



URBAN DEVELOPMENT TRENDS IN GHANA AND ACCRA

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Presentation Outline

- Ghana's Macro-urban Environment
- Growth of Accra and Peri-urban Management Challenges
- Institutional and Policy Framework for Urban Development



Ghana's Macro-Urban Environment

- Rapid pace of urbanization and urban growth
- Skewed distribution of the urban population, more preference for the large cities and towns.
- Ghana will be an 'urbanized country' with over 51% of its total population living in urban areas by 2010, and a slow down in urbanization is unlikely to occur till 2030.

Ghana: Total Population and Percentage Urbanized, 1921-2010

Year	Total Population*	Percentage Urbanized
1921	2,298,000	7.8
1931	3,163,000	9.4
1948	4,118,000	12.9
1960	6,727,000	23.1
1970	8,559,000	28.9
1984	12,296,000	32.0
2000	18,912,000	43.8
2007**	23,000,000	49.0
2009**	23,800,000	51.0

*Population figures rounded up to the nearest thousand

** Projected estimates (UNFPA 2007, 2009).

Proportion Urban and Annual Growth Rate, National and by Region, 1960 – 2000

Region	Urban Proportion				Annual Growth Rate			
	1960	1970	1984	2000	1960-1970	1970-1984	1984-2000	1960-2000
All Regions	23.1	28.9	32.0	43.8	4.7	3.3	4.6	4.2
Western	24.7	26.9	22.6	36.3	2.9	1.7	6.1	3.8
Central	28.0	29.1	28.8	37.5	2.1	1.7	3.7	2.6
Greater Accra	72.6	85.3	83.0	87.7	6.1	3.5	4.8	4.7
Volta	13.1	16.0	20.5	27.0	3.9	3.5	3.6	3.7
Eastern	21.1	24.6	27.7	34.6	3.4	2.9	2.8	3.0
Ashanti	25.0	29.7	32.5	51.3	4.6	3.1	6.3	4.8
Brong Ahafo	15.6	22.1	26.6	37.4	6.1	4.6	4.7	5.0
Northern	13.0	20.4	25.2	26.6	7.6	4.9	3.1	4.9
Upper East	3.9	7.3	12.9	15.7	7.8	6.5	2.3	5.2
Upper West	5.0	6.7	10.9	17.5	4.0	5.7	4.7	4.9

Source: GSS (2005a, p. 129).

Distribution of Urban Sizes in Ghana (1970-2000)

Category (thousand)	1970		1984		2000	
	No.	Pop.	No.	Pop.	No.	Pop.
1000+	0	0	0	0	2	2,829,207
500-1000	1	624,091	1	969,195	0	0
100-500	2	490,318	3	793,783	4	1,147,963
50-100	2	140,254	4	276,981	8	544,163
20-50	13	369,848	19	529,266	38	1,127,988
5-20	101	844,227	155	1,338,651	298	2,680,923
Total urban	119	2,468,738	182	3,907,876	350	8,330,244
Urbanized pop. (%)	-	28.9	-	32.0	-	43.8

Source: Derived from 2000 Population and Housing Census (Owusu 2005b, 2008a)

Ghana's Fifteen Largest Urban Centres, 1970-2000

Town/City	Population			Contribution to Urban Growth	
	1970	1984	2000	1970-1984	1984-2000
Bawku	20,567	34,074	51,379	0.92	0.40
Agona Swedru	21,522	31,226	45,614	0.66	0.33
Ashiaman	22,549	50,918	150,312	1.94	2.29
Nkawkaw	23,219	31,785	43,703	0.59	0.27
Sunyani	23,780	38,834	61,992	1.03	0.53
Ho	24,199	37,777	61,658	0.93	0.55
Obuasi	31,005	60,617	115,564	2.03	1.26
Koforidua	46,235	58,731	87,315	0.86	0.66
Cape Coast	56,601	65,763	82,291	0.63	0.38
Tema Municipality	60,767	100,052	141,479	2.69	0.95
Sekondi Sub-metropolis	63,673	70,214	114,157	0.45	1.01
Takoradi Sub-metropolis	80,309	117,989	175,436	2.58	1.32
Tamale Metropolis	83,623	135,952	202,317	3.58	1.53
Kumasi Metropolis	346,336	496,628	1,170,270	10.29	15.49
Accra Metropolis	624,091	969,195	1,658,937	23.62	15.86
Total	1,528,506	2,299,755	4,162,424	52.79	42.83
Prop. to Total Urban Pop.	61.8	58.4	50.2		
Prop. to Total Population	17.9	18.7	22.0		

Source: GSS (2005, 130).

