STMA

CITY SPATIAL DEVELOPMENT PLAN [2010-2013]
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Forward

As the oil industry is gradually impacts on the urban development pattern of the Sekondi-Takoradi, the third largest city in Ghana, attracting a lot investment into the city, there is need to understand the spatial dynamics of the entire city and how the major centers of development are functionally related. The challenge of urban management is the translation of development intervention into spatial representation so as to guide city managers. In the absence of such spatial information and understanding of how space is organized, development will continue to be chaotic or at least be lop-sided.

CHF International and STMA staff who have worked over the last few months to design this City Spatial Development Plan. The series of maps in the plan provide adequate information for city manager of the Assembly to judiciously manage the people's resources and channel them for balance development. The Spatial Development Plan is intended to promote the efficiency and economy in the process of development including, among other things, adequate provision for transportation; the provision of urban services, the reduction of flood waters, and other dangers; distribution of population, land management; the promotion of good civic design and arrangement; efficient expenditure of public funds; and the adequate provision of public utilities and other public requirements. This document will help us to validate the appropriateness of infrastructure and service provision in the city.

On behalf of management of the STMA, my sincere thanks go to CHF International and the staff of Sekondi-Takoradi Metropolitan Assembly who have contributed to the preparation of the Sekondi-Takoradi City Spatial Development Plan.

Hon. Captain (Rtd) Anthony Kwadjo
The Mayor, Sekondi-Takoradi Metropolitan Assembly
May 2011
Acknowledgements

An exercise of the scope of the City Spatial Development Plan requires support and cooperation of all. The CHF International wishes to thank all, Departments and Agencies within Sekondi-Takoradi Metropolitan Area as well as members of the committees that were constituted to support the exercise, and individuals who rendered invaluable technical and professional services during the implementation of the City Spatial Development Plan. The contributions of others, namely the media, for their coverage of the programme and the general public for providing the required information, are gratefully acknowledged.

We acknowledge the Sekondi-Takoradi Metropolitan Assembly Central Administration and the Decentralized Departments for their support – Metropolitan Chief Executive, Coordinating Director, Chairman of the Development Planning Sub-Committee, The Presiding Member (Representing the Political Authority), Director Essikado Ketan Sub Metro, Director Sekondi Sub Metro, Director Takoradi Sub-Metro, Director Effia Kwasimatisim Sub Metro and the Metropolitan Planning Unit. Others are Metro Works Department, Metro Finance Department, Budget Office/Department, Department of Urban Roads, Waste Management Department, Environmental Health Department, Metro Education Office, Metro Health Office, Department of Social Welfare, Department of Agric, WERINGO, Fire Service, Regional Police Office and District Police Command Sekondi, District Police Command, Takoradi for providing technical assistance and input for further data analysis and data dissemination.

We are especially grateful to our donors for the financial support – USAID and Bill & Melinda Gates Foundations, for funding this process throughout: data gathering, data analysis and data dissemination.

Much diligence has been exercised in compiling this City Spatial Development Plan and we wish to acknowledge the immense contribution of the Metropolitan Development and Physical Planning Units of the STMA. The GIS Specialist and Lucie Gobin who designed all the mapping, the CHF team in STMA for meticulously going over and effecting necessary changes; the review team who checked spelling of locality names and possible distances from localities to nearest facilities; and the Reconciliation Team that helped to assemble the needed data for the publication.

While accepting full responsibility for the conduct of the City Spatial Development Plan I wish to express gratitude to all these individuals for their effort because it lightened my duty of coordinating the activities.

Sandrine Capelle-Manuel
Country Director, CHF
Section 1: Background to STMA City Spatial Development Plan

As one of Ghana’s fastest growing cities, Sekondi-Takoradi is experiencing a steady increase in population (3.25% current annual growth rate). Its population is likely to be 550,000 by 2020. The growth is spurred by the advantages conferred on the City by oil find in the Western Region and entrepreneurial capacity incubated through a series of private and government actions. Besides, Sekondi-Takoradi enjoys a favorable climate, an optimal quality of life and social diversity. The City has earned the title of “Oil City”. However, while the Oil based formal sector accounts for less than 5% of its economy, the informal sector contributes 60-70% (. 2000 Pop. and Housing Census)

Sekondi-Takoradi’s advantages places it on the threshold of the status of an International City. A concerted effort towards developing new functions, especially high value service sectors, upgrading the City’s infrastructure including transport, public amenities and logistics, and provision of housing options within the larger natural environment will contribute to the City’s economic dynamism.

Salient Features of the Draft Spatial Development Plan
- Sekondi-Takoradi Metropolitan Area (STMA) – 49 sq. km
- Area for development - 39 sq. km
- Open space, wet and agricultural areas - 6 sq. km
- Projected population (for 2020 within STMA) – 550,000
Issues and concerns facing Sekondi-Takoradi today
Like any growing city, Sekondi-Takoradi has its share of concerns that need immediate attention. Provision of housing, civic and social amenities and alternate modes of transportation, protection of natural areas and supply of adequate infrastructure facilities are some of the concerns. Strategic planning with a focus on urban management, and a clear definition and coordination of institutional roles is essential.

