

PREKESE CITY – ASHANTI NORTH, GHANA

Status of Project: 2023 Commencement of Rezoning and Feasibility Phase

Prekese City is a private sector led Regenerative SMARTERu-urban City-making approach to radical economic transformation within the affordable housing sector, which can be replicated in other urban growth nodes across the continent. Prekese is designed as a new modern integrated and inclusive mixed-use mixed-income urban node capturing and celebrating the multicultural heritage of the people of the Ashanti North region.

Prekese establishes the building blocks of a new urban economy featuring 250,000 homes for 1,000,000 residents and targeting 250,000 permanent jobs. Prekese offers the Ashanti North region a US\$ 25 billion economic stimulus of which US\$ 15 billion will directly impact the local construction industry, immediately creating 30,000 permanent jobs over construction period of 15 years, followed by on-going maintenance to the entire built environment.

Prekese is an integral economic development for:

- First-time property ownership for majority of residents
- Affordable rental options for residents
- All required community facilities, utilities, and public transport
- Be replicable in other suitable locations in Africa
- Unlocking local and foreign investment
- Setting a new standard in developing new affordable urban nodes
- Showcasing that a better life is possible for all

PREKESE CITY - CONCEPTUAL DESIGN

The AFRICA123 Professional Team has visited the site and completed a preliminary examination of the primary features. The site is a complex undulating landform across a number of hilltops and river valleys. Much of the land is farmed by subsistence farmers and there are a few cocoa plantations. There are also significant stretches of indigenous forests that should be retained as far as possible.

Given the proximity to Kumasi the site holds high potential for urban development and it is envisaged that up to 50% of the area would be developed over time.

Create a series of linked Urban Nodes

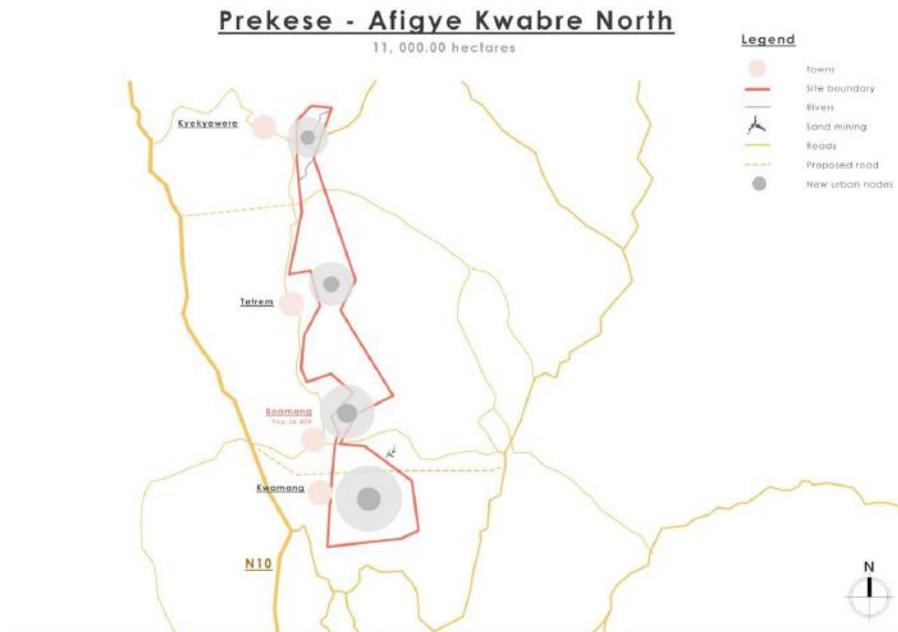
The elongated site lends itself to the creation of a series of linked urban nodes that provide institutional facilities such as schools, clinics, social services, parks, housing, retail, commercial and industrial land uses. These linked nodes will support localised live, work, play and learn environments with reduced transport dependencies, multiple choices and options of lifestyles and employment. Each node will also be able to have its distinctive character and attractions.

