



Planning for Rapid Urbanisation Bo Case Study

The perfect global storm?

- Rapid urbanisation
- Climate change
- Natural resource depletion
- Rise in pandemics



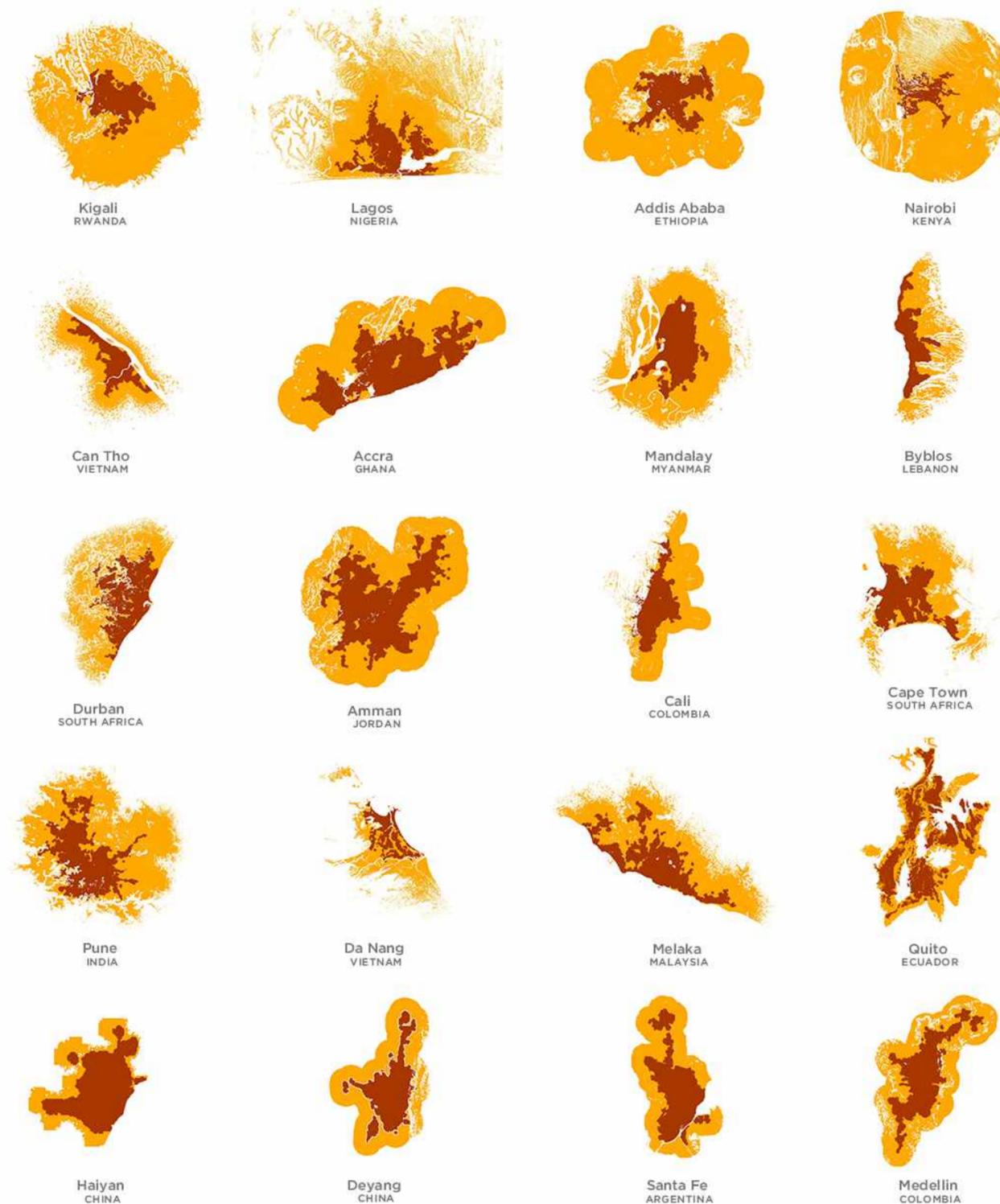
Growing trend
towards sprawl and
unplanned
settlements