Sekondi-Takoradi City Spatial Development Plan
The first step towards the development of a City Spatial Development Plan for Sekondi-Takoradi was initiated with the Medium Term Development Plan (MTDP), prepared by the Sekondi-Takoradi Metropolitan Planning Unit and Town and Country Planning Department.

CSDP Process

The National Development Planning Commission Act, (Act 480) and the Local Government Act, (Act 462) provided the basis for all local authorities to prepare Medium Term Development Plans (MTDP) to guide the process and content of change towards the desired state of the society. As a result, a 2010-2013 medium-term plan was outlined. Strategies drawn to support urban development were not mapped in this document. Therefore, Sekondi-Takoradi Metropolitan Assembly and CHF International Ghana decided to direct the project towards MTDP 'spatialization' and the result was Sekondi-Takoradi City Spatial Development Plan (2010-2013).
Figure 1: CSDP Process Diagram

For the purpose of carrying out this City Spatial Development Plan mapping exercise, a City Spatial Development Plan Technical Team comprising STMA staff (Development Planners, Physical Planners, and GIS Experts) and CHF International (Urban Planners and GIS Expert) was formed. CHF International supported the preparation of the maps through technical assistance including procurement and of Arc GIS software and training STMA Staff in the use of the software. The focus of the financial assistance was basically for primary data collection. CHF provided technical direction in digitizing the data and building the maps, based on data and maps available for the exercise.

Methodology and Approach

Defining the use

In order to commence with the Spatial Development Plan exercise, there was a need to first establish how the generated maps would be used. The use guided the team to select the data, maps and the general methodology for the exercise. The main purpose of this mapping exercise is to display the spatial dimensions of Sekondi-Takoradi Medium Term Development Plan. The maps are expected to serve as a basis for implementing the development strategy, and for general evaluation of geographically oriented actions. The Spatial Development Plan maps, as produced, will be useful for:

- STMA, Central Government and other development agencies in setting priorities and geographical targets to implement Medium Term Development Plans;
- Prioritizing the direction of resources to poverty-stricken areas in Sekondi-Takoradi;
- Facilitating pro-poor urban planning, project formulation and resource allocation at local level;

Data and Existing Maps Collection

Key stakeholders were identified and requested to provide existing maps and data in their outfit to aid the preparation of the Spatial Development Plan (2010-2013). The institutions include: Ghana Health Service, Ghana Education Service, Ghana Water Company LTD., Electricity Company of Ghana, Community Water and Sanitation Agency, Urban Roads, Feeder Roads, Ghana Tourism Board, Ghana Police Service – Sekondi/Takoradi, Ghana Fire Service, Waste Management Department, Environmental Health Department, NADMO – Sekondi.

The data so collected were validated through Focus Group Discussions, Forums, Presentation and Validations with members from some communities and City Spatial Development Plan Technical Team. The maps were designed using state-of-the-art technology consisting of an innovative and robust spatial data infrastructure at the metropolitan level. It comprises of a Geographical Information System (GIS), a Management Information System (MIS) and comprehensive data models enabling a plan that is up-to-date.

The Sekondi-Takoradi City Spatial Development Plan - 2015, covers a Local Planning Area of 494 sq. km and consists of 50 communities, 4 sub-metropolitan councils. It serves as the foundation for developing strategic plans and local area plans, and finally, designing communities.

What does the City Spatial Development Plan comprise of?
The City Spatial Development Plan contains sets of maps and documents in six sections.
Section 1 Background, Issues and Methodology
Section 2 Governance and Administrative maps
Section 3 Thematic maps of basic infrastructure and services
Section 4 The Structure Plan (showing the growth poles)
Section 5 Existing Land Use Maps
Section 6 Proposed Land use recommendations
Section 2: Governance and Administrative maps
Section 3: Thematic maps of basic infrastructure and services

The plan considers the present situation, the various growth trends at work and future issues. It integrates key influencing factors including the City's natural environment, its heritage, and issues of economic efficiency and social equity.