Migration and Natural Increase Contribution to Urbanization in Ghana, 1960-2000

Year	1960	1970	1984	2000
Total Urban Population	1,551,174	2,473,641	3,934,746	8,283,491
Urban Population (%)	23.1	28.9	32.0	43.8
Inter-censal Year	1960-1970	1970-1984		1984-2000
Growth Rate (%)	4.7	3.3		4.6
Migration (%)	54.5	25.0		37.4
Natural Increase (%)	45.5	75.0		62.6

Source: Derived from GSS (2005a, 2005b), ISSER (2007)

Projected Total Population and Proportion Urban by Different Variants, 2000-2025

Year	High Variant		Medium Variant		Low Variant	
	Total	%	Total	%	Total	%
2000	18,912,079	43.7	18,912,079	43.7	18,912,079	43.7
2005	21,134,518	47.7	21,134,501	47.6	21,134,218	47.5
2010	23,646,912	51.5	23,458,811	51.5	23,317,790	51.5
2015	26,590,856	55.4	25,950,150	55.4	25,335,351	55.4
2020	30,043,281	59.2	28,511,828	59.2	27,263,809	59.2
2025	33,990,005	62.9	31,311,437	62.9	28,965,593	62.9

Source: Derived from Projected Total and Urban Population (GSS 2005a, pp. 219-230).



Ghana's Macro-Urban Environment

- Inadequate urban housing and infrastructure.
- Increasing slum incidence and urban poverty:
 - Ghanaian slum dwellers estimated to be over 5 million representing about 58% of the total urban population in 2001, and growing at the rate of 1.8% per annum.
- Massive and rapid urban sprawl
- Ghana lacks a comprehensive urban and regional development policy.
- Overall, Ghana's development strategies have lacked an urban focus.



Ghana's Macro-urban Environment ...Cont'd

- Lack of disaggregated data and in general up-to-date information on cities in Ghana (see Yankson 2006).
- However, this limitation is even more challenging at the local level (that is, suburbs and neighbourhood levels).



Growth of Accra and its Peri-urban Management



Population Growth of Accra, 1960-2007

Year	Population
1891	20,000
1945	135,800
1960	338,396
1970	636,667
1984	969,195
2000	1,658,937
2006*	1,915,983
2007*	1,960,462

Relative Share of Population and Inter-Censal Growth Rates by Region, 1960-2000

Relative Share of Population					Annual Growth Rates (%)		
Region	1960	1970	1984	2000	1960-1970	1970-1984	1984-2000
All Regions	100.0	100.0	100.0	100.0	2.4	2.6	2.7
Western	9.3	9.0	9.4	10.2	2.1	3.0	3.2
Central	11.2	10.4	9.3	8.4	1.7	1.8	2.1
Greater Accra	8.1	10.6	11.6	15.4	5.2	3.3	4.4
Volta	11.6	11.1	9.8	8.6	2.0	1.8	1.9
Eastern	15.5	14.1	13.7	11.1	1.5	2.4	1.4
Ashanti	16.4	17.3	17.0	19.1	2.9	2.5	3.4
Brong-Ahafo	8.7	9.0	9.8	9.6	2.7	3.3	2.5
Northern	7.9	8.5	9.5	9.6	3.2	3.4	2.5
Upper East	7.0	6.3	6.3	4.9	1.5	2.6	1.1
Upper West	4.3	3.7	3.6	3.0	1.0	2.3	1.7
National	6,726,815	8,559,313	12,296,018	18,912,079			

Population Growth and Density Characteristics of Three Selected Neighbourhoods of Accra

Suburb	Census Year	Population		Land Size (in hectares)	Suburb density per hectare	Accra density per hectare
		Size	As % of Accra Pop			
Nima	1960	29,797	7.67	158.8	188.59	36.0
	1970	52,270	8.20	158.8	330.82	50.8
	1984	52,906	5.46	158.8	334.85	69.3
	2000	69,044	4.16	158.8	434.79	118.6
La	1960	24,325	6.26	588.8	41.31	36.0
	1970	39,771	6.24	588.8	67.54	50.8
	1984	55,648	5.76	588.8	94.51	69.3
	2000	81,634	4.92	588.8	138.64	118.6
Accra New Town	1960	13,880	3.57	110.6	125.50	36.0
	1970	36,630	5.74	110.6	331.19	50.8
	1984	40,935	4.22	110.6	370.12	69.3
	2000	45,130	2.72	110.6	408.05	118.6

Population of Some High Density Communities in Accra

Locality	Estimated pop.
Avenor	6,500
Abuja	450
James Town	12,589
Odorna (Adabraka)	1,500
Sodom and Gomorrah	10,600
Chorkor	22,645
Alajo	8,500
Teshie Old Town	35,410
Mampose	4,350
Sukura	30,197
Nima	69,044
Gbegbeyise	6,800
Nungua-Zongo	12,500
Liberia camp	250
La Old Town	81,684
Sabon Zongo	14,177

Source: Derived from AMA (2006).