Nairobi, Kenya is
forecast to increase
its total area 5.3-fold
by 2050

Source: Marron Institute of Urban Management

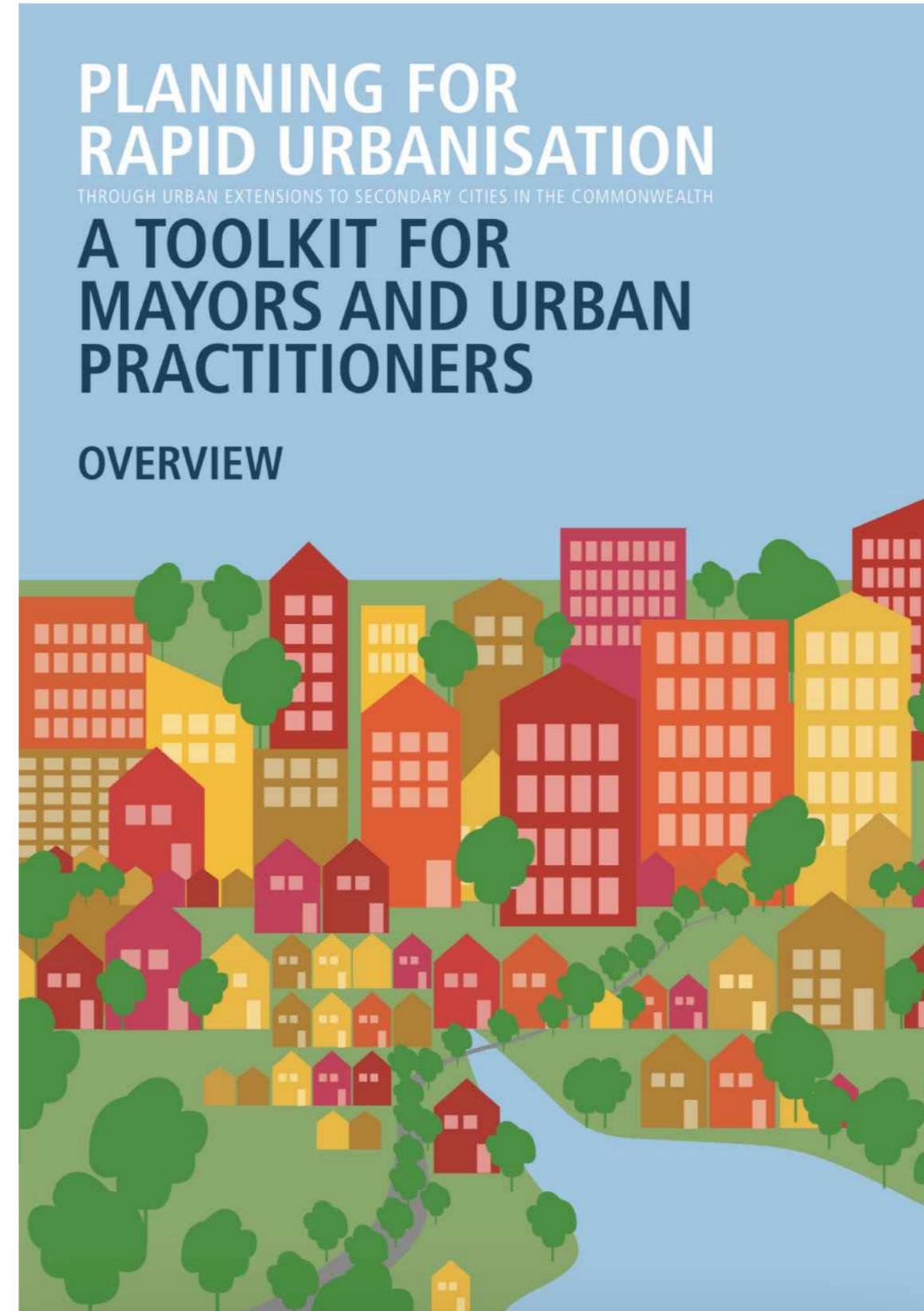
RAPID URBAN EXPANSION IN SELECT
100RC NETWORK CITIES
2% URBAN DENSITY DECLINE PROJECTIONS

