Planning for Rapid Urbanisation
Bo, Sierra Leone Case Study

Projected growth: 175-520,000 people in 25 yrs
Step 1 - Writing a Charter for Your Growing City

- Assemble all the key stakeholders
- Present the facts and issue of growth
- Group workshops to create charter
- Key leaders sign the charter
- Circulate and consult the public

Projected growth: 175-520,000 people in 25 yrs
Issue: Inadequate roads
Issue: Building in swamps
Step 1 The Rapid Growth Charter for Bo

**Bo city council charter**

The Charter for a Rapidly Growing City

**INTRODUCTION**

Bo city is projected to grow from 175,000 to 520,000 people in the next 25 years. This triple it population to 145,000. Rapid growth across the city is already manifesting in solid waste management and control and dealing with unplanned settlement. Unless Bo city can manage the anticipated growth well, construction on wetland, flooding and access, routine to be emerging issue. A collective effort is required to ensure this does not happen. If Bo city can project a well-planned city for residential, industrial and agricultural use through sympathetic spatial planning, then the city will be able to grow in a managed way. This charter outlines the vision for Bo city and the commitments that will be made to implement this vision.

**The problem:** poorly managed rapid growth is causing a multitude of problems:

- Construction on wetland
- Managing urban sanitation and solid waste management
- Dealing with unplanned settlement
- Non-application of building regulation and development control
- The capacity of the staff to lead the delivery and management of the systems
- The availability of software program for management and control

**The people:** in order to manage rapid growth, the city will need to map and reserve:

a) rights of way for roads
b) land for community assets (schools, markets, health centres, and waste)

to do this, all stakeholders must be involved. In Bo city this includes: the paramount chief as custodian of land, landowning family as beneficiaries, and civil society for arbitration, Ministry Department and Agencies and Development partner for plan implementation, community representative women, youth, and people with disabilities to ensure community ownership, councillors for strong political will and the media for information dissemination. These are key stakeholder identified in delivery a safe and protected city for all.

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The solution: in order to protect our wetlands and connect our communities there are three simple steps:

1. **Mapping:** By mapping primary and feeder routes, new connecting routes can be identified. By mapping the wetland to be protected can be identified. By mapping existing community assets, locations for further assets can be identified.
2. **Coordinating:** By working with landowners and relevant stakeholders, protected roads and areas can be agreed.
3. **Implementing:** By identifying priority neighbourhoods, plans can be implemented at a manageable scale. By marking out routes, protected areas and sites for community assets using stakes and trees, rapid growth will be managed neighbourhood by neighbourhood.

THE COMMITMENT 2020-2025:

We commit to achieving this together as stakeholder:

- In 1 year, will have structured four neighbourhoods along the south east west and north within the municipality.
- In 2 years, offsetting of roads, planting of trees to protect roads from encroachment and allocation and preservation of land for development.
- Development of building regulation and development control.

**Signature:**

Mayor: [Signature]

Paramount Chief: [Signature]

Chief Administrator: [Signature]

Regional Lands Surveyor: [Signature]

Development committee chairman: [Signature]

Ward councillor: [Signature]

Landowning Family Representative: [Signature]

Civil society Representative: [Signature]
Step 1 The Rapid Growth Charter for Bo
Step 2a - Growth areas

- Project growth
- Estimate densities
- Define areas for 345,000 people
2a Main routes and growth areas
2b Mapping routes and swamps
2b Centres & walkable neighbourhoods
2b Site visits and local mapping
Accurately map key fixes plan
Step 3 Landowner Workshops
Step 3 - Agree plan with landowners and stake out key fixes

Source: Marron Institute of Urban Management
3 steps rapidly delivered in Bo
The local authority must **protect** the ‘bare bones’ or key fix boundaries to shape city growth in a sustainable way so it can function healthily while regulating land uses and building standards.