

Ghana's Urban Management Crisis: Case of Sunyani

Augustine Yaw ASUAH¹, Wilfred Ebo SAM-AWORTWI²&John Kwadwo Boateng KWATIA³

¹Faculty of Spatial Planning, Technical University of Dortmund, Germany

²Department of Spatial Planning and Environment, Faculty of Spatial Sciences, University of Groningen, The Netherlands

³Institute for Transport Studies, University of Leeds, United Kingdom

Abstract

Ghana achieved a milestone in 2010 with 51 percent of its population living in urban settlements. But the nature of Ghana's urbanization and subsequent form of cities is yet to be critically analyzed in the context of city authorities' readiness to address the challenges. Already evident in urban areas of Ghana are the effects of rapid urbanization manifesting in socio-economic, environmental and institutional challenges for urban residents and local authorities. This paper therefore explores the issue of challenges faced by city authorities in the management of urbanization especially in Ghana, of which Sunyani, which doubles as the Sunyani Municipal and Brong-Ahafo Regional capital was purposely selected for in-depth studies. Issues regarding the nature of urbanization in Sunyani, challenges faced by city managers in Sunyani amidst rapid urbanization and the urbanisation challenges that threaten the growing sustainability of the 2007 cleanest city in Ghana are presented. Using ingenious analysis, the authors explain the way forward.

Keywords: Ghana, sunyani, urbanization, city authorities, challenges

1. INTRODUCTION

Africa, until independence in the 1960's, colonial powers deliberately kept down the population of urban centers by imposing restrictions on migration of the indigenous African populace to the towns (UN-Habitat 2009). As a result, Africa is only in the early phases of its urban transition and it is projected that by 2030, Africa may reach the milestone of half of its population living in urban settlements (UNFPA 2007). Ghana achieved this milestone in 2010 with 51 percent of its population living in urban settlements (GSS, 2012). However, the national and local governments in Ghana face major challenges in the management of urban space and harnessing its potential for national growth and development. Davis 2006 (cited in Grant 2006) observed a multiplication of slums and squatter settlements developed along the Accra corridor extending all the way to Benin City. The label he gives this footprint is what is rather worrying- "the biggest single footprint of poverty on earth". Though the above assertion is contestable, there is an iota of truth that informal settlement development and the incidence of urban poverty are on the ascendancy in Ghana (Anokye, 2014). For instance, ACC & Cities Alliance, (2013) observed that over 67% of urban residents do not have access to improved sanitation and more than 60% of urban residents reside in informal housing. The Accra Metropolitan Assembly (AMA), together with the local office of UN Habitat in 2011 identified 82 such informal communities within the city (Amoako, 2014). These communities are home to some 1,652,374 people representing 38.4% of the city's Population (Amoako, 2014), yet past research on urbanization has concentrated mainly on two broad issues: the tempo/ trend of urbanization and the challenges that come with rapid urbanization. Considering the issue of challenges faced by city authorities in the management of urbanization especially in Ghana, literature is almost silent on the details and consequently, an incomplete picture is presented.

Against this background, this paper sought to investigate the nature of urbanization in Sunyani and identify and explain the challenges faced by city managers in Sunyani amidst rapid urbanization.

The research therefore attempts to identify the key institutional challenges on the part of the city authorities and ties them to the rapid urbanization in Sunyani.

The findings of the research are expected to assist practitioners with greater understanding of urbanization and to develop successful new strategies in managing the areas under their jurisdiction.

2. NATURE OF URBANIZATION

2.1 Definition and Background

Urbanization has been the dominant demographic trend, not only in the developing regions but also in the entire world, during the last half century (APFED 2003; UN-Habitat, 2009). It usually occurs when people move from villages to cities or urban areas to settle, in hope of a higher standard of living. The United Nations projected that half of the world's population would live in urban areas at the end of 2008 and by 2050, 64.1% and 85.9% of the developing and developed world respectively will be urbanized. In Ghana any area with population more than 5000 inhabitants is considered an urban area (GSS, 2005; 2012). While the term urban is a description of the

character of a place, the term urbanization refers to the process by which a place assumes that urban character. That is, urban is a state while urbanization is a process (Oduro, 2010). Great Britain and some European countries were the first countries, which became urbanized (Long 1998). They urbanized relatively slowly, which allowed governments time to plan and provide facilities for the needs of increasing urban populations. So, urbanization itself is not a new phenomenon, only the contemporary explosive and rapid growth is a new unique feature. In the year 1800, over 97 percent of the world's population was rural, (Long 1998). By 1900 13% of the world's population was urban (FIG 2010). In 1950, 29% of the world's population lived in cities and by 2007, 50% of the world population was living in cities (UN-Habitat, 2009). According to the International Federation of Surveyors (FIG 2010) latest predictions, 4.9 billion people, or 60% of the world's population, are expected to be urban dwellers by 2030; and by 2050 this will have risen to 70% (UNFPA, 2007; UN-Habitat, 2009) .