● URBAN EXTENT, 2017
● URBAN EXTENT PROJECTION, 2050

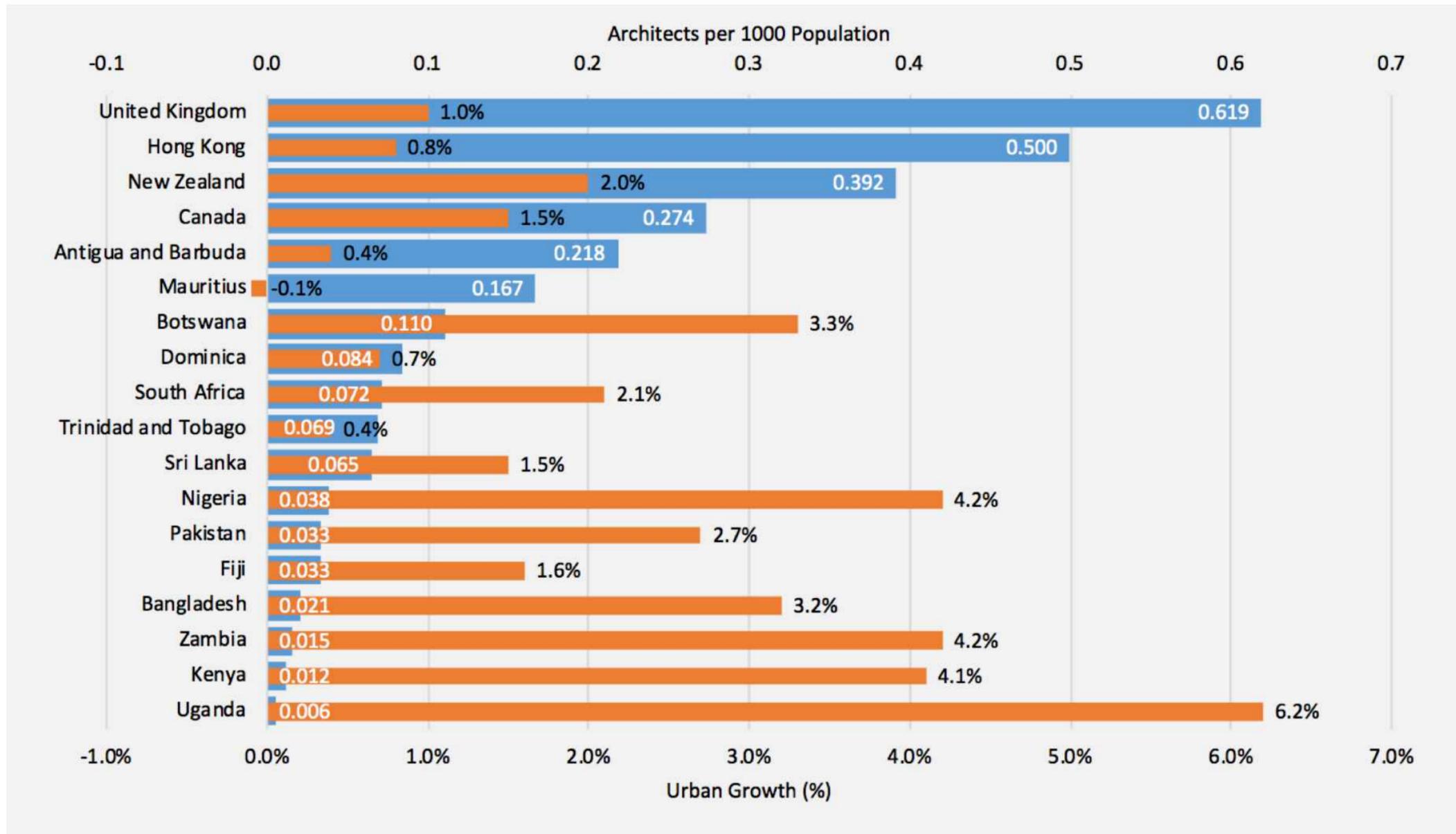


With more than 80% of global GDP generated in cities, urbanisation can contribute to sustainable growth if managed well by increasing productivity, allowing innovation and new ideas to emerge.