Figure 2: Main Themes

<table>
<thead>
<tr>
<th>Theme</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>Depicts the railway and road network. It however does show surface conditions.</td>
</tr>
<tr>
<td>Tourist attraction</td>
<td>Depicts the distribution of areas and objects of tourism value.</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Shows the distribution of all levels of health facilities registered under the Ghana Health Service.</td>
</tr>
<tr>
<td>Population</td>
<td>Shows the distribution of human population among the settlements in the metropolis.</td>
</tr>
<tr>
<td>Industrial and Commercial Land use</td>
<td>Shows the conglomeration of commercial and industrial activities, mainly in the north-east and south-west.</td>
</tr>
<tr>
<td>Land Prices</td>
<td>Graphically shows distribution of average land values; highest recorded at the harbour area and falls inland, except for Tanorom and Amaji.</td>
</tr>
<tr>
<td>Residential Areas</td>
<td>Shows the categorization of residential areas (1st, 2nd and 3rd Class) and outlying farmlands.</td>
</tr>
<tr>
<td>Income Distribution</td>
<td>Show income inequalities and poverty pockets within the metropolis.</td>
</tr>
<tr>
<td>Access to Education</td>
<td>This map shows the distribution of educational facilities (Basic, Secondary and Tertiary) within the metropolis as well as physical accessibility to the facilities in zones (low, medium and high).</td>
</tr>
<tr>
<td>Growth Poles</td>
<td>Shows the planned areas of desired growth which will radiate to surrounding areas to optimally utilize land and distribute services and facilities. These poles are already areas where economic activities like manufacturing and commerce are agglomerating and positive externalities and economies of scale make production viable.</td>
</tr>
<tr>
<td>Land Use</td>
<td>Shows the general land use pattern.</td>
</tr>
</tbody>
</table>
Section 4: The Structure Plan (showing the growth poles)

The Structure Plan is based on the governing principle of “Structured Continuity.” This principle directs that development in existing urbanized areas and new extensions must be “structured” spatially and functionally to avoid unmanaged urban sprawl. Existing urban patterns must be strengthened through urban renewal and proposed development must be “continued” by selective extension of already developed areas. This will avoid new developments in distant outskirts that are not serviced by infrastructure and transportation. This plan envisions that development will be spatially organized in:

Figure: A conceptual diagram serving as a framework for future development in the City
The Structure Plan – A conceptual diagram serving as framework for future development in STMA

1st Belt: This constitutes the core area of the Metropolis. It is made up of the Central Business District and the Administrative Districts of the Metropolis.

2nd Belt: This is the area surrounding the core area of the metropolis. It is made up of older planned residential areas, intersperse with commercial, educational, health care and other facilities in the metropolis. It also consists of the coastline and fishing communities in the metropolis.

3rd Belt: This is the area that forms the main outskirt of the Metropolis. This is made up of the newly developed residential areas which is also the outer periphery of the metropolis. Though this periphery is demarcated for residential use, it is also farm lands and vacant plots can be found there due to the fact the community is developing. Social services have not yet been extended to this belt due to its developing nature.

4th Belt: This is the green belt in the Metropolis outskirt where there are agriculture/farm lands, as well as playgrounds, fields and parks.
1. Linearly along major radial roads (national/state highways) where there is a concentration of industrial, services and logistic activities.
2. Centre’s within the City which have high density compact urban development with a concentration of mixed uses that will serve the surrounding residential areas.
3. The transportation strategy includes specific strategies for public and private transport infrastructure that will serve as an important tool to structure development.

Vision 2015
The Vision 2015 map defines a framework and general directions to spatially delineate the areas where development is to be focused and promoted. It provides a strategic vision for the city and forms the basis for future developments.

Principles
1. Respect the natural environment
2. Promote economic efficiency
3. Ensure social equity
4. Preserve historical heritage
5. Ensure efficient and affordable transport systems
Section 5: Existing Land Use Maps
Section 6: Proposed Land Use Recommendations

Main Recommendations

- Maintain the open spaces as green belt to preserve the City’s natural assets and biodiversity. This including the catchment area of the wetlands; forests e.g. the monkey hill
- Protect tanks and valley beds to:
  - Preserve natural drainage and ecological balance;
  - Prevent floods in low lying areas;
- Accommodate around 550,000 people (3.25% current annual growth rate) by introducing peripheral roads.
- Promote a distinct Central Business District to enhance the image of Sekondi-Takoradi as an International City and make it the preferred destination for activities such as high-end offices and retail, and leading financial services in Ghana.
- Promote and upgrade the historic core areas to strengthen its position as a centre for formal and informal economy.
- Promote urban renewal in the areas around the core area to provide good housing stock and to reduce the need to travel.
- Redevelop dilapidated industrial lands and large-scale vacant properties through public-private partnerships.
- Structure and focus development along the major radiating corridors to promote them as privileged destinations for office buildings, service activities, commercial complexes and high end residential buildings.
- Recognize mixed land uses while maintaining existing housing stock to create more livable communities with reduced reliance on the automobile, and to minimize urban sprawl while optimizing available infrastructure.
- Promote good accessibility by various modes of transportation to facilitate a synergy between the production functions, the services and transport sectors.
- Promote Hi-tech development by earmarking land for new jobs related to petro-chemical IT, software, electronics, telecommunications and other emerging knowledge-based industries by the year 2015.
- Allocate land to encourage new small and medium scale industries that will diversify and strengthen the industrial base and enhance the state economy.
- Develop city scale Sub-Centers that serve as activity nodes.
- Facilitate an integrated systems of transport that serve as a framework for new development as well as offers affordable choices for transport by:
- Set up a road network to ensure proper connectivity of the underdeveloped areas in the outskirts of the City.
References:

1. STMA Medium Term Development Plan (2010 – 2013)
3. SAEMA Drainage Plan