The model proposes to:

- Provide a continuous north-south road link that would connect directly to Kumasi and operate as a core public transport route to facilitate efficient movement.
- The initial concept is for four urban nodes adjacent to the existing towns of Kwamang, Boamang, Tetrem and Kwekyewere.

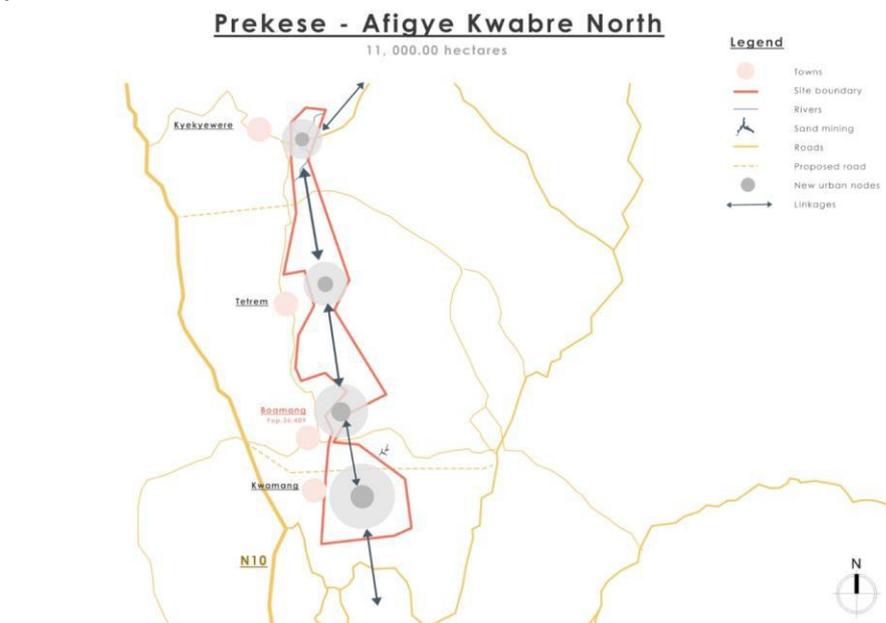
Each urban node will have its particular character and type of business or activity that is appropriate to its location and topographical features. Some may be more industrial/business based while others more luxury residential and high end business. Each of the nodes will still be fully integrated urban systems that allow for many different economic, social and interest groups of people to find their home, work, business, education, recreation, etc.

A full range of other urban business activities would cluster in the urban node to provide the full suite of urban services and opportunities commensurate with a small city. The existing villages will be integrated into the new urban nodes in a way that respects their historic development and adds visual and social value to the new urban places. The current activities in the existing urban nodes may well change and evolve but will not be undermined by the new development.



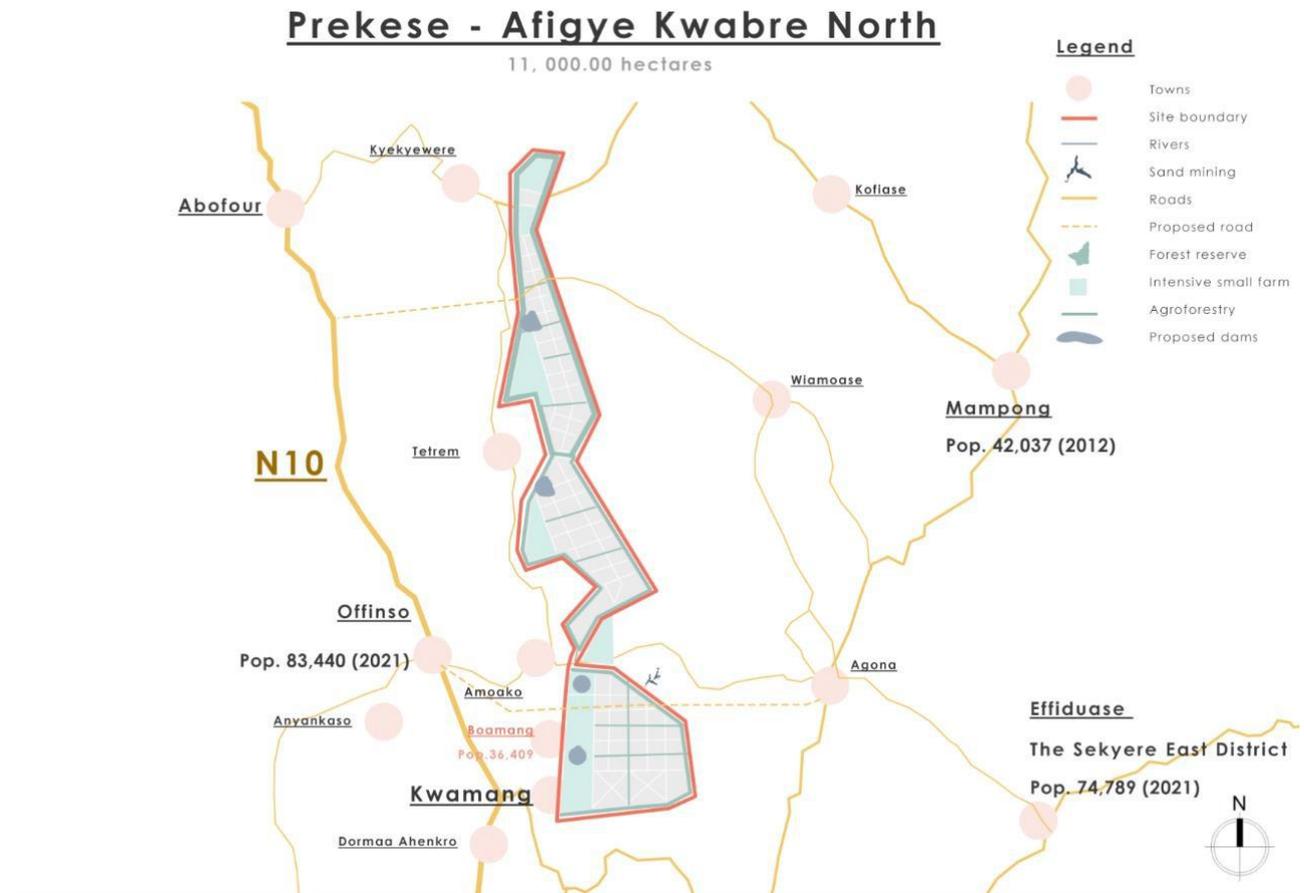
Create North-South road link

The distinct urban nodes need to be linked by a road-based transport system that will include private vehicles but heavily weighted towards public transport. The scale of development may even justify a dedicated Bus Rapid Transit (BRT) system. The extent to which existing roads are upgraded within their current alignment or whether new roads are created will depend on a detailed assessment at the feasibility study stage. The link will enable goods as well as commuter movement up and down the corridor and make each urban node very accessible.



Prekese City Composite Concept

The diagram below illustrates the possible combination all the land uses cohered into the 10,843Ha land unit. The proportion of each will have to be tested and probably varied but for the purposes of this initial concept the diagram represents the high level prefeasibility concept of the proposed Prekese City.



Prekese City – Composite Urban concept

Conceptual Allocation of Land Uses

The table below sets out a preliminary apportionment of land uses to the 10,843Ha land parcel made available to AFRICA123. There are three broad categories of land use; agricultural/natural, urban and industrial and each of them are sub-divided into smaller categories for purpose of this Prefeasibility document. 50% of the land remains for agriculture and natural systems while 38% is allocated for urban and 12% for industrial, manufacturing, food processing, distribution logistics and related uses. There are 5 categories of agricultural land at this conceptual stage:

- 1 Hectare intensive farms along agri-village streets
- 2-10 Hectare farms between the village streets and the river courses
- Commercial farms that are larger in size and located in the best positions for specific crops that may, for example, be targeted at an export market to bring outside revenue into the area.
- Re-forest areas where original forests are replanted to recover some of the benefits of the indigenous forests.
- Urban forests that are within and surrounding the urban settlements to create shade, improve local climates and allow for some wood harvesting.
- The dams and waterways are to protect the original waterways and to allow for selective damming of the rivers to create check-dams and reservoirs for irrigation.

The 4 Urban categories are as follows;

- Urban Core where the highest density of residential units will be located along with shops, business centres, offices, places of entertainment, restaurants, urban schools, etc.
- Urban Density 1 – less dense than Urban Core and in the middle areas on the Urban Node but still walkable distance to the amenities in the Urban Core.
- Urban Density 2 – the least dense of the urban areas and on the outskirts of the Urban Node.
- Education / Civic allows for the provision of schools, public facilities, churches, mosques, etc. to be distributed through the Urban Node.

The Industrial categories are as follows:

- Light Industrial – Food. Prekese City as is located close to the large city of Kumasi and food supply is of critical importance to improving the future of food supply and processing from the rural hinterland to the north and exporting out to the rest of the country and internationally via the Boankra Inland Port. The new or upgraded north-south route will also provide an important link between the main food production areas in

Bono East and beyond, and Kumasi City, with Prekese City as the logistics and processing interface.

- Light Industrial – General allows for other light industries that may be downstream or upstream of the agro-processing industries or not related at all. Again the intention is that there be a variety of job opportunities created for the local or incoming population.
- Both medium Industrial categories are intended to provide space that does not exist anywhere else in the vicinity of congested Kumasi for an increased level of local production of anything from building materials to white goods, the a great variety of household goods for existing and future urban residents, while creating new job opportunities for many people.
- Waste to resources is a critical component of the new city as it is intended to harvest the entire range of solid waste from organic to non-organic and either create compost, energy, recycled materials or other useful resources so that nothing is thrown away or wasted.
- Circular Economy Labs are located in Nyamdua City, only 50km to the north, and therefore not included in Prekese City.

The Summary shows the total number of houses that can be supported on the 10843 hectares of land on the assumption that the Urban Node has an average density of 60 dwelling units per hectare (du/Ha), with the Urban Core being as much as 150 du/Ha including some high rise apartment blocks and 4 storey walk-up apartments etc. to a lower density of 20 du/Ha on the edges of the Urban Core. The 1 Hectare farm lots have 2 houses per lot and the larger farms have up to 4 houses each. The total capacity of the city would be approximately 250,000 households supporting a population of approximately 1,350,000 people.

The city would be built in phases and may take many years to reach its full potential in terms of the total number of households. It will also take some time to transition the farming lots and existing villages from the patchwork of small

farm lots that exist now, to the future urban nodes and business and industrial areas.

PREKESE CITY - AFIGYE KWABRE NORTH

	Category	100%	10843
Rural	1 hectare farms	5.0%	542
	2-10 Ha Farms	5.0%	542
	Commercial farms	10.0%	1084
	Re - forest	5.0%	542
	Urban Forest	5.0%	542
	Dams, Waterways	20.0%	2169
	Sub-Total	50.0%	5422
Urban	Urban Core	16.5%	1789
	Urban Density 1	9.0%	976
	Urban Density 2	8.0%	867
	Education /Civic	4.5%	488
	Sub-Total	38.0%	4120
Industrial	Light Industrial - Food	3.0%	325
	Light Industrial - General	3.0%	325
	Medium Industrial 1	2.0%	217
	Medium Industrial 2	2.0%	217
	Waste to Resources	2.0%	217
	Circular Economy Labs	0.0%	0
	Sub-Total	12.0%	1301
	Overall Total	100.0%	10843
Sum	Households		Hectares

Average Urban Density	60	du/ha
Number of Urban Households	247220	
Number of Farming Households	2582	
Total Number of Households	249802	