The World Bank

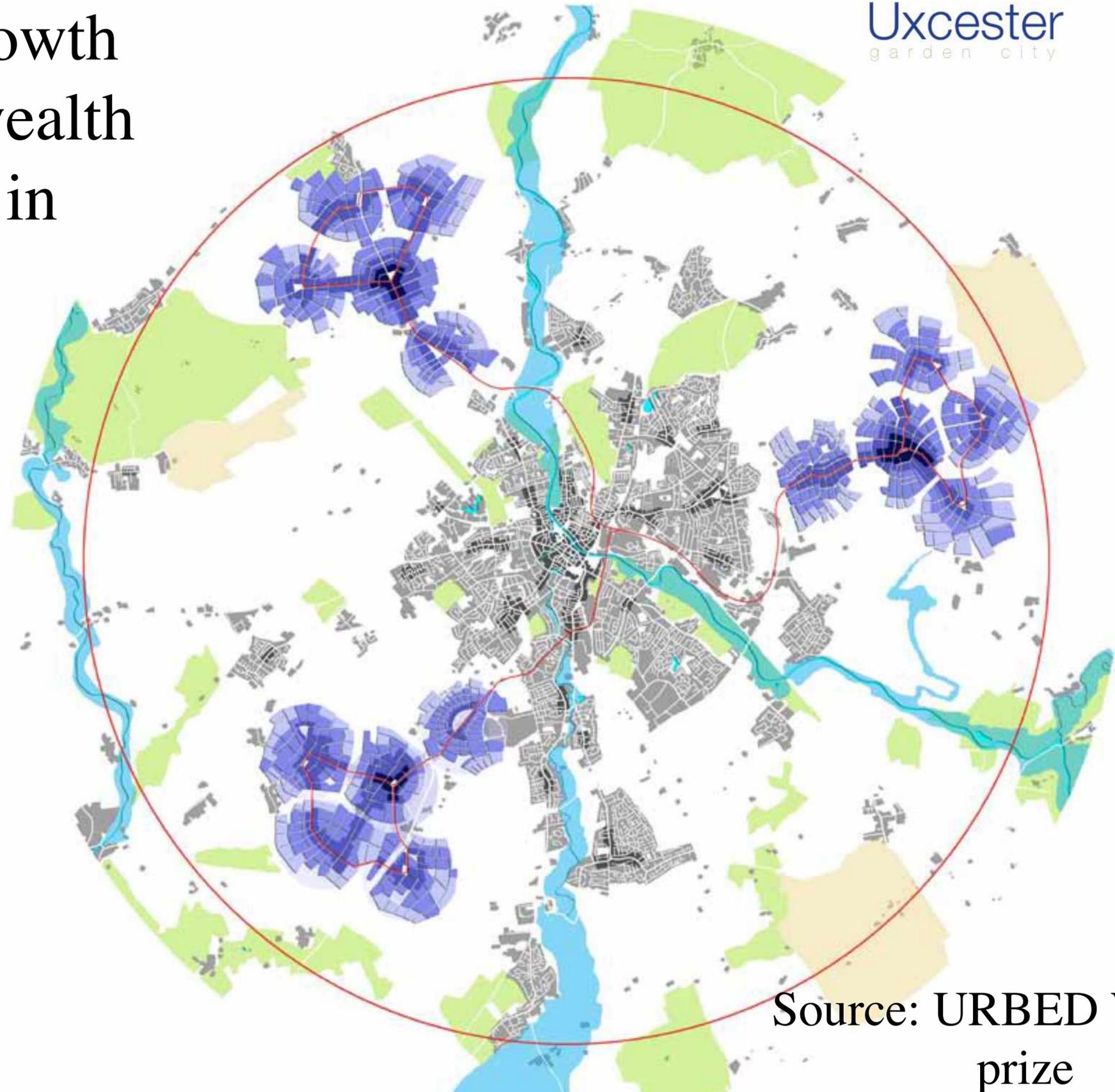


Professionals and Urbanisation, 2019



Source: Commonwealth Association of Architects, Survey of the Profession

More than 50% of urban growth will occur in the Commonwealth with more than 50% of that in Secondary Cities

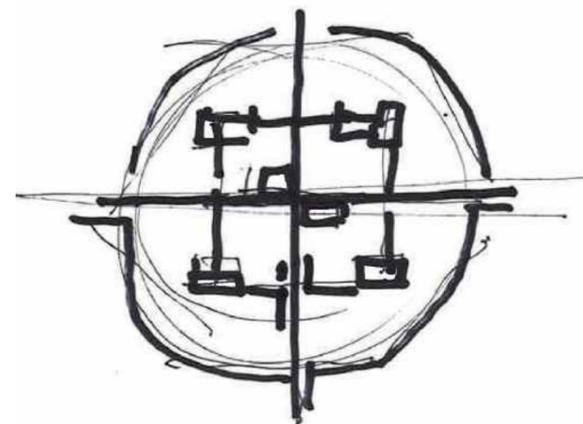
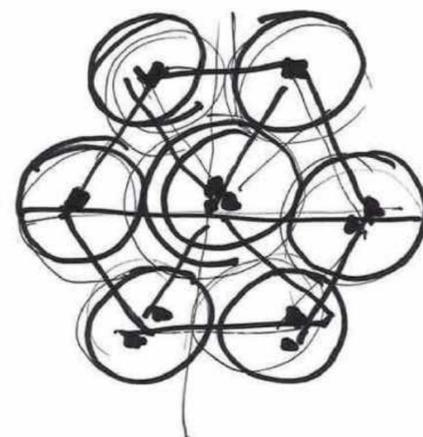
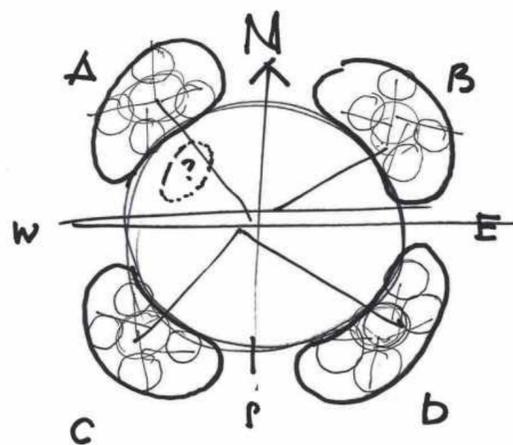
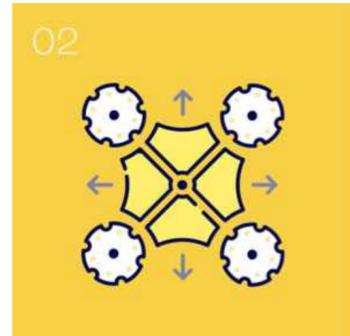
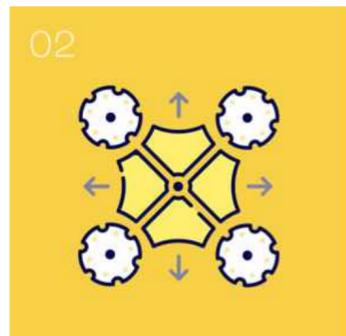


