Parks Tau, President of UCLG

Africa wins in Bogotá

HABITAT III
Urban Africa
United at Quito

COP22
Africa hosts the World at Marrakesh
Parks Tau, Africa’s choice, and the world’s local governments agree!
Africa’s first UCLG President

Parks Tau

The former Mayor of the City of Johannesburg, Parks Tau, has been appointed Present of United Cities Local Government. This global position follows on from his recent appointment as interim chairperson of the South African Local Governments Association (SALGA).

In his candidacy speech made at the event, Park’s Tau’s message was themed ‘Continuity and Change’. He outlined how far local governance had come in being recognised as valuable and how those continue to be faced by global issues, natural and otherwise.

“Day to day we experience a convergence which has an increasingly significant impact on our local realities and continues to pose new and more complex challenges to the management of our regions, cities, towns and villages,” he said. “The critical role of local and regional governments in a rapidly changing world has never been more relevant than at this moment in history.”

Based on this, Tau presented his vision for building a resilient, responsive and people and communities centered global family of local and regional governments that would be united in diversity and supported by the collective strength which would be anchored on the principles of participation and solidarity.

“I will make reference to the 3 pillars of the manifesto I submitted after consulting many of you.

**Continuity:**
The United Cities and Local Governments movement has seen substantial growth and development since its formation 12 years ago. Collectively, and in a relatively short space of time, we have built a vibrant local government fraternity and enjoyed significant achievements in strengthening our voice in the global discourse.
Our contribution to the 2030 sustainable development goals, the Addis Ababa Action Agenda on finance for development, the Sendai Framework on disaster management, the Paris Agreement on Climate and finally the New Urban Agenda to be adopted next week in Quito is a loud testimony to this achievement.

UCLG has also served as a key platform for local and regional governments to share knowledge and experiences in building more accountable, responsive and people centered local governance.

**Organisational consolidation and renewal**

In mobilising the diversity of our experiences across varying contexts and challenges, we can and must build on this momentum in expanding the reach and dynamism of our movement for even greater local to global impact.

UCLG’s ability to be the united voice of local and regional self-government at international level is rooted on the capacity of each of us to represent our people and reflect their needs and aspiration. Therefore it is of ritual importance to our continued efficacy and unity that we strive to:

- Ensuring political ownership of the global agendas and related programmes;
- Strengthening the relationship between all members of UCLG, at all sub-national levels of governance; and
- Revitalising the institutional resilience of our collective body.

Thus, our institutional arrangements must be geared to promoting coherence in our voice, differentiation in our approaches and ensuring a bottom up, ensuring that everyone contributes fully
to the life and the vitality of our organisation.

**Change:**

Two strategic pillars of our vision of change is locating local and regional government at the centre of a changing world; and facilitating governance in partnership, both of which requires from us responsibility and accountability. And we are committed to this!

Never before Global challenges have had such an impact on local and regional policies. We as leaders, need to take them on board, when developing our policies in our cities and regions. Technological innovation, new economy, increased participation of citizens and civil society, movement of people, goods and services... These are hurdles that can become tremendous opportunities for the development of our territories.

UCLG should be up to these challenges and with your support, this what I intend to address for the benefit of our communities.

- Develop a collaborative agenda on solidarity, diversity, gender-equality, youth and job opportunity, peace, safety and security;
- Lead our own narrative around migration, displacement and social cohesion; and
- Ensure local and regional governments find the adequate financial and human resources to deliver on this mandate.

We must also pioneer development and transformation models that are more sustainable and just, linking people with their activities, ecosystems and institutions. People must be at the center of the implementation, review and monitoring both as participants and beneficiaries.

This calls for local and regional governments to move from being implementers to being shapers of the future, reinventing ourselves to continuously adapt to a new, fast-changing environment. Nowadays, it is fully recognised that the success of the SDGs will be determined to a large extent by the performance of cities and regions that we lead.

In “The Right to the City” narrative, David Harvey suggests we view today’s explosive growth of cities as responses to systemic crises of accumulation - and issues a call to democratise the power to shape the urban experience. This will mean:

- Renewing our response to sustainable urbanisation and effective decentralisation;
- Building strategic alliances with civil society and mobilising meaningful private sector involvement and investment; and
- Strengthening partnerships and collaborative programmes with multilateral bodies and development partners.

In conclusion I wish to quote late President Nelson Mandela who said: ‘The spirit of Ubuntu - that profound African sense that we are human only through the humanity of other human beings - is not a parochial phenomenon, but has added globally to our common search for a better world.’

Humanity stands at an opportune time with the adoption of SDGs, the Paris Accord on climate change, the New Urban Agenda (Habitat III), together with the Addis Ababa Action Agenda and the Sendai Framework on Disaster Risk Reduction, to shape a more sustainable and just future. This will require bold leadership and vision, commitment and perseverance from all of us.

I am confident that together, we can make significant strides in building that desired future. I am confident that together we will build that better world we are calling for. I am confident that, with the support of all of you, UCLG will become the gatekeeper of a world of solidarity, justice, respect for human rights and dignity for all.

I count on you to give me the strength and the courage to fight with you for the good of our organisation and for the good of all municipality and region of the world. Finally, I wish to thank all of the different regions for your overwhelming support and I look forward to working with you to drive this collective vision. No one shall be left behind!”
It’s Africa’s time

When the sound of Shakira’s official 2010 FIFA World Cup anthem rang through the conference venue on the final day of the 5th United Cities for Local Governments (UCLG) Congress in Bogota, Colombia, the entire room joined the chant ‘This Time for Africa’, with the announcement of the new President of the UCLG.

A feeling of relief, unity and a sense that Africa’s voice will become so much louder on the global stage was tangible given that momentous moment when on the 15th October 2016 just after 12:00, Parks Tau made history by becoming the first African President of UCLG, the World Body of Local and Regional Governments.

This former Mayor of Johannesburg built his campaign around “Respect, Integrity, Unity and the Spirit of ‘Ubuntu’; Ubuntu being a South African word that reflects interconnection and the drive for solidarity. This was his resounding message throughout his campaign.

Never has there been a better time for Africa to have a seat at the top table of local government given the UN prediction of an explosion in the urban population of the continent, which will take it to 1.2-billion by 2050, the size of today’s China population, three times that of the United States of America, and four times that of the European Union.

In the three days leading up to the election the tension in the air was palpable, as social media escalated and campaign messages amplified. There were even rumblings and verbal concerns during the UCLG General Assembly and World Council about the voting eligibility of some UCLG regional sections. You couldn’t help but feel that some people wanted to create an upset and delay the process further, but ultimately the electoral process was the winner given that it was the fairest and most transparent election probably ever seen so far this year!

The room suddenly turned silent when outgoing President Kadir Topbas, the Mayor of Istanbul in Turkey, called the two Presidential candidates onto the stage, namely Iltsur Metsin, Mayor of Kazan, Russia, and Mpho Parks Tau, President of SALGA, South Africa. He presented them both as great candidates whose potential leadership would take UCLG to greater heights. When the two candidates embraced in anticipation of the announcement of the results of the vote, the entire delegation in attendance became emotional. The announcement of President was that Parks Tau had won with a large percentage.

Parks Tau’s victory speech was quiet, yet determined and at the press conference after his victory he said he was “overwhelmed by the support from all over the world”, that going forward “will be a complex task, and it is by working together in solidarity that we will create better cities and human settlements across the world”.

Since launching the UCLG in May 2004 in Paris, aside from the six months when Ms Marta Supplicy, former Mayor of Sao Paolo, Brazil, served as UCLG President (from May to October 2016), the organisation has been systematically led by a national from a developed country. This is the first time that the UCLG Congress has voted for a national from a developing country. The UCLG is the largest local government organisation in the world; representing cities, local and regional governments, and their associations with an objective to promote the adoption of decentralised governance and local self government globally. Despite its short history the UCLG has fought tirelessly to have local and regional authorities recognised as a strategic partner to the United Nations.

Increasingly the UCLG is seen as one of the key players on the global stage and it has succeeded in having the local and regional authorities voices heard at numerous discussions on global agenda’s adopted by the international community, particularly in 2015 and 2016, and especially including the agenda’s of : the 2030 sustainable development goals; climate change; finance for development; disaster management; and the New Urban Agenda.

This achievement is the result of the acknowledgement that among all stakeholders involved in discussions of global agendas, the most united are local and regional authorities gathered under the banner of UCLG. Through its seven sections UCLG has brought together international local and regional authorities, and has positioned itself as the gatekeeper of a world of solidarity, peace, respect for diversity, and respect for human rights and dignity for all; a world that ensures improved living conditions for all and in which no one is left behind.

The originality of UCLG stems from the nature of its membership, formed by the public authorities closest to the people, which explains why they are best placed to define policies and strategies that address the needs of the citizen at grassroots level, and at the same time, are instrumental in ensuring that the implementation of global agenda’s have impact on the ground.

With the leadership of UCLG now entrusted in African hands, there is a strong hope that the work of the organisation will provide more attention to local and regional governments from developing countries, most specifically from Africa.
The road to the UCLG Presidency
... the waiting and the winning

Gauteng Premier, Mr David Makhura, has congratulated Councillor Mpho Parks Tau on his election as the President of the world body of local government, the United Cities and Local Governments (UCLG). Premier Makhura said his election marks a significant development for Africa. “He will bring his enormous experience and deep knowledge of local government to bear and ensure that the voice of cities is heard in global affairs”, the Premier said. The Premier added that Councillor Tau’s election comes at a time where cities have become engines that drive the global economy. “The voice of African cities and those in the global South will never be silent again”, said Makhura.

South African’s are proud....

Gauteng, South Africa, Premier

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Minister of Human Settlements, SA

“He (Tau Parks) takes with him to the Presidency of UCLG, a body representing all cities in the world, lots of experiences and lessons learnt over years.

“We are proud of this achievement, South Africans must take a moment and celebrate that the world has recognised that we have done well in service delivery and we can share our experiences and successes to guide other cities of the world”, added Sisulu.

... and they tweeted
The UCLG: how it works

The UCLG Presidency, comprising the President and up to five Co-Presidents is elected by the World Council from among local government members for a renewable term between two ordinary sessions of the General Assembly. One member must come from an individual local government member; one from a national association and one come from a member of the Metropolitan Section. In case no gender balance is reached, and at the recommendation of the Committee on Statutory Affairs, the chairperson of the Standing Committee on Gender Equality can become an ex-officio member of the Presidency with full rights. The Treasurer participates in the work and deliberations of the Presidency. The members of the Presidency fulfil their function without remuneration.

UCLG: To be the united voice and world advocate of democratic local self-government, promoting its values, objectives and interests, through cooperation between local governments, and within the wider international community.

UCLG’s work programme focuses on:

\* Increasing the role and influence of local government and its representative organisations in global governance;

\* Becoming the main source of support for democratic, effective, innovative local government close to the citizen;

\* Ensuring an effective and democratic global organisation.

United Cities and Local Governments supports international cooperation between cities and their associations, and facilitates programmes, networks and partnerships to build the capacities of local governments. The organisation promotes the role of women in local decision-making, and is a gateway to relevant information on local government across the world.
Celebrating and honouring our African cities

FREETOWN
SIERRA LEONE
UCLG Africa will hold its Extraordinary General Meeting and statutory meetings in parallel with the COP22 (7-18 November 2016, Marrakech). This decision was taken at the 14th session of its Executive Committee held on May 10, 2016 in Rabat in order to ensure high participation of African local elected officials at the event, including the Summit of Local and Regional Elected on climate November 14, 2016.

November 11 will be held the meeting of the executive committee of UCLG Africa, November 12, the meeting of the Pan African Council and 13 will be held the Extraordinary General Meeting for the adoption of the new statutes of the organisation.

It is also planned a meeting of traditional leaders as well as the meeting of the Steering Committee LEDNA (UCLG Africa Programme which aims to promote Local Economic Development (LED))

In addition, UCLG Africa will organise on 16 November a side event on African Territories as a partner Trophy Initiatives COP22 Climate-for Francophone African countries. The aim of the initiative is to promote projects in the fight against the effects of climate change for the development and transfer of good practices in other countries. The jury has selected the city of Sfax in Tunisia and the Municipality of Fezna in Morocco as winners in the local communities. The side event will be held in the blue area of the COP. The awards ceremony is scheduled November 17, 2016 in Marrakech convention center.
Habitat III

Urbanisation: Seeking Paradigm Shift

After 20 years of meticulous preparations, the world gathered for Habitat III Conference in Quito, Ecuador to review the situation of urbanisation taking place around the world.

BY LEON DANIEL

The last time stakeholders came together in such magnitude was in 1996 for Habitat II in Istanbul, Turkey and since then, there has been huge urbanisation processes around the world. Habitat III took place following resolution 66/207 of the United Nations (UN) which authorised the convening of the Conference on Housing and Sustainable Urban Development in 2016 with the aim of reinvigorating commitment to sustainable urbanisation through a “New Urban Agenda.”

However, despite the progress made in the past two decades, this process cannot be said to have been positive or sustainable all round as urbanisation is still considered in many parts of the world, particularly developing countries, as a problem. While there are new problems in the developed world such as mass migration, greenhouse gas emissions and the consequences of climate change, they have the capacity to deal with them unlike the developing world where most of the urbanisation is unfolding. Habitat III will therefore seek to draw from the experience of the past to create a path to improved urbanisation process in the world.

The Quito conference was preceded by several preparatory thematic conferences, policy papers, presentations and regional conferences which provided opportunities for participation by a wide spectrum of critical stakeholders, including the private sector, local authorities and civil societies that all have huge roles to play in urbanisation.

Dr Joan Clos, the Secretary-General of the Habitat III Conference explained why it was necessary to broaden participation in the preparations particularly the participation of local authorities. “Local authorities share a number of problems, visions and aspirations in that sense and they are very willing to share those with others and to really promote a more substantive role of local authorities in the process of urbanisation in the world,” he said.

Paradigm shift

Habitat III hopes to achieve a paradigm shift to a position where urbanisation is no longer seen as just an accumulation of problems but as a tool for development because billions of people living in urban areas also need development and a better life. This is why the Conference presses experts in development, engineers, economists and the like to prioritise urbanisation as a strategy for development.

Dr Clos maintains that these critical stakeholders were normally concerned about energy, infrastructure and virtually ignored the importance of urbanisation because “there is a common sense that through these kinds of interventions we accelerate development but what is not as clear is that urbanisation accelerates development and it’s a very clear effect. But it has not been until now undertaken as a strategy, as an option.”

Therefore, Dr Clos believes that “once you see that urbanisation can be a tool for development, you change the narrative and you begin to think ‘ok, perhaps I can try to do good urbanisation because good urbanisation is what brings development and accelerates the capacity of the economy to produce goods and services and prosperity for the population.’”

In spite of the problems associated with it, for a long time, urbanisation has proved to be major stimulant for development and poverty reduction and this opportunity can be exploited by countries to further their development goals.

Habitat III therefore expects that during the conference, governments will respond to this key development opportunity by promoting a new model of urban
development that is able to integrate all facets of sustainable development to promote equity, welfare and shared prosperity. Habitat III seeks mobilise the global community and focus all levels of human settlements, including small rural communities, villages, market towns, intermediate cities and metropolises for demographic and economic growth. Participants are confident that it will help systematise the alignment between cities and towns and national planning objectives in their role as drivers of national economic and social development.

Organisers believe that the Habitat III Conference has the convening power to bring together all actors to achieve these objectives and are convinced that solutions for the complex challenge of urbanisation can only be found by bringing together Member States, multilateral organisations, local governments, private sector and civil society.

In the following days, participants were set to discuss topics including: Remaking the Urban Mosaic: Participatory and Inclusive Land Readjustment; Urban Development Management in Ghana and Implications for the New Urban Agenda: the Cases of Ghana Management Pilot Programme and the National Priority Planned City Extension of Ningo-Prampram; Human Rights to the City, Human Rights to the Habitat: a Common House Where Everyone Can Live in Dignity; Urban Resilience: the People’s Approach and Transforming Research Into Practices and Policies: Dialogues on Implementation and Evaluation of the New Urban Agenda.

Talks include: Pedagogy and Practice: Innovating for the New Urban Agenda; Enhancing the Means of Implementation of the New Urban Agenda: The EU Blending Framework; Driving the New Urban Agenda through Public Space; Implementing and Financing the New Urban Agenda Using the Commitments to Action Model; Global Lessons to Local Action: Share Your Local Experience to Craft Better Urban Sustainability Toolkits and Inclusive Urbanisation through Transit Oriented Development: Perspectives from the City.