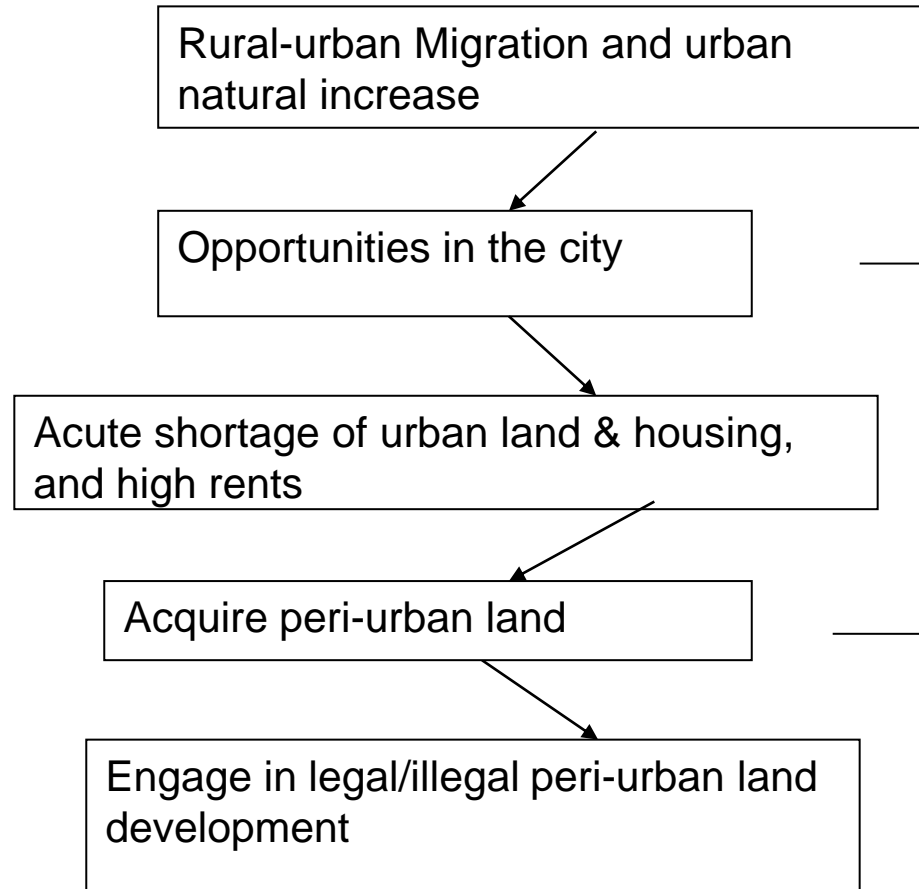


Growth Rates of Selected Fringe Communities of Accra and Kumasi, 1984-2000

Accra		Kumasi	
Community	Growth Rate (%)	Community	Growth Rate (%)
Anyaa	37.5	Tikese	35.2
Awoshie	32.7	Oduom	25.8
Tantra	25.9	Daban	20.7
Lashibi	25.5	Ahenema-Kokobin	16.3
Amanfrom	23.6	Atimatim	15.8
Gbawe	22.2	Esereso	13.3
Ogbojo	22.1	Krofofrom	12.7
Ashaley-Botwe	21.1	Achiase	12.4
Taifa	20.3	Maakro	12.3
Adenta West	19.1	Manhyia	11.8
Dome	16.9	Afrantuo	11.7
Sakumono	16.7	Ahwaa	9.9
Ofankor	14.3	Abuakwa	9.8
New Achimota	14.0	Fumesua	7.4
Pokuase	19.1	Kwamo	7.1
Ashaiman	6.8	Asaman	6.3
Madina	6.2	Asuofua	6.0
City (Accra)	4.3	City (Kumasi)	5.4