Step 1 Rapid Urban Planning process – first make it a political priority!

- Write a charter for your rapidly growing city
- Communicate to citizens what spatial planning does and why it's important
- Show its impacts on health and prosperity now and in the future (SDG's)
- Describe the impacts of not planning



Rapid Urban Planning Process



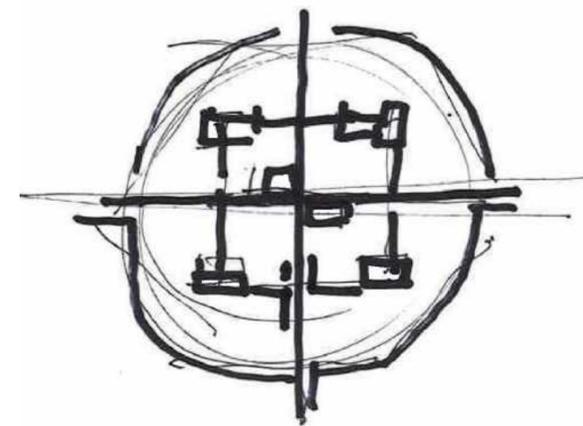
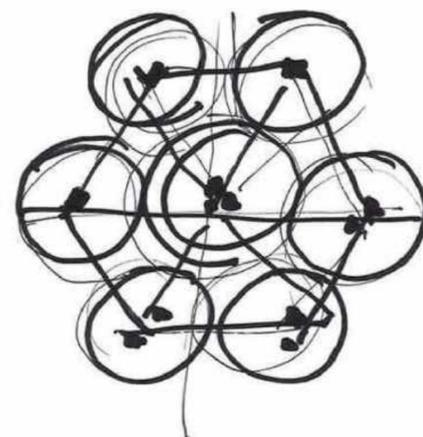
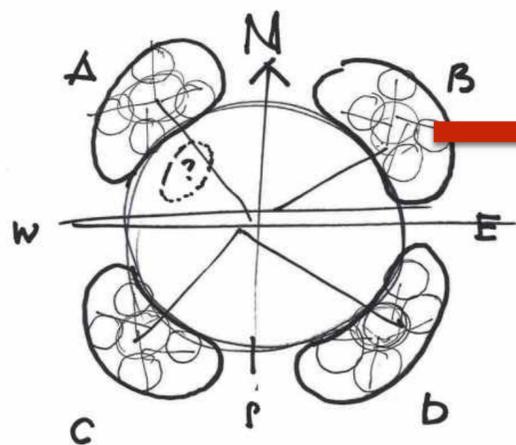
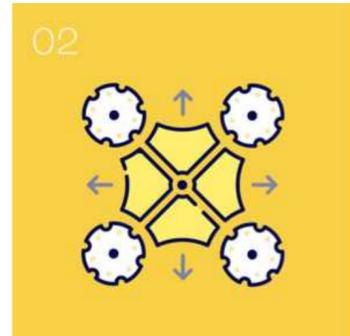
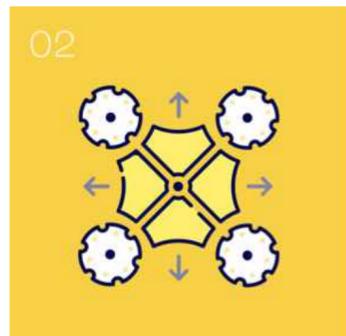
Growth Area
Options