Other significant issues for discussion include: Transformative Actions to Create Productive, Sustainable and Resilient Cities - The Basque Declaration; Social and Solidarity Economy: a Key Sector to Implement New Urban Agenda; The Multidimensional Reality of Migration in Cities; Implementing the New Urban Agenda? The Role of Urban Thinkers Campuses and the City We Need and Integrated and Balanced Territorial Development - the Added Value of Regional Governments towards the New Urban Agenda.

Also on the agenda was the National Housing Profile Series and the official Opening of Plenary Session 1.

A 175-point draft document on the outcome of Habitat III titled “Quito Declaration on Sustainable Cities and Human Settlement for All” was expected to be adopted by the Conference.

Once you see that urbanisation can be a tool for development, you change the narrative and you begin to think ‘ok, perhaps I can try to do good urbanisation because good urbanisation is what brings development and accelerates the capacity of the economy to produce goods and services and prosperity for the population.”
Ban Ki-moon makes case for the poor

The largest event of global scale ever organised in Ecuador, kicked off Monday, October 17, 2016 in Quito at the Casa de la Cultura Ecuatoriana, El Arbolito Park, the area of the National Assembly. The United Nations Conference on Housing and Sustainable Urban Development, Habitat III has over 40,000 attendees from diverse nationalities and backgrounds participating in discussions on how to proceed with sustainable urban development. Among the attendees are heads of government and diplomatic delegations from around the world. United Nations Secretary General Ban Ki-moon was on hand to flag off the conference with a call for delegates to address exclusion and humiliation of the poor in order to fulfill the 2013 Agenda’s promise on housing and sustainable urban development.

The UN Scribe stressed that the New Urban Agenda that would be adopted by the conference, reflects the broad participation of governments and all urban actors and would set global standards for sustainable urban development and help the world to rethink how cities are built and managed, as well as how people dwell in them. He was keen to point out that the Quito conference marks the culmination of an intense period during which the international community has defined a universal vision for sustainable development, building a substantial framework of commitments and action plans.

"Together they support one common goal - the successful implementation of the 2030 Agenda for Sustainable Development. The 2030 Agenda is a comprehensive, inclusive, integrated and transformative blueprint for peace, prosperity, dignity and opportunity for all people on a healthy planet. Achieving its 17 Sustainable Development Goals (SDGs) will depend, in large part, on whether we can make cities and human settlements inclusive, safe, resilient and sustainable. That is the focus of SDG 11," the UN Chief said.

Secretary-General Ban Ki-moon (right) meets with Rafael Correa, President of the Republic of Ecuador.

He also brought into sharp focus that more than half of the world’s population already lives in cities and human settlements with the attendant consequence of rapid expansion of frequently unplanned urban areas especially in developing countries. Seated with President Rafael Correa of Ecuador who was elected the President of the Conference by a unanimous acclamation, Ban Ki-moon observed that approximately a quarter of urban dwellers live in slums or informal settlements just as increasing numbers of poor and vulnerable people live in precarious conditions.

He said while they lack access to basic services and adequate living space, many are isolated from opportunities for decent work and are vulnerable to crime, forced evictions and homelessness. Besides, the pollution that cities produce and the products they consume, have dramatic consequences for the environment. The UN Scribe was worried that the energy they use is a major contributor to climate change, saying: “So, it is clear that transforming our world for the better means transforming our towns and cities. That means better urban governance, planning and design. It means more investment in adequate and affordable housing, quality infrastructure and basic services. And it means engaging women and girls in making towns and cities safer and more productive for all.”

Cities are remarkable engines of growth, centers of diversity and hubs of creativity. Let us use their potential to transform our world for the better.
On a day that marks the International Day for the Eradication of Poverty, Ban Ki-moon recalled the pledge made by member states not to leave anyone behind, and highlighted the immense role cities and towns have to play in ending poverty and building inclusive societies that promote participation by all. Poverty, he said, is not simply measured by inadequate income but is manifested in restricted access to health, education and other essential services and, according to him, is often accompanied by the denial or abuse of fundamental human rights.

Noting that poverty is both a cause and consequence of marginalisation and social exclusion, the UN Secretary General told the delegates: “To fulfill the promise of the 2030 Agenda, we must address the humiliation and exclusion of people living in poverty and empower their inclusion in building a better future. In rethinking our cities, we must be guided by the principle of shared prosperity and inclusivity. Cities are remarkable engines of growth, centers of diversity and hubs of creativity. Let us use their potential to transform our world for the better.”

Ban Ki-moon admonished that the success of the New Urban Agenda, which he viewed as an action-oriented document, will depend on the collaboration of all countries and all stakeholders. Therefore, there is the need for a global partnership for sustainable development, encompassing national, regional and local authorities acting in concert with development partners, businesses, investors and communities. Habitat III is laying a firm foundation, he informed the delegates, and called on them to build on it.

Ecuadorean President, Correa, in his welcome remarks as the President of the Conference, told the delegates from 193 countries, he was also confident that the countries will renew their global commitment to sustainable development by adopting a new urban agenda, a document which includes a declaration and the Quito Implementation Plan which defines follow up mechanisms on the agreements that will be reached in the conference. “We look forward to a decisive commitment by all member states to meet these goals in the next 20 years,” he said.

He spoke of the challenge in organising the conference in Ecuador arising from the earthquake that occurred on its coast and was profuse in his appreciation to countries that showed solidarity with Ecuador during the time of the disaster. “Because of this tragedy, organising this conference was a great challenge and its success offers the best truth that in spite of the pain and suffering, the will of the Ecuadorian people is unbending.”

Correa noted that participation in the conference has exceeded the country’s participation and apologised for the hitches experienced during the accreditation process, which he blamed on the United Nations saddled with the accreditation exercise.

While welcoming the delegates, he reminded them that “change is at the heart of the world. The right of the city creates a framework where our citizens will have a better life.”
Lindiwe Sisulu, the South African Minister of Human Settlements held nothing back when she presented the country’s statement at the first plenary session of the ongoing United Nations Conference on Housing and Sustainable Urban Development in Quito, Ecuador. No doubt she was impressed with the progress of her country in the past two decades in providing housing opportunities for millions of citizens who would otherwise have lacked access to the asset. But she did not also lose sight of the enormous work that remains to be done, not just in South Africa, but in much of the developing world, requiring the collaborative effort of the world to implement the new urban development agenda.

She proudly informed delegates at the conference, over the past 22 years of South Africa’s democracy, it has built 4.3 million houses, allowing approximately 22-million people access to housing and basic services in the country. She had, however, the temerity to proclaim that if that number of housing had been provided in Ecuador, with a population of 14-million, everyone in the county would have been accommodated. “Just to dramatise how much free housing the South African government has been able to provide to our people, we could quite easily accommodate the population of Ecuador in the houses that we’ve built in the past 20 years,” she said amidst chuckles.

She sought to tell the world that the South African model, which has a deliberate policy to prioritise women in the provision of housing, indicates that 56 percent of the beneficiaries of free government housing in the county are women. “This is something we want to have recognised because we would like to ensure that at all times, our programmes at the United Nations level take into account that women are still at the bottom of the pile,” she announced.

While working in partnership with all three tiers of government, business and communities, through its housing programme, South Africa is able to empower the poor with an asset, and train and create jobs for the unemployed.

According to Sisulu, since 1994 when it attained its democracy, the National Department of Human Settlements, together with cities across the country and other government agencies, has spent close to US$12-billion on housing and human settlement development and infrastructure. However, she disclosed, the growth of the average house in the market including that of the affordable gap, has increased five-fold over the past two decades – being the period that her party, the ANC has been in power.

The Minister recognised that all was far from being rosy for South Africa in terms of achieving the goal of housing for its more vulnerable population despite the provision of the 4.3-million houses. While it has achieved its Millennium Development Goals and looks set to meet the 2020 target to improve a 100-million slum dwellers, she likened the country’s effort at providing housing to a moving target: “Our intensive effort just could not keep up with the rapid rate of urbanisation occurring in South Africa at an alarming rate.”

Sisulu brought in the role of the Human Settlement and Urban Development sector in bold relief, noting: “If we harness urbanisation for the achievement of this economic, social and spatial transformation, through the creation of livable productive and sustainable human settlements, our key development objectives will be met.”

She also indicated that South Africa’s commitment to tackling the problem, not just in South Africa but the rest of the developing world where millions still live in slums, is all encompassing, with the country throwing its weight behind a statement made on behalf of the G77 and China, that dealing with the issue should move from being business as usual (BAU) in order to be able to achieve the desired outcome to make human settlements inclusive, safe and sustainable.

Sisulu expressed South Africa’s full support for the common African position for Habitat III and its eight pillars endorsed at the African Union Summit of Heads of State and Government through a decision of the Executive Council.

Also presented at Habitat III on Tuesday by University of KwaZulu-Natal (UKZN) South Africa, was a preliminary report...
on Grassroots Approaches Towards Self-Reliance in South Africa: the ISULabantu Project (Informal Settlements Upgrading Led by the Community): a three-year collaborative project started in February 2016 and led by the University of Westminster, United Kingdom and the University of KwaZulu-Natal, in collaboration with utshani Fund and University College London. The aim of the study is to develop and test an integrated “Collaborative environmental and construction management Toolkit” to enhance community self-reliance in South Africa.

According to Conference documents, this interdisciplinary project reconciles social science with built environment participatory action research, to co-produce integrated approaches for community-led upgrading in informal settlements. It seeks to enhance skills, explore indigenous knowledge and share lessons between communities and local and national authorities and research institutions.

The side event was to critically discuss the preliminary results of Phase 1 (Local context and Gap Analysis), led by the School of Built Environment & Development Studies of the University of KwaZulu-Natal, with the aim of uncovering barriers and drivers that impact on existing bottom-up upgrading of informal settlement and revealing factors that have enhanced self-reliance in informal settlements in the Durban Metropolitan Area.

It featured fieldwork activities in selected case studies in the eThekwini Municipality, conducted in collaboration with a local NGO, utshani Fund, whose core vision is to re-examine informal settlements through the lens of the community and co-producing inclusive approaches for the upgrading of informal settlements.

Researchers are hoping that a comprehensive definition of a community-led approach, and the existing gaps between local government and informal settlement communities revealed by the study, could be used as a platform for developing a new grassroots-based framework for upgrading informal settlements in South Africa.

The efficient management of land is critical to sustainable urban development. However, in Africa, this is fraught with challenges. Even though there have been discussions, policies and various initiatives, actual actions have not sufficiently employed this critical resource to address urban realities and the needs of cities.

This issue was given traction at an African side event on Wednesday October 19, 2016 at Habitat III. The special session on Urban Land attracted speakers of varying backgrounds including the Deputy Executive Director, UN-Habitat, Aisa Kirabo Kacyriya; Land Tenure and Natural Resources Officer at the Food and Agriculture Organization (FAO) Aurilies Bres; Human Settlement Officer at Land and Global Land Tool Network, UN-Habitat, Danilo Antonio; Human Rights Officer, OHCHR, Dr. Bahram Ghazi; Minister for Lands of Solomon Islands, Moses Garu; the Secretary General of UCLG-Africa, Jean Pierre Elong Mbassi; Katia Araujo of Women’s Partners Consultancy Group; Independent Expert on Human Rights and Social Policy, Miloon Khotari; Sarah Nandudu of National Slum Dwellers Association of Uganda; and Susana Rojas Williams who is the Director, International Shelter Initiative, Global Program under Habitat for Humanity.

The questions they sought answers to include: What is needed to address land issues for the New Urban Agenda to be a game changer?; How does urban land management contribute to the implementation of the New Urban Agenda?; What are the key implementation challenges and opportunities for urban land management?; Who are the main actors in urban land management and what are their key roles?; How can the full participation of women’s groups and grassroots organisations in urban land management be ensured?; How should urban land management issues be addressed?; What are the critical innovations or potential solutions needed?; What specific urban land management actions can be put in place through the implementation of the New Urban Agenda; and how can the Sustainable Development Goals, Fisheries and Forests in the context of National Food Security and other frameworks be used to support urban and rural dynamics?
The coming together of these actors is in line with making the development of the New Urban Agenda an inclusive process involving participation from all relevant actors at every level, including key land actors, women and grassroots organisations and stakeholders. This process, according to conference documents, includes substantial contribution from multiple issue papers, policy units, and regional meetings as well as constant advocacy and information sharing with partners and civil society. It is a way of reaffirming global commitment to sustainable urban development in an integrated and coordinated manner at global, regional, national, sub-national, and local level.

Participants in the special session on Urban Land therefore addressed the issue of urban land challenges and opportunities in addition to taking stock of achievements in entrenching core messages on equal rights, and access and control of land within the context of the New Urban Agenda. The session was structured to identify specific actions and recommendations for the implementation of the New Urban Agenda.

The topic is significant because of the importance of the regulated use of land in addressing the challenges of urban development. Organisers were convinced that land is fundamental for the enjoyment of a wide range of human rights and a key foundation in tackling urbanisation challenges but were conscious that this is not always reflected in policies that address urban realities and city needs.

The session accentuated that governance of land is central to reducing inequalities, multi-dimensional poverty, and the realisation of human rights, including the right to an adequate standard of living for all (e.g. housing) and the right to adequate food and environmental sustainability.

The thrust of the discussion was, therefore, that it is important to harness sustainable and transformative urbanisation and to improve municipal revenues, and since land cuts occur across all sectors of urban development, urban land management offers a unique opportunity to reinvigorate the commitment towards urban land management.

Habitat III drew to a October 20, after the adoption of the Quito Declaration on Sustainable “Cities and Human Settlement for All.” African countries remained active until the last, brainstorming specific issues geared towards reinvigorating commitments to sustainable development.

The day also witnessed numerous African side events including deliberations on: Housing Market Dynamics in Africa; The Potential for Scaling Up Affordable Housing in West Africa; Sudanese Experience in the Provision of Sustainable Housing; an Innovative Funding Mechanism for Provision of Low-Cost Housing Targeting the Poor; Addressing Rapid Urbanisation in Sudan with Special Reference to Greater Khartoum, among others.

The African Development Bank (AfDB) championed the “Housing Market Dynamics in Africa” side event which made the point that Africa’s rapid urbanisation...
The special session was also keen to show that the interdependence of urban and rural areas economically, socially, and environmentally continues to increase as cities continue to expand. For the stakeholders, sustainable urban development, therefore, requires consideration of the carrying capacity of the entire ecosystem supporting such development, including the prevention and mitigation of adverse environmental impacts occurring outside urban areas and enhancing municipal revenues. This, they believe, calls for the adoption of land management and planning tools that are innovative and fit-for-purpose.

Apart from the United Nations High Commissioner For Human Rights (HCHR) and United Nations Human Settlements Programme (UN-Habitat), partner organisations at the special session, were Center For Biological Diversity(CBD), Food and Agriculture Organization of The United Nations (FAO), International Fund For Agricultural Development (IFAD), UN Women, United Nations Population Fund (UNFPA) and Urban Land Management: Building the Foundations for the Implementation of the New Urban Agenda.

is placing enormous pressure on the limited infrastructure in many cities, and stretching municipalities financially and socially to their breaking point.

It was also the position of the Bank that the failure of policies and the formal housing market to cater to the housing needs of the poor and lower middle-income households have translated to the growth in slum populations as it pointed out that over 200-million Africans live in slums, with some cities accommodating more than 70 percent of slum dwellers.

The side event witnessed a presentation on the findings of a continental study on Africa’s housing market dynamics undertaken by the AfDB and UN-Habitat from October 2014 to August 2015. The study aimed to provide a detailed analysis of Africa’s housing market and better understand the main constraints preventing the government, private sector and other stakeholders from serving the lower end. Similarly, there was a presentation of the main findings related to the finance of housing supply and demand, access to land and infrastructure, cost and productivity in the construction sector, and slum upgrading. This event had the following key objectives:

1. Present a detailed housing market analysis covering the African continent, while providing a snapshot of the market’s structure, documenting its main dynamics and actors, as well as the challenges and opportunities for serving the low-income households.
2. Share lessons learned from other emerging countries on solutions to the challenge of private sector provision of low-income housing, and the role of DFIs such as the AfDB.
3. Provide concrete policy recommendations on feasible financing solutions, operations and policy options that can be adopted and implemented by market actors to encourage private sector involvement in increasing access to affordable housing.

There was particular reference to “The Potential for Scaling Up Affordable Housing in West Africa,” engineered by the Affordable Housing Network of Ghana. It hosted a panel of discussants on the Affordable Housing Situation in Ghana and Across the West African Sub Region. The discussion drew from a varied range of resource individuals involved in Housing Delivery among the Low Income Communities, Poor and Under Privileged communities in West Africa and explored topics including:

1. An introduction of some of the unique Affordable Housing Products across the Region.
2. Is there really a definition for affordable housing?

At another side event, African countries were looking to enhance the capacities of local authorities to enable them to effectively manage the challenges of urbanisation in their jurisdictions. This was in recognition of the failure to yield the desired results, of numerous initiatives taken by governments in the past in terms of institutional capacity building for local communities. Therefore, this event focused on the challenge of human capital in local governments and presented the operationalisation of African Local Government Academy (ALGA) agenda. ALGA accredits training institutions and programs for elected representatives and the staff of local authorities and to implement innovative programs for capacity building within local communities in Africa, including through the promotion of peer learning.

The event deliberated on how to strengthen key partnerships with the members of the academia, local authorities, and donors and also how to identify and negotiate with new partners. It also highlighted issues relating to the importance of stimulating research for innovative educational solutions adapted to the continental dimension of the ALGA agenda and its diverse target audiences.
Building institutional capacity through education

A side event, hosted by UCLG-A at Habitat III, focused on local authorities building institutional capacity for their communities.

Numerous initiatives have been taken in terms of institutional capacity building for local communities by the various governments, including with the support of development partners. However, these initiatives have so far not yielded satisfactory results. This is why UCLG-A setup, in 2015, a virtual university-level Academy for the training and development of communal executives within their jobs and responsibilities.

The African Local Government Academy (ALGA) will address the challenge of professionalism of leaders and practitioners from local government to effectively manage the challenges of urbanisation and Local Governments of Africa.

The program will include the development and implementation of an accreditation system for continued education for professionals of local governments in partnership with academic and research institutions.

The Habitat III side event hosted by the UCLG-A at in conjunction with partners, The Municipal Institute Of Learning (MILE) Durban South Africa; The Ethiopian Civil Service University, Addis Ababa; Institute For Local Governments Studies (ILGS) in Accra, Ghana; Centre International De Formation Des Authorities Local (CIFAL); Al Khawanye University Of Ifrane And The International University Of Rabat (UIR), Morocco. Other supporting institutions included: Cities Alliance African Association For Public Administration And Management (AAPAM); and the Institute Of Housing Studies (IHS), the University of Erasmus of Rotterdam.

The panel and delegates focused on the challenge of human capital in local governments and presented the operationalisation of ALGA and the progress made to date regarding the development and implementation of the ALGA Agenda; and at how to strengthen key partnerships with the members of the academia, local authorities, and donors and also how to identify, negotiate with new partners.

One of the issues that was highlighted related to the importance of stimulating research for innovative educational solutions adapted to the continental dimension of the ALGA agenda and its diverse target audiences.

Real case studies from across the continent on the challenges and approaches in addressing issues in human capital in local governments were showcased; and panel discussions concentrated on the supervision process of certification and accreditation of partner training organisations as well as the overseeing of the establishment of an observatory of occupations within local governments in order to be able to anticipate and prepare the foreseeable developments of these professions. •
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Marrakesh

... the ultimate example of sustainable urban development
Marrakesh is actively preparing to host COP22 in November, a decisive meeting dedicated to the implementation of the international commitments subscribed to last year in Paris, as part of the fight against global warming. By choosing the Ochre City to host the event - expecting to host 20,000 participants - the Moroccan authorities are giving it its due.

Marrakesh is the main tourist destination in the Kingdom, boasting close to 25 percent of the 10-million tourists who visited Morocco in 2015. Moreover, it was classed as the first world tourist destination in 2015 by the prestigious “Trip Advisor” website. Suffice to say that the city, with some one-million inhabitants, is the rightful place for this essentially global, and ultimately African meeting.

COP22 participants will have ample opportunity to combine business with pleasure and experience its charms, which combine tradition and modernity, especially as Marrakesh is used to hosting large events. In addition to having hosted COP7 in 2001, this legendary city saw the birth of the World Trade Organisation (WTO) in 1994. Each year the Ochre City is alive with international congresses and festivals, including the highly-prized Marrakesh International Film Festival, which welcomes world-renowned celebrities from the film industry. Stars, sporting or cultural activities, as well as great statesmen and businessmen regularly visit to make the most of the city’s, and the region’s, vast tourist sites, the list of which is so long it would be pointless to list them here. Today, Marrakesh is indeed part of the most highly prized tourist cities in the world and rivals other great cities on the world tourist industry map.

**Sustainable urban dynamics**

With COP22, the city founded by the Almoravids in 1071, is intent on showing another of its faces - that of an ecological city, which seems to be clearly ahead in terms of sustainable development. For the past few years, authorities have launched vast projects aiming to place its urbanisation in line with an environmentally-friendly urban dynamic, having greatly benefited the local tourist industry as well as enhanced the city’s exotic charm.
Beyond the event, the city intends making the most of its assets to show off its international reputation. The commitment to sustainable urbanisation has been so efficient, especially in Marrakesh, that it will provide a beautiful example of urban adaptation to climate change that will no doubt impress the global participants. Construction projects are part of the mammoth “Marrakesh, City of Permanent Renewal” project, launched by King Mohammed VI in 2014, providing for a special phase dedicated to the environment and human development.

Numerous actions in favour of the environment have been planned as part of this project, such as protecting the city against flooding, strengthening the wastewater network, restoring historical gardens as well as creating parks, forests, and urban sites. The search for energy efficiency extends to reconverting old neighbourhoods, upgrading some of them to “eco-districts”, and to changing Mosques, and photovoltaic electrification.

The challenge for the city cannot be overemphasised and all players, local and international, are well aware of the fact. “During COP22, Marrakesh will be scrutinised by 20- to 30-thousand participants from the four corners of the world, and will thus represent Morocco and Africa to the world,” summarises the main city official. COP22 is also a great promotional channel for a world-class tourist destination, and the city intends to make the most of this, especially as it is for a noble cause.

“After the Paris Agreement and its enactment, what are the real challenges for Morocco during COP22 in Marrakesh?
Morocco hosting COP22 bears witness to an unwavering commitment to the climate issue, working in close partnership with the international community. The Kingdom of Morocco hosted COP7 in Marrakesh in 2001, and COP22 is an extension of our commitment, which we have renewed at every opportunity. In his COP21 speech in Paris, Majesty King Mohammed VI, declared that the Marrakesh conferences, along with that of Paris, are “future-founding conferences”. Our ambition is to contribute to the adoption of the Paris Agreement’s procedures and operationalisation mechanisms. The focus will also be on achieving the adoption of a plan of action to be implemented in various stages by 2020, relating to mitigation, adaptation, funding, the strengthening of capacities and technology transfer. Particular emphasis will be placed on vulnerable countries, especially island states and developing countries such as those of the African continent, which are the first to be impacted by the effects of climate change.

COP22 will also be an opportunity to agree on a clear and comprehensive roadmap in terms of actions and agenda in view to mobilise the funding announced, mounting to US$100-billion by 2020. Consequently, in close collaboration with COP21’s French President, we sought to mobilise the largest possible amount of parties to ratify the Paris Agreement. Thanks to these efforts, we have already obtained the signatures of more than 60 countries. The agreement is now in force. This comes as a good omen for COP22, and our joint action will continue in view of obtaining an upward revaluation of the developed country’s ambitions in terms of their contributions at national level. We will also strive to increase the involvement of non-state players, especially civil society and the governments in the Lima-Paris Action Agenda.

In real terms, what do you expect from this event, which is all about action?
COP22 will be an opportunity to bolster confidence in the future, as well as the starting point for the implementation of the Paris Agreement. COP21 was about commitment, and our ambition for COP22 is both action and the fulfilment of these commitments. We have prepared initiatives dedicated to the acceleration of these results, as well as an extensive programme of conferences and events to support the implementation of the Paris Agreement.
Overview of the innovating urban solutions in Marrakesh

The main initiatives and projects implemented by the authorities that make Marrakesh an exotic, ecological, and most of all a sustainable city include:

**New water treatment plant**

Marrakesh has a museum dedicated to water, and has, for years, shown concern regarding the necessity to manage its water resources. In view of this municipal authorities have built a treatment plant for the city’s wastewater, that used to be poured out through four release points then evacuated towards the sea 150 km further. The commissioning of the sewage plant in 2013 has since allowed the primary and secondary treatment of 60-million cubic metres of the city’s wastewater, resulting in a reduction of 60 percent of its pollution, before pouring it back into the Tensift wadi.

A third treatment, reducing pollution by up to 90 percent, was also designed to treat 33-million cubic meters of water dedicated to green spaces.

**Ecological initiatives**

An innovating partnership between the Energetic Investment Society, the local authorities, and the delegated ministry in charge of the environment enabled the launch of several projects, including a selective waste sorting system, a solar pumping system, as well as the commissioning of electric buses and photovoltaic equipment for a mosque. One of the most important projects remains biogas electricity production from household waste. In order to achieve this, the old landfill’s 14-hectare site was treated before being transferred to a new site 34 km further. Collected from the waste buried in the old landfill, the biogas will be transformed into electricity to produce one megawatt annually. Thanks to these projects, Marrakesh will be lit in a different way and will reduce its energy bill by 40 percent in the long term. Another major project is underway to transform the current public lighting network, comprising 60,000 light points, into an intelligent network aimed at further reducing the millennial city’s energy bill.

COP22 & Minister of Foreign Affairs and Cooperation

The first initiative relates to climate finance. Developing countries display strong expectations with regards to finance flows, and this is an essential component of the Paris Agreement’s operationalisation. We are, therefore, working on promoting, accelerating and facilitating the disbursement of funding for mitigation and adaptation projects, especially in favour of the most vulnerable countries and territories. Our commitment consists of inviting parties, as well as public and private financial institutions to create an optimisation mechanism to access funding; that is to say a Fast Track Finance Facility concept.

The second initiative we propose is the “initiative for agricultural adaptation in Africa”, aiming at specifically - though not limited to - increasing the funding in view of the adaptation of the continent’s countries, and at supporting pilot programmes such as soil carbon sequestration.

Finally, the last initiative focuses on the resilience of oases in the world and on the ways to preserve this fragile, though vital, heritage for the future of humanity, as oases are natural barriers against desertification.

Morocco has decided to place Africa at the heart of COP22. What justifies this, and how to you propose to convey the voice of the continent during this event?

Beyond the fact that COP22 is held on African land in the Kingdom of Morocco, it will feature multiple and most of all strategic challenges pertaining to the development and the future of the continent. The essential issues that will be addressed in Marrakesh are priorities for Africa, especially in terms of funding to fast track projects, strengthening the players’ capacities and the implication of civil society, of territories, as well as of the private sector supporting initiatives and ideas to back the continent’s progress.

Africa is one the regions most affected by climate change, and has the greatest need for support and financial backing to strengthen its adaptation capacities. We shall campaign to encourage reductions in greenhouse gases, of which we are the main victims. We must be the agents of change, and must impose ourselves in the community of nations with regards to the climate change issue. Africa must be the winner of tomorrow’s society. It must not remain a mere spectator of its destiny but become the main protagonist, especially when it comes to current key issues.

There are already structural and innovative projects addressing these challenges, which will allow us to act against the desertification of our land and on the food security issue. Tomorrow’s world will be different for those who lay claim to it today - this is the real challenge for Africa.

It is worth recalling that Morocco’s commitment in favour of its African sister countries is not a coincidence, but proceeds from a vision long held by his Majesty King Mohammed VI, who decided to place Africa at the centre of our foreign policy, thanks mainly to the promotion of a win-win partnership model, of which the positive and tangible effects are visible today. We wished to involve our African partners in the preparation of COP22 through several initiatives in order to better include the continent’s issues, as well as to defend our common cause.

The African dimension of COP22 shall be embodied by several events dedicated to the continent before and after the main event. In addition, Morocco shall honour its commitment to Africa with supporting actions that have proved effective based on our own experience, and that we are already implementing with several countries.
The city’s electricity grid will be fully overhauled and the authorities are confident they can complete up to a third of this project before the COP22 conference.

**Sustainable development: Treatment and reuse of wastewater**

As part of the integrated management of resources for water and environment protection, RADEEMA (the autonomous management for water and electricity distribution in Marrakesh) has devoted itself to reforming its liquid waste network since 1998. Raw sewage release points have been eliminated and wastewater is now systematically treated before being evacuated. STEP, RADEEMA’s plant for treatment and reuse of water, was registered with the Clean Development Mechanism by the United Nations. In February 2016, RADEEMA won the first prize in the “Environment & Biodiversity” category during the 6th edition of the sustainable tourism trophies. Close to 100,000 m³ of wastewater is treated daily, undergoing a process that includes recovery of the methane emanated and transforming it into power supply for the urban centre. This process prevents the equivalent of some 60,000 tonnes of carbon to be released into the atmosphere annually. In addition, the purified water is used to water garden beds and golf courses that contribute to the reputation of the tourist destination.

**Urban transport: Electric buses and vehicles**

The city of Marrakesh has seen innovations in terms of urban transport with the adoption of electric buses and vehicles. As far as public transport is concerned, the municipality will acquire a 100 percent electrical high-level service bus fleet. This is a first in Africa and for the first phase 30 such buses will be introduced on several routes specially equipped for their circulation, with a frequency of 5 to 10 minutes between each bus. They will be powered by solar energy thanks to the construction of a photovoltaic park, which will also be able to supply vehicles and motorcycles. Several partnership agreements were signed between the municipality and private operators in view of COP22 to provide new, innovating and ecological forms of transportation. This is the case for project “UberGreen”, a partnership between companies Derichebourg Maroc and Uber, allowing COP22 participants and the local population to travel using electric cars. The solution has already been experimented with in cities such as Lisbon and Porto in Portugal, Johannesburg in South Africa, and more recently Paris in France. In the same context, the Renault-Nissan alliance, one of the official partners of the event, will provide COP22 accredited delegates with 50 100 percent electric vehicles to secure their transportation. Solutions that the city will continue to benefit from in the future.

**Sustainable tourism: Hotels go green**

Hosting COP22 has certainly accelerated the process though Moroccan hotels had started to “go green” as far back as 2000 with the Green Key label launched by the Foundation for Environmental Education (FEE). The COP22 label grafted onto this national experience, led by several complexes, is based on several basic criteria such as energy efficiency, security systems, hygiene, the provision of organic food, as well as providing clients with information on eco-responsible practices. Therefore, according to the latest inspection and information mission led by the Moroccan Tourism Ministry’s experts prior to COP22, 350 Marrakesh hotels rank above average in terms of quality of service and health security. The city boasts more than 1200 hotel and offers a significantly higher accommodation capacity than the number of COP22 participants. Furthermore, authorities have adopted several initiatives aimed at improving compliance with environmental standards.

As of a few years ago, no golf course may be built without a wastewater recycling plant. According to the director of the Moroccan National Tourist Office (Monto), Morocco intends to demonstrate that “tourism may be a solution to climate change as opposed to being its cause”.

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URBAN AGRICULTURE: The challenge of African cities

The funding issue will be at the heart of negotiations during COP22, especially as tangible solutions already exist, namely regarding the development of urban agriculture. This constitutes a genuine challenge for cities already experiencing accelerated urban development but which can count on the support of efficient initiatives.

It is critically urgent for African agricultural production to undergo industrial transformation in order to address the continent’s slowdown in growth. This is what the World Bank argued in its biannual report, Africa’s Pulse, published in September.

This is a worldwide challenge, especially in terms of food security. Indeed, as close to 800-million people are currently suffering food insecurity, global agricultural production will have to increase by more than 70 percent by 2050 to satisfy the needs of the world population, estimated to reach nine-billion.

Princess Lalla Hasna, the representative for Morocco at the Food and Agriculture Organization’s (of the UN) (FAO) latest celebration of World Food Day, held in October in Rome, pointed out: “In the face of the degradation of natural resources and soils, the aggravation of hydric stress and accelerated urbanisation, profound changes must be implemented in the way we apprehend the future of agriculture and food.” She also emphasised that it was rather iconic for more than 100 mayors, who signed the Milan Urban Food Policy Pact, to gather during the day’s celebration in order to look into the accessibility of quality food in urban environment.

The Milan Urban Food Policy Pact (MUFPF), aims to promote the integration of this process into urban policies, to share the field experiences in sub-Saharan cities and to present instances of good practices, was launched during the 2015 Milan World Fair, which focused on the theme “Feeding the Planet, Energy for Life.” It has since been adopted by more than a 100 municipalities around the globe, six of which are in Africa - including Abidjan (Ivory Coast), Brazzaville (Congo), Douala (Cameroon), Ndjamena (Chad), Niamey (Nigeria), Nouakchott (Mauritania) and Dakar (Senegal).

A pool as yet unexploited
The development of agriculture constitutes one of the most innovating solutions available to the continent in terms of managing the current challenges, especially for African cities. In the past few years, certain cities have followed the example of North American or European cities and reconnected with agriculture, thus securing their food and rendering it more sustainable.

The phenomenon was previously regarded as rather marginal in Africa - but in the face of new challenges, it is now starting to grow especially as it offers an important growth potential in a continent experiencing a strong population growth intensified by a rather dynamic demography.

Half of the world’s population is today concentrated in urban centres, and this strong urban growth is felt even more in Africa, especially in the sub-Saharan region, which showed a 40 percent urbanisation rate in 2016.

“Admittedly, the demographic boom is a major asset for local economies, though it presents genuine development challenges,” are the observations made by the Senegalese Abou Ba, a researcher in environmental sciences at the University of Geneva, and one of the specialists on this theme in Africa. Indeed, having been plunged into major and recurrent agricultural crises for decades, sub-Saharan Africa is marked by general food insecurity, both in the countryside and in cities. This situation could go from bad to worse due to the weakness of State’s resources and the strong demographic growth registered over the past few years.

“Despite this, sub-Saharan Africa has the means to rise out of this spiral of economic crises, of which the root causes are the inexistence of adequate agricultural policies and programmes, both within the various States and across the continent,” states Ba. This is reflected in the exclusion of several areas of activity that would be able to contribute to food autonomy in these countries.

Such is the case for urban agriculture, which contrary to the social movement nature to which it is assimilated in the major cities of rich countries, is a genuine economy in sub-Saharan Africa. However, it is obvious that urban agriculture occupies a predominant place in today’s African countries economies. In addition to participating to poverty reduction by yielding important revenues to family farms, as well as to the reduction of the concerned countries trade balance - thanks to production exports
- Urban agriculture constitutes the main agricultural storehouse of several African cities (not including cereals), by providing them with an important part of their requirements in terms of vegetables and other agricultural products.

This sector also has great employment potential on a continent where half of the population under 25 years old is restrained by endemic unemployment. Tens of thousands of jobs have been created by urban agriculture continentally. This number is ever increasing due, on the one hand, to a high unemployment rate in African cities, and on the other hand to this activity’s economic attractiveness.

Unfortunately the weight of this activity in African country’s economies is clearly undercut to the detriment of rural agriculture. “This is expressed by the exclusion of this activity both in public agricultural policies and in urban development policies.”

Thus, in order to face the explosion of building projects to the detriment of urban agricultural areas, “it is urgent to elaborate public policies aiming to regulate the development and the perpetuation of agricultural activities in African cities. Failing this, despite important productions and thousands of jobs generated, urban agriculture is at risk of eventually disappearing in most major African cities.”

This would only exacerbate the agricultural crises in which sub-Saharan Africa has been entangled for decades. As we are looking for answers to this question, Ba is looking into how to feed African populations. “Urban agriculture indeed offers genuine avenues for reflection,” says the researcher, who worked at ANCAR (National Agency of Agricultural and Rural Advice) in Senegal, and is today involved in action research activities, especially relating to urban agriculture, climate change and the environment. In any case, local authorities appear to be well aware of the strategic issue that is urban agriculture in Africa, as exemplified by the workshop held last September in Dakar on the Milan Urban Food policy Pact (MUFPP).

In Marrakesh, the theme will also be at the centre of negotiations as several initiatives are already in place in some African cities and other core programmes have been identified, only lacking funding.

The aim will be to bring awareness to other cities and to offer them strategic and alternative options for establishing more sustainable food systems, as well as to exchange ideas and instances of good practices relating to sustainable alternative food systems in urban policies, in order to attract more investments for a sustainable urban development. This represents a strategic challenge for African cities, and thus for the populations of the continent.
A historical site, Bab Ighli is located along the Medina of Marrakesh’s ramparts. With a total surface of 25 hectares, it has undergone development works, which started on 10 May. The total cost of the works was estimated at 35-million Euros. The works were entrusted to both national and international companies, namely the Group GL Events as the leader, as well as Agence Publics, Hall Expo, Capital Events, Leni and Manzeh Diafa Rahal.

The site comprises four green spaces, the first of which is the Blue Area, managed by the Secretariat-General of the UNFCCC (UN). The other three spaces are dedicated to exhibitions for civil society, innovations and work meetings. Some 160,000 m² of exhibition space has been provided for the event, expected to welcome more than 25,000 participants.

“Whether in the Blue Area, dedicated to the country and managed by the UN, or in the Green Area, open to companies and civil society, all spaces are now booked,” declared Commissioner and Member of the COP22 National Steering Committee, Abdeladim El Hafi.

The Exhibition and Exchange Areas are two sites that will certainly be of interest. The ‘Moroccan Pavilion’, 200 metres long, will highlight initiatives forming part of the national strategy in terms of sustainable development, especially in the field of tourism. The ‘African Pavilion’, under the aegis of Morocco and the African Development Bank, will feature - as at COP21 in Paris - an intensive and varied programme of events such as debates, round tables, presentations, photographic exhibitions, etc, that will address the African-specific climate change issue from all angles.

Of the 25,000 to 30,000 participants expected, 13,000 will be accredited by the Secretariat-General of the United Nations Framework Convention on Climate Change (UNFCCC), and this provides access to the Blue Area.

In addition to official delegations, including dozens of heads of state and governments, 1,500 journalists, 8,000 civil society delegates, thousands of tourists, and other associative or institutional stakeholders are expected to attend.

According to national estimates, the global cost of COP22 will reach between 80- and 100-million Euros. Countries such as Canada and France, as well as international organisations such as the UNPD, have provided voluntary support. Private partners have also collaborated by providing ecological services to participants; such as electric vehicles for transportation.

It is noted that when Morocco was entrusted with the organisation of COP22, its authorities set up a national steering committee responsible for the organisation alongside government, regional and local authorities, as well as associative stakeholders and the private sector.

Some days before the start, Moroccan authorities took stock of the status of the preparations and of certain aspects relating to the progress of the works, especially regarding delegate security, hospitality and accommodation conditions. Authorities are convinced that they are ready to host the world’s largest climate meeting.
The President of the Institute of Municipal Finance Officers (IMFO), Ms Jane Masite officially unveiled the Institute’s new state-of-the-art building and launched its new name, the Chartered Institute of Government Finance Audit and Risk Officers (CIGFARO) to members, stakeholders and friends of the Institute who were present at the opening of the building in September 2016. The new CIGFARO is located next to OR Tambo International Airport.

The Institute was established in 1927 and incorporated on the 28 September 1929 as NPC. In 1988 the Institute changed its name from the Institute of Municipal Treasurers and Accountants (IMTA) to IMFO. Over the past seven years the scope mandate of the Institute increased to cater for related professions, catering in addition to finance for public sector auditors, risk practitioners and performance specialists.

The latest name change has the objective of addressing numerous challenges facing public sector finance and related professions practitioners. It is registered in terms of Section 21 of the Companies Act and is an Association ‘Not for Gain’. The Institute plays an important role as a professional body in public finance management and seeks to further contribute constructively in the policy formulation process relating to government finance, internal audit and risk management.

Through CIGFARO, government finance, audit and risk officers in an integrated manner seek to form a professional body with a strong voice, promoting, advancing and protecting the professional interests of its practitioners.

Over the years, the Institute’s professionalism has enjoyed the recognition of various government departments, including the Office of the Auditor-General, the departments of National, Provincial and Local Government, National Treasury, SALGA and other municipal institutions, inclusive of private sector partners.

The new logo and building heralds in a new era for CIGFARO and is a fundamental shift from its original mandate, by seeking to further fulfil in forthcoming years, enhancements to the public sector beyond local government and its entities by:

1) Strengthening capacity of its members through becoming chartered members;
2) Playing a meaningful professional role in managing public funds; and
3) Providing citizens with the highest assurance of integrity.

It was always the IMFO’s vision to broaden its scope of coverage and go beyond local government and municipal officers by collaborating with other institutions to advance public sector governance and reflect the ability of leadership; to be continually adaptive; and embrace alternative thinking. It was also determined to remain relevant and succeed in its ongoing journey and retain its recognised professional body status by SAQA and Government.

The President, Ms Jane Masite, on behalf the board, is delighted to present the new name and logo. This latest corporate identity will be evident in all communication with immediate effect, while phasing out the old brand. Dual branding will therefore exist until our clients and members have familiarised themselves with the new branding.

The newly appointed Chief Executive Officer, Mr Abbey Tlaletsi, will assist CIGFARO to realise its vision and mission. Our members, the Board, management and staff look forward to a mutually successful future under the new identity.

In the event of any questions your regular contact person or indeed any Board Member remains at your disposal.

Breaking new ground in advancing public sector governance and new frontiers with a name change and the unveiling of a new state-of-the-art building

Details on CIGFARO, trading as IMFO, can be accessed on our website at www.imfo.co.za
In pretty much every case, each time a city issues Green Bonds, they become oversubscribed. That’s an awesome achievement in the investment environment and sends a clear message that business and individuals ARE committed to changing our world, to play a role in climate change and more importantly, expresses confidence in local governance strategies for counteracting climate change effects.

BY: KERRY DIMMER
With global cities accounting for some 70 percent of emissions combined to a 70 percent city population growth in, largely, the cities in developing countries, the projections from various sources suggest cities require some US$1.7-trillion for climate change mitigation projects. Capital is hard to come by, particularly for developing African cities, which is why tapping into bond markets for infrastructure financing is an attractive solution.

Green Bonds are really rather special. For the cities that issue them, there is the advantage of being able to afford to motivate certain developmental projects that might otherwise be shelved given other municipal priorities. For those that buy them, it expresses their environmental consciousness and sends a clear message that climate change is everyone’s problem and that collective efforts can make a difference.

Much like any other bond issued on a stock exchange, the difference is that the funds a Green Bond generates must be directed specifically to finance sustainable development projects that have a direct link to a city becoming more resilient to the effects of climate change, or produce a positive environmental impact. Such projects could include clean and renewable energy, public transportation, emissions reduction, and counteracting extreme weather.

As a debt instrument, Green Bonds can be issued by any government, bank or corporate that in return for the investment, commits to repay the bond over a specific time frame with a fixed or variable rate of return.

Green Bonds evolved eight years ago when the European Investment Bank, followed by the World Bank, issued the product. Corporates followed in 2013 and the developing trend was quickly recognised and picked up by municipal and local governments the same year. The first municipal Green Bond was issued by Massachusetts in the US, followed by Gothenburg in Sweden.

Since most Green Bonds in the market currently carry similar financial characteristics as regular bonds from the same issuer – that is they are backed by the full credit of the issuers – one could argue they those benefits could be at a potentially higher cost to issuer due to accreditations.

First African city Green Bond

Johannesburg, South Africa was quick to join the foray, and in fact became not only the first African city to issue a Green Bond in 2014, but also the first C40 city to do so. The response was immediate, it was oversubscribed by 150 percent, significant because the bond has a life of 10-years and is worth some US$143-million.

Prejelin Naggan is the Head of Primary Markets at the Johannesburg Stock Exchange (JSE). He explains that being over-subscribed literally means that demand exceeded supply: “There were more people/funds willing to buy the Green Bond than the value that was available for sale.

“This indicated that investors have an appetite for Socially Responsible Investments (SRI) and Environmental, Social & Governance (ESG) initiatives in the country even though those assets were relatively new and had not yet provided evidence of a superior return profile.

“Another aspect is that there is a willingness to increase capital allocation to projects that the Green Bond will fund. Although valued on the same basis as conventional bonds, anecdotally investors in Green Bonds have been able to sell at higher prices than conventional bonds because of the rarity of the Green Bond.”

The JSE is currently developing a framework criteria for Green Bonds, which may be of interest to African cities, Naggan describes the procedure.

“The process in theory of issuing a Green Bond is the same as a general obligation bond, however Green Bonds issued globally conform to generally accepted frameworks. The most commonly used is the International Finance Corporation’s (IFC) Green Bond Framework and Rules and Procedures for Climate-Related activities, which has a Green Bond issuance process that complies with the four components identified by the Green Bond Principles.”
Those components are: the use of proceeds; process for project evaluation and selection; management of proceeds; and reporting and monitoring.

Naggan highlights that the IFC’s voluntary process guidelines recommend transparency and disclosure. “They promote integrity in the development of the Green Bond market. Intended for broad use by the variety of actors participating in the market, the processes are also designed to provide the information needed to increase capital allocation to environmentally sustainable projects without any single arbiter.

“These principles are supported by The International Capital Market Association (ICMA) that serves as Secretariat, assuming administrative duties, and providing guidance for the governance of the Green Bond Principles and other issues. The Secretariat’s duties include facilitating information exchange with issuers, investors, underwriters, and other stakeholders, as well as gathering input for the annual update of the Green Bond Principles.”

Who are the investors?

Naggan says that typically investors into Green Bonds are institutional, such as asset managers and pension funds that invest within their existing portfolios, responding to interest in support climate-focused activities. “Asset managers have set up dedicated Green Bond funds or have set targets for funds under management that should include Green Bonds. “Since most Green Bonds in the market currently carry similar financial characteristics as regular bonds from the same issuer – that is they are backed by the full credit of the issuers – one could argue they those benefits could be at a potentially higher cost to issuer due to accreditations,” says Naggan. “However, reaching different investor groups is valuable to expand funding sources. In particular, Green Bonds have attracted investors from the growing segment focused on sustainable and responsible investing and investors that incorporate ESG criteria as part of their investment analysis.”

To date only Johannesburg and Morocco have issued Green Bonds. “In South Africa, the Johannesburg city Green Bond was the fourth issuance on the JSE and we are looking to creating enabling platforms and frameworks within the SA context that will provide a sound foundation to propel this asset type,” Naggan comments.

In furthering Green Bonds in Africa, Naggan says that the JSE, as a founding member of the African Securities Exchanges Association (ASEA), has and will continue to promote Green Bonds together with other stakeholders including financiers, advisors, issuers, sponsors and the investment community to develop this market across the continent.”
African countries prepping for **Green Bonds**

**Kenya**

As the Green Bond concept gallops through the continent, Kenya has announced it intends to issue within forthcoming months, and will be the first East African country to do so. The Nairobi Securities Exchange, which will float the Green Bond is in collaboration with the Kenya Bankers Association (KBA), and in-line with the Bourse’s commitment to develop sustainable capital markets through the United Nations-led Sustainable Stock Exchanges (SSE) Initiative.

The projects that the KBA is focused on include priorities to energy, agriculture, transport, infrastructure, construction and urban planning, water and waste management.

Nuru Mugambi, Director of Communications and Public Affairs at KBA has been quoted in the media saying: “Viable projects are especially those with carbon neutral projects. You could be working on an idea that will see buildings built with the lowest production of carbon. Those are the kinds of ideas that stand to get loans.”

**Nigeria**

In a recent statement issued by the Special Assistant to the Minister of Environment on Communications, Nigeria, Ms Esther Agbarakwe is quoted saying that Nigeria needs US$142-million between now (Sept 2016) and 2030 to finance its Intended Nationally Determined Commitment (INDC) toward reducing emission and low carbon for improved environment.” Quoting figures, the Minister of Environment, Mrs Amina J. Mohammed has also commented that tapping into international and domestic capital markets is crucial and why the issuance of Green Bonds presents a viable option to raise the funding required.

Nigeria, with a population of some 180-million people has projected annual emissions of 900m tonnes, requires some muscular mitigation and adaption interventions that will help to move Nigeria to a less intensive emissions environment.

If plans proceed well, Nigeria will float its first Green Bond in the first quarter of 2017, and the focus will be on developing the North Eastern and Niger Delta areas, which have been destroyed by oil pollution, climate change and terrorism, as well as Ogoniland.
Climate finance

Top priority of African local authorities for COP22

Excluded from the negotiations at the various ‘Conference of the Parties to the Convention – United Nations Framework Convention on Climate Change’ (COP) for too long, African local authorities are intent on demanding access to climate finance during the next Marrakech Climate Change Conference, scheduled this year from 7 to 18 November.

BY: THÉRÈSE ISSEKI
As African local authorities have fervently reiterated during the various pre-COP meetings to which they were invited, as well as during the conclaves of their various organisations, ‘local authorities’ access to climate finance is the only solution to the fight against the damaging effect of climate change.

Benin’s local government is one such, that show’s displays no hesitation when it comes to defending the shared priority that unites the African continent’s local authorities.

Luc Atrokpo, President of the local authorities umbrella organisation National Association of the Municipalities of Benin, explains: “We, the territorial governing bodies, are well aware of the highly essential role we play in mitigating the effects of climate change. This includes strengthening the capacities to adapt to the damaging effects of climate change as well as the resilience to said changes, taking preventive action in view of damage control, and implementing contingency plans.”

To this Mayor, in charge of the Bohicon municipality located in the centre of Benin, reaching these goals necessarily requires climate financing - he thus advocates in favour of the inclusion of the National Association of the Municipalities of Benin and of all other African local authorities associations in the implementation of the various components of the Green Climate Fund.

The continent’s local authorities associations are ideally positioned to support municipalities in terms of the inclusion of climate change in the various communal planning documents. Atrokpo is acting as an advocate for these associations and pleads in favour of the eligibility of local governments’ national associations to the Green Climate Fund and other funding operations internationally implemented against the damaging effects of climate change.

For Louis Konde from the Copargo city council, in the North of Benin: “COP22 is for Copargo an opportunity to access climate finance in order to finance projects relating to adaptation and mitigation.”

According to a recent study, Project Management of Water Retention Pond on the site and Maraicher Tchandoga of forestry in the town of Copargo, undertaken by Boumberi S Salifou, the Chief Local Development Planning Services in the municipality of Copargo, the city has, for the past few years been affected by recurring droughts, devastating and unusual flooding, high temperatures, violent winds, extreme temperatures, and important changes in terms of the distribution of rainfall over time.

As a result of such extreme climatic events high economic, social and environmental costs have already impacted on the municipality, and worse is that future projections are also unfavourable. In line with the main climatic risks projected - poor distribution of rainfall, heavy and violent rainfall/flooding, frequent and lasting pockets of drought, violent winds and extreme temperatures - the impacts also include the loss of biodiversity as well as disruptions in socio-economic activities.

According to the study, local authorities capacity to face the effects of climate change is inadequate and slow. The responsibilities of local authorities include all the operational dimensions pertaining to adaptation to climate change.

Similarly, in neighbouring Togo, local authorities are expecting much from climate finance debates, in order to support its many projects.

Kodjo Atchon, the mayor of Vogan, a municipality in southern Togo, summarises the climate finance issues encountered by local authorities in terms of both the difficulty of mobilising local financial resources and of accessing information about financing opportunities related to climate change.

According to Mayor Atchon, the difficulties faced by African local authorities are heightened by the lack of climate finance offices at national level, by the concentration of those in the capital at the expense of the more remote parts of the country, and by the lack of information and of capacity to initiate innovating funds at local level.

According to Atchon, these obstacles must not in any way diminish local authorities’ efforts to create resilient municipalities. “Local authorities must bear in mind and realise that COP22 has a sole objective, namely ‘to think globally and act locally’, through the inclusion of projects that aim to strengthen local authorities’ capacities to integrate climate change into the public policies for local development.”

Should COP22 not result in the “decentralisation of the Green Fund with flexible financing mechanisms in developing countries”, it will be just another re-run for the African local authorities.

“African local authorities are not asking for much,” Atchon continues, “It is quite simply a matter of including their grievances in the COP22 agreements.”
In order to make themselves heard during the Local Authorities Summit and other events scheduled in Marrakech, the local authorities must mark their presence with a massive turnout as well as an effective participation using the umbrella organisations, and most of all make a collective declaration in favour of the inclusion of local governments.

He invites his peers to hasten the preparation of good projects to be submitted for climate financing. Several projects for his municipality are currently awaiting funding - among those are the ‘training project for the climate dimension’s integration into city development plans’ and the ‘awareness and social mobilisation project for the local ownership of sustainable development goals.’

The same situation applies to African islands: “Above all COP22 must be about action in favour of the local authorities.”

For the Governor of Anjuan, in the Comoros, Dr Abdou Salami Abdou: “What we must be aware of is that climate change is a worldwide problem to be tackled with local or regional solutions.” He deplores the modus operandi of the technical and financial partners who, more often than not, exclude local authorities and wish for “the central authority alone to be authorised to take the necessary steps to mobilise the funds allocated to climate change.

“In most cases,” he emphasises, “the fund mobilisation strategy is carried out and the projects are identified without consulting local authorities, which sometimes leads to an incorrect identification of the real emergencies.”

In most cases the fund mobilisation strategy is carried out and the projects are identified without consulting local authorities, which sometimes leads to an incorrect identification of the real emergencies.
Speaking for his peers in other regions of Africa, Dr Salami argues that “local communities expect effective implication from grassroots, the mobilisation of funds, as well as the strengthening of capacities in terms of project creation and harnessing the modus operandi of the technical and financial partners for climate issues.”

To prevent their priorities from remaining wishful-thinking without implementation, Dr Salami, whose territory comprises 70 percent water, calls upon his peers “to declare their solidarity and to speak with a single voice to defend their ideas.”

He recalls last September in Cotonou when African local authorities committed to leading concrete initiatives for renewable energies and to develop their territories in respect of sustainable development. They also committed to incorporating the territorial planning policies for the urban environment.

Dr Salami further said that all these commitments shall bear fruit only if the local authorities communicate and act together, pointing out that “only in unity will they be guaranteed success.” Speaking of Anjuan, the Governor pointed out that the capital has been confronted with an important increase in the rate of rural exodus over the past few years. He said that it is a priority “to rapidly envisage an urban and territorial planning policy taking sustainable development into account, and why not? We must succeed in reversing the trend and to attract the population back to rural areas.”

The Governor and his constituents have not waited for local communities to be included in climate finance at COP22 to refine their projects.

Anjuan has already prepared several projects, and is now waiting for the inclusion of the local authorities main grievance before submitting them.

Among the projects are: the implementation of irrigated areas to contain water in arable land in agricultural areas affected by climate change; and the coastal protection project, using dams to promote the emergence of crushing plants. This latter will guarantee production for the crushing market, as well as motivate employment creation for underprivileged populations who make a living extracting sand along the coastline.

Another project in need of financing relates to the extraction of marine sand. “This project,” he emphasises, “continues to cause enormous damage and is accelerating the degradation of coastal roads.”

There is also a plan for the construction of protective dikes in the areas most affected by landslides during the rainy season; an issue that, according to the Governor, has noticeably come under the spotlight of Anjuan authorities.

Should the negotiations lead to the inclusion of local authorities, this would relieve not only Anjuan and its populations, but also other locations in the Comoros islands, he said.

Whether from the North, the South or African islands, the issue of climate finance remains essential for the continent’s local authorities.

In a declaration rendered public via a forum on the subject ‘African towns and territories, key players of the implementation of the international climate change agenda’ held in Cotonou during September, local authorities demanded that an office dedicated to the Green Climate Fund be opened in view of financing projects presented by territorial authorities.

In order to build adaptive capacity and resilience, which are Africa’s priorities, by involving all players, including the private sector, national and local budgets must act as very important resources and channels for activities designed to tackle climate change.
In a declaration published following this meeting, these authorities pleaded in favour of the acceptance of the national and regional associations as the implementing entities of said fund.

They deplored that African territorial authorities had little benefited from the funding schemes implemented under the Kyoto Protocol due to the difficulty in preparing eligible applications.

To this effect they requested the implementation of a vast capacity strengthening programme for African local authorities and their associations during the 2017-2019 period, in order to manage and facilitate the preparation of programmes and projects eligible for the Green Climate Fund and other sources of climate funding.

They suggested that the action of African local authorities may also be supported by the South-South or North-South decentralised cooperation mechanisms supporting the territorial authorities international action, such as the one percent water and the one percent waste or energy issues.

These communities’ governing bodies are not alone in lamenting the issue of the local authorities’ lack of access to climate finance. Luc Gnacadja, a Benin environmental expert, explains that climate finance is often mistaken as being international funds for climate change. “In order to build adaptive capacity and resilience, which are Africa’s priorities, by involving all players, including the private sector, national and local budgets must act as very important resources and channels for activities designed to tackle climate change.”

According Gnacadja, recently appointed as the COP21 Secretary-General: “Adaptation to climate change is a global challenge requiring local solutions. “Local authorities are well positioned to ensure and support this coordination at local level as they have a mandate and a comparative advantage to increase resilience.”

He deplores the mandate’s underfunding by the central government, a situation forcing authorities to seek alternative sources of funding, especially through public-private partnerships and the emission of obligations.
the UNITED VOICE of Local Government in Africa

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The African Climate Business Plan

Climate Change has become such a ‘drop-phrase’ that many have either forgotten what it actually means, or just accept that it’s a phenomenon that is used to explain a myriad of environmental impacts, the latter of which is actually true. But what does it really mean? Let’s remind you.

Climate change, or global warming, is the rise in the Earth’s overall temperature due to the increases of greenhouse gasses (GHGs) in the atmosphere. GHG’s are created by human’s given the manner in which we use the land today, generally through industrialisation and burning of fossil fuels, whereby natural gasses release carbon dioxide into the atmosphere, which in turn trap the sun’s heat on the planet. The result is a rise in temperature, particularly at the poles more than the equator, and cause changes in rainfall and the distribution of biodiversity.

The stresses that are put on habitat are enormous and varied, for example: the destruction of wetlands; agriculture vulnerability; ocean degradation; flooding; (to the point where islands could be completely lost); melting glaciers, coral-reef bleaching; longer droughts; and an increase in natural disasters. Making the situation considerably worse is the way we manage global warming with inappropriate or bad development, little to no concern for the environment, and the overuse of resources.

One of the most important global documents that recognises just how serious the problem is, and in 1998 called for a world-wide commitment to address climate change, is the Kyato Protocol. It required ratification from at least 55 countries that together accounted for 55 percent of the total carbon emissions for 1990. 157 actually signed, and accepted individually legally binding emissions limits in an effort to reduce global emission levels.

Since then we’ve come a long way, with measures in place just about everywhere to counteract climate change. It’s resulted in changes: in the way we do business, the way we live; mostly in the way we think, which is a call to action. Many organisations have implemented strategies, as have companies, that include climate change protocols, not least of which is the World Bank, which in relation to Africa, produced last year The African Climate Business Plan (ACBF).

Contained within the ACBP is a very significant and relevant piece of information: ‘While Africa is the region that contributes the least to greenhouse gas emissions, African countries suffer the most from the impact of climate change.’ And it is statements and knowledge such as this that has brought together African leaders and enabled them to speak with one voice and unite to ensure that climate-change challenges and opportunities are addressed collectively.

The aim of the ACBP is to reduce The World Bank’s funding gap, relevant to climate change on the continent, which will be achieved by ‘deploying technical expertise, mobilising financing from various sources, and facilitating the engagement of stakeholders on climate action.’
In this vein the World Bank’s ACBP calls for US$16-billion by 2020 from various bilateral and multilateral sources, public and private, that will increase the Bank’s efforts to mitigate global warming on the continent. In effect this translates into a one third increase – from 21 to 28 percent. Is it enough?

Makhtar Diop, Vice-President, Africa Region of The World Bank says in the report: ‘While this Plan is arguably only a partial contribution to meet Africa’s financial needs for climate action, it is a meaningful one … By galvanising climate action, deploying expertise and mobilising financing, together we can support Africa in its quest for a greener and more resilient future.’

What that future could be, without plans like the ACBP, is an extra 43-billion Africans living below the poverty line by 2030 … unacceptable given Africa’s growing commitment and continued efforts to eliminate poverty.

To implement ACBP, The World Bank estimates some US$16.1-billion will be required in the next four years, with US$8.5-billion coming from the International Development Association (IDA). Extending beyond 2020 is not improbable, with an estimated US$21-billion required.

The ACBP highlights a number of initiatives that will boost resilience, and cities are included as focus areas. The Plan highlights a number of priority groups that have been clustered into three main categories: strengthening resilience; powering resilience; and enabling resilience. (see box).

In terms of support to Climate-Smart Cities, the ACBP outlines two activities:
- Provide US$50-million in technical assistance for 30 cities.
- Invest US$2-billion to support climate- and disaster-resilient development in 30 cities.

The selection of cities is based on size and population growth, disaster and climate risk, and demand. ‘The focus will be on megacities, large and medium cities that are growing at more than three percent per year.’ Consideration is also given to the severity of hazard exposure and climatic impact, as well as the willingness and support from a city to ensure sustained and effective engagement.

Fast-tracking efforts means that by 2023 the expected outcomes will result in capacity building and planning for climate resilience and low-carbon development in 20 cities, and investment in resilience-building activities will be ongoing in four cities and initiated in five.

Six Initiatives underway – supporting resilience planning

- Urban resilience planning is being conducted and the City Strength Diagnostic used in Addis Ababa and selected secondary cities in Ethiopia.
- Urban poverty and resilience studies are being conducted in Antananarivo, Madagascar and Maputo, Mozambique.
- Flood resilience planning is being done in greater Accra.
- Climate change and disaster risk management multi-sectoral investment plans are being developed as a part of IDA’s policy commitment to provide an opportunity to support urban resilience planning in cities in Burkina Faso, Cameroon, Ghana, Malawi, Mali, and Senegal.
- The GEF sustainable cities program is in effect in Senegal.
- A creditworthiness academy is engaged in more than 90 municipalities in Kenya, Tanzania, and Uganda.

The World Bank’s partners include global organisations: AFD, AfDB, C40, Cities Alliance, Global Facility for Disaster Reduction and Recovery (GFDRR), GEF, GIZ, International Council for Local Environmental Initiatives (ICEL), Resilient Cities Initiative, and the Rockefeller Foundation. Partners from the sub-Saharan region are: African Water Association (AWA), African Union Commission (AUC), regional economic communities (RECs), and United Cities and Local Government of Africa (UCLG-A). •

**Strengthening, Powering and Enabling resilience**

The first cluster of the plan ("strengthening resilience") includes selected initiatives aimed at boosting the resilience of the continent’s assets. These initiatives comprise Africa’s natural capital (landscapes, forests, agricultural land, inland water bodies, and oceans, with a special focus on small island developing states); physical capital (cities and physical assets in coastal areas, including roads and other infrastructure); and human and social capital (including improving social protection against climate shocks for the more vulnerable and addressing the climate-related drivers of migration, in order to mitigate the effects of climate shocks on social cohesion).

The second cluster ("powering resilience") relates to opportunities for scaling up low-carbon energy sources in Africa. In addition to helping mitigate climate change, these activities yield considerable resilience benefits. Societies with adequate access to energy are less vulnerable to climate shocks, because when power becomes more accessible, irrigation systems can be activated in times of drought, early warning systems and telecommunication systems can be deployed before and after natural disasters, alternative revenue-generating activities can be undertaken, health services can be provided more easily, study hours can be extended (contributing to better education), and so forth.

The third cluster ("enabling resilience") provides data, information, and decision-making tools for promoting climate-resilient development across sectors by strengthening the region’s hydro-meteorological systems at the regional and county level and building the capacity to plan and design climate-resilient investments.
Economic forums have been held in key cities across Africa (Addis Ababa in Ethiopia, Abuja in Lagos, N’Djamena in Chad, Rabat in Morocco) and even outside the sub-region in New York City in United States with environmentalists and development experts and analysts expressing total support for an African green industrialisation agenda. Why is this such an important topic?

BY PAA SWANZY
Let’s begin by explaining all the different terms and phenomena that buzz around the term ‘green industrialisation.’

**Industrialisation** is the process during which a society or country transforms itself from a primarily agricultural society into one based on manufacturing goods and providing services. Individual manual labor is often replaced by mechanised production, and craftspeople are replaced by assembly lines. This transformation usually is accompanied by a set of other changes that enable industrialisation, such as increased attention to skills development, accumulation of capital for investment, and migration of people from rural to urban centers (and the loss of autonomy it brings). Although the term’s ‘manufacturing’ and ‘industry’ are often used interchangeably, industry is defined as manufacturing, plus construction, and utilities.

