

NIMA-MAAMOBİ

A Spot of Land in Africa

A Critical Study of the Reasons Having Lead
to its Being Overpopulated

by

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I have never been so involved with anyone as I was with him. I have admired him and looked down on him, pitied him and envied him, hated him and loved him. He was one of the truly peculiar people. His peculiarity was no pose, it was real, it stuck to his skin.

Natascha

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INTRODUCTION

Nima-Maamobi, a "substandard" part of Accra in Ghana shall be "developed". Two plans are proposed: One from the government, the other one from the Organisation Help Nima.

In this study, those two plans are evaluated. It is recommended to first have a look at the annex.

The present analysis was written by a 32-year old man, who, with exception of a one-month stay in Poland and Yugoslavia each, a three months stay in England and a four months stay in South Africa and Ghana each, spent the remaining time of his life in Switzerland. He spent six of these years being a child, 22 years as a schoolboy and working student, one year as a bohemian and the rest being employed. He has worked in ten different capacities. Most of all, however, he has looked at life from many sides. Thus also when he took it upon himself to uncover the following relations, limiting life to a great extent. If he should have misjudged reality in doing so, these mistakes ought to be looked upon as if they had never been committed to writing. He would like to thank all of those who helped him perceive the facts, whether they did this willingly or without knowing, they were doing so.

I. Historical Aspects of Ghana and Nima-Maamobi and the Status Quo from the Point of View of Organizational Structures

1. Aspects of Ghana's History

The State of Ghana is a novum, which does have to seem strange to the Europeans as well as to its own population from the backwoods. Its present state, however, must be seen precisely as a product of the meeting of natives and Europeans.

The connections with Europe reach as far back as the 15th century. Portuguese, Dutchmen, Swedes, Danes, Brandenburgians, Frenchmen, Englishmen and - on the waves of internationalism - masters of all countries landed on its territories, to enforce their various, mostly though economical and religious interests. They came upon partners who were then inferiors from a military, economical and technological point of view. Around the past turn of the century, the Ashantis, the most powerful native group, at last were subjugated by the English. Following this, the British Crown reigned unlimitedly over the present national territory. The movement toward independence saw Ghana in 1957 as one of the first countries to be set free by the colonial regime. A first republic, a first military overthrow, a second republic, a second military overthrow - we are in 1975 today.

Living together with the Europeans over an extended period created in Ghana a class commonly known as the Ghanese elite. This elite has taken over a state complex, which was created in its structures by the European (English) model.

Whereas during the time of the 2nd republic all could at least theoretically take part in politics by means of elections and votes, the crucial powers are now in the hands of a military complex (National Redemption Council (NRC)) who uses them as an oligarchy. It is this council, which decides what is good for the rest of the elite who are not in power and for the traditional population.

2. The Organizational Structure of the State

In the proclamation of 13th January 1972, the constitution of 1969 was suspended, and a Charter has replaced it. At the same time, however, laws having been enforced to that date were declared to be upheld inasmuch as the Council did not decide something else. The council has so far changed former decisions, has legally decided over new matters or revised its own decisions in over 250 decrees.

The council does not only claim the right to legislative functions, but it is factually also the highest executive organ. Nobody can control it; the courts are equally subordinated to it.

The total territory of the state has been divided into regions and these into districts, where necessary into even smaller administrative units. Accordingly, the duties of the state are executed, aside from the council, by central-, regional-, district- and local authorities.

The central authority is subdivided into ministries and those into departments. Each ministry is presided over by a commissioner who is an ex officio member of the NRC. The same goes for the head of the regional authority.

It is foreseen, and has partially been realized that legislative functions of a lower order are to be carried out by three lower administrative units through appointed regional-, district-, or local councils.

Next to these authorities, there exist state enterprises for the most various purposes (e.g. Ghana Cocoa Marketing Board, Ghana Environmental Board, Ghana Standards Board, State Construction Corporation, State Insurance Corporation, Ghana National Trading Corporation, etc.).

The competencies of the various bodies result in particular from the State Proceedings Act, 1961 (with revisions in the years 1969 and 1972), and from the Local Administration Act, 1971 (with revisions in 1972 and 1974).

Nima-Maamobi is part of the Accra district, one of the four forming the Greater Accra-region. The creation of the regions has been made possible by a special decision of the Local Administration Act, 1971, section 39. Originally, Accra and Tema were thus placed under the Accra-Tema City Council as a single administrative unit. Today, they are two districts with independent city councils, The Accra district itself is subdivided into seven areas in which a local authority is being established now.

Concerning planning competency, Nima-Maamobi has become an exception, as this competency has been transferred to a Nima-Maamobi Redevelopment Committee, which is composed of representatives of the authorities, inhabitants of Nima-Maamobi, the University of Science and Technology, Kumasi, as well as further organizations. Whereas in the beginning the head of the Town- and Country Departments presided, this function has now been taken over by the Commissioner

of the Ministry of Works and Housing. It seems, however, that this body has neither power of decision nor of recommendation, rather it is used to realize blueprints for decisions made higher up.

3. Aspects of the History of Nima

Next to reasons, which are not dwelt upon here, Nima and Accra have developed just like the cities in Europe, incidentally- from a rather poor context. Two classes are mainly responsible for this:

The tradesmen and the factory owners. With the motive of providing themselves with money and esteem, the tradesmen living in the market places bought or sold merchandises (goods) in the backwoods. In both transactions, they were the winners. The factory owners had machines and people working for them for the very same motives, and they reinvested their profits along with the tradesmen. This led to three nefarious results amongst others that are not discussed here. For one, they needed great masses of people for their expanding enterprises. Then the articles they offered were guided toward the aspirations and wishes of the people, but they wore out and had to be replaced. Moreover, prices were set in such a way that the salaries were just sufficient to cover life expenses. Thus, a constant relationship of dependence was created which bound the people to their working places in the cities. Finally, the amassment of luxury goods, luxurious villas, imposing administrative buildings and other attracting factors brought more people to the cities than could be employed by the two classes, so that these were forced to ensure their subsistence in various other ways. One part, at least,

could find a cheap place to stay in prison.

The growth rates of the past two decades of Nima and Accra are among the highest. Two reasons should be crucial for this - next to others, which are not entered upon here.

There were but few limits set to the dealing of the tradesmen and the factory owners, in a place where slave trade had officially been abolished but where slave-like conditions of employment still existed, and the loud attractiveness of the industrial goods of our century are beyond the resistance of an iron age man.

