

## **TOGOLOGO CITY – GREATER ACCRA, GHANA**

### *Status of Project: 2023 Commencement of Rezoning and Feasibility Phase*

Togologo City is a private sector led Regenerative 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. Togologo 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 Greater Accra region.

Togologo establishes the building blocks of a new urban economy featuring 250,000 homes for 1,800,000 residents and targeting 450,000 permanent jobs. Togologo offers the Greater Accra region a US\$ 50 billion economic stimulus to the Greater Accra region, of which US\$ 40 billion will directly impact the local construction industry, immediately creating 50,000 permanent jobs over construction period of 25 years, followed by on-going maintenance to the entire built environment.

Togologo City 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

### **TOGOLOGO CITY - CONCEPTUAL DESIGN**

The AFRICA123 Professional Team has visited the site and done a preliminary examination of the primary features. The site is a complex gently undulating landform across a number of shallow river valleys, punctuated by rocky outcrops that rise up to 250m above the surrounding plain. Much of the land is farmed by subsistence farmers.

As stated above the proximity to Accra and Tema presents a high potential for urban development and it is envisaged that up to 50% of the area would be developed for urban uses over time.

## **Create an “Urban Basin” in the Osudoku and Kordiabe sites**

Both sites, the larger northern site and the smaller southern site, have a landform in which a river valley of basin is at their centre. The valley areas will be the least densely developed and accommodate most of the intensive agricultural activities that will be supported with extensive irrigation systems from the Volta River. The urban development will form a medium density “rim” around the edges of each basin.

In a development of this scale there will be many urban nodes and each 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. The industrial activities will be located closer to the N2 road to Tema while the more recreational and high end residential will be located on the banks of the Volta.

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. Rather the opportunities for business and the full range of urban activities are likely to expand in scale and scope due to the increased urban population.

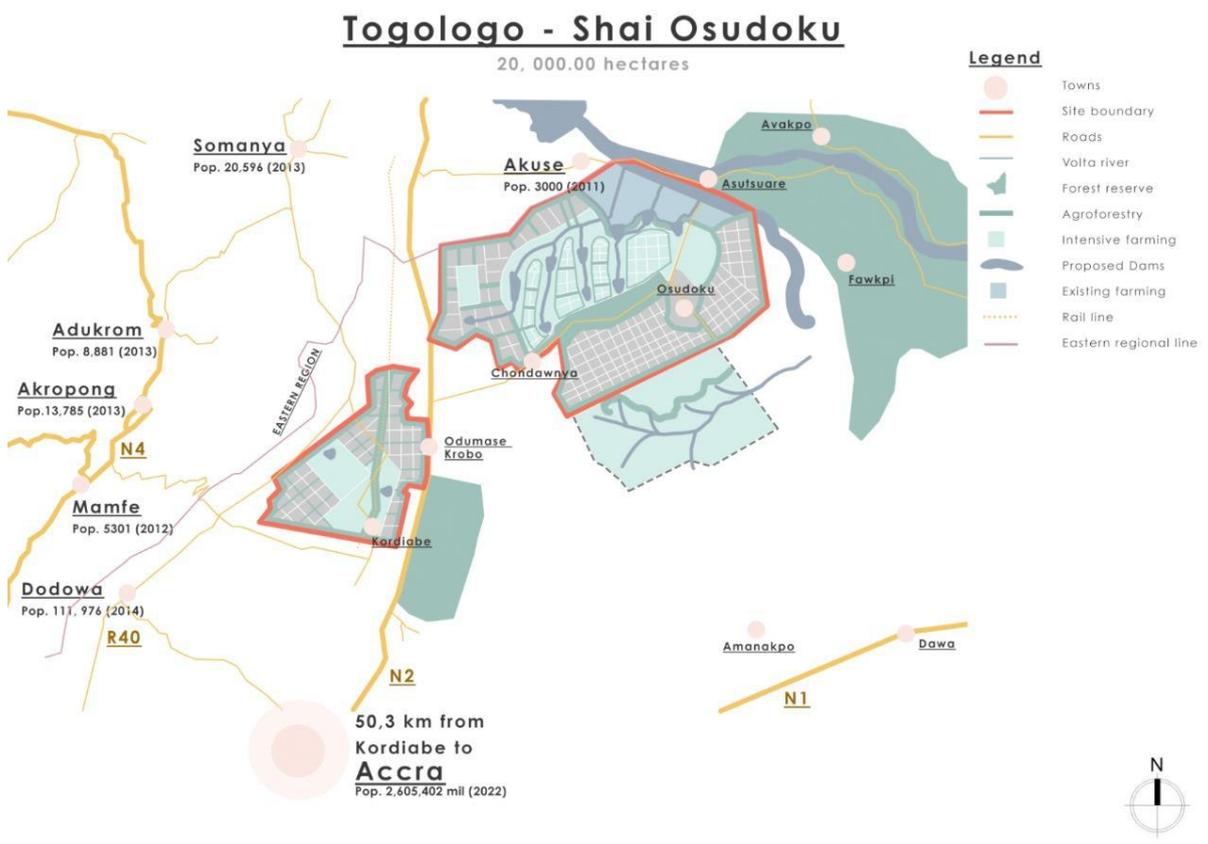
## **Upgrade and Create Secondary Roads**