**Greening industrialisation** ensures that the structural transformation process avoids stranded assets; copes with accelerated urbanisation; reduces resource inputs and increases efficiency in the production process; cuts back on harmful waste emissions, such as chemical effluents and poisonous gases; strengthens infrastructure to reduce environmental impacts (such as pollution and extreme weather events); and maintains or improves the natural resource base, including providing associated environmental goods and services. (ECA, 2016)

**Sustainable development** is “a pattern of development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (UN, 1987). Sustainable development promotes the idea that social, environmental and economic progress are attainable within the limits of the Earth’s natural resources if greater attention is paid to people’s needs as opposed to their wants. Sustainable development approaches everything as connected through space, time and quality of life.

**Greening industrialisation** therefore involves much more than focusing on a low-carbon agenda, although the post-Paris momentum and the availability of financial resources mean that de-carbonisation is now a powerful, fundamental driver. The sustainable management of the continent’s environmental capital assets—land and soils, water, natural resources and energy—is central to providing food, shelter, and decent work; generating incomes, jobs and livelihoods; and ensuring well-being, health and dignity for all. Climate change will affect Africa’s economic and social prospects, however. Goal 15 of the Sustainable Development Goals: sustainably managing forests, combat desertification, halt and reverse land degradation and halt biodiversity loss is a key measurable standard by which cities in Africa can achieve green industrialisation. Forests cover 30 percent of the Earth’s surface and in addition to providing food security and shelter, forests are key to combating climate change, protecting biodiversity and the homes of the indigenous population mostly found in Africa. 13-million hectares of forests are being lost annually while the persistent degradation of drylands has led to the desertification of 3.6-billion hectares.

**Deforestation and desertification**—caused by human activities and climate change—pose major challenges to sustainable development and have affected the lives and livelihoods of millions of people in the fight against poverty. Efforts are being made to manage forests and combat desertification. (UN, 2016). 1.6-billion people globally depend on forests for their sustainable livelihoods. Much of this population live in sub-Saharan Africa. Forests are home to more than 80 percent of terrestrial species of animals, plants and insects. Green industrialisation is of a major concern to development experts and environmentalist the world over. Green in this context is depicted as the ‘beneficial use the environment’.

**The issues**

Greening industrialisation provides the impetus for turning current supply chains that link natural resources to markets, into value chains that diversify Africa’s economies and ensure greater added value. In an era of growing scarcity, resource-rich Africa must shift away from being a marginal supplier of raw commodities, to harness the full potential of natural resources by diversification into greater value addition, through processing and marketing. The Africa Mining Vision
in April, Denton said: “Green initiatives will move Africa from the periphery to the center of the global economy.”

Greening of industry can be achieved through three routes: transitioning out of brown industries; greening existing industries; and creating new green enterprise.

The reluctance by countries to embrace and adopt green technology is not an African problem, Harvard Business School Professor Michael E. Porter and his co-author, Class van der Linde, in an article for Harvard Business Review (HBR) wrote, ‘…because of the lingering belief that environmental regulations erode competitiveness, countries often times do not embrace the green technology policies left alone to adopt it.’

The ECA 2016 Economic Report states that Africa’s population is expected to hit two-billion by 2050. The rapid growth of the working-age population (aged 25–64), increasing urbanisation and the dominance of informal employment have weighty implications for the continent’s structural transformation. While young people provide a valuable resource to be harnessed in national development, they can also drive green industrialisation if they have green jobs in various sectors.

Many African countries are planning or already implementing green projects. In March 2014, an intergovernmental committee of experts from Central African countries - Angola, Cameroon, the Central African Republic, Chad, the Democratic Republic of the Congo, Equatorial Guinea, Gabon, the Republic of the Congo and São Tomé and Príncipe - met in N’djamena to hash out a plan for transitioning to green economies. Mariam Mahamat Nour, Chad’s Minister of Planning and International Cooperation, said that companies operating in the region must master production techniques based on low energy use.

**Countries adopting green industrial technologies**

Cities are hubs for ideas, commerce, culture, science, productivity, social development and much more. At their best, cities have enabled people to advance socially and economically. However, many challenges exist to maintaining cities in a way that continues to create jobs and prosperity while not straining land and resources. Common urban challenges include congestion, lack of funds to provide basic services, a shortage of adequate housing, and declining infrastructure.

The challenges cities face can be overcome in ways that allow them to continue to thrive and grow, while improving resource use and reducing pollution and poverty. The future we want includes cities of opportunities for all, with access to basic services, energy, housing, transportation and more.

According to Professor Mark Swilling of the Centre for Renewable and Sustainable Energy Studies at Stellenbosch University in South Africa, the added value of renewables is their positive impact on the “triple bottom-line”, a term that refers to a company’s profit, its social responsibility activities and its environmental responsibility.

Africa’s capabilities for ‘leapfrogging’ - another buzzword at economic forums - constitute a significant economic advantage for the region. Simply put, African countries implementing green initiatives won’t have to go through every intermediary stage of technology, but instead can directly access the latest available on the market. Africa can therefore be expected to take a giant developmental step: the leapfrog. Industrialised countries, on the other hand, will have to retrofit older infrastructure, said Carlos Lopes, the United Nations Under-Secretary-General and Executive Secretary Economic Commission for Africa, a burdensome expense!

The World Bank assisted Ghana to launch its first-ever Climate Innovation Centre in its capital city Accra. The aim of this center, among others, is to fully support a green growth strategy for the country. The center is working with some one hundred local technology companies. It is the belief now that the center will help other cities across the west African sub-region to embrace and adopt green technologies for industrial growth in the foreseeable future. A tree-cloning project is enhancing afforestation in The Democratic Republic of Congo. This project seeks to establish forests on lands that have been deforested for a long time. Climate change experts consider afforestation and reforestation effective methods of combating global warming. Despite the DRC’s efforts, it is considering lifting the moratorium on logging that has been in place since 2002 and this could threaten the forests, experts believe.

Ethiopia in 2011 adopted a Climate Resilient Green Economy strategy as part of its ambitious plan to propel the country into middle-income status by 2025. The government is partnering with the private sector to help communities engage in sustainable farming.

Nigeria’s Renewable Energy Programme is, among other things, executing a low-carbon development project to provide electricity for its capital city, Abuja, through improved insulation, energy-efficient devices for apartments and local power generation. The project, currently underway, is the first of its kind in Africa and the second in the world, after that of Masdar City in the United Arab Emirates, according to Nigeria’s environmental ministry. Also, the Tata Group of India is planning to establish in Nigeria a mass transit system of compressed natural gas vehicles to reduce emissions.

Country Strategic framework for inclusive green economy Ethiopia Climate-Resilient Green Economy (CRGE) strategy has the vision to achieve middle-income status by 2025 in a climate-resilient green economy. The country plans motivated rapid economic growth, expanding industrialisation and jobs but, by avoiding the conventional development pathway,
Ethiopia aims to cut greenhouse gas emissions and shift to sustainable patterns of land, soil and water management. The CRGE makes Ethiopia a front runner in the green economy race.

The Kenya Green Economy Strategy and Implementation Plan (GESIP 2015) has the objective to guide the transition to a green, low-carbon and climate-resilient economy. Scenario analysis shows that a green economy pathway delivers higher and more stable growth than business as usual (BAU). Building on Kenya Vision 2030 and the constitutional provisions of 2010, the GESIP promotes infrastructural investment, resilience, and sustainable livelihoods. The priorities and approach were defined through an inclusive, participatory process.

Morocco Green Morocco Plan (GMP), launched in 2008, has a focus on agriculture and the associated agri-food processing industry. It addresses the problem of increasing water scarcity through investment in drip irrigation technology and changes to agricultural water governance. Although the prospects for further growth in exporting agricultural produce to high-income markets in Europe has received much attention, the GMP recognises that domestic urban growth and rising incomes are substantial new sources of growth for Moroccan agriculture.

Mozambique Roadmap for a Green Economy in Mozambique is aimed at accelerating sustainable economic, social, and environmental development. The vision for Mozambique is to become an inclusive middle-income country by 2030, based on protection, restoration and rational use of natural capital and its ecosystem services to guarantee development that is sustainable, inclusive and efficient within planetary limits.

Rwanda Green Growth and Climate Resilience: National Strategy for Climate Change and Low Carbon Development 2011–2050 (2011) has the objective for Rwanda to be a developed, climate-resilient, low-carbon economy by 2050. Strategic objectives include achieving energy security and a low-carbon energy supply that supports development of green industry and services; and achieving social protection, improved health and disaster risk reduction that reduces vulnerability to climate change.

South Africa Green Economy Accord (2011) is a partnership signed by organised labor, community constituents, businesses and government. It lays out 12 commitments to green the economy, including the rollout of solar water heaters and renewable energy; energy efficiency; biofuels; and waste recycling, reuse and recovery. Other commitments relate to clean coal initiatives, electrification of poor communities, and reduction of open fire cooking and heating. The partners also committed to promoting localisation, youth employment, cooperatives and skills development.

Ghana AKOBEN has the main responsibility for greening industrialisation in Ghana at government level, and this lies with the Environmental Protection Agency (EPA) which implements this agenda through two units – the Ghana National Cleaner Production Centre, and the Manufacturing Industries Department. This department implements the EPA’s AKOBEN Environmental Rating and Disclosure Programme that is used to assess the environmental performance of mining and manufacturing operations. (BASS 2015).

The 2016 Economic Commission for Africa Report posits many pathways exists for Africa to pursue its industrialisation agenda but as a latecomer it can take heed from other’s experiences while defining its own pathway, based on realities and learnings from history and the experiences from other regions, to leapfrog traditional, carbon-intensive methods of growth and champion a low-carbon development trajectory. The continent can take advantage of new innovations, technologies and business models on a pathway that uses natural resources optimally and efficiently as inputs to an industrialisation process powered by our endowments of clean sources of energy.

This is why the ECA has seized the opportunity this year to herald the era for Africa to pursue a different pathway to industrialisation, in short, one that enables the region to green its industrialisation. In so doing Africa will pursue its development agenda along a pathway that ensures that economic growth is truly sustainable and inclusive through green jobs and positive spillovers. It is this new niche that we recognise as a winning formula, a ‘no regret’ option.

‘Greening Africa’s Industrialisation’ that will secure Africa a central space in the world economy is a transformation will make significant productivity gains in rural areas with vibrant hubs of agri-business and linkages to industrial activity.

Case studies show that there is good news on greening industrialisation in Africa. A number of countries have already put in place policies and regulatory frameworks for green industrialisation. A good number of enterprises are taking the lead
to implement green measures, driven by legal requirements and opportunities for economic returns on their investments, as well as the need for a long-term sustainable business model. But more need to follow suit, and this report is an entry point for shared learning and the replication of good practice on how we develop a low-carbon pathway.

ERA 2016 on green industrialisation is well-informed by primary data drawn from 12 African countries where green industrialisation is gaining strong momentum. It complements several recent editions of the ERA by focusing both on the quality of industrialisation and on the opportunities for upgrading throughout the value chain. And it adopts a systemic approach to green industrialisation using examples from value chains in key sectors, including agriculture, energy, extractives, manufacturing, transport, and water to make a credible case for green industrialisation.

Several forward-looking lessons emerge from the report. The costs of industrialising on a business-as-usual approach are unacceptably high. Industrialisation must adopt a low-carbon and inclusive pathway. Indeed, the report shows that doing so creates jobs, increases returns on investment, uses finite resources efficiently, reduces harm to the environment, increases global competitiveness and ensures the long-term business sustainability of enterprises. But this transition requires a step-wise change, recognising that changes at the margins will not transform African economies or bring about the desired inclusive growth that can give agency and confidence to communities that have long stood at periphery of development.

Structural transformation based on green industrialisation will not happen spontaneously. It needs coherent policies entrenched in a coherent development strategy, enlightened by a transformative leadership. The report makes the case that governments need to take bold measures now and put in place the necessary interventions. This can happen through seven key actions.

Africa’s industrialisation has the potential to create green jobs, ..., and exposing women to green skills and technologies on the way to achieving inclusive, equitable and sustainable green industrialisation.

Salifou Issoufou and Nama Ouattara, from Université Paris 11, France, in their paper titled “Does Green Investment Raise Productivity?” indicated that there were three motivating factors for the green economy on the economic, environmental dimensions. These include an estimated US$50-170-billion per year adaptation cost by the year 2030, the contribution of green investment to reduce carbon emissions, and the ability to address famine and poverty by applying green agricultural methods. They hope their paper would further the intellectual and policy discourse about the costs and benefits of the green economy for African countries that countries may need to address, or continue to address the issues of absorptive capacity, efficiency of investment, structural and cultural gridlocks in order to fully reap the benefits of green investment.

**AGENDA 2063**

Similar to the SDGs, Agenda 2063—Africa’s blueprint for development—provides an enabling framework for green industrialisation by prioritising environmental sustainability. It was created following the 50th Anniversary (Golden Jubilee) of the AU in 2013, where the Heads of State rededicated themselves to the Pan-African vision. The Agenda has three key components: the vision itself, the transformation framework and the first 10-year implementation plan. Anchored by seven aspirations, 20 goals and 34 priority areas, the framework spans the three dimensions of sustainable development, including the environmental (AUC, 2013). Achieving the African Union’s Agenda 2063 and the Sustainable Development Goals will demand that African countries take a second, and a closer, look at the pathways to growth and development. Africa’s biggest development challenge is the transformation from the existing and failed policies to a new paradigm shift through structural transformation. Industrialisation is top of this agenda.

The Addis Ababa Action Agenda supports Agenda 2063’s implementation. A number of the commitments have broad implications for green industrialisation in Africa. They include commitments to develop an infrastructure platform to coordinate investments in resilient infrastructure in Africa; develop a technology facilitation mechanism to support innovation, science and technology in Africa; strengthen international cooperation on tax matters to stem illicit financial outflows and ensure that Africa retains a fair share of the returns from private investments particularly in natural resources; and strengthen capacities for domestic resource mobilisation. Collectively these commitments to boost investments in green industrial development in Africa. (ECA,2016)

In Quito, Ecuador from 17-20th October, the United Nations Conference on Housing and Sustainable Urban Development will be the first United Nations global summit on urbanisation since the adoption of the 2030 Agenda for Sustainable Development. African cities will be looking to tap into the knowledge transfers from this conference. The African Cities Summit (a sort of a precursor to the Quito conference for African cities) held in September in Ghana’s capital city Accra, afforded city authorities in the sub-region the opportunities to keep abreast of the current trend in green technology development and tap from each other’s experiences to help them manage their cities effectively.

World leaders will adopt the New Urban Agenda which will set global standards of achievement in sustainable urban development, rethinking the way we build, manage, and live in cities through drawing together cooperation with committed partners, relevant stakeholders, and urban actors at all levels of government as well as the civil society and private sector in Quito.
Financing green industrialisation in the sustainable development agenda

One key factor for ensuring a green industrialised Africa is finance, which is still a challenge. Renewable energy projects account for a third of the active energy portfolio of the African Development Bank, clean energy projects about half. In Africa though, high rates of economic growth over the past decade have not translated into the structural transformation of the economy required. Policy uncertainty holds back investment because individuals with capital are not confident that their investment will bring returns. Given the scale of the green transformation required, the role of public action is especially critical.

Successful transition towards a green economy requires huge financial investments by public and private investors, with a focus on renewable energies and resource-efficient technologies, water and waste management systems, conservation of resources in environmentally-friendly agriculture and forestry, and prevention of climate-related disasters.

African governments recently stepped up their efforts to plug the financing gap, particularly that for infrastructure, estimated at $93-billion a year by the World Bank (African Development Bank 2010). Beyond the large investments already made in clean energy, Africa needs to invest more than $50-billion a year for transformative, inclusive and green growth (ECA, 2015). The estimated cost of all the projects in the Programme for Infrastructure Development in Africa to address the infrastructure needs through to 2040 is $360-billion, across energy, transport, information and communication technologies and trans-boundary water resources. The energy sector accounts for 60 percent of that amount (ECA and AUC, 2012).

Reducing carbon emissions to address the problem of global warming and climate change is one major incentive to move economies on to a greener industrialisation trajectory, but other important factors also encourage such a shift:

The green sector can be an important source of growth, providing the opportunity to increase GDP and to create productive employment (ILO, 2015).

The green sector has the potential to improve Africa’s trade balance sharply by reducing energy imports and earning foreign exchange through the export of green goods and services.

Because many African economies share common environmental challenges, a shared green growth and industrialisation agenda will promote regional integration, cooperation and the growth of continent wide innovation capabilities. African economies are relatively resource dependent. The processing of minerals, metals and energy resources is highly water and energy intensive and often produces harmful effluents. Hence, a resource-dependent growth path demands that more attention be paid to greater water and energy efficiencies plus pollution control.

The green sector is relatively knowledge intensive, and its expansion can thus be an important source of structural transformation, productivity change and employment growth. These types of growth are particularly important for Africa because, behind the impressive growth experienced by many African economies, they still show little productivity growth and job creation.

The greening of growth will improve the quality of development outcomes, particularly for health. Air pollution from diesel vehicles, coal- and oil-fired power stations, smoky cooking fires and industrial emissions increase mortality from respiratory diseases and heart problems. Globally, an estimated seven-million people die prematurely from indoor and outdoor air pollution, including 750,000 in Africa (WHO, 2014). A shift from fossil fuels promises substantial health gains.

A degrading biophysical environment reduces economic growth and renders livelihoods more insecure and vulnerable to shock. Such risks are a major political threat to individual African economies, for the continent as a whole and for the wider region, as recently flagged at the EU-Africa Valletta Summit on Migration, held in Malta in November 2015. Populations forced off their land by poverty, climate change impacts and conflict generate political difficulties domestically and, when translated into mass migration, within the wider region.

The poor rely most heavily on natural capital and the services provided by land, water and biodiversity (PEP, 2005), rendering them particularly vulnerable to pollution of key assets and pressure on critical resources, such as water, forests and biodiversity.

If properly framed, green industrialisation can contribute to faster, more equitable and more sustainable patterns of growth.


**CAHF Centre for Affordable Housing Finance in Africa**

CAHF is an NGO based in Johannesburg, South Africa. Our main work is to understand housing finance markets well and to use this to make housing finance markets work for the poor, enabling access to affordable housing across the continent.

We commission research, build and analyse tools, host or convene events, and advocate for policies aimed at both the public and private sectors.

We believe that housing finance is a critical component of the financial inclusion story, central to poverty alleviation, and central to the growth agenda.

For more information and to join us in pursuing this agenda, please visit our website: www.cahf.org.za. Like our Facebook page and follow us on Twitter.

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**Why do we do what we do?**

- **Data and market information in critical market niches:** if we invest in these niches, can invest in housing.
- **Investment in housing is undermined by limited funding:** although funds exist, both formal and informal, there is need to understand these better, and then target bottlenecks along the value chain, to facilitate investment.
- **Market segmentation enables a more nuanced approach:** changes the affordability where suitable. By identifying and clarifying these segments, we can facilitate investment.
- **Housing finance markets are multi-dimensional,** and work across a density of engagements across the public and the private sector. We work together with key stakeholders to do their job. In the early stages, collaboration needs to be characterized. Established track records are important. We must build a sense of 'sector' to encourage institutional market participation.

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**Citymark Markets Intelligence**

Citymark is a city designed to address investment in the affordable property market. Citymark hosts regular white papers on a range of market intelligence platforms. Citymark allows investors, developers and public sector officials access to real-time developments in the South African property market of property.

Citymark has developed the tools to today understand housing markets.

- **Housing Performance:** measuring and modeling enables greater insight into the city, shows the growth of housing markets in the jurisdiction relative to local and national levels.
- **Affordability and the housing gap:** study reveals a critical gap in the real estate market, points to possible solutions to close affordability gap.
- **Quality of housing:** amy market where inc, access to quality housing are seen.
- **Housing price:** market where has been seen.
- **Guided Leverage:** measuring and utilizing the assets of assets in affordable housing markets can help narrow the affordability gap, where in other income classes the most obvious way to narrow the gap is equity.
- **House sales:** average over previous 12 months, house sales growth by price.

For more information, contact: Aristide Nduwimana at: aristide@citymark.co.za and www.citymark.co.za
A truly African city

New Johannesburg governance changes its motto

Just two months since the Democratic Alliance took over the local governance of Johannesburg South Africa, from opposition party the African National Congress, the new Executive Mayor, Herman Mashaba, has clarified his focus on reinventing Johannesburg returning it to its former glory, he says.

BY KERRY DIMMER
Mayor Mashaba started our interview with a very strong statement: “I’ve inherited a city that was projected by the previous administration as a ‘world-class African city’, and positioned it as a world player. This is something I became very concerned with during the campaign trail because what I found on the ground was disturbing.

‘Our service levels are shocking, deplorable and unacceptable. Unemployment is unbelievably, and unacceptably, high. There are housing backlogs, little to no entrepreneurial development. Consider that, for example, with 180 informal settlements in the jurisdiction, half of them don’t even have basic services. We are failing at all levels in terms of delivering to our people.’

That’s all about to change however. The Mayor is adamant that before he can talk about international issues or attending conferences like COP22, regardless of their value and importance he stresses, he must ensure that the economic growth of the city is addressed. “Without this priority we will be unable to take care of our society, and everything else will be just pie in the sky.

“Economic growth is a facilitator and enabler, and has to come from the private sector. Businesses that make money will be my darling. They will be paying taxes, distributing their profits, creating jobs and so on.”

In this vein, and within four days of taking office, the new executive key-holders of Johannesburg had met and formulated a 10 Point Plan that is set to make the city great again, and its third point is particularly pertinent to the Mayor’s previous comment:

‘Plans and policies must be aligned for the City to work towards achieving a five percent economic growth rate. While this is an ambitious target, given that the country’s own economic growth rate is projected at 0.6 percent by the Reserve Bank, we appreciate the fact that if we do not achieve this, unemployment will remain high, the youth will still be out of school and out of jobs at the end of this term. We want Joburg to be the engine of the country’s economic growth. This can’t happen at the current growth rate. We appreciate that achieving this five percent jump requires both government and the business sector to join hands, understanding that it is absolutely critical for us to achieve five percent GDP growth because failing to kickstart the Joburg economy has dire implications beyond Joburg’s own borders.’

The Mayor says that the pain in inheriting the previous administration’s budget was the discovery of a five-year strategy that aimed for a mere 2.2 to 2.5 percent growth rate. “If we had to apply this, what I would need to do is issue a statement to our residents that the unemployment of 800 000 people is only going to get worse.
‘By next March, when I announce the city budget, it has to demonstrate that we are able to reverse the spiral of unemployment. We need bold and drastic actions to drive this economy and we are going to ensure those actions happen, with many of those being fast-tracked.”

**Civil society, corruption and crime**

That Mayor Mashaba loves Johannesburg dearly is evident. When he talks about it in comparison to the cities he has visited globally in the past 30 years, he is clearly shocked by the decay of the city centre. “When the ANC came into power over 20 years ago, the city had incredible infrastructure. The decline that followed resulted from ignoring the rule of law, which is to respect the by-laws."

“What do businesses do when there are no by-laws? They run somewhere else, and in this case, Sandton emerged. In my opinion the government must take full responsibility for the collapse of this great city,” he says. “When I look at this 100-year old stalwart and see its beautiful old buildings over-run by criminal elements, I am distressed. I want to see the rule of law being applied, and need civil society to work with me to revive its historical value.”

Tied closely to this is the priority of establishing a professional public service. In early October the city’s Human Resources department implemented a skills auditing action that started with investigations into the senior employees within civil service.

are those that are proud to be civil servants,” says Mashaba. “We have developed a motto that says “Service with Pride” because, of the 33 000 civil servants currently employed, a huge percentage are demoralised by the corruption, cronyism and nepotism that existed, and further frustrated by having to maintain silence in their objections to such practices. Daily we receive calls from whistle-blowers who either left the service or were pushed out and now want to come back because they sincerely loved their jobs.”

The skills audit is thus, says the Mayor, very important and works towards building confidence and trust. “People are not going to believe in what we say,” says Mashaba. “they are only going to believe in what we do. It’s difficult for us to rebuild credibility because people have been lied to for so long or ignored.

“Our stance is that we are committed to being responsive to our people. We are listening. And there is also going to be a complete intolerance to corruption.” Both points are reiterater in the Ten Point Plan, which states that aside from being responsive, Joburg will also be a pro-poor government while still having a business-friendly environment.

In terms of corruption, and in both the Plan and the Mayor’s words: “Corruption is public enemy number 1. It steals from the poor and should be nipped in the bud. Investigations must be conducted into alleged fraud or corruption and the administration will work closely with law enforcement authorities to see to it that nobody is above the law.”

Already some of the actions from the Ten Point Plan are in effect. Tenders in Johannesburg are soon to be transparent and open to public scrutiny, a first for the city. 29 fire engines have been repaired and put back into service after the discovery that of the 28 fire stations in the jurisdiction, only eight of them had working fire engines. Keys to the beneficiaries of fully-subsidised houses in Soweto have been handed over, among the first of a total of 550 properties that will be delivered to new residents in forthcoming weeks, as will title deeds to another 450 residents.

Actions such as these have been fast-tracked but there is, as Mashaba says, so much to do and change is a process

People are not going to believe in what we say, they are only going to believe in what we do. It’s difficult for us to rebuild credibility because people have been lied to for so long or ignored.
City of Johannesburg vs Salga: The knock-out round commences

One of the most controversial debates being played out in South African media, is the decision taken by the City of Johannesburg, to withdraw its funding to Salga, the South African Local Government Association. There are a number of reasons for this as mentioned in a media report issued by the City of Johannesburg, quoting Mayor Mashaba:

The efficacy of the South African Local Government Association (Salga) has been questioned for some time. Salga was established to empower local government councillors, and to act as their spokesperson in the national arena. Out of its very nature, that means that Salga must represent all local government councillors in a manner consistent with democracy.

Over the years, Salga has, in my view, strayed from its mandate. It has become bloated and top-heavy. It has spent too much money on nice-to-haves and on projects of dubious utility.

There is much that suggests that it has become an instrument for the deployment of cadres of the majority party in our country. This was starkly illustrated by the recent Gauteng provincial executive of Salga.

What Mayor Mashaba is referring to in the last sentence, and why he personally feels so strongly about Salga is that at the organisation’s provincial elective conference, the City of Johannesburg’s requests were ignored with regard to the proposed appointment of previous Johannesburg ANC Mayor Parks Tau, as National Chairperson of Salga. A week later, Parks Tau was appointed to the position, and this was two months before Salga’s National elections.

Mayor Mashaba told African cities magazine that “I am not prepared to use public monies entrusted to me, to support Salga, and I hope other DA municipalities follow suit.

“In my personal capacity I have to wonder why should I support this, and therefore want nothing to do with Salga’s conference in December. Johannesburg is the biggest financial contributor to Salga given that the contributions are based on the size of the city.”

“Salga must become a body that represents what people voted for in the national local elections in August,” continued Mashaba. “They voted for change. They did not expect the ANC to govern us through the backdoor and if I endorse Salga, I’d be doing just that. I can assure the people in my city that I’m not going to let this happen under my watch.”

In response Salga issued its own statement (shortened):

Contrary to what the Mayor has raised, Salga at all times acts in a non-partisan manner consistent with the political diversity of its voice. This means that Salga acts in the best interest of all our member municipalities regardless of which political party controls a specific municipality. For the record, Salga is a high performing organisation and has achieved many awards locally and internationally in this regard. We observe with disappointment the unfortunate and unfounded allegations by the Executive Mayor.

After a mere 43 days in office it is unfortunate for Mayor Mashaba to have made these unfounded observations and determinations without first familiarising himself with organisational policies of Salga and its governance records which is easily accessible by all municipalities and is public record.

As recent as two weeks ago Salga Gauteng at its Provincial Conference received praise from municipalities for achieving all its targets over the last 8 years. It is also important to indicate that the City of Johannesburg has been one of the most consistent and meaningful players in the affairs of Salga since its establishment and we remain confident it will continue to occupy its rightful place in the affairs of Salga. It is in this context that Salga will prioritise engagement with the City of Johannesburg to resolve this matter in an amicable way so that the voice of organised local government is not defocused from its meaningful work.

The DA has since made a statement that the participation of Joburg in Salga activities will be determined by the party, after engaging with Salga on the matter on transformation.

that requires planning to turn around the deep-rooted problems.

“Do I want to see Johannesburg positioned as a World Class City, yes, but first it must be a truly African City,” When the Mayor returned to his opening statement he made it clear that the two cities he believes that truly reflect the concept of an African city are Kigali, Rwanda and Cape Town, South Africa.

“These are the ideal models of an African city, and which Johannesburg should measure itself against. I’ve said in the past, and still believe it, Kigali is set to be the Singapore of Africa.”

Ultimately, for Mashaba and in consideration of the two cities he admires, local governance is about service delivery and so the priority focus is on people, particularly the poor. Mashaba says that despite the ANC governed-country being in opposition to his administration, his boss is the people of Johannesburg.

“These are the people that I respect and must react to. While I value the relationship I have with the national and provincial governments, and perhaps their policies will make it difficult for us in Johannesburg, the history made on the 3rd of August during the national local government elections cannot be reversed, my being here is the will of the people.”

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Unpacking sustainability at the urban scale

It is not possible to manage what is not measured, and I argue that sustainability at the urban scale is not currently adequately quantified and benchmarked to be able to make appropriate decisions towards transitioning to sustainable urban systems in Africa.

Density vs densities!

Urban density and densification are often misinterpreted and misunderstood by professionals, decision makers and the public at large in that there is no recognised unit of measure: it is literally like trying to purchase something at a fresh produce market and the kilo does not exist!

For a start, density is almost exclusively expressed in terms of ‘residential density’ and seldom do we see density expressed in terms of workplaces (employment), retail, trees (or vegetation) or road (parking) densities for example. Density is also often understood in terms of ‘densification’, while reaching for ‘the appropriate density’ should be firmly part of the debate.

Continently professionals are rightly advocating that sustainability at the urban scale is only achievable by embarking on compact, complex, mix-use and ‘live-work-play’ types of urban fabric and programmes, but the quantification of various densities as well as a comparative base is little understood. Densities are also not necessarily linked to the built form exclusively as there is a strong behavioural component to densities: the centre of Tokyo has, for instance, decreased its density by virtue of young adults quitting the family home to seek independence and opportunities further afield, leaving vast apartments under-occupied (the phenomenon is particularly apparent in Tokyo due to large families tradition but observable almost anywhere in the world). This example demonstrates that certain densities can vary over time without changing anything of the built form!

I am not for a second advocating that densities should become a planification tool akin to a formula, rather a quantification tool that could demonstrate the impacts of design decision in real time. A continental survey of African cities would demonstrate how various densities can be expressed by a great variety of built form and what would happen if we were to substantially alter densities through remedial work (city regeneration) or a proposed new-built initiative by comparing it with other built forms within the same city or across a broad range of examples.

Further studies on related fields that are largely qualified and not currently quantified, like the happiness factor, crime and suicide rates, economic output, provision of basic services or education excellence as examples, could emerge as having a weak, or on the contrary a very strong correlation with various densities.

Lack of sustainability at the urban scale is commonly reduced to pointing fingers at traffic emissions and inefficient buildings. The African cities reality shows a different premise: neither a collection of green buildings, nor rapid mass transit systems alone make for sustainable cities, if not thoroughly underpinned by appropriate urban morphology, adequate service infrastructure, and socially inclusive and democratic approaches to the making of the public environment.
measurements, giving decision-makers an opportunity to deliver appropriate densities while building a stronger degree of confidence around their various proposals.

**Intensity-density-occupancy**

Intensity could be defined as a measurement of how the built form arranges itself relative to the land it occupies. This is typically expressed in footprint area to land ratio (coverage) and/or amount of floor area it provides on a certain parcel (floor area ratio, or FAR). Equal ratios of either coverage or FAR can result in a great variety of built forms, for instance some informal areas where every square meter of land is occupied by ground floor structures only, 1'000m² of land would yield 1'000m² of buildings on it, or a coverage of 1.0 with a FAR of 1.0. A tower block of 10 stories occupying only a 10th of the land it sits on would equally have an intensity FAR of 1.0, but with a coverage of only 0.1.

Intensity measurements can lead to interesting numbers useful in developing appropriate underground infrastructure, road network or open spaces (recreational or nature reserves).

Density in its pure form quantifies the number of inhabitants per given surface of land, usually measured as inhabitants/hectare. Density measurements are very useful in order to develop public transport systems, amenities, as well as cultural, social and economic activities. However, this is where densities in terms of residential provision falls very short of the real complexities of an urban system.

A CBD could really present a density of 0 during the night, while its daytime density (workplace) could easily be exceeding very high residential density. I suggest using the unit city-dweller/hectare to remind us how a city-dweller lives, works, plays and moves throughout the day. A ‘city dweller’ is anyone that occupies the urban system, whether citizen, foreigner, informal or without a roof over their head, as well a visitor (have you ever heard of hotel bed density?).

In Africa, one of the best empirical methods of deriving density, (and due to high levels of cellphone penetration) is to monitor the number of cellphone connections per tower (anonymously as a matter of course) at a given time. While not perfect (marginal errors due to people not having access to a cellphone, or on the contrary, people having more than one cellphone), this method can shed light to the real densities, varying throughout the day, and also starting to become indicative of what density can be attributed to residential, work or possibly even recreational activities. Not perfect I agree, but by far more accurate than the ‘perceptions’ or possibly ‘wishful thinking’ decision-makers rely on currently, and providing a dynamic overview of the varying densities to start envisaging public transport and other service infrastructures in an adequate manner.

Occupancy is the space provision per individual. It quantifies for instance m² of floor area per inhabitant (size of residential unit divided by number of its occupants) but this could equally be applied to workspaces, almost invariably 10-15m² per office work desk, but much more if we speak about industrial work, with a definite tendency to increase with mechanisation. Occupancy is not only a good unit in devising residential schemes but also to determine employment, retail and recreational spaces.

We see therefore that ‘density’ can be measured by several specific but interrelated indicators, each telling us a different side of the same story. More importantly, densities combination of the indicators can generate a great variety of built form!

‘**Land is the raw resource of communities**’

Local communities are relying on land. While settlements (cities, towns, and even villages) are always perceived to have vast amounts of land at their disposal, rapid urbanisation firmly brings this perception to a frightening reality; while in Africa it has for
a long time been understood that we are operating in resource-scarce conditions (financial, skills, water-energy, food security) land is equally rapidly becoming a scarce resource. Not that it has to be that way, but because we have blindfolded ourselves in believing in infinite land resource, perhaps because of the vastness of our continent, and used land in completely wasteful ways in generating our urban forms. Sprawling cities (because it seems somehow we can always turn further agricultural or natural land into urbanisable land in the periphery of our agglomerations) are starting to show how financially unviable sprawling has been all along!

In the case of utilities, infrastructure for example, a sprawling infrastructure has a capital cost that exceeds repayment terms through ‘sales’ of said infrastructure. In other words, the intensity of use of a particular piece of infrastructure is too low to afford proper maintenance, never mind expansion!

In the case of road networks, what I call the ‘road tax’, wastes excessive amount of land. The ‘road tax’ is the amount of land that has to be dedicated to roads and parking infrastructure, land that cannot be built, has to be developed, maintained, and usually cannot generate sources of revenues. The ‘road tax’ can easily reach 40 percent of all developable land! [See Illustration 1]

A city that is not mixed-use is instead assembled as a ‘machine for living in’ next to a ‘machine for working in’, each paying in the region of 40 percent land wastage dedicated to road networks, each having insufficiently intense infrastructure as each is only reasonably functional for 12 hours maximum… and city dwellers spend countless hours commuting from one to the other, above all requiring vast public transport systems.

This describes the essence of non-sustainable cities in Africa (and elsewhere). The harbor of Douala spends 30 percent of all its operating costs dragging silt (estuary location) and to me it is the metaphor for what African cities are ‘doing to themselves’ due to their inappropriate morphologies: permanently ‘threading’ 30 percent inefficiencies! It is more demanding on city dwellers (2 to 4 hours of commute every day is not out of the ordinary), requires subsidies for infrastructure running and maintenance, and needs huge amounts of development aid to stick together decent public transport systems. The carbon intensity of those is such that no amount of technology can possibly address it: the fundamentals are not in place to derive sustainable cities, and a ‘collection of green buildings’ does not amount to sustainable cities.

The equation of sustainability

Sustainability is commonly understood as the ‘sweet spot’ resulting from the intersection of three equal conditions: social equity, environmental stewardship, and economic prosperity.

While not negating this construct, I suggest that in practice Africa should approach it rather like a Maslow pyramid of needs: the economic models will always be quick to point out extra-over for sustainability, what seasoned resisting developers are calling the ‘green budget’, somehow forever ‘below the feasibility line’.

We are to call on corporate social responsibility, marketing budgets, or demonstrate tangibly how the ‘green budget’ might or might not have a ‘payback period’ attached to it. Instead, I look for

Illustration 2

Illustration 3
inherent fundamental inefficiencies in the built fabric and focus on reeling in serious savings through appropriate morphologies, densities, incremental infrastructures and integrated services. It is only once these savings are realised that we can seriously envisage design for social equity (though many of the social equity initiatives have no capital costs attached to them if thoroughly embedded in designs) and I would say that in Africa in particular, it is only once we have achieved social equity that we would be able to indulge in environmental stewardship. [See Illustration 2].

This is neither a popular way to explain sustainability, nor would it stand up to academic scrutiny and possibly be quite contentious. It is rather ‘the cards I keep close to my chest’ while acting within a professional team entrusted with delivering sustainability at the urban scale. It suggests a logical way to slowly but surely bend ‘business-as-usual’ towards whole sustainability, almost unbeknownst to client bodies and professional teams, while always ensuring that they ‘own’ the ideas and take credit for them.

**A proposed nomenclature of densities**

Because densities are ill defined, I suggest a nomenclature being used to define the metrics of what is measured, whether at the metropolitan scale or all the way down to precinct scale. To illustrate how it works on the ground, I have taken the metropolitan area of the greater Khartoum, comprising three large cities sited around the two Nile rivers, the White Nile and the Blue Nile, and the combined Nile river: Khartoum central in the South-East, Khartoum North and Omdurman to the West. (See illustration 3).

At the metropolitan scale, and relating mainly to the fields urban geography and urban economy is the metropolitan gross density. This takes the entire metropolitan city-dweller population and divides it by its boundary.

A metropolitan net density is calculated taking off the natural systems within the metropolitan boundary. The metropolitan net density is useful in deriving zoning diagrams. The city gross density is the same as the metropolitan net density as it looks at city boundaries minus natural features; in the case of Khartoum it would look individually at one of the three cities. This allows us, for instance, to adequately compare Khartoum with Nairobi.

At the city scale, now relating to the fields of urban design and urban planning is the city net density, derived by subtracting great infrastructure like airports and their vast airfields, industrial zones, powerlines and railway systems. For Khartoum, the great infrastructures like airports are shared across all three cities but sited within one, similar to the vast industrial zones of Khartoum North, again making for a common-base comparison between the three cities.

Is it only when we drill further down to the suburban gross density that we begin to really address the field of large scale architecture by speaking about suburban gross density, subtracting parks and public spaces. This suburban gross density is now beginning to thoroughly reflect on the built form and its immediate surroundings.

Suburban net density is derived by subtracting the roads, effectively measuring only buildable plots of land. By using cookie-cutting round samples of a diameter of 504.63m to make for an area of 20 hectares, not constrained by road alignments, incidentally corresponding to a 10-minute walking distance width, we have a fairly good picture of what suburban net density is and comparing it to other areas in the vicinity accounts for great variations of densities within a suburb. [See Illustrations 4 & 5].

This shows that the metropolitan gross metropolitan density of Khartoum is 66 city-dwellers per hectare (64 cd/ha), while the urban fabric of Omdurman could reach a suburban net density as high as 548 cd/ha, which represents almost a 10-fold discrepancy! We need to carefully articulate what kind of density we are expressing, as well as for which field or discipline it is addressed; asking architects to achieve 66 cd/ha would yield a dangerously low overall density for instance. •
Praia
The laboratory of energy reform
Cabo Verde is a model country in West Africa when it comes to renewable energies. The country established the goal that in 2020 half of its consumed energy will be sourced from the sun, the wind or another ‘clean’ source. The cradle of this “green revolution” is the city of Praia.

BY JOÃO ROSÁRIO

The city of Praia, capital of Cabo Verde has over 130 thousand residents and is the largest resources consumer in its country. Aside from being the most populated city of the archipelago, it also hosts the majority of business and public services.

There are reasons enough to justify why sustainable energy is a priority, not only at a National level, but also from a Western Africa regional perspective.

It is in Praia that the Center for the Renewable Energies and the Energy Efficiency (ECREEE) is located. This organisation is part of the Economic Community of West African States (ECOWAS), supported by the United Nations Industrial Development Organisation (UNIDO). When ECREE started operations in 2010, it had a budget of US$150-million to fulfill its objectives and to deliver results.

Fundamentally ECREEE is a policies and strategies decision center. It is from Praia that its guidelines for the ECOWAS countries are released, relating to the management of renewable energies and energy efficiency,
quality guaranteed systems, and plans for financing of this sector in the region, which has over 262-million consumers.

Currently Praia is the capital that is being punted as the guinea pig to introduce the revolution of Africa releasing itself from the dependence on hydrocarbons and moving over to cleaner energy sources.

It starts with an ECOWAS calculation that shows hydroelectric-power energy production has a potential to produce 23 thousand megawatts, but currently just 16 percent is being explored. There is also great potential for solar, wind, tides and oceans thermal energies.

**Praia sets the tone**

In hosting the headquarters of the Center for the Renewable Energies and the Energy Efficiency means the city of Praia must meet certain commitments. At the very least it should set an example in the area of human and economic development.

The capital of Cabo Verde is also host to one of southern Africa’s largest installations for the production of clean energies, being the Photovoltaic Central, which has the capacity of producing 5 Megawatts.

On the outskirts of the city exists a 30-acre wind park with 11 turbines, at Mount São Filipe. The company responsible for it, CABOÊLICA, says that the park has a capacity to produce 9,35 MW and that, “in one perfect day it has managed to produce 41 percent of the consumed energy of the island of Santiago”, where the city of Praia is located.

This park may well become the first to fulfill the objective of the Cabo Verde’s authorities to have a city’s power sourcing 100 percent from renewable energies by 2020, the deadline determined for half of the consumed energy in the country to be sourced from clean sources.

Currently the installed capacity enables 25 percent of consumed energy from renewable sources; a value that has more significance when compared to the established objective by ECOWAS that the countries within the organisation should reach, being between 10 and 25 percent.

**The other side of the coin**

Cabo Verde’s situation in comparison with the level of penetration of green energies in West Africa, has attracted investors and investments of several nationalities to Praia, in the search for opportunities. Last year, at least eight German company representatives visited in order to understand the dynamics and establish partnerships with Cabo Verde’s entities, which was for them the best way to analyse the existing installations in the city. African representatives are also visiting Praia, most interested to use Cabo Verde’s solutions for their own countries. Gambia is one such case. Its high level mission to Praia in 2015 studied Cabo Verde’s legislation on renewable energies and its public-private partnership models that finance projects. At the time Gambia’s priority was focused on cooperation in the creation of infrastructure, photovoltaic panels, technician training, and the acquisition of abilities in the renewables sector. Obstacles that Cabo Verde had already overcome.

Seen from this perspective, the transformation of Praia into a city driven by clean energies seems most viable but that is not the case. The constraints are many. Production is the first issue. Not having yet surpassed the 25 percent consumption being sourced from renewable energies is because the distribution network fails to deliver beyond its current output. There is also not enough productive capacity storage systems combined to a deficiency in exploitation of the productive capacity. This means that fulfilling of the objective of having a 100 percent of needs sourced through clean energy sources is a far cry as is the distribution network that needs to be able to assure that this energy arrives at the consumers.

The price of the energy also counts as a deterrent. The costs of transforming traditional energy sources to a more sustainable and clean model, be that through solar, wind, or other alternatives, need to be factoring into to the budget and this constrains the desire for a short-term conversion.

**Conclusion**

Despite the varied obstacles, at the very least, Cabo Verde’s determination to end its dependence on hydrocarbon produced energy is strategic because it see’s the benefit of not being hostage to international price structures, which will only increase when gas and petroleum resources become scarce.

The question remains whether the proposed strategies can be delivered or if they will remain as just a vision of those who realise how much nature can offer in a permanent and perpetual manner. •
Forum: African Cities for African Development


The intent of the OECD’s latest Forum was to discuss the opportunities and challenges of the urbanisation process in Africa, looking into how to address informality in urban areas, the role of cities as drivers of economic transformation, and innovative ways to provide adequate and predictable financing for local governments and municipalities.

Opening the event, Angel Gurría, Secretary-General of the OECD told delegates, including JP Elong Mbassi – Secretary-General of the UCLG-A and Aisa Kacyra – the UN Assistant Secretary General and Deputy Executive Director UN Habitat, that the world’s population is anticipated to increase by more than 400-million, and that 90 percent of that is projected to occur in urban areas. “Africa is a crucial part of this unprecedented story,” he said.

“The continent will become more urban than rural in the next 15 years and some 55 percent of African city dwellers will reside in towns and cities of less than one-million people.” The size of Africa’s urban population has almost doubled in the past two decades from 237-million (1995) to 427-million last year. Such an accelerated growth brings about considerable opportunities for structural transformation.

The task ahead to cater for such remarkable figures has far-reaching implications for policymakers in Africa, and why Gurría believes the Forum was timeous given that urbanisation would be part of the discussions at Habitat III.

“Urbanisation is already part of Africa’s agenda for achieving Sustainable Development Goals (SDGs),” he said. “The objective of sustainable cities and communities is covered by SDG 11, but is very closely linked to the SDGs for sustainable water management and sanitation, clean energy, decent work, industry, innovation and infrastructure. The issue of sustainable cities, is also about sustainable livelihoods.”

While encouraging sound urban planning, productive employment and the supply of basic services, this process should also reconcile

"The objective of sustainable cities and communities is covered by SDG 11, but is very closely linked to the SDGs for sustainable water management and sanitation, clean energy, decent work, industry, innovation and infrastructure. The issue of sustainable cities, is also about sustainable livelihoods."
economic, social and environmental objectives in a sustained manner is the clear message.

How to do that involves the co-operation, collaboration and buy-in of all stakeholders. The OECD has already strengthened its collaboration with African institutions inclusive of the AfDB and Regional Economic Commissions.

“We supply these for measuring the implementation of the SDGs as well as the AU’s Agenda 2063,” said Gurría, and announced the signing of a Memorandum of Understanding (MoU) between the OECD and the AU. This latest development is said to be a starting point for rejuvenated and broader co-operation to the OECD and the AU. This latest development is said to be a starting point for rejuvenated and broader co-operation to

OECD Guidelines for sustainable urbanisation

Angel Gurría, the OECD’s Secretary-General delivered five key considerations at the that OECD considers will make Africa’s urbanisation more sustainable:

1. There is a need to adopt a territorial approach to development that goes beyond the classic rural-urban dichotomy, and instead think of urban-rural linkages. Distances between cities are decreasing and the interdependence between urban and rural areas is growing. Cities of all sizes are now centres of intense mobility and trade, and engines of growth and development for entire regions. When it comes to policymaking, we can no longer think of the urban and the rural separately.

2. Urbanisation must translate into greater decentralisation of government services. African mayors need the authority to mobilise fiscal resources locally, as well as the capacity to plan, implement, supervise and evaluate the policies they are putting in place. Mayors need to report back to their constituencies with hard facts and figures. For this to happen, central governments must support local authorities with funds, human resources and autonomy. Africa’s partners must also make decentralisation and devolution a key development theme in order to strengthen accountability and transparency and bring policymaking closer to local needs.

3. Central governments need higher revenues to be able to devote resources to the local level. With local taxes representing hardly one percent of national revenues in many African countries, and with only 10 percent of national revenues on average going to local administration versus some 26 percent in the European Union, we should do more. However, government resources alone, even if increased, are insufficient to address complex challenges such as inadequate urban infrastructures, erratic access to electricity and limited basic services. This year’s African Economic Outlook estimates that some USD205-billion will be required for sub-Saharan Africa to increase its electrification rate from 30 percent today to 70 percent by 2040. What will make a difference is the push by African countries themselves to create the conditions – from business-friendly reforms to stronger rule of law and a more effective public governance – to attract and retain private investments, both domestic and foreign.

4. Governments, at both central and local levels, must pay greater attention to the supply of basic services, including to the informal sector. The informal economy dominates the African urban context. It accounts for some 61 percent of all urban employment and informal settlements shelter some 62 percent of the urban population. Creative solutions are being engineered every day by those living in informal settlements to access basic services. We must help them. Improving access to basic services and enlarging the coverage of social safety nets are not just key to reducing poverty for better livelihoods but also for gradually reducing informality.

5. Investments in urban infrastructure should aim at being green investments. Two-thirds of the urban infrastructure needed by 2050 in Africa has yet to be built. We must get it right, and avoid past mistakes made by industrialising countries in the 20th century. For example, African cities cannot afford to let car-centred urban sprawling be the model for their growth. Recent projects providing mass transportation systems have been promising. Inaugurated in 2015