In Ghana, urban population growth rate of about 4.2% has outstripped the overall national population growth rate of about 2.5%. The proportion of people living in urban localities in Ghana increased from 23 percent in 1960 to 29 percent in 1970 and 32 percent in 1984 to 44 percent in 2000 and 51 percent in 2010 (see Table 1). This is a clear indication that the population of Ghana is urbanized (Asuah, 2014).

Table 1. Ghana: Total Population and Percentage Urbanized, 1921-2010.

Year	Total Population*	Percentage Urbanized
1921	2,298,000	7.8
1931	3,163,000	9.4
1948	4,118,000	12.9
1960	6,727,000	23.1
1970	8,559,000	28.9
1984	12,296,000	32.0
2000	18,912,000	43.8
2007**	23,000,000	49.0
2010	24,659,000	50.9

* Population figures rounded to the nearest thousand

** UNFPA (2007).

Source: GSS (2005a, 2005b, 2012,)

Despite what can be characterized as explosive growth in population in urban centres, there has not been a corresponding level of investment in housing and bulk infrastructure. Capacity constraints and lack of effective planning to manage the growing demand for urban infrastructure and service delivery has eroded existing infrastructure. Already evident in urban areas of Ghana are the effects of rapid urbanization manifesting in socio-economic, environmental and institutional challenges for urban residents and local authorities (Yankson 2006, Asuah, 2014).

2.2. City Authorities

City Authority is a legal entity established by an Act of Parliament and it is responsible for the management and operations of the areas under their jurisdictions. In Ghana, planning and management of development have taken various forms and approaches. According to Oduro (2010), in the past, a few staff of central government agencies often prepared national, sectoral and spatial development plans. The implementation and management of these plans were then carried out in the districts and communities by deconcentrated agencies of the sector ministries and departments. The units, which took various forms such as District, Urban, Local and Town Councils, had rather limited powers and mandates, such as the collection of taxes, sanitation, public health and the provision of basic school infrastructure. A new decentralized planning and decision making system which was promulgated in the late 1980's is now being strengthened and operationalized. The system according to the Human Settlements Country Profile (2003) is however defined by the combined provisions of four main pieces of legislation (laws), namely the Civil Service Law of 1993, Act 327, the Local Government Act of 1993, Act 462, the National Development Planning Commission Act of 1994, Act 479, and the National Development Planning (Systems) Act of 1994, Act 480. These new reforms in public administration and governance aimed at

establishing effective administrative machinery at the local level that would deal with the needs of local communities and people. The passing of decentralization policy in 1988 by the passing of PNDC Law 207, which was later reinforced by the 1992 Constitution of the Republic of Ghana and replaced by the Local Government Act 1993 (Act 462) and supported by other pieces of legislation created a well-structured local government units with enough authority to manage their areas of jurisdictions. Within the limits of this study, City Authorities are the MMDAs (Metropolitan, Municipal and District Assemblies) created by the decentralization policy of Ghana. The Sunyani Municipal Assembly is therefore the unit of analysis.

3. MATERIALS AND METHODS

This paper examines the challenges faced by city authorities in the management of urbanization in Sunyani. The analysis in the paper is based on institutional survey questionnaires conducted by the author in July, 2014.

The Sunyani Municipal Assembly was the main unit of analysis and in all, eight institutions and departments under the Assembly were purposively interviewed: Town and Country Planning Department, Department of Urban Roads, Building Inspectorate, Municipal Environmental Health Department, Ghana Urban Water Company, Municipal Police Command, Survey Department and the Sunyani Lands Commission. It thus combines exploratory and descriptive methods. The research design strategy employed was the case study in view of the questions the paper sought to answer. The data for the paper was collected using a combination of quantitative and qualitative approaches.