The N2 may have to be expanded to a dual carriageway over time but the road reserve is adequate to allow for this. The main focus for efficient access and movement is on the secondary roads leading off the N2. In particular the road between the N2 and Asutsuare, via Osudoku, which is in very bad condition currently, will form an essential backbone to the urban development. At this stage the road is seen as a regional connector of which a series of tertiary roads will connect to urban nodes. The road will retain its “open” character with tree-planting in between each node.

A new road on the northern edge of the Osudoku site, south of the Akuse to N2 road, is proposed to improve overall access. The exact routing of this road will be the subject of investigation in the Feasibility Phase. The R40 through Dodowa as well as the roads within the Kordiabe area will also require substantial upgrading.

## Togologo City Composite Concept

The diagram below illustrates the possible combination of all the land uses cohered into the 21,280Ha 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 Togologo City. The concept of the urban development being around the edges of the Osudoku and the Kordiabe portions with agricultural or “green” activities in the centre, can be clearly seen in the diagram.



## Togologo City – Composite Urban concept

### Conceptual Allocation of Land Uses

The table below sets out a preliminary apportionment of land uses to the 21,280Ha 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 35% is allocated for urban and 15% for industrial, manufacturing, food processing, distribution logistics and related uses.

There are 6 categories of agricultural land at this conceptual stage;

1. 1 Hectare intensive farms along Agri-village streets
2. 2-10 Hectare farms between the village streets and the river courses
3. 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.
4. Re-Forest areas where original forests are replanted to recover some of the benefits of the indigenous forests.
5. Urban Forests that are within and surrounding the urban settlements to create shade, improve local climates and allow for some wood harvesting.
6. 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;

1. 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.
2. 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.
3. Urban Density 2 – the least dense of the urban areas and on the outskirts of the Urban Node.
4. 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. Togologo City as is located close to the Port of Tema and will be a large urban development for which food supply is of critical importance. There are significant opportunities for 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 Tema Port. The N2 highway is of critical importance as the connector for the logistics and processing activities likely to locate in Togologo City.
- 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 close to Tema 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.

The Summary shows the total number of houses that can be supported on the 21,280 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 Cores 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 about 450,000 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.

## TOGOLOGO CITY - SHAI OSUDOKU

	<b>Category</b>	<b>100%</b>	<b>21280</b>
Agriculture	1 hectare farms	5.0%	1064
	2-10 Ha Farms	5.0%	1064
	Commercial farms	10.0%	2128
	Re - forest	5.0%	1064
	Urban Forest	5.0%	1064
	Dams, Waterways	20.0%	4256
	<b>Sub-Total</b>	<b>50.0%</b>	<b>10640</b>
Urban	Urban core	13.5%	2873
	Urban density 1	9.0%	1915
	Urban density 2	8.0%	1702
	Education /Civic	4.5%	958
	<b>Sub-Total</b>	<b>35.0%</b>	<b>7448</b>
Industrial	Light Industrial - Food	3.0%	638
	Light Industrial - General	4.0%	851
	Medium Industrial 1	3.0%	638
	Medium Industrial 2	3.0%	638
	Waste to Resources	2.0%	426
	circular economy labs	0.0%	0
	<b>Sub-Total</b>	<b>15.0%</b>	<b>3192</b>
	Overall Total	<b>100.0%</b>	<b>21280</b>
Summary	<b>Households</b>		Hectares
	Average Urban density	60	du/ha
	Number of Urban Households	446880	
	Number of Farming Households	5067	
	<b>Total number of Households</b>	<b>451947</b>	