Walkable
Neighbourhoods

Neighbourhood Quarters

Building Types
Demonstration

Rapid Urban Planning Process



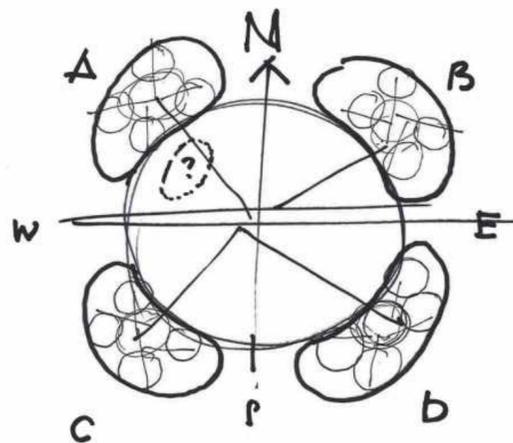
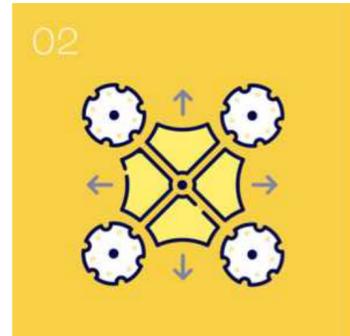
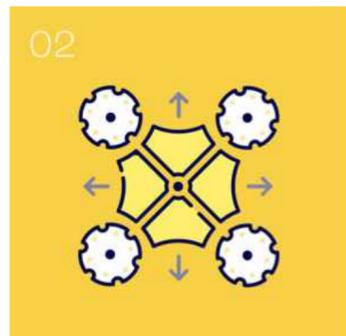
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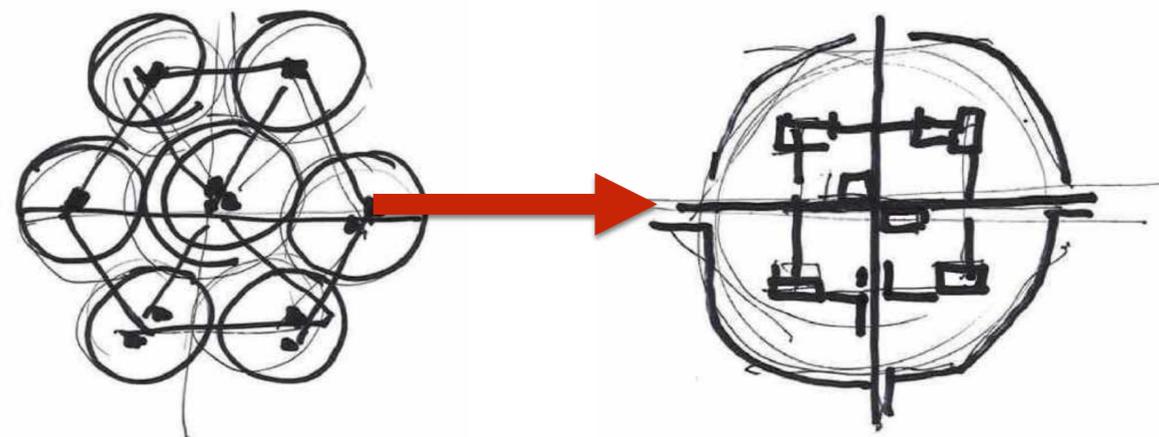
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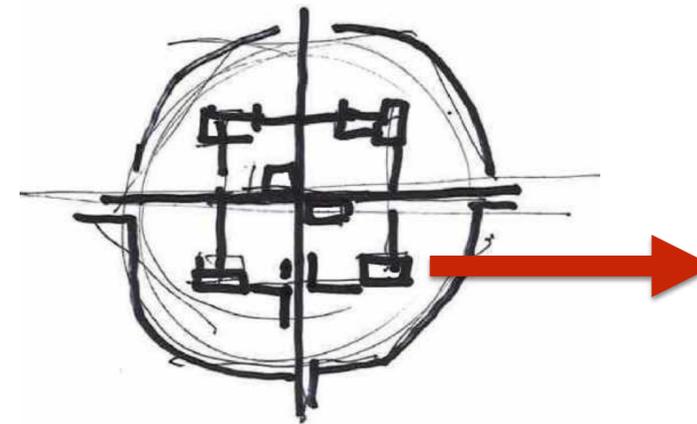
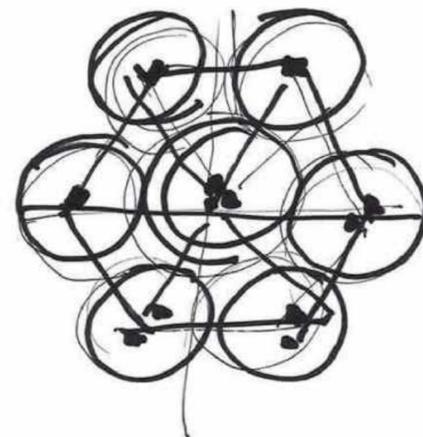
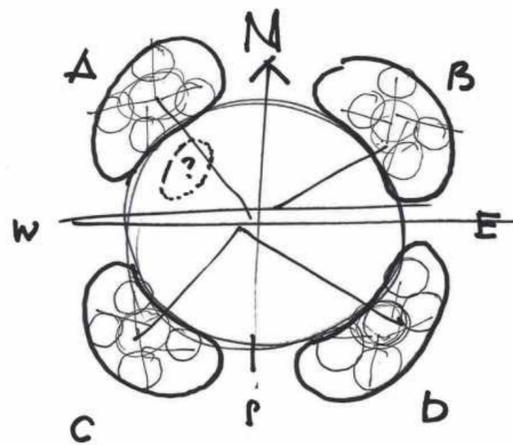
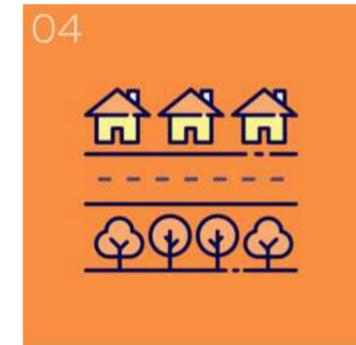
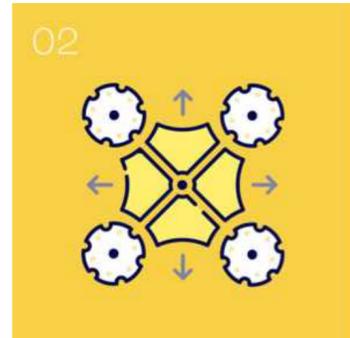
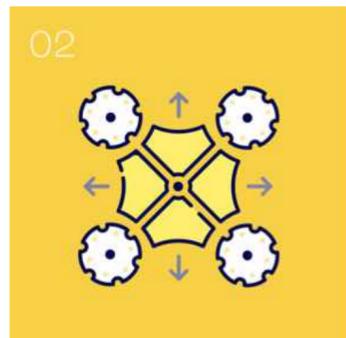
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Agree the 'bare bones'
key fixes plan which
needs staking out
and protecting