Apart from the institutional survey data, the study reviewed other documents such as quarterly and annual reports, composite fiscal budgets as well as consultancy reports from the decentralized government institutions of Sunyani Municipal Assembly.

Additional data were also collected from the peri-urban areas where Sunyani has engulfed as a result of rapid urbanization. These areas included Abesim, New Dormaa, Fiapre, Kotokrom and Yawhima. The Participants were mainly landowners which helped to assess the rate at which fertile land is lost to urbanization.

4. URBANIZATION IN SUNYANI

Sunyani is a city in the West African republic of Ghana and is the capital of both the Sunyani Municipal Assembly and BrongAhafo Region. It lies between Latitudes 70.20°N and 70.05°N and Longitudes 20.30°W and 20.10W. Sunyani also lies within the middle belt of Ghana between 750 (229 meters) to 1235 feet (376 meters) above sea level. The costs of constructing houses and roads are relatively minimal due to the nature of the topography (Anane, 2013). It is approximately 432 kilometers from the national capital and 120 km north east of Kumasi, the second largest city of Ghana (see Figure 1). Sunyani has a population of 73,935(GSS, 2010 census) and it is the home to about 60 percent of the Municipal's population (Asuah, 2014). It had an estimated 87,642 people reside in the city as of January 2012 (Anane, 2013). And a projected 94,184 people as of June, 2014, (see Table 2)

Sunyani is home to both the regional government and high court and the region's post-secondary institutions including a polytechnic school. The city is host to the University of Energy and Renewable Resources and the Catholic University College of Ghana. Several of the country's best primary and secondary schools can be found within the metropolitan area and its suburbs.

Table 2: Urban growth of Sunyani

Year	Population
1970	23780
1984	38834
2000	61992
2010	73935
2012*	87,642
2014**	94184

* Anane, 2013 ** Projected, June 2014 Source: GSS (2005a, 2005b, 2012,)



Figure 1: The location of Sunyani in Ghana (Perry-Castañeda Library Map Collection, 2006 cited in Anane, 2013)

Sunyani was voted the cleanest city in Ghana by the Ghana Tourist Board in 2007 but this achievement is threatened by the current rapid urban growth rate of 3.6 percent. The low crime rate, a relatively clean environment, the availability of good secondary and tertiary educational institutions, and an abundance of affordable produce that have made Sunyani a very attractive city for Ghanaians is giving in to pollution of water bodies, lack of drainage systems, poor waste management, traffic congestion in the central business district, inadequate sanitation facilities, poor access to roads especially in the peripheries, gully erosion, lack of car parking spaces in the central business district and lack of neighborhood parks.

According to Asuah (2014), Sunyani is likely to encounter traffic problems in the next five-ten years if the current trend remain unchanged; the use of low occupancy vehicles for internal trips (accounts for 66.1 percent), the annual growth rate of 12.2 percent in vehicle ownership and the fact that 71.6 percent of all trips generated in the peripheries of Sunyani end in the Central Business District (CBD) is a clear indication that rigorous actions need to be taken. However, rapid rates of population growth are expected to continue, calling on the city authorities to address these challenges if the city is to grow sustainably.

Sunyani has many small rivers and streams which feed into the main source of treated water for the city, the River Tano. Seven of the rivers are polluted. These seven water bodies are located in the districts of Sunyani (stretches across four neighborhoods of the City), Akokora Kwadwo (Sunyani Estate), Agyei (Number 2), Nsakonsuano (Nkwabeng North), Aboshyensua (Ministries Area), Danyame, and Tuasua (Sunyani Estate). An estimated 60% of the Sunyani water bodies are under threat from human activities (Anane, 2013).

Already evident on the ground is the fact that residents of densely populated and low income Sunyani localities such as Area 2, Zongo, New Dormaa and Penkwase do not have access to adequate pipe-borne water supplies. The city's water supplier, Abesim head works supplies less than 50% of the water demand of the city.

