

KEY CHALLENGES FOR URBANISATION IN GHANA



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GPSC AFRICA REGIONAL WORKSHOP

Integrated Urban Development in Africa: Challenges and Lessons Learnt

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PRESENTATION OUTLINE



Country-Settlement Profile



Introduction



Key Challenges of Urbanisation



Institutional Governance



Waste Management



Development Control



Mobility & Transport



Environmental Management



Conclusion

Settlement & Population Structure of Ghana

Country: Ghana

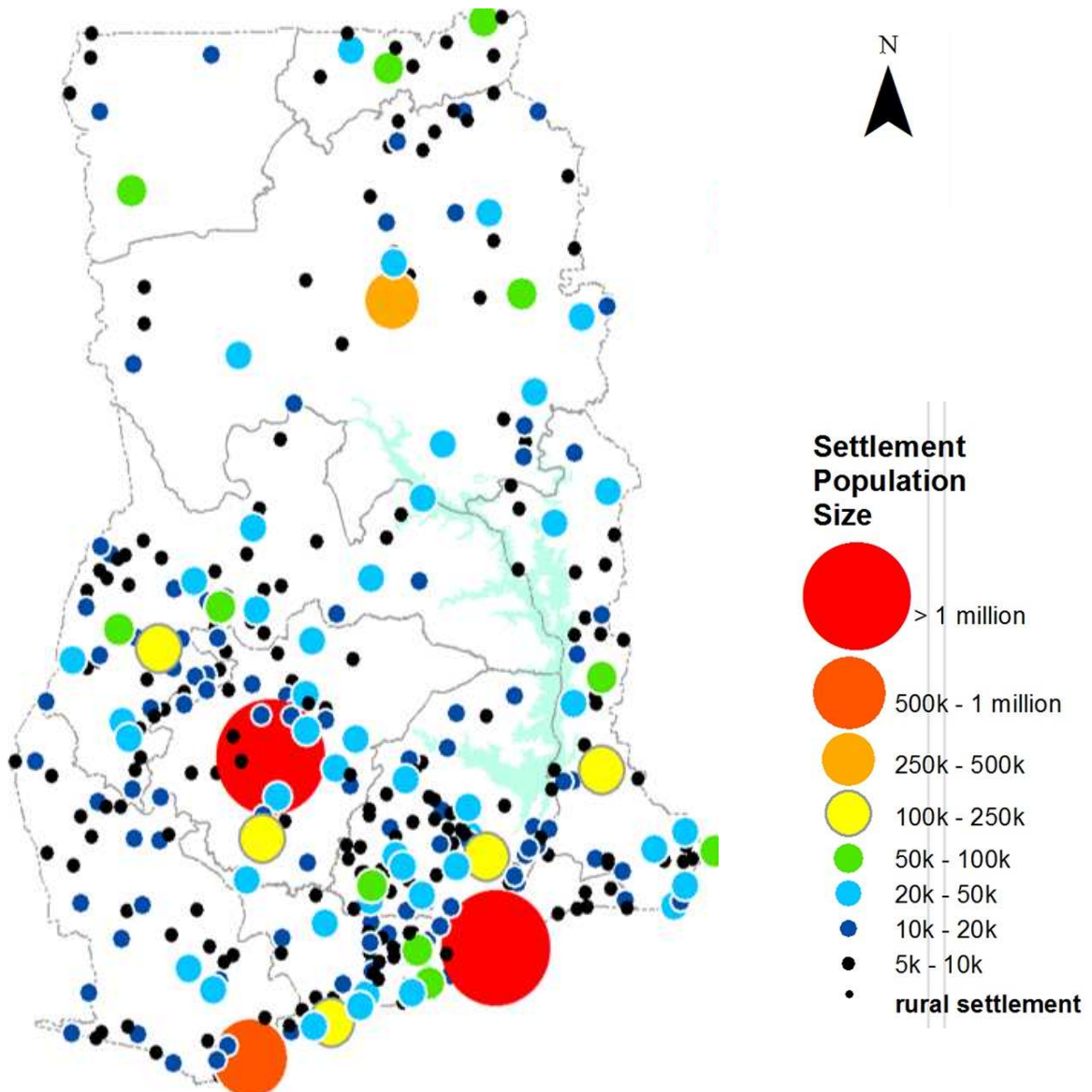
Capital: Accra



Est. Population: 29,370,493 (2018)

Location: 5 deg 33'N 0 deg 12'W / 5.550 deg N 0.200 deg W

Urban Settlement Size Class



KEY CHALLENGES OF URBANISATION

1 INSTITUTIONAL GOVERNANCE SYSTEMS

2 WASTE MANAGEMENT

3 DEVELOPMENT CONTROL

4 MOBILITY & TRANSPORT

5 ENVIRONMENT MANAGEMENT





1

INSTITUTIONAL GOVERNANCE

POLICY AND LEGAL FRAMEWORKS

Inadequate Policy Provisions to Facilitate Mobilisation of Capital Resources for City Level Infrastructure Projects

DECENTRALISATION PROCESS

Unsupportive Institutional Hierarchy Arrangements for Delivering on City-level Goals and Performance. Weak Urban Governance and Institutional Coordination

INTEGRATED URBAN PLANNING, DEVELOPMENT AND MANAGEMENT

Difficulty in Envisioning a Comprehensive Urban Development & Investment Process which is also Responsive to Workflows of Regular Public Sector Institutions

SUPREME COURT BUILDING



2

WASTE MANAGEMENT

COLLECTION SERVICE COVERAGE

High Cost in Matching up Collection Services with Rate of Waste Generation due to Increasing Population

About 75% of Waste is Collected Daily by Formal Groups
20% by Informal Groups. A Deficit of about 5% Remains Uncollected

FINAL DISPOSAL OF WASTE

Scarce Land and Technological Resource for Developing Sustainable & Final Disposal Systems





3

DEVELOPMENT CONTROL

HIGH DEMAND FOR HOUSING

1.7M Deficit in Urban Housing Stock Annually Leading to the Proliferation of Uncontrolled Informal Structures in Open Spaces in Built-up Areas

COMPLEX LAND MARKET DISPOSITION

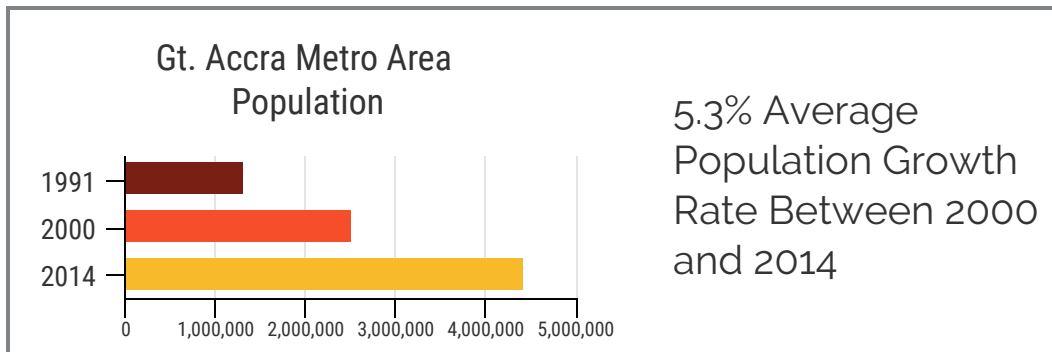
Indicative Land Management Systems and Private Tenure Holdings Encouraging Developments to run Ahead of Planning with a Gross Lack of Basic Services

CITY GROWTH AND SPRAWL DEVELOPMENT

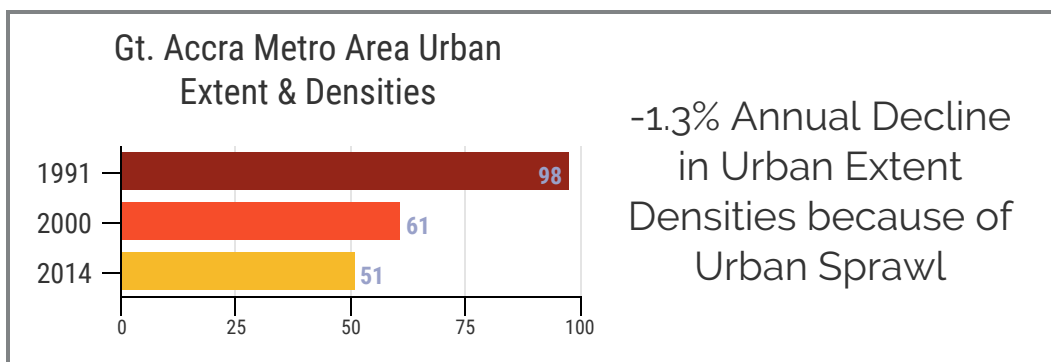
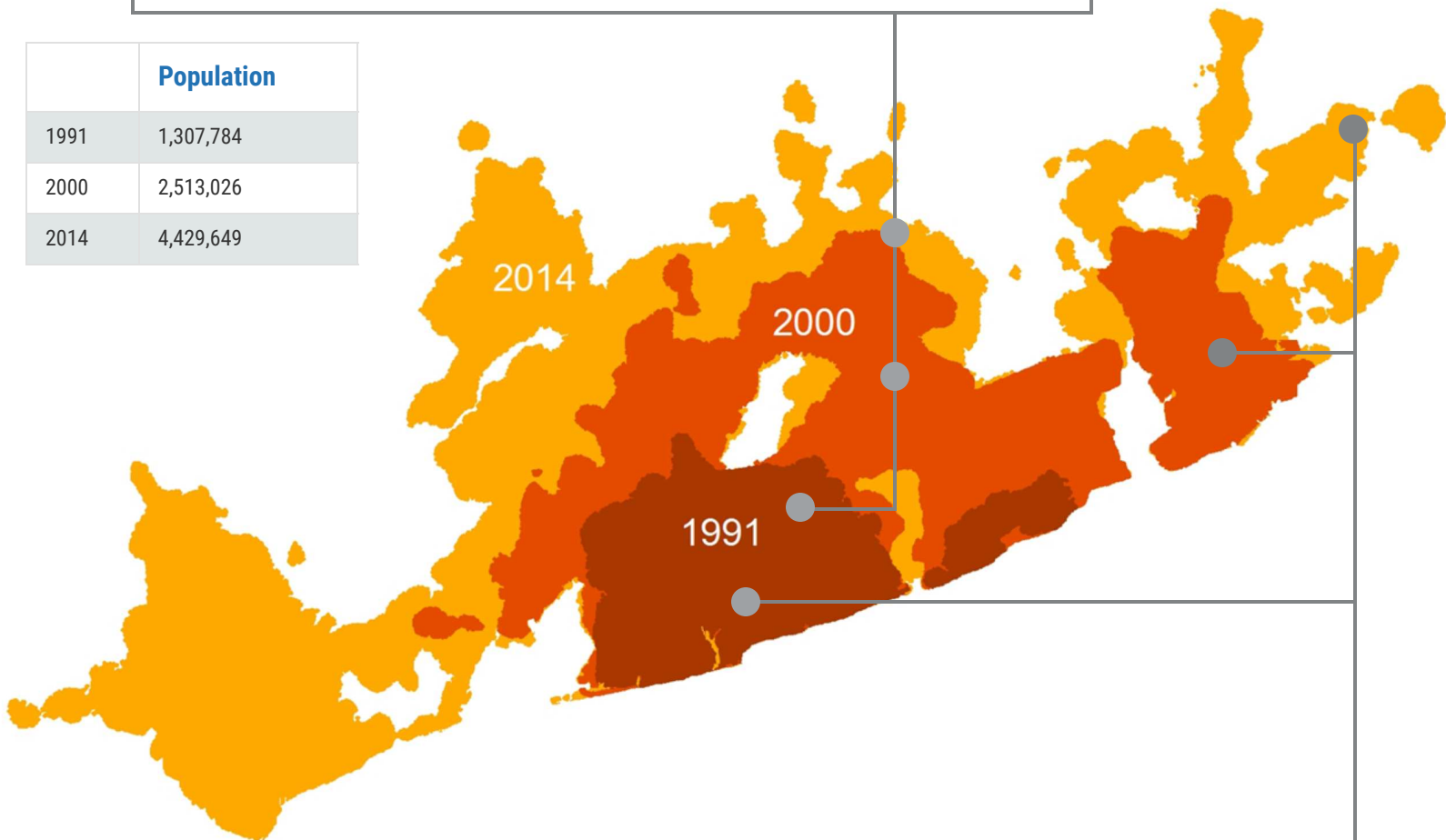
6% Annual Growth in Physical Developments.
Poorly Integrated Land-use Systems Putting Workplaces Far Away From Residential Developments



URBAN GROWTH BY POPULATION & PHYSICAL EXPANSION



	Population
1991	1,307,784
2000	2,513,026
2014	4,429,649



	Density
1991	98
2000	61
2014	51



3

DEVELOPMENT CONTROL

PUBLIC SPACE DEVELOPMENT

Declining Attention to Investment into Public Open Space and Community Benefit

URBAN ECONOMY AND WELFARE

Urban Areas in Ghana are Characterised with 'Urbanisation of Poverty'- that is, Urbanisation of People far Outweigh Urbanisation of Capital

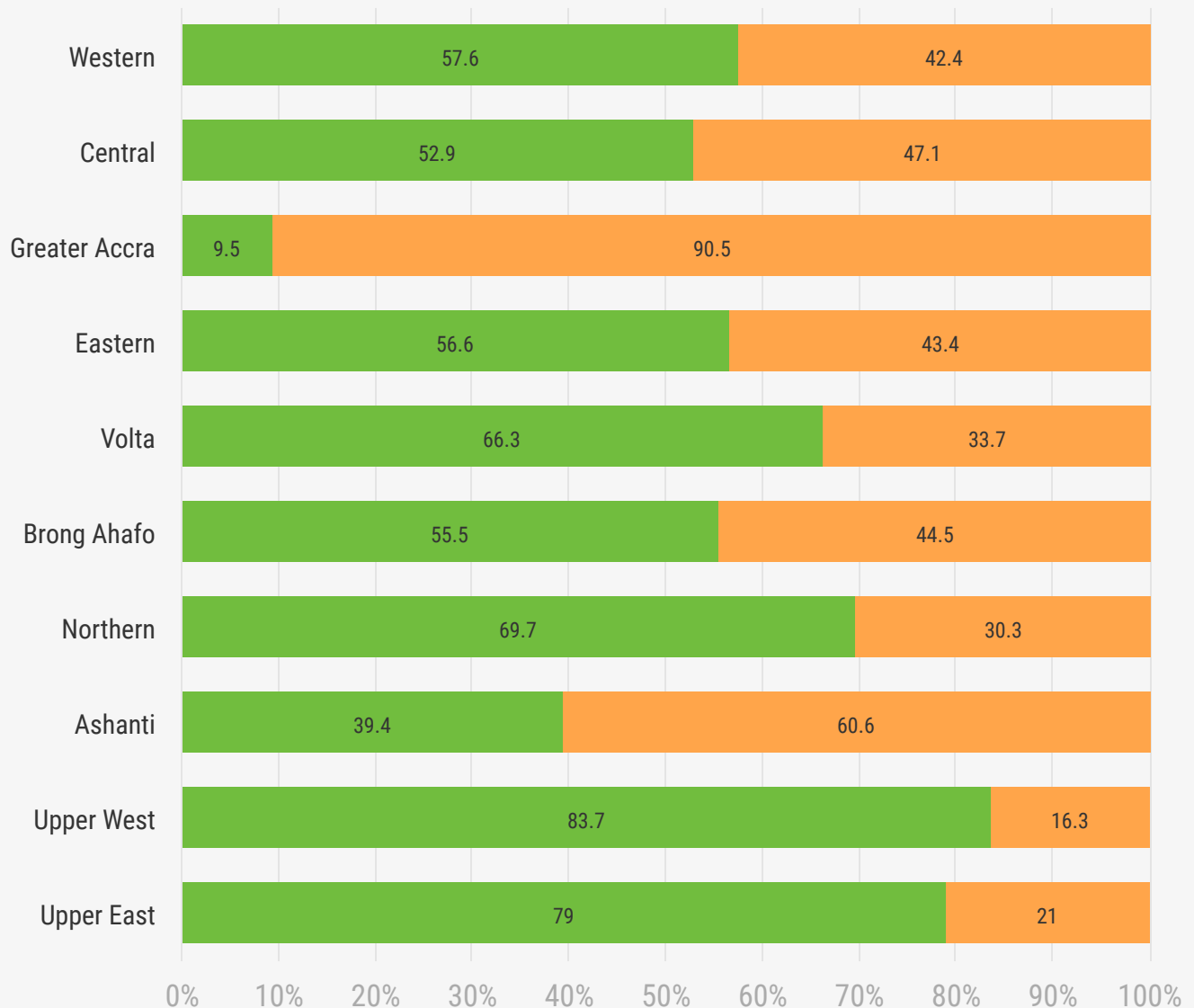
URBAN POPULATION AND SPATIAL GROWTH

Increasing Urbanisation at 51% Population with Growing Concentration of few Centres; especially Accra-Tema, Kumasi, Sekondi-Takoradi & Tamale



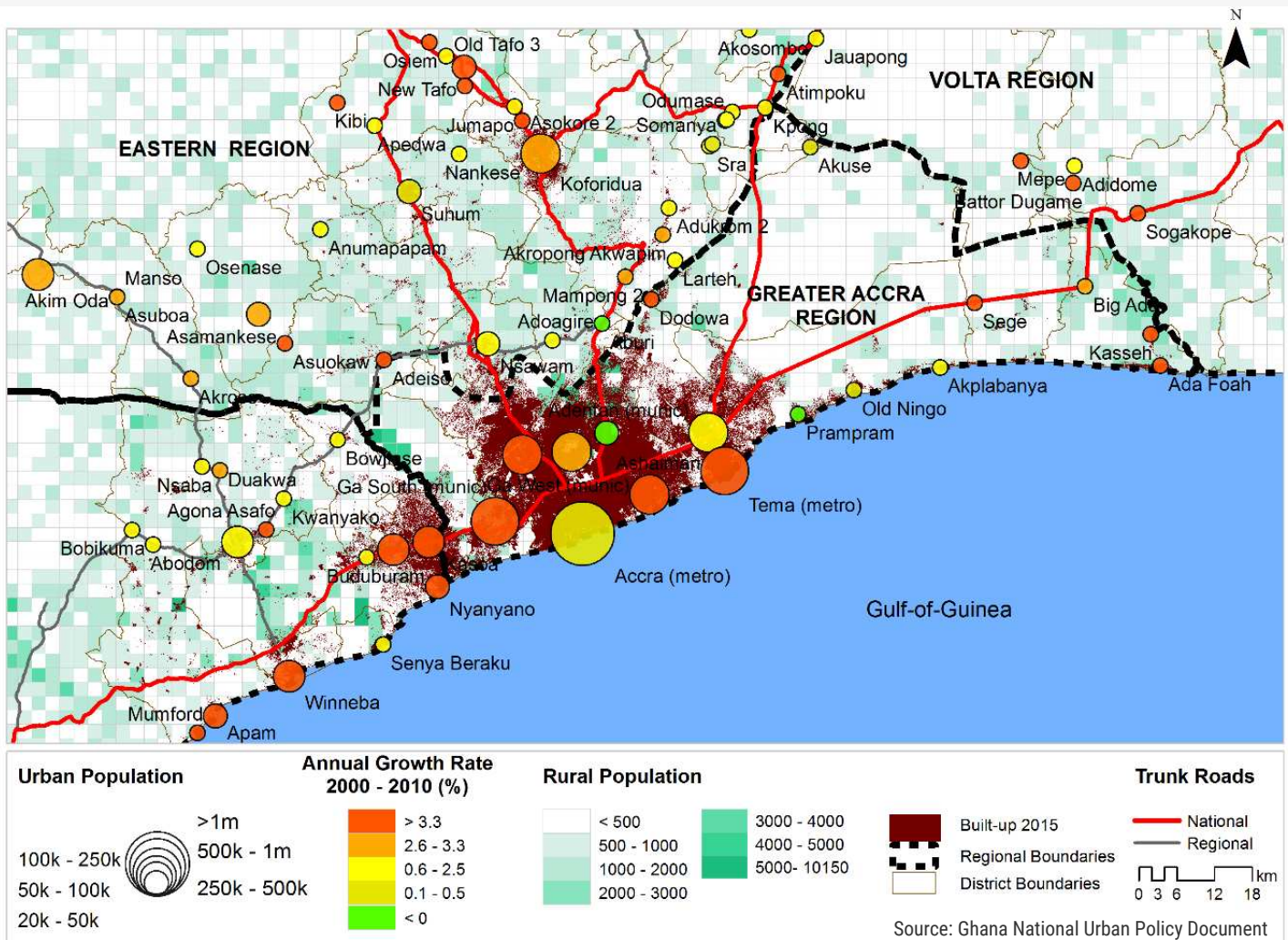
RURAL-URBAN STRUCTURE OF GHANA

Proportion of **Rural Population**
Versus
Proportion of **Urban Population**
by Region



DEVELOPMENT CONTROL

Urban Population Trends



Four Largest Settlements in Ghana together Inhabit 46.7% and 52.58% of the Country's Urban Population in 2000 and 2010 Respectively

4

MOBILITY & TRANSPORT

● INTEGRATED TRANSPORT PLANNING

Low Capacities in Planning for Integrated Land-Use and Transportation Services within the Public Sectors

● THE URBAN FORM AND URBAN DENSITY

Rapid Expansion in the Urban Extent is Fostering the Following:

1. Car Dependency for Commuters
2. Lower Densities which are not Supportive of Cost Effective Development of Infrastructure and Services

● EFFICIENCY IN URBAN TRANSPORTATION

Inefficient use of Available Road Space in Terms of Modes and Persons Trips; 70% of Persons Trips are by Public Transport which Utilises only 30% of Road Space in Accra & Kumasi, for Example.



5

ENVIRONMENTAL MANAGEMENT

● AIR QUALITY IN URBAN AREAS

- Deteriorating Air Quality especially along Major Transport Corridors and Industrial Enclaves
- High GHG Emissions Creating Heat Islands; That is People Moving from Hot Weather Areas to Colder Areas
- High Use of Charcoal as Energy Source for Cooking has Adverse Implication for Trees and Forest Resources

● UNDER-REGULATED INDUSTRIAL EFFLUENTS

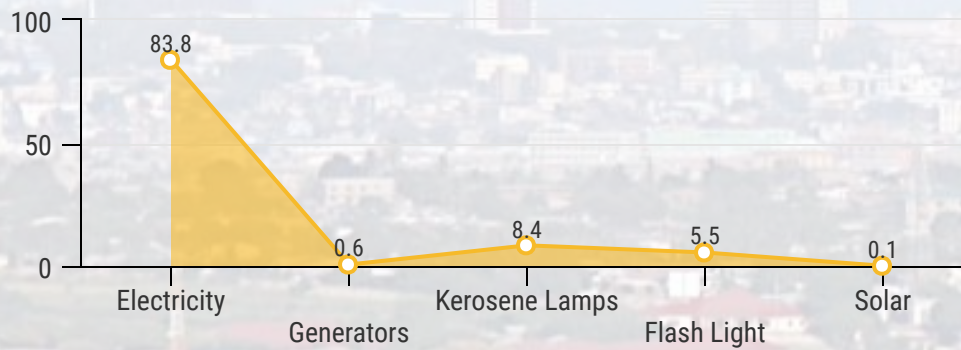
- Absence of Environmental Management Institutional Representation at the Local Government Level
- Weak Research Linkages Between Industry and Academia





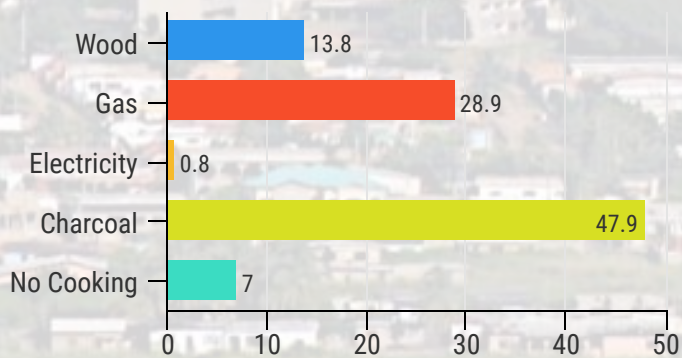
ENERGY

Lighting Source-Urban Communities



Source: Ghana Statistical Service, Oct. 2014

Sources for Cooking



Source: Ghana Statistical Service, Oct. 2014

IMPLICATIONS



Charcoal energy use being highest means more GHG emissions from domestic sources



Solar energy (sustainable sources) still unexplored for significant domestic use



CONCLUSION

- **FORWARD & BACKWARD LINKAGES**

Growing Urban Centres in Ghana Need to have a Generative Impact on Rural Development to Support Rural Life

- **GLOBAL GOALS (SDGs)**

Urban Areas in Ghana need to Internalise Indicators for Achieving the Relevant Sustainable Development Goals to their Local Economies

- **URBAN EMPLOYMENT**

Urban Areas in Ghana need to Generate Sufficient Urban Employment to Contain their Expanding Populations