3 steps rapidly delivered in 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 345,000. 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 predicted growth well, construction on wetland, flooding and access, continue to be emerging issue. A collective effort is required to ensure this does not happen. If the 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 the systems
- The availability of software program for management and control

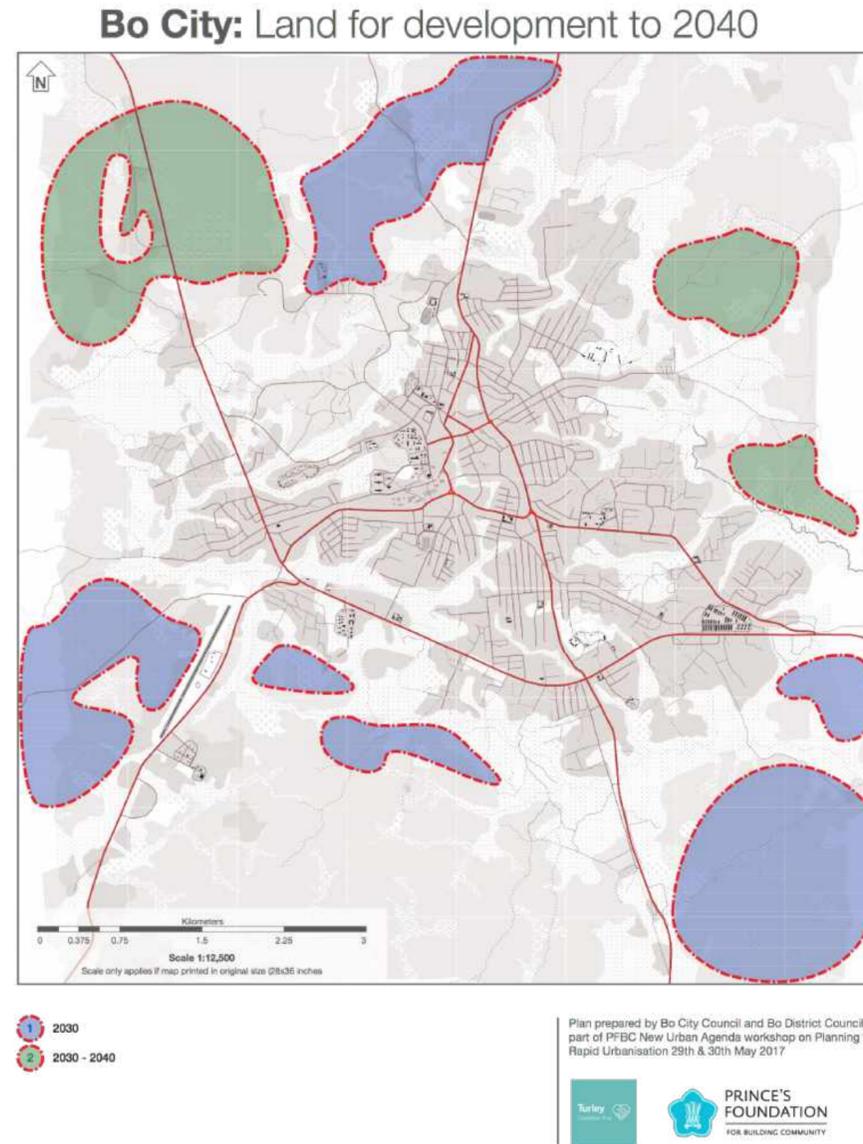
The people: In order to manage rapid growth, the city will need to map and reserve