Process of Peri-urbanization

Path



Driving Factors

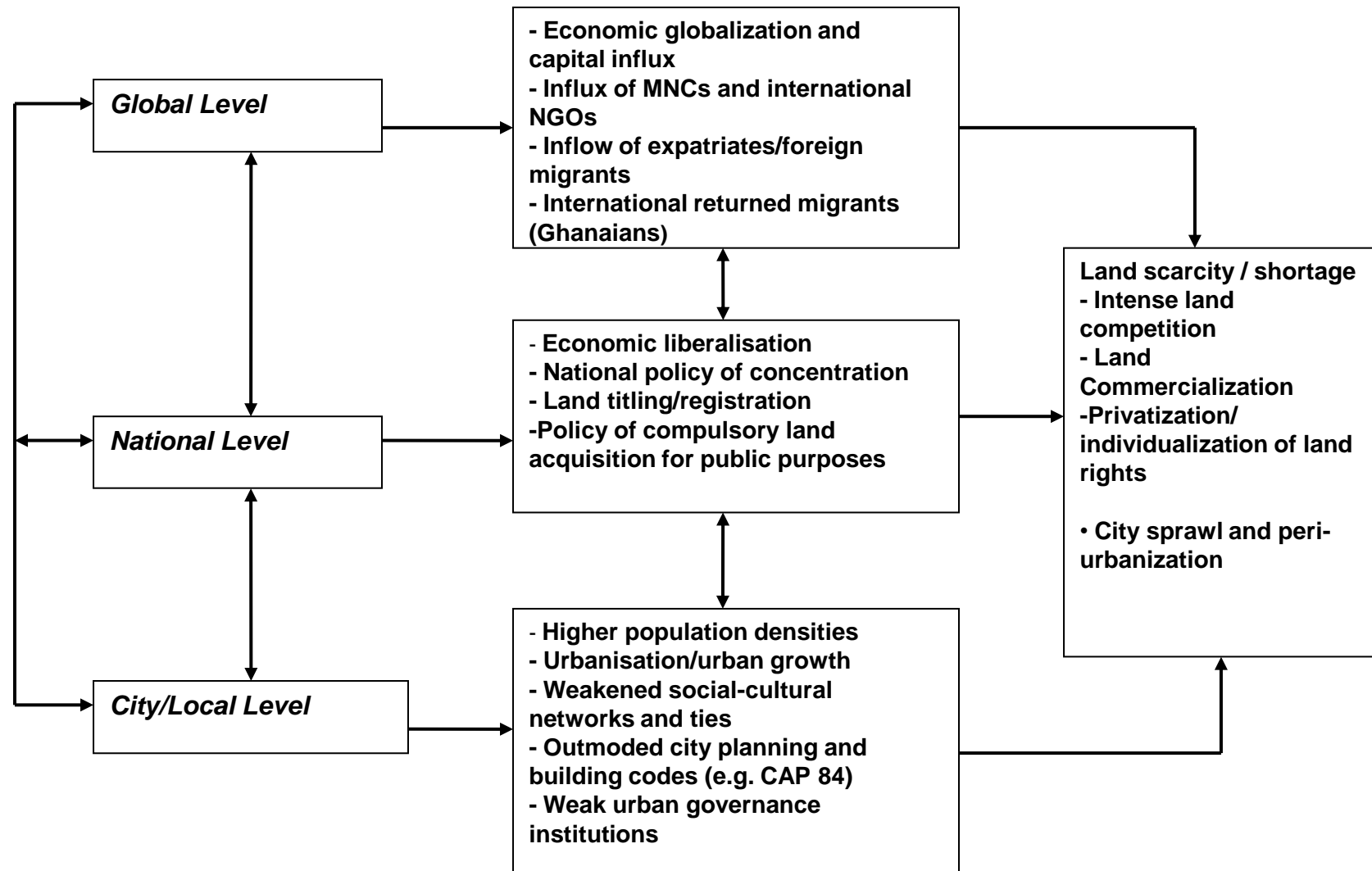
Pull and Push Factors

Overheated urban land market, lack of job opportunities, social-cultural networks and ties

Opportunities for survival in an urban setting



Analytical Framework of Spatial Levels and Factors Shaping Land Access and Urban Growth in Peri-urban Accra














Institutional and Policy Framework for Urban Development

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- Successive governments' interventions to urbanization and urban growth have been piece-meal and fragmented in character – lacking urban-specific focus.
 - History indicates no country in the industrial has ever developed without urbanization
 - Challenges of urbanization will not simply go away and for Ghana to harness the benefits, the nation must develop conscious and planned efforts which flow from a comprehensive urban policy

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- Ghana is yet to develop a comprehensive Urban Development Strategy (UDS) or an Urban Development Policy (UDP).
 - Until quite recently, no single Ministry nor Directorate within any Ministry was tasked with direct responsibility for urban development.
 - functions of such a Ministry or Directorate seem to have been subsumed in the responsibilities for urban development thinly spread among several ministries.
 - multiplicity of agencies involved in urban development has resulted in poor coordination and harmonisation of urban development issues.
 - Weak public policy and institutional focus has resulted in weak public expenditure patterns for effective urban infrastructure growth and services provision.



- Draft National Urban Policy (NUP) is in the offering. Policy provides a comprehensive response to urban development including the environment and climate change.

- Overall policy objective of NUP is to ensure the achievement of sustainable urban development which would meet the needs of society, make our economy grow and remain habitable for generations to come.
- Achieving NUP policy objectives implies an integrated urban development with respect to the three pillars of sustainable development – society, economy and the environment – now and in the future.



Conclusion

- Need for comprehensive urban and regional development policy, which addresses urban and rural development challenges and strengthens rural-urban linkages.
- Need for civil society and development partners advocacy for pro-urban development agenda
- Strengthening local government institutions, especially sub-district structures, and overall decentralization agenda.



End of Presentation, Thank you