5. CHALLENGES IN MANAGING URBANIZATION IN SUNYANI

5.1 lack of Capacity to enforce urban planning standards and regulations

Local plans are designed to regulate use, development and protect vegetation where appropriate, to meet agreed community objectives. A local plan is a law that regulates the way land can be used and developed. As with any other law or regulation, local plans are only effective if their requirements are enforced. Section 10, of the Local

Government Act, Act 462 subject to Article 245 of the 1992 constitution of the Republic of Ghana mandates that MMDAs in this context, City Authorities to exercise political and administrative authority in the district, provide guidance, give direction to, and supervise the other administrative authorities in the district under their jurisdiction. It goes further to state that it shall perform deliberative, legislative and executive functions, thus given it some sort of autonomy to manage their areas and to be innovative in their own small way to reduce their dependency on the central government. However, the findings from the Sunyani Municipal Assembly reveals that the provisions in the Act, 462 which give power and justifications to the Assembly to ensuring effective management systems are not fully utilized in the district due to lack of skill personnel to carry out the mandate. They lack the capacity to invoke the provisions of the Act. Even when they can, their political inclination, biases and favoritism is making it difficult for policy makers to exercise it fully, making it difficult to tackle the rapid urbanization in Sunyani and its environs. For instance the lack of political will to sought-out the differences between the lands commission and the Dormaa Traditional Council has rendered most of the buildings and the properties in Abesim, New Dormaa, Kotokrom and Yawhima without land title registrations and permits. The abuse of re-zoning provisions by some corrupt public officials, quack planners and surveyors as well as the general disregard for planning and orderly development by some chiefs and land owners makes it difficult to manage urbanization in Sunyani, thus threatening the growing sustainability of the 2007 cleanest city in Ghana. According to Amoako and FrimpongBoamah (2014), poor physical planning and flaws in the drainage network (Karley 2009; Rain et al. 2011); massive growth of the city, preventing infiltration by impervious surfaces (Arnold et al. 1996; Yeboah 2000, 2003; Afeku 2005); informal housing development practices (Aryeetey-Attoh 2001); and poor physical development control and waste management practices in the city (Karley 2009) which are indicators of rapid and unplanned urbanization have been responsible for the flooding and waste management challenges in Accra. This had been evident with the significant flood disasters recorded in 1955, 1960, 1963, 1973, 1986, 1991, 1995, 1999, 2001, 2002, 2010 and 2011 (Twumasi and Asomani Boateng 2002; Karley 2009; Rain et al. 2011 in Amoako and Frimpong Boamah, 2014), and the recent June, 3 National Disaster. It is thus obvious that city authorities must have the “political will” to carry through bitter and unpleasant measures” if ready to and fix the urbanization challenges permanently.

5.2 Lack of Coordination and Integration of Planning Activities by Various Departments/ Agencies

The ministerial location of the departments under the Sunyani Municipal Assembly responsible for urban management makes it difficult for the coordination and integration of plans to guide urban growth and urbanization. For instance since independence, the Town and Country Planning Department responsible for the formulation and review, in collaboration with relevant agencies, national policies and strategies for the development, improvement and management of human settlements as well as coordination of the diverse physical developments promoted by departments, agencies of government and private developers has been shifted into ten (10) different ministerial locations which has had profound negative impact on its growth and sustainable performance. The lack of coordination between the Planning Department and the Survey Department, responsible for the provision of accurate, reliable, scientific geo-information for the socio-economic development, the Lands Commission, responsible for registration of titles and interests in land, the Statistical Service responsible for providing up to date demographic data and other agencies responsible for the provision of utilities makes it difficult to understand the demographic trends that are reshaping the area of influence of the social equipment they oversee. Systems of this kind allow analysts to reflect on one of the most complex issues of urban administration – the dilemma of “where to act” as many of the places been engulf by this rapid expansion are peri-urban areas that are not properly registered by government records, thus making managing urbanization in Sunyani very difficult.

5.3 Emphasis on socio-economic development planning and marginalization of physical planning

Policies and plans primarily aimed at socio-economic development in Ghana have also had the unintended consequence of indirectly affecting distribution of the population. One of the development policies that influenced spatial distribution in Ghana was the colonial government’s spatial development policy of creation and development of ports and harbours, good road network and infrastructure facilities in the mineral-rich areas and forest belts to facilitate a process of making Ghana a raw material producing country for industries in the United Kingdom. The triangular network railroad linking Kumasi to Accra-Tema and to Secondi-Takoradi was also to fulfill this agenda. The unintended consequences of such policy was that, these areas attracted high population concentrations without proper spatial planning and the core of these settlements where rapid urbanization occurred are some of the slum areas we have in Ghana. This situation calls for increased allocation of resources to these centres and enhanced urban planning and management in order to avert occurrence of problems associated with urban decay, such as overcrowding, deterioration of infrastructure and social amenities as well as the development of urban slums. Until recently, the country still pursues rigorous socio-economic development without proper spatial planning investments. The marginalization of physical planning and

inadequate allocation of resources to the physical planning institutions and departments especially at the local level has significantly contributes to the urbanization problems in Sunyani. For instance, the government in 2012 promulgated the national urban policy which seeks to address the main challenges found in urban centres. The policy was to be implemented progressively through Ghana National Urban Policy Action Plan (Action Plan defines key activities that need to be pursued in order to achieve twelve (12) policy objectives and related Initiative), is yet to be implemented, three years after the formulation of the policy. A review of the Sunyani Municipal Assembly's Composite Budget for 2012, 2013 and 2014 fiscal years shows that the budgetary allocations to the institutions and departments responsible for ensuring orderly development and controlling urbanization in Sunyani and its environs are woefully inadequate as summarized in Table 3.

Table 3: Budgetary Allocations to Departments Responsible for Controlling Urbanization

Year	Total Revenue GH¢	Name of Department							Total Allocation	%
		*TCPD	%	Survey Department	%	Urban Roads	%	Statistical Service		
2012	8,565,579	24,005	0.30	-	-	66,430.96	0.78	-	90,435.96	1.10
2013	8,494,728	94,312	1.11	-	-	306,431	3.61	-	94,618.43	1.11
2014	8,586,469.00	81,802.65	0.95	-	-	347,486.35	4.04	-	429,289.00	5.0

Source: Sunyani Municipal Assembly Composite Budget, 2012, 2013 and 2014

**TCPD: Town and Country Planning Department.*

The Assembly in 2012 allocated a paltry 1.10 percent, 1.11 percent in 2013 and 5.0 percent to departments responsible for managing physical development in its composite budget. This has rendered these departments incapacitated to dully perform their duties and responsibilities as expected of them.

5.4 Inadequate Resources and Lack of Capacity to Generate Enough Internally Generated Funds (IGF)

The widening fiscal gap that exists as urban populations expand puts pressure on city authorities to manage the increasing demand for infrastructure and urban services. Technically, there is a problem of where the growth of municipal revenue does not match the increase in urban economic activity and population. This hypothesis however, is not different from what exists in the Sunyani Municipal Assembly as the Assembly lacks the autonomy to establish their tax base, or rate structure, and enforcement procedures, and therefore, cannot raise revenues to commensurate with their expenditure requirements. Most value added taxes are exclusively reserved to central governments causing weak local government revenue base. The Assembly depends on central government allocations, which are generally inadequate and often erratic in terms of timing, (see Table 4). Financial transfers from these higher government authorities sometimes lack transparency and predictability. At times, central governments fail to notify local governments of grants until well into the fiscal year, or central governments may effect sudden reductions without notification, thus affecting the budget of the Assembly significantly.

Table 4: District Assembly Common Fund: Releases and Variances

Year	Budgeted	Actual	Variance
2009	1,200,000.00	564,514.00	635,486.00
2010	2,000,000.00	509,364.43	1,490,635.57
2011	2,200,000.00	612,759.69	587,240.31
2012	2,200,000.00	281,752.51	1,918,247.49
2013	848,993.00	377,397.21	471,595.79

Source: Sunyani Municipal Assembly Composite Budget, 2012, 2013 and 2014

As shown in Table 4, the Assembly received less than the amount budgeted for the period under the Common Fund in 2009, 2010, 2011, 2012 and 2013. It was only 47.04%, 25.46%, 27.85%, 12.81% and 44.45% respectively of the entire budgeted figure were received. The variance shows the amount that was not received.

The Assembly is not independent enough to borrow long term funding from capital markets for urban developments and thus depend on central government allocations and Internally Generated Funds (IGF) which are very difficult to administer due to the pivotal challenge of policy failures. Where local authorities are able to derive revenues from property taxes and service charges, meaningful tariff increases are sometimes refused or delayed by central governments for fear of eroding political support among the urban populace. These coupled

with shortfalls in the capacity and technical expertise of local government to handle expenditure responsibilities, corrupt financial management practices and the intentional under-valuation and over-allocation leading to inequitable generation and distribution of public revenue have rendered the Sunyani Municipal Assembly incapacitated to implement projects in what are considered to be key urban sectors in this rapid urbanization Sunyani is facing. The sectors include water supply, sewerage utilities, road infrastructure, waste management facilities, financial enhancement and transportation systems. A check from the physical planning department reveals that, the Town and Country Planning Department and the Building Inspectorate Department have no official vehicles and logistics to facilitate their smooth operation.

6.0 MANAGING URBANIZATION IN SUNYANI: THE WAY FORWARD

The main goal of urban planning is to make all amenities and comforts available to the public without imposing many negative effects on society and environment, aptly referred to as “Sustainable growth”. The cardinal rule is to plan cities beforehand, rather than let them grow spontaneously and haphazardly (CSM, 2008). In light of this, urban management has been a focus of various international funding agencies and inter-governmental initiatives. The World Bank, African Development Bank and European Union all have dedicated Urban Management sections or units that have for long time attempted to address the infrastructure needs, urban finance enhancement and transformation of urban governance in Africa (The International Bank for Reconstruction and Development/The World Bank 2009). Therefore managers of urbanization in Sunyani need to re-think several things including technology (using aerial photographs and satellite images to detect transformations in peri-urban areas which typically present fast demographic expansion and a hub to the increasing populations such as Abesim, Yawhimakrom, New Dormaa, Fiapre, Kotokrom, etc which may be processed and handled as early warning indicators of urban processes that are happening in connection to demographic growth, change in land use, and decay of specific areas), rethinking ecologies of cities and long term strategic planning and response to rapid urbanization. But the vehicle for ensuring the realization of the transformation lies in innovative urban planning and management approaches (UN-Habitat 2009).

The managers should formulate Strategic spatial plans that are linked to infrastructure development and can promote more compact forms of urban expansion focused around accessibility and public transport. This will lead to improved urban services that are responsive to the needs of different social groups, better environmental conditions, as well as improved economic opportunities and livelihoods. Spatial planning in these contexts should provide a framework for the coordination of urban policies and major infrastructure projects, harmonization of development standards, comprehensively addressing the ecological footprints of urbanization. The spatial plans should provide opportunities within rural areas to reduce stress on cities. Some of the peri-urban areas and villages such as Atronie, Watchman, Adomako, Benu-Nkwanta, New-Dormaa, Asuakwaa, Kotokrom and Yawhima should have efficient transport and communication system and electricity. Cooperatives can be set up to provide financial aid to peasants. The rural people can be encouraged to engage in cottage industries and commercial activities. Through cooperative agencies, marketing of these goods will become easy. This is an efficient method of curbing urbanization, by creating opportunities for people in villages. This reduces the rate of migration into Sunyani.

The enforcement of urban planning regulations, which base on realistic standards, should be given very high priority by the Sunyani Municipal Assembly. The regulation of land and property development, through statutory plans and development permits, is a vital step in managing urban development / urbanization.

The Local Government Act 1993, Act 462, has enshrined in optimum power and authority to facilitate the smooth delivery of mandates and responsibilities of the MMDA's. But in reality a substantial number of the provisions in the Act are not fully or utilize at all. These calls for the need to revisit and educate the users: civil servants, private employers and employees as well as all those who matter in making the content of the Act, known and its provisions observe, thus creating the platform for improving revenue mobilization and increase in internal revenue generation of the Assembly. The Assembly should invoke the provisions of the Act 462, without fear or favor, political inclinations, biases and favoritisms. This in effect will raise adequate revenue as well as ensuring effective financial management.

7. CONCLUSION

Cities in Ghana and Africa at large are still and will continuously play a role of engines of growth and economic transformation on the continent. The growing sustainability of these cities are however threatened by the inadequate resources, lack of capacity to generate enough revenue, lack of capacity to enforce urban planning standards and regulations, lack of coordination and integration of planning activities, emphasis on socio-economic development planning and marginalization of physical planning as well as the pivotal challenge of

policy failures. Although urbanization comes with several negative consequences such as land insecurity, poor living conditions: which contributes to outbreak of diseases. Utilities such as water, electricity and sewage disposal are also scarce, unemployment, crime and all forms of pollutions; it comes with benefits too such as efficiency, as less effort is needed to supply basic amenities such as fresh water and electricity. Research and recycling programs are possible only in cities.

Urbanization also comes with convenience, as access to education, health, social services and cultural activities is readily available to people in cities than in villages. Life in cities is much more advanced, sophisticated and comfortable, compared to life in villages. Cities have advanced communication and transport networks. It is therefore important for city managers to explore the alternative ways such as the aforementioned recommendations for policy transformation in managing urbanization in Sunyani, Ghana and Africa at large as urbanization in Africa is set to stay for a long time. It may slow but surely does not show any signs of stopping.

REFERENCES

- African Centre for Cities & Cities Alliance 2013, State of cities in Ghana Round Table Discussion, *Radach Lodge and Conference Centre, Tamale*
- Anane T. E. (2013) Environmental Challenges Facing a Growing City: Sunyani Case Study, *The Journal of Sustainable Development* Vol. 10, Iss. 1 (2013), Pp. 180 – 190
- Asuah A. Y. (2014), The Effects of Peri-Urban Development on the Demand for Transport Infrastructure and Services, A Case Study of Selected Communities in Sunyani Municipality, (*Unpublished Thesis*) Department of Planning, KNUST
- Chari S. & Corbridge S. (2008) *The Development Reader* New York and London: Routledge
- Civil Service Magazine. (2008) 'Urbanization and its Hazards: www.civilservicementor.com accessed on 12th August, 2014
- Ellison, Glenn, & Edward L. Glaeser. (1999) "The Geographic Concentration of Industry: Does Natural Advantage Explain Agglomeration?" *American Economic Review*, 89(2): 311–16.
- FIG Commission 3 (2010), *Rapid Urbanization and Mega Cities: The Need for Spatial Information Management*, The International Federation of Surveyors (FIG) Kalvebod Brygge 31–33, DK-1780 Copenhagen V, DENMARK
- Harris, J. R., and M. Todaro (1970) Migration, Unemployment and Development: A Two Sector Analysis. *American Economic Review* 40, 126–42.
- Henderson V. (2002) World Cities Database, <http://www.econ.brown.edu/faculty/henderson/worldcities.html>
- ISSER 2005: *Household Questionnaires Survey, July 2005*, ISSER, University of Ghana, Legon.
- ISSER 2007: Urbanization And Changing Land Access and Rights in Ghana's largest Metropolis, Accra and Kumasi, University of Ghana, Legon. www.uaps2007.princeton.edu/papers/70645
- Local Government Act, 1993. Act 462; www.lgs.gov.gh retrieved on June 12, 2014
- Long, (1998) "urbanization" www.tkk.fi/wr/tutkimus/glob/pdf/urbanization.pdf, retrieved on July 10, 2014.
- Ministry of Finance and Economic Planning, (2014). *Sunyani Municipal Assembly Composite Budgets*; www.mofep.gov.gh accessed on 10th August, 2014
- Njoh, A. (2003) *Planning in Contemporary Africa: the State, Town Planning and Society in Cameroon*, Ashgate, Aldershot
- Oduro, C.Y. 2010, *Patterns of Population Growth in Peri-Urban Accra, Ghana*, *International Journal of Urban and Regional Research* Volume 36, Issue 6, pages 1306–1325, November 2012, accessed online on 8th January, 2014 at www.wileyonlinelibrary.com.
- The 1992 Constitution of the Republic of Ghana, www.judicial.gov.gh retrieved on June 12, 2014
- The Republic of Ghana (2003), *Human Settlement Country Profile*, Accra- Ghana
- The Asia-Pacific Forum for Environment and Development (APFED), 2003 *Urbanization, Urban Environment and Land Use, Challenges and Opportunities* Institute for Global Environmental Strategies, Guilin, China
- UN-Habitat 2009: *Planning for Sustainable Cities; Global Report on Human Settlements 2009*. Un-Habitat Series, London: Earthscan, 2009.
- UN-Habitat, 2006. "State of the World's Cities 2006/7", UN-Habitat, Nairobi. ISBN 92/1/ 131811-4, <http://www.unhabitat.org/pmss/getPage.asp?page=bookView&book=2101>.
- UNFPA 2007: 'Unleashing the Potential of Urban Growth', *State of World Population 2007*, New York: UNFPA
- United Nations Population Division, 2006., *World Urbanisation Prospects: The 2005 Revision*, New York.
- World Bank. *World Development Report 2009: Reshaping Economic Geography*, *World Development Report*. Washington, D.C.: World Bank, 2009.
- Yankson, P.W.K. (2006): *Urbanization, Industrialization and National Development: Challenges and Prospects of Economic Reform and Globalization*, Accra: Ghana Universities Press