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

To do this, all stakeholders must be involved. In Bo city this include: 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, youths, 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.



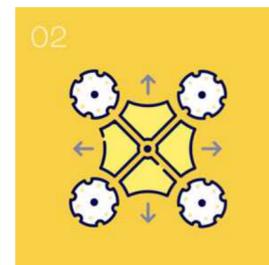
Logos: THE PRINCE'S FOUNDATION, Commonwealth Association of Planners, Commonwealth Local Government Forum, CAA, Commonwealth Association of Architects



1



2



3





Planning for Rapid Urbanisation Bo City Council Experience

City profile

The city is estimated to grow from a population of 175,000 to 583,000 by 2045. No spatial or other plans were in place for how the city would manage this growth.

Absence of planning restrictions had allowed development in inappropriate locations, causing flooding (exacerbated by climate change during the rainy season), pollution of water courses and loss of locally important “swamp” farming land

Doing the steps in reality

- Strengthen the council on creating and implementing spatial plan.
- Expose the council to integrated approach.
- Strengthen public participation and create space for key stakeholder to be involved in all stages of planning and implementation.
- Ensure the council anticipate instead of reacting to problem.

Doing the steps in reality

- Regularize informality which makes a difference.
- Access to framework that gives consistency.
- Increase effort to control the urban growth and pattern.

Regularize informality which makes a difference



BCC action to anticipate instead of reacting to problem.



BCC to anticipate instead of reacting to problem



Current picture of growth area and Existing community

- Plot of houses with no street
- No paved road
- Limited or no infrastructure
- Limited primary road system with no future in avoiding traffic with lack of proper urban plan to anticipate a multidisciplinary approached .

Community ownership

- Participatory approach ensure community ownership as Planning is not a document to deliver, hence continuous process and constant follow up with the community enhance sustainability.

Community Engagement meeting



Outreach session to popularize the plan/Toolkit



Radio Presentation to popularize toolkits and ensure awareness raising



Community ownership

- **Outreach:** efforts acknowledged not all resident have access to formal channel for information dissemination and feedback
- **Radio program:** popularise information on shaping communities and the life style of resident.
- **Zonal meeting:** support participation that is broaden inclusive

What's has been easy during the implementation

The tool kit has empowered local councillors and staff in BCC to have the skills, confidence and tools to address spatial planning challenges.

The engagement with stakeholder has being easy , the tool kit guide as to when to be involved at each stage of implementation.

Easy to get commitment of stakeholder to signed charter due to total involvement at each stage.

Community ownership has being easy as residents now understand the concept of Neighbourhood.

Mentoring from the Prince's Foundation

Stakeholders Engagement on Step 1



Stakeholder Engagement on Step 2



What has been hard

Time required to read and applied the tool kit is huge. The different concept and terms been used on the tool kits :

Neighbourhood, structuring a neighbourhood, existing has been new to the team.

Reading maps , drawing and interpreting scale is new to the team also.

Our planning work has been writing documents not drawing plans.

Team with no skills in Drawing



Team with no skills in drawing



‘Cities are human creation and we all
have power to plan’



Major Challenge: Construction on wetland.



Unplanned Neighbourhood





THE PRINCE'S
FOUNDATION

Thank you and please get in touch if
you'd like to learn more about our
Planning for Rapid Urbanisation Toolkit

Ben.Bolgar@princes-foundation.org