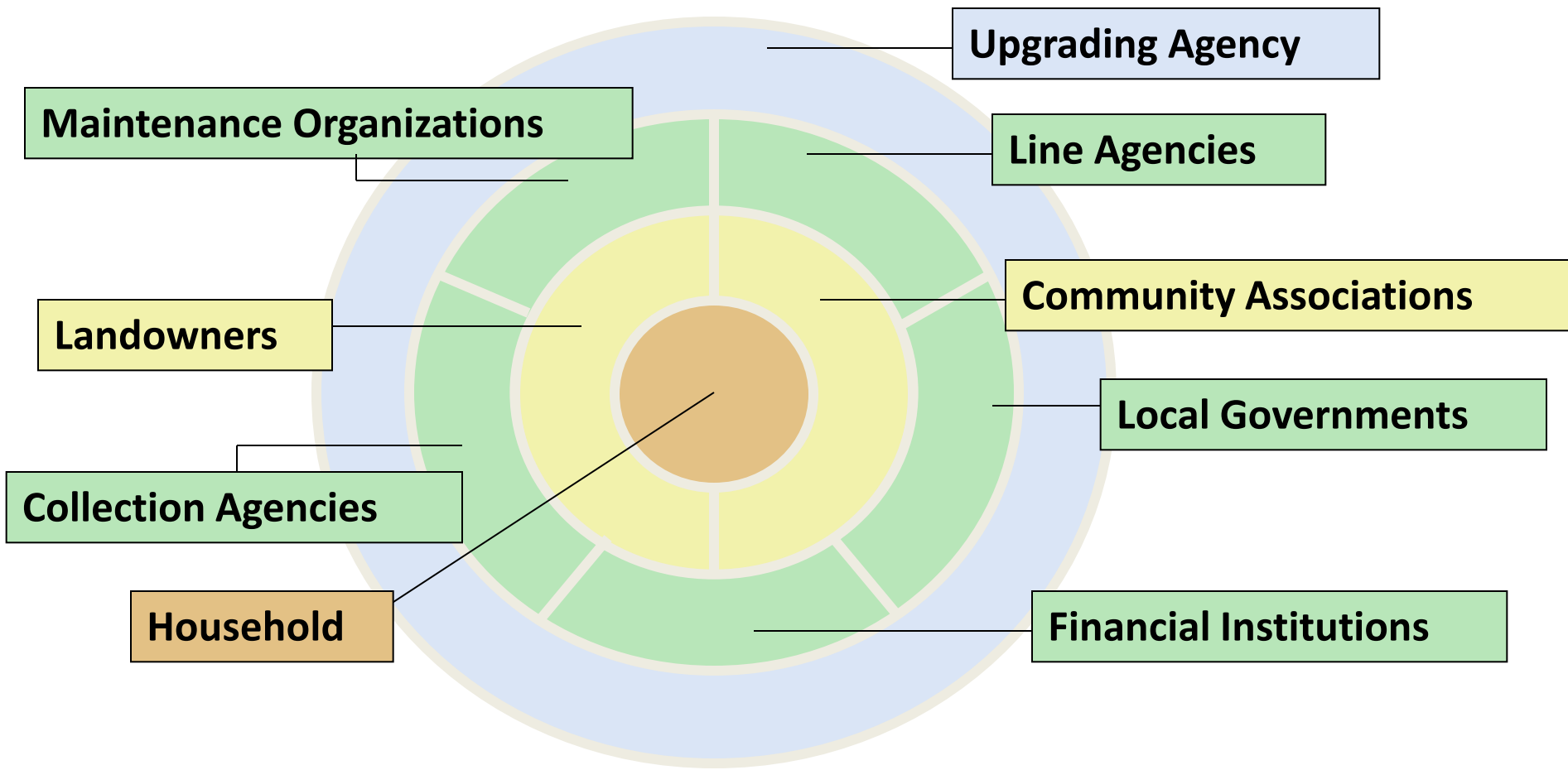
- problem-solvers,
- perceptive listeners, and
- creative thinkers

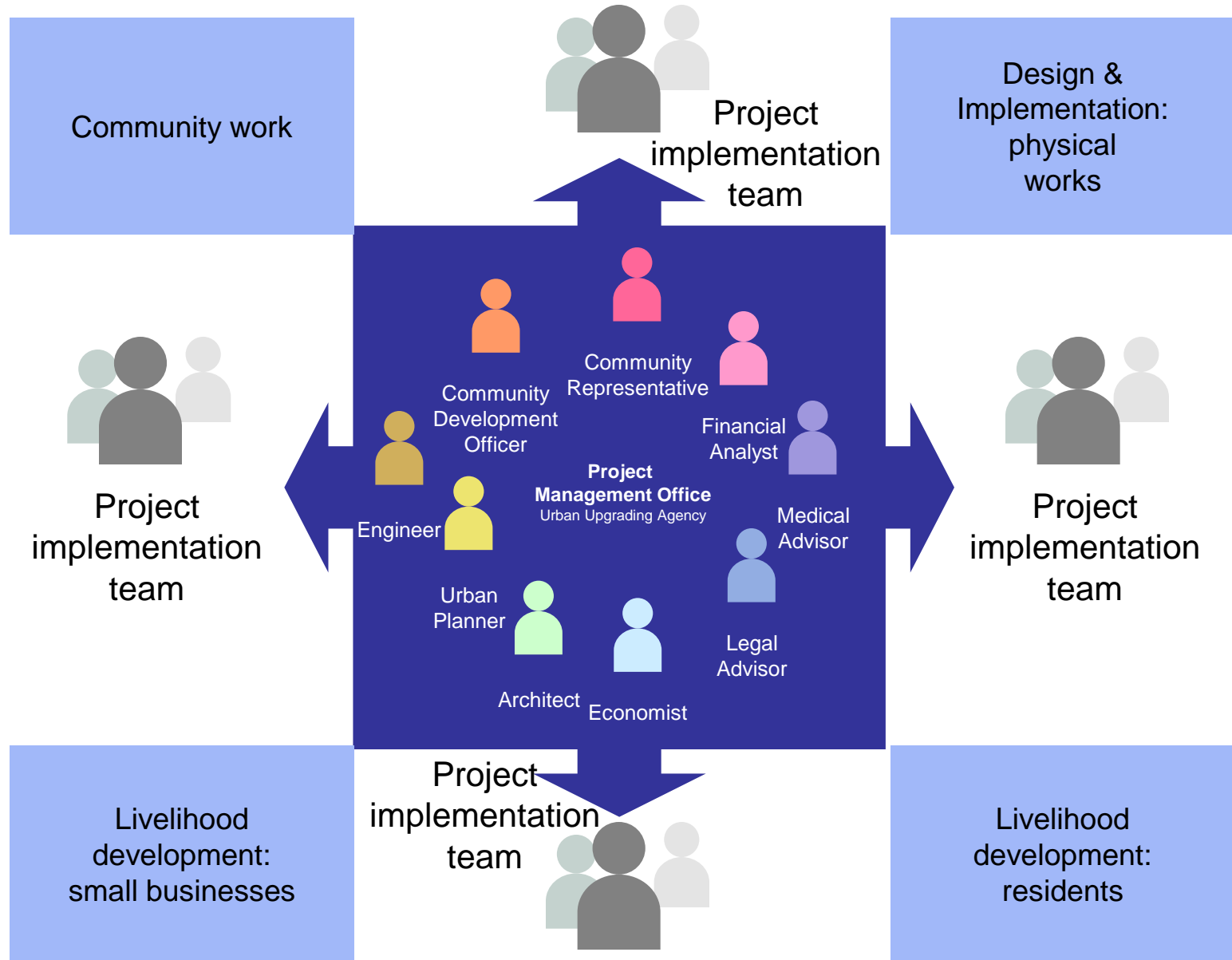
who can devise cutting-edge strategies while finding solutions.






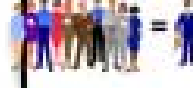
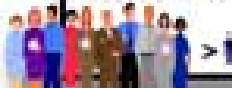


# Institutional framework





## FRAMEWORK OF PARTICIPATION AND STAGES OF PROJECTS

LEVELS OF PARTICIPATION	STAGES OF PROJECTS AND PROGRAMS				
	Initiate	Plan	Design	Implement	Maintain
NONE 					
INDIRECT 					
CONSULTATIVE 					
SHARED CONTROL 					
FULL CONTROL 					

- Municipalities continue to handle maintenance focused on large-scale, city-wide services and infrastructure

- Involvement of local people offers opportunity for innovation, income generation, and training.

- Communities become formally involved in maintenance.

- Communities assume some of the implementation, either together with municipalities or on their own.

- Projects are initiated at all levels by municipalities or as a result of community pressure. Important is a community role to avoid unneeded or inappropriate projects.

- Shared decisions are the most critical in effective participatory programs.



**All approaches need to be adapted to meet local conditions and foster local engagement.**



**Capacity building programs, including ‘on-the-job’ training, will help to increase the confidence and capability of public sector agencies at the municipality level to initiate and manage innovative partnership developments.**



## Why should we be in the Cities Alliance?



# Acknowledgements:

# The Cities

Alliance



World Bank Group / World Bank Institute

*Professor B. A. W. Trevallion & C. N. K. Boateng.*

Shanghai City Planning Museum

State Housing Company Ltd. & Construct Ilc

Tema Development Company Ltd.

**Seth Asiamah & Madhu Raghunath**



2006 – 2009 Medium Term Plan Preparation of AMA

Dar Al-Handasa  
*Richard Acquah-Harrison.*

*Ghanaweb.com*

# ***Thank You***

*www.britishempire.co.uk*