Since the traditional democratic structures of the Ghanese peoples (popular assembly, council of the elder, elected and dismissible chief) had at least in the cities been almost totally destroyed by the colonialists, and since they have not been replaced by the elites who took over, and since, therefore, the city promoters could take advantage of the Nima-people without hindrance, also without taking over any costs, it was possible that a substandard- agglomeration with all its characteristics like overcrowding, insufficient water-facilities, as a result of lacking toilets and sewage system, excrement disposal out in the open, wild garbage disposal, etc. could come about.

4. Organizational Structures of the Nima-Maamobi Population

The need for people and the suction effect of Accra has made of Nima a collecting camp for many migrates from all parts of Ghana as well as from the surrounding countries. They all have given up engrained tribal- and family connection at least inasmuch as they have been extracted from their immediate local influences. Actually, it is

nothing extraordinary that migrating Africans who come to live in another tribal territory are integrated into the existing structures. However, the people and chiefs of the Ga-Traditional Area were in no way prepared for a mass run. Moreover, despite the "indirect rule", the authority of the chiefs had somewhat dwindled in the century-long contact with the colonialists occupying the highest position. And the interests of the latter in the Nima population reached just as far as they wanted to have the cheapest labor and the buyers of their products in their vicinity, as we have already indicated above, and to persecute them with their police force, in case they trespassed against their laws.

The old relationships almost lost and without the protection of their own people, the new structures being mere relationships of subordination, with earth and home not belonging to them, forced to buy everything needed for life due to failing possibilities of cultivation, with earning possibilities on the brink of the subsistence level, threatened to be run down the situation of the people of Nima is everything but enviable.

Despite the most unfavorable conditions possible, they have succeeded in more or less organizing themselves. The people of the different popular groups have gathered together and have elected chiefs again from their midst to whom they can come with their problems, as they have always done. These chiefs themselves recognize which probably is an unique occurrence both the traditional authorities of their tribal land and those of the Ga-Traditional-Area.

However, transformation does go on. The European rule of law and order as set forth by the boisterous colonial

system, the lifestyles preponderated by the tradesmen and factory owners, their offers which regularly insist on advantages and forget to mention the disadvantages - who still sees the blood, tears and sweat behind the shiny facades - an existence as a consumer, renting a place to live, temporarily without employment, petty trader, abused labor force, leave little choice. Aiming for money has become the generally accepted goal. A few have even fought their way into the elite, which have renounced Nima as a dirty slum area, where only thieves, prostitutes and the like live. This is also, what those whites staying in the country do, as they are used to thinking in terms of prejudices.

The Social-Welfare and Development Committees supported by Nima and Maamobi respectively, who want to improve living conditions, do not stand a chance of course to realize their aims under the conditions described, especially in view of the uniquely more effective and more ruthless means and possibilities of the economic magnates Just as unfit are the endeavors of the Christian organizations who give to Caesar what it his due, and who, worst of all, have made it their cause to convert the mostly Islamic population

II. Comparison of the Development Schemes Proposed by the State of Ghana and by Operation Help Nima

Hereafter the two plans will be investigated in the sense of uncovering which effects their realization has on the state as an organization supported and influenced by men and on the population of Nima as a community having been brought together by a specific destiny, asking each time which and if any structures are foreseen which guarantee an appropriate existence level to this population.

1. The Official Plan

A. The Ghanese state as a planning authority intends to restructure a territory comprising today more than 50,000 people. It leaves open who is to carry out this work as a contractor. The aim of the plan is characterized as being of combined commercial/ speculative orientation. In how far this meets with the aims and priorities as can be induced from the Charter and the official declarations of the government is not set forth anywhere. Since the aim is commercially-speculatively oriented, those minorities having the economic means to realize the facilities planned are going to be the ones to profit during realization and after completion. This will even accentuate the social and economic unbalances in the country. Thus also, if the state acts as contractor. With a present annual budget of 100 million Cedis, the State does not dispose of the potential to carry out the work next to its other obligations; it is going to have to let subcontractors take part. Bureaucracy is going to increase. Symptoms already inherent in the system, like nepotism, corruption and swindle are going to increase accordingly. Whether the inhabitants concerned agree has not been investigated. The retroactive effects on the climate of peace in the city and the state in case of planning against the wishes of those concerned can thus not

be estimated. The economic situation of the state of Ghana is far from rosy, as can be deduced, amongst other things, from the daily calls for efforts towards its improvement. The construction sector will have to rely on Imports for the constructions foreseen. The consciousness of the Ghanese people will have to be bombarded with even more exposures like "we have to work hard", "we have to make sacrifices", "we have to export more to keep our balance of payments steady", "we have to develop ourselves", "we have to meet the aims of our revolution", "we have to fight our enemies", "we have to do this and we have to do that".

With layouts such as those foreseen in the Nima-Maamobi area as well as in the Operation-Brake-Trough-Towns (OBT-Towns), the state leads the destruction of the tribal family and the corresponding isolation of the individual into an even more accentuated phase. Along with planned housing complexes, it will have to provide Pension Plan Insurance, homes for the old, orphanages, psychiatric clinics, welfare services, homes for alcoholics and drug addicts, reeducational homes for adolescents and new prisons with corresponding personnel.

The system of streets which has been designed with cut the city- quarters apart, individual transport and the automobile trade, which is almost to 100 % dependent on imports, will be accelerated, the already existing traffic problems will take one more step toward chaos, the driver's nervousness will spread, the number of deaths by accident, of invalids and blessed will increase, insurance business will take on enormous dimensions, more people will be condemned to be road-workers, car mechanics and office workers, problems of noise, exhaust fumes and raw materials will be enlarged.

Through the stimulation of the economy, the gross national income, by which one can measure how much the rich have gotten richer and how much they have demanded of the poor in terms of working dues, will increase. By the same token, cost and consumption will go up. To remain in business against one's own competitors and to increase turnover margins, tradesmen and factory owners will have to enlarge and broaden their offers. Publicity will make something useful and necessary of everything being produced. The mislead and seduced consumer will be used to cultivating his taste. Everyone will be after a thousand items increasing day to day comfort but nobody will want to be a miner, assembly-belt worker, cement-mixer, billboard man, mechanic, electrician, repairman, garbage man, cleaning lady, construction worker, road builder, railroad worker, truck driver, street cleaner, dock worker, ticket-taker, sales representative, sales lady, bookkeeper, window cleaner, security guard, iron-founder, hack, molder, solder, driller, assembler, leaf-roller, fitter, packer, paste-board-gluer, warehouse-man, loader, puncher, jailor etc..

And yet, reckless, cigar-smoking, brandy-drinking and caviar-eating potentates will order legions of people to fill precisely these jobs. The children will be cheated out of their youth in order to prepare them prematurely and to use them in the working process. 90 % of independent, contented, quiet and peaceful people of the country will be fashioned little by little into being 90 % of dependent, unhappy and driven city people. The full automation of production will occur and will lead to a first wave of unemployment with all its bitter conclusions. The people will at first be absorbed into the enormous administration

demanded by mechanized production. The phase of its rationalization and of the using of computers will come. The next crisis is due. It will hit upon those who are weakest, economically. The part of the planners, tradesmen and factory owners will stay untouched thanks to police protections. French, Russian and Chinese revolutions seldom repeat themselves; there is nothing to be overthrown but power structures anyway

B. Through the redevelopment scheme as put forward by the state, which accounts for the creation of living space for 60,000 to 80,000 people of all classes, but especially for those income groups of the middle and upper middle class, the largest part of the Nima Maamobi-inhabitants belonging to the low income group are being pushed off the edge. Thus a community having barely managed to integrate themselves is threatened to be disintegrated a second time.

What has become of the people whose houses have been flattened to the ground during one of these realization phases has never been known. For those concerned by the second phase the state-probably in fear of dissent -has hastily constructed houses in Madina, of which one knows already today that the per capita space will be less than in Nima-Maamobi, and that the economical situation is made worse despite low rent when one counts transport costs and those sources of income which are lost.

For the final exodus, it is foreseen to place the population of Nima in the OBT-Towns, which are presently planned for about 120,000 people. That this is an illusion can be seen from the following facts: There are about 500,000 people living in Accra today. The yearly population growth rate of about 6 % due to excess births and

migration, i.e. in 14 years Accra will count about 1 million more people. Without accounting for the first priority of including the necessity of decreasing the overcrowding factor, new living space for a further 500,000 people will have to be created. Whether the OBT-Towns as well as the new Nima will stand within this is questionable for many reasons, foremost financial. The way of constructing foreseen will make the living in these constructions so expensive, that it is almost out of the question for the low-incomer who has to compete with all the higher income groups, even if the states subventions these people accordingly, and not all at if foreign investors take up the matter, as they newspapers say. Private construction industry is most unlikely to be in a position to create living space for a further 300,000 people to be expected. Moreover, their offer is even more inaccessible to the lowest income groups. Thus in Accra the already existing and new substandard groups will grow. Exhausted Nima will pour itself all over them. They will be made responsible a second time for being the shame of the city. The sons of their promoters will make haste to get the sons of Nima away again.

C. For those concerned by the first and second phases nothing has been foreseen to improve working- conditions and earning possibilities. In the OBT-Towns, facilities have been foreseen - for drafts, services, administration and light industry. Even if the inhabitants of Nima should end up in the satellite cities, their possibilities in terms of work will not have changed much. The question whether the crafts will still be competitive as opposed to industrial production is difficult to answer in view of the development strategy practiced by the state.

At the moment, propaganda is in favor of products made-in-Ghana. For other activities in industry, administration and service, quite a measure of know-how is required nowadays. The population of Nima does not dispose of it. Even if they improve, they will forever find themselves to face the phalanx of a perfectly trained elite. They will have to content themselves with the worse paid working places and will have to stay takers of orders as they have always been. If they are granted increases in wages, new needs and rising turnovers will have to be looked for as well.

2. The Proposal of Operation Help Nima

A. In this proposal, which is based mainly on a study made by H.N.A. Wellington, it is not the state which is the organizer, but its function is merely to support and serve by providing small measures of financial , technical and personal help for the measures of redevelopment.

B. Whereas the official plan, as it has been published in October 1973, does not dedicate one single line to the fate of the people of Nima, this population is the focal point of the OHN-proposal. Its creators have recognized that the only chance to keep Nima for those living there is the absence of as much state authority as possible as from any organization working on a profit base. They therefore proposed a self-help project, in which the Nima population form their own groups. This is to be realized by means of development committees and a cooperative comprised of elders and chiefs. The short- and long-term redevelopment measures in which any kind of exaggeration has been avoided, is to be supported by non-profit-making agencies (amongst others also the University of Science and Technology, Kumasi), and by students.

The only class, which could be at a disadvantage and hinder such a way of proceeding, are the landlords. The problems, which might arise through them, are met by expropriating and compensating them. Land and hearth would become common property of the people of Nima. Thus, the possibility of exploiting the people is not given, as is the case with the present rental situation.

C. Improved conditions of employment will be granted the Nima-population as they can actively take part in the clearance of their own living space. Further, a comprising development of craft and light industry is foreseen in a zone especially reserved for this purpose. A richer offer in learning facilities, finally, is to make them more apt to compete on the general employment market. The then still remaining feeble position of the Nima workingman is not accounted for.

III. Conclusions

The strange things about the Ghanese state is that the elite forming it has, on the one hand, lost the cultural values of its tribal peoples, and, on the other hand, overtaken from Europe but material acquisitions.

While the Ghanese peasants mainly have to fight with the difficulties arising from the fact that they lose their best sons to the cities, remaining self-reliant for the rest, the Ghanese elites are dependent to a very high degree. They do not produce anything, yet maintain the most wasteful lifestyles as mere consumers: houses which are fitted out with any kind of comfort, servants, radio and

television, cars, demanding infrastructures (streets, etc.) education, parts in industry, bank accounts both within and outside of the country, receptions, juicy parties, delicate foods and expensive clothes, etc.. This life- style has been financed with export articles produces by the farmers and workingmen as well as with the greater part of the development moneys. If these latter are to be "helped" then only to get them in a position where they can produce more, to deliver what they have produced and thus to help to increase the profits of the elite. The politics of the present government consists in claiming fewer foreign credits taxed with interest and to get more free technical aid. To maintain their lifestyle, the farmers and workingmen have to work harder yet. With a project presented as "Operation Feed Yourself" considerable production excesses have been realized in the agrarian sector. Unfortunately, however, the price of oil has risen and the prices of cocoa are in the process of falling. The streets are in need of repair making the transport of excess agrarian products difficult. Cars and trucks run down faster. The worldwide inflation makes import goods more expensive. The situation of the elite gets to be more desperate. They either will have to force parts of them into reducing their consumption or will have to remember together that their ancestors got along with not much more than fufu and soup. Probably, however, they will demand yet more sacrifices from farmers and workers who already live quite a modest life.

However, there is another possibility yet drawing up on the horizon. To this date, investors have preferred industry, which promised the highest profit rates. Their turnover and sales have started faltering these days. Prognosis points to a worldwide famine. The gold of the future is called

food. The cultivation of the land-reserves, of which Ghana has more than enough, promises to become quite lucrative. They have already discovered their first new hunting grounds -large-scale farming.

How Nima is to look like one generation from now is hard to say. The militarists who have gotten a strong hold on the scepter are less destined, by virtue of their *métier*, to building up than to destroying. The high-fledged promises made in the Charter, where equal opportunities, fair distribution and such more are presented as aims that are striven for, have remained without anchorage in the law, not to speak of reality. The farmers are still hushed up but with a small percentage of the revenue of their sales. The lords keep boys and girls, and these get wages comparable to what can be observed under the South African regime of apartheid. The commercially/ speculatively oriented crash project for Nima fits exactly into this picture. Whether the heritage of the colonialists, the structure of man's drives, cold calculation or the failing perception into the mechanisms of perception or a combination of these are behind this, is difficult to estimate. Nima. at any rate, has nothing to hope from this side that might make life more livable. The only hope not to be used like pawns in a strategic discussion of generals are the financially limited possibilities of the regime and the inefficiency of the administration. Thus, their ambitious development strategies might remain paper tigers.

As little as the OHN-proposal costs, its chances of being realized are equally minimal. Thus, whereas in the state project, speculation and profit are exactly the motivating forces, here one will have to invest *à fond perdu*. In other words, the elites, who are not capable of many more than

watery speeches and wine drinking, would have to share. The one thing left would be to prey them with the argument that a financial input would pay off in that the buying power of a developed Nima would increase.

Further alternatives, as they could present themselves from the radical change of the power structure are not in sight.

FINAL CONCLUSION

The Ghanese peoples got along in earlier times without the European state system and also without the necessity for "development" caused by western economy. Their life has gotten worse, since insatiable parasites are greedily sucking them to the marrow. After the damage has become irreversible, it matters to set limits to state and economy.

The tendencies of the state, once on its legs, is to fashion itself lord instead of servant, and those of modern economy, to take advantage of man from all sides instead of feeding him, has been countered halfway in Europe through the untiring effort of the democratic forces. Since both dangers can only be banned through subsequent corrections rather than by preventive measures, there remain broad discrepancies between the ideal state of things and reality. Moreover, the control of the economy lapses far behind that of the state. Efforts toward the fully realized co-decision of the workingmen in Europe prove to be nothing but alibi exercises.

This wakefulness has at least avoided such shameless exploitation and oppression in Europe as has been succeeded

in by the potentates of state and economy in the colonies. After the goings-on in the colonies have become manifest, the democrats have forced their government into freeing these too. In Ghana, however, two essential mistakes have been made: first of all, the traditional Ghanese order with its excellent controls has not been reinstated, i.e. distoolment of the chiefs, but the colonial administration has led to a state apparatus, which, in the hands of those whom have learned anything but democratic behavior from their teachers, in a country which can be held in check with but a few machine guns, had to immediately become omnipotent. Not only on their own territory -now having the protection of sovereign rights and shamelessly taking advantage of the guilt complexes and the reigning opinion of the rest of the world -they can afford such a number of cheek on the international parquet. Secondly, colonialists and their successors have managed to save their economic interests and to carry them over into the new system, where they continue to operate with their Ghanese partners in the old style.

As long as the two related powers, state and economy, can continue to work unhindered in Ghana, the Nima-people and the Ghanese peasants and workingmen will be condemned to pay for the spoils of their masters. The European democrats are called upon to limit those powers exploiting the African peoples, insofar as they can control them in their own countries, and to take heed in all measures of state and economy not to play into the hands of the existing elites. The Africans are counseled to build up effective democratic controls in their states. In view of the possibilities of propaganda and manipulation and an enormous gap to be bridged, the according process of taking

consciousness will be almost endless. After the revolution of the possessors in their palaces -that of the have-nots is bong overdue. However, what good do revolutions do?

Annex

The offical and the Operation Help Nima plan

NIMA - MAMOBI REDEVELOPMENT SCHEME
A SUMMARY OF THE PRELIMINARY REPORT

A. GENERAL BACKGROUND INFORMATION
SOCIAL BACKGROUND

1.0 AREA AND POPULATION: Nima-Mamobi Redevelopment area covers an area of 427.1 acres with a population of 50,000 consisting of 54% males and 46% females, 45% of the population are of other African Countries' origin. The Household composition of the population is of from 1 person per household to about 40 persons per household and in all 16,417 households live in the area.

1.1 OCCUPATION AND RENTAL OF HOUSES

There is a diversity of occupation but there are mainly, occupational groups like unskilled labourers, traders, artisans, Clerical Workers and professionals who predominate. Thus 6,772 unskilled labourers, 8,621 Traders, 1,327 Artisans, 1,347 Clerical Workers and 5,081 Professional Workers are found within the population.

Rentals for houses/rooms vary from @2.00 per month per Household to @60.00 per month per household. There is on the average about @5.00 per month per household rent.

B. PHYSICAL BACK GROUND

2.0 EXISTING LAND USE: (See Map 1)

2.1 Residential Land use takes up 309.25 or 81% of the total area. Residential Densities range from 16 houses per acre to 32 house per acre. But net residential density works up to 167 persons per acre. Room density (Room sizes vary from 8' x 8') ranges from 1 room per house to 46 rooms per house and the average room density per house works up to 23 rooms per house. Occupancy rate in the area ranges from 1 person per room to 26 persons per room and the average occupancy rate works up to 13 persons per room.

- 2.2 UTILITY SERVICES: These utilize 1.25 acres. Water supplies system works on the basis of 300 private water connections and 12 private connections. Public places of convenience are provided by 1,157 private pan latrines which serve 13% of the total number of households in the area and by 10 (twelve seater) public latrines.
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- Electricity connections reach only very few first and second class houses in the area.
- 2.3 COMMERCIAL AND INDUSTRIAL AREA: Commercial and Light Industrial developments in the area take up 41.51 acres and employment has been provided by the four markets in the area for 1,040 food and provision sellers, 106 in the textiles selling trade, and the 225 stores and 44 kiosks provide additional employment for the people. Baking and weaving industries also engage 184 people in the area.
- 2.4 EDUCATIONAL AREAS 52.53 acres have been developed for 3 Primary Schools, 1 Middle School, and 7 Moslem Schools, all but one of the school buildings are of poor structure. These schools could only provide places for 3,832 pupils out of 10,361 pupils of school-going age.
- 2.5 PLACES OF WORSHIP: A total of about 45,000 people are connected with some sort of religious sects but the Moslems are in the majority forming about 50% of the total population. But places of worship are non-existent.
- 2.6 OPEN SPACES: Open space uses are very much inadequate in the area.
- 2.7 HEALTH SERVICES Utilize 3.00 acres for 3 private general clinics, 3 private maternity clinics, and 1 Poly-Clinic which is public. Because of the insanitary conditions of the area, and, poor drainage system, typhus fever and other ailments are common in the area.

2.8 ROADS AND TRAFFIC SYSTEM:

The present structure of the town contributes to inaccessibility of the area.

3.0 HOUSING - EXISTING CONDITION OF BUILDINGS: (See Map 2)

The existing housing stock in the area is of a sub-standard nature which contributes greatly to poor environmental standards for the area, of all the housing stock, 75.3% or 778 houses are of the 3rd class standard, while 6.4% or 56 houses are of 1st class standard.

4.0 REDEVELOPMENT PROPOSALS

REDEVELOPMENT PLAN- See Map 3

As a result of the poor housing and sanitary conditions, and as a result of inadequacy of social services in the area, poor and inaccessible roads, the government of the National Redemption Council initiated the policy of slum clearance to redevelop the area.

4.1 PLANNING CONCEPT:

The conceptual approach adopted therefore seeks a combination of the Commercial Oriented and the Speculative - Oriented Schemes which aim at the creation of an economically viable community with all the necessary social amenities which go with a modern neighbourhood or an urban sub-system.

The scheme is to change drastically the existing physical environment and the socio-economic structure of the area so as to provide for the attainments of the needs of all classes of people especially the medium and upper middle classes of people.

5.0 PROPOSALS:

The redevelopment proposals will provide accommodation for population ranging from 60,000 to 80,000 people.

5.1

Residential development will cover 323.40 acres and will accommodate the urban needs of all the social classes. Various house types will be provided to accommodate different family structures and sizes.

These house types will be:-

- One
- (a) Single storey house types of various sizes ranging from 1 bedroom house to 4 bed-rooms house which will include all related amenities in each case.
 - (b) Single storey semi-detached house type similar to the above with the related amenities in each case
 - (c) Two story detached house type from 2 bedroom house to 4 bed rooms type with all the related amenities in each case.
 - (d) Two storey semi-detached house type with all related amenities in each case.
 - (e) Three to four storey flats with each flat containing from 1 bed-room to 3 bedrooms with all related amenities.

These house types have been distributed throughout the Residential areas in relation to the cross-section of the Urban population as follows:-

- (a) Extended Families, 30%
- (b) Nuclear Families, 45%
- (c) Transitional Families, 25%

And with this distribution, all the needs of all the social classes of people especially those in the medium and upper middle classes, will be met. The proposed distribution will be done at 322 persons per acre density, and the following height distributions will be attained:-

5% above 4 storeys

85% from 2 - 4 storeys

10% detached houses

And with the distribution of the houses done in this way, the densities such as from 8 houses per acre to 30 houses per acre with average room size of 12' x 12' related to an occupancy rate which will range from 1 person per room to 3 persons per room will be achieved with each housing unit being equipped with water connections, water closet, and, bath-house with water connections, electricity, partly equipped kitchen, and, adequate drainage facilities.

5.2 COMMERCIAL AND LIGHT INDUSTRIAL AREA:

62.00 acres have been proposed for use for major commercial centre, 58.47 acres out of the 62.00 acres have been provided and will be utilized as follows:

- (i) 12.35 acres for a market complex
- (ii) 10.80 acres for and offices related to commercial activities including super-markets, Banks, Post Office etc.
- (iii) 2.08 acres site for amusement areas
- (iv) 5.18 acres for light industrial complex to house weavers, seamstresses, tailors, carpenters, repair workshops etc.
- (v) 13.39 acres site for Hotel and allied activities
- (vi) 6.71 acres for the existing Poly-Clinic to be expanded into a sub-hospital.
- (vii) 3.53 acres will be developed for light industrial areas, and 5.57 acres will be developed for commercial and residential activities. Added to these, the tall-rise blocks will use the ground floors for Commercial activities.

5.3 EDUCATIONAL AREA

An area of 64.68 acres has been zoned to provide school areas for the expected 12,700 population of school-going age, and this population is expected to be distributed along with the types of schools as set here under:--

SCHOOL	POPULATION	NO. OF SCHOOL
Nursery	3,600	30
Primary	7,680	24
Continuation Schools	1,440	18

5.4 HEALTH SERVICES:

6.71 acres have been provided in the scheme for expansion on the present Poly-Clinic and to provide areas for private developers to establish clinics of all kinds.

5.5 CIVIC AND CULTURAL USES:

4.31 acres have been provided under this use for development for places of worship which will be

5.6 OPEN SPACES:

A total of 53.22 acres has been provided and will be developed for the following:-

- (i) Major Children's playing areas,
- (ii) Palaver grounds
- (iii) Basketball pitch
- (iv) Volley-ball pitch
- (v) Netball field
- (vi) "ampe"
- (vii) Lawn Tennis Courts.

In addition to these, provision has been made for 18.16 acres to be developed for:

- 1 Olympic size football field,
- 1 Athletic ground of interational size,
- 3 Lawn Tennis Courts,
- Basketball pitches, volley-ball pitches,
- Netball pitches,

a pavillion for soccer and athletics, and parking areas.

5.7 UTILITIES.

Water will be supplied to each housing unit.

Sewerage: A comprehensive sewerage scheme will be introduced in the area to cater for all waste water disposal. Electricity. Each housing Unit will be supplied with electricity.

Telephones will be connected to all the commercial houses and public telephone booths should be sited within the residential and public areas

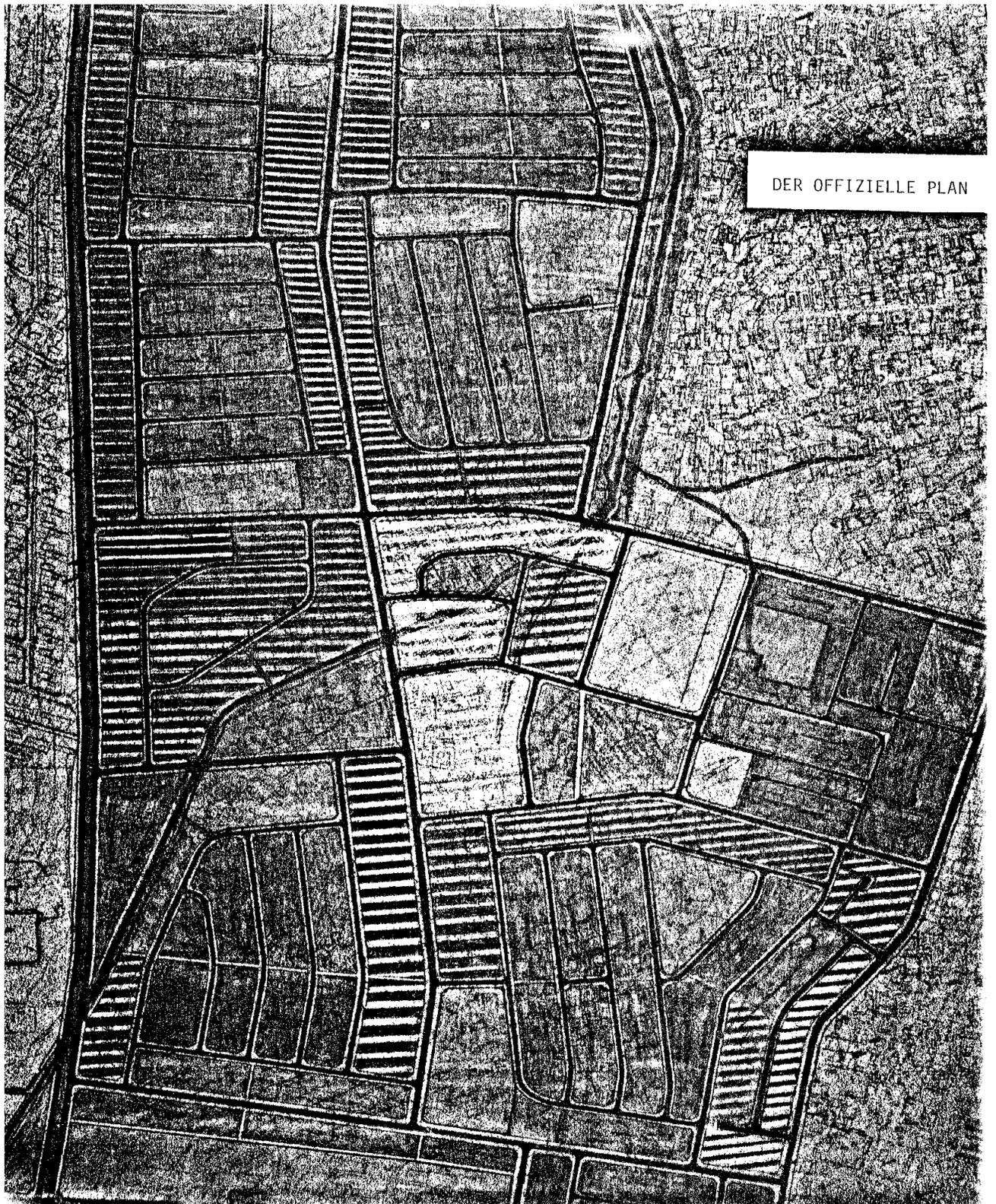
6.0 PHASING STAGES (See Map 4.41)

6.1 DEVELOPMENT PHASING

Development programming will be phased out starting from phase one up to phase 10. Phases one to three will concentrate on the redevelopment of the Market, the Poly-Clinic and the first stage of road construction which is the Nima Highway. Development phasing will embrace the re-development of part of the existing Residential Area and the construction of some parts of the proposed roads:

October, 1973.

G.O. Kesse
REGIONAL TOWN PLANNING OFFICER
GREATER ACCRA.



DER OFFIZIELLE PLAN

OPERATION HELP NIMA

A REDEVELOPMENT SCHEME

A RECENT PROPOSAL In November, 1973 the Department of Town and Country Planning of the Ministry of Works and Housing completed a Redevelopment Scheme for Nima-Maamobi. This was made available for study and comment by the public, as required by law. The proposal was to redevelop the area in phases by means of a "commercial-speculative" scheme "to provide for the needs of especially the medium and upper middle classes of people". (Page 3, 4.1 *Planning Concept, Nima-Maamobi Redevelopment Scheme, Ministry of Works and Housing October, 1973.*)

This scheme sought to change drastically the existing physical environment and the social and economic structure of the Nima-Maamobi area. It made little or no provision for resettling over 16,400 households or families who together number more than 50,000: if this community were considered as a separate unit, it would rank sixth among the large towns of Ghana, being more populous than Cape Coast, Sunyani, Koforidua, Ho, Bolgatanga and Sekondi all of which are regional capitals.

As a national development programme, any Nima-Maamobi redevelopment scheme must benefit a large cross-section of the national community while causing as little hardship as possible. Past development programmes such as the Barekese Dam, the Tema Port and township, the Korle Lagoon Dredging scheme and the Volta River Project affected sections of the national population in some adverse ways: but they gave serious consideration to this principle. Resettlement schemes were therefore undertaken at Asofia, Tema Manhean and New Fadama for some of the affected communities.

The implementation of the proposed Nima-Maamobi scheme would mean a reduction of available low-income, low-cost housing.

Nima-Maamobi is so centrally located that it is an ideal home for the low-income worker who often walks to his place of work in the face of Accra's acute transportation problems. A drastic change in the socio-economic structure of Nima-Maamobi as proposed will therefore dislocate seriously the unskilled and semi-skilled labour force on which business, industry and commerce in Accra depend.

The whole of Nima-Maamobi must therefore not be demolished since any wholesale demolition (if even phased and gradual) would be an appalling waste of property that can safely be used for many years to come.

The maps and plans on the centre pages indicate in detail how a flexible plan adapted to the differing needs of various areas could improve Nima-Maamobi without massive demolition.

This "pocket development" scheme would make use of existing elements and road reservations. It would encourage gradual renewal of present dwellings alongside the provision of the urgent needs of the people.

The scheme would provide a frame-work by which government in providing the basic services and other amenities for the area would challenge, encourage and promote the spirit of community development and self-help which the people of Nima-Maamobi have displayed in the past.

Redevelopment of Nima-Maamobi will involve numerous separate government agencies: the Ministry of Works and Housing and its Town Planning Department: the Accra Tema City Council and many of its different departments: the Water and Sewerage Corporation: the Public Works Department: the Electricity Corporation: and so on. To ensure that planning proceeds in an orderly way, without overlapping and undue waste, it may be best if the government sets up an authority similar to the Tema Development Corporation, to undertake the development. Such a body would comprise representatives of the community as well as officers from the government agencies involved. Since the Faculty of Architecture of the University of Science & Technology, Kumasi, has been closely involved in planning for Nima's future it too should be officially associated with the scheme.

OHN'S DEVELOPMENT ACTION PLAN

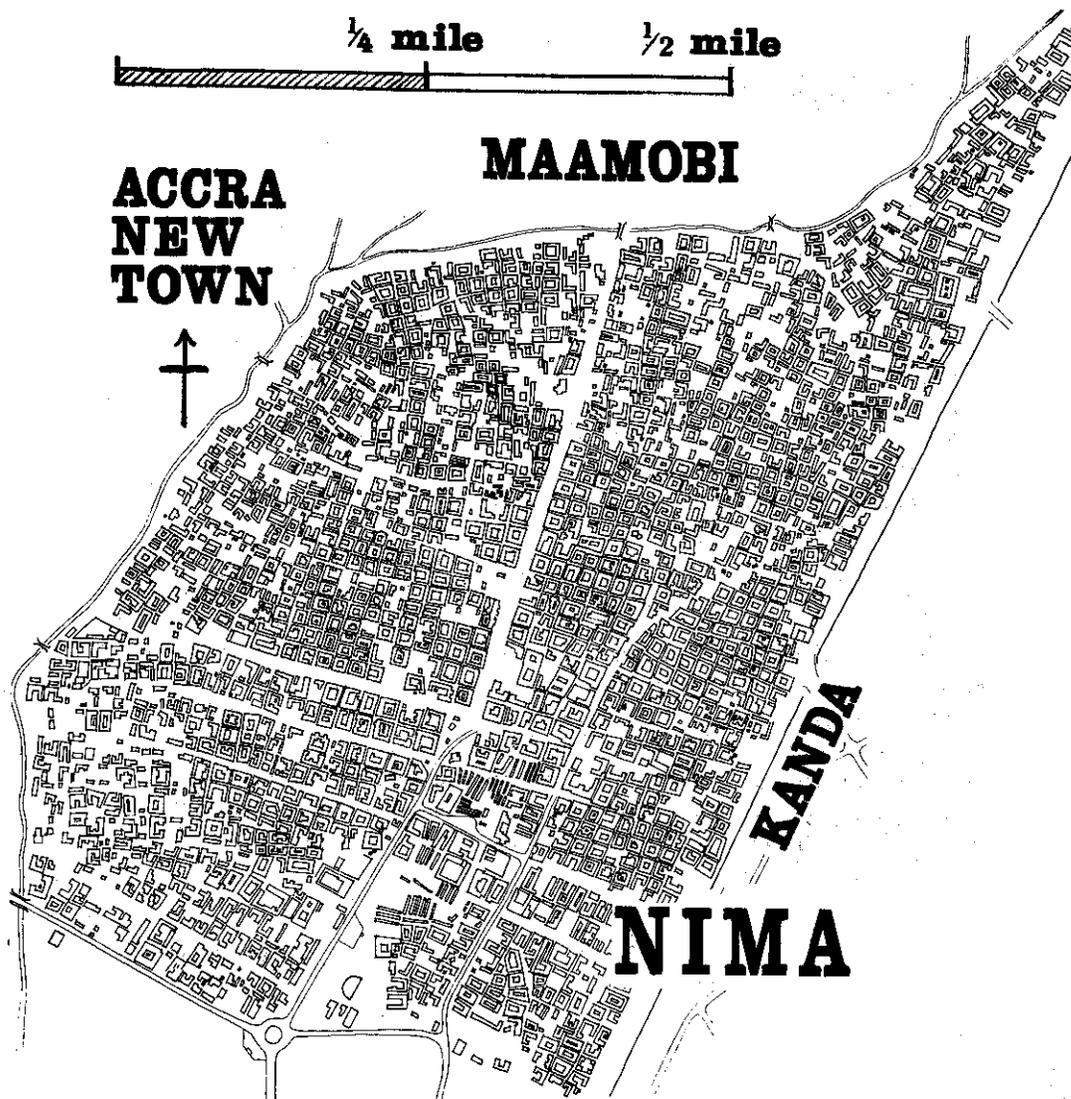
1. **Goals**—A comprehensive redevelopment scheme should aim at:
 - tackling the intellectual and material poverty which underlies the environmental problems;
 - harnessing the potential local spirit of self-reliance;
 - strengthening and encouraging intensified local economic activity;
 - meeting the desire of the people to live in a healthier and generally well serviced urban environment befitting the location of Nima-Maamobi within the capital city.
2. **Standards**—Standards to meet these goals have been proposed by the Architecture Department (UST) in a development action programme.
 - i. **Land-use planning for Nima-Maamobi non-domestic activity**—In accordance with the goals, development will depend very much on local resources. Small scale industries and retail trading sites must therefore be provided to supplement the cottage industries and commerce within the housing complexes.

Sites complying with basic requirements for urban areas but without generous land allocation should be provided for educational facilities with a vocational training bias.

Space allocation for other non-domestic activity should conform primarily to the needs of the community and its planning environment.

A REDEVELOPMENT SCHEME

(MAP SECTION)



The plans on the following pages relate to the "pocket development" scheme. They were drawn up at the request of Operation Help Nima by Mr Nii-Adziri Wellington, who is in charge of the Nima Studies Programme of the Department of Architecture, UST, Kumasi.

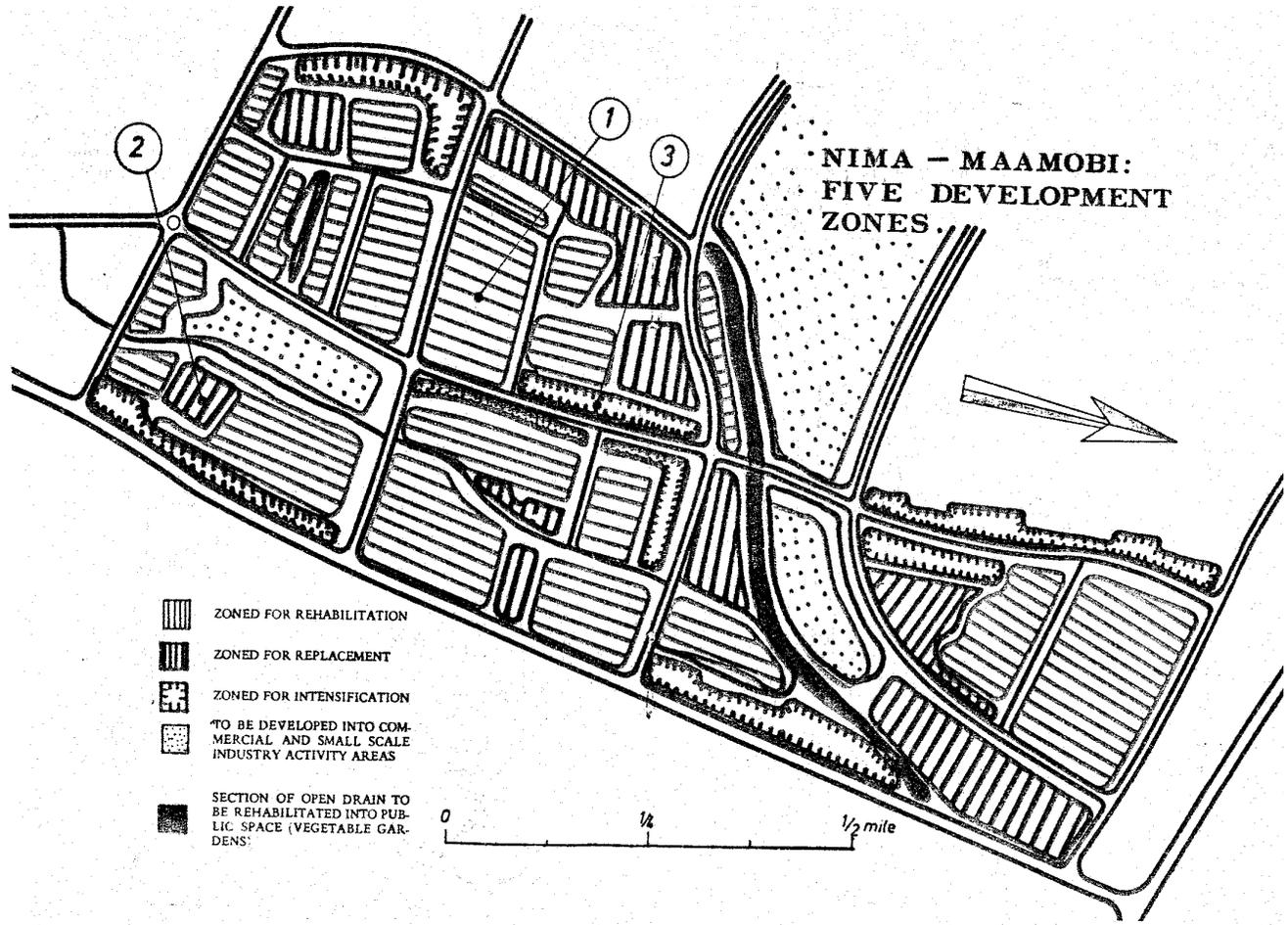
For the purpose of this redevelopment scheme Nima-Maamobi has been divided into three "zones", each with different characteristics and each requiring a different redevelopment approach. The layout on pages iv-v indicates these zones by a colour code:

Rehabilitation zone—striped blue: capable of improving by introducing access roads and services, with minimum demolition:

Replacement zone—striped green: requiring replacement of some areas or groups of buildings, but retaining the residential character:

Intensification zone—spiked green line: requiring some demolition and rebuilding, with changes in land use.

Commercial/Industrial zone—dotted blue: at present these are mixed commercial and residential areas, and they contain the Nima and Maamobi markets; it is proposed to develop them into areas of commercial and small-scale industrial activity.



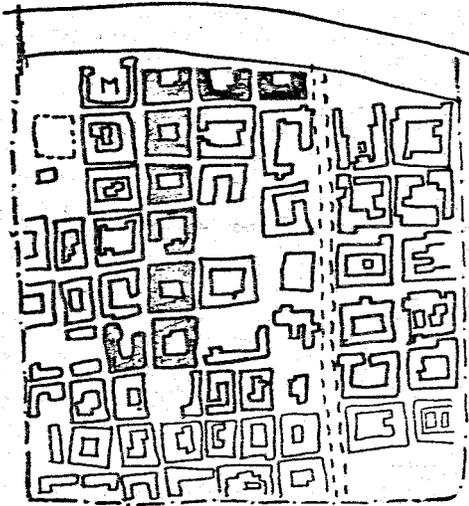
-  ZONED FOR REHABILITATION
-  ZONED FOR REPLACEMENT
-  ZONED FOR INTENSIFICATION
-  TO BE DEVELOPED INTO COMMERCIAL AND SMALL SCALE INDUSTRY ACTIVITY AREAS
-  SECTION OF OPEN DRAIN TO BE REHABILITATED INTO PUBLIC SPACE (VEGETABLE GARDENS)

A SAMPLE REHABILITATION AREA

This is one of the areas capable of improvement with minimum demolition. Such areas are shown striped blue on the layout on pages iv-v. It will be noted that in our view the greater part of Nima falls into this category.

The aim is to provide more space and better access. For instance, in the example below marked (1) on the layout, three buildings have been demolished at the top (east) of the plan, to make room for a child-

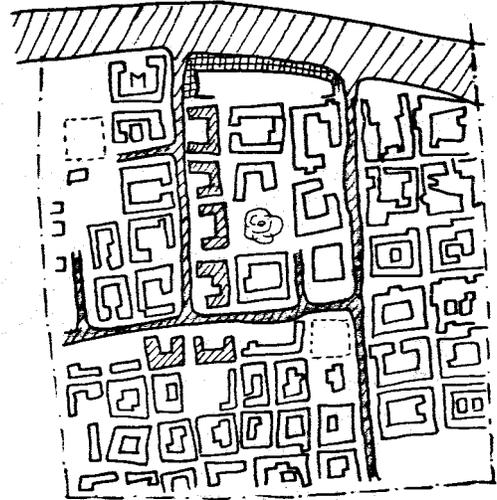
present



ren's playground. Note that this fits into the sample intensification area illustrated on page vii. Six more houses have been partly demolished to make room for a road and for services such as water, electricity, and drainage.

Implementation Government to provide the roads and services; individual property owners will improve their own buildings.

proposed



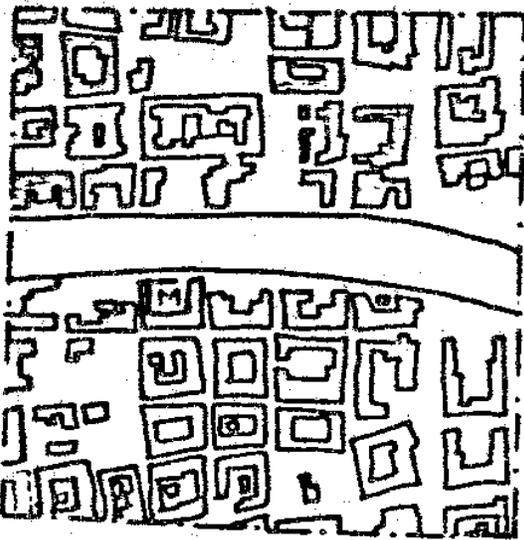
A SAMPLE INTENSIFICATION AREA

Along the main roads are areas shown by a spiked green line. Because of their proximity to a main highway these areas have already developed retail and commercial activities, though the compound houses are almost identical with those in other parts of Nima. Here we propose to encourage some demolition and rebuilding on a pattern more appropriate to the retail and commercial activities of the areas.

The example shown here is the section of Nima High Street where the mosque is situated. This area has been marked (3) on the layout. The plots opposite the mosque have been redeveloped as 5 Ashanti-type multi-storey compound houses accommodating 630 persons, replacing 21 compound houses with 414 residents. Note that on the other side of the street the mosque has been treated as an urban design landmark, and a tree-shaded children's playground has been created along the street side.

Implementation—to be done by the Nima-Maarnobi Housing Finance and Development Co-operative Limited.

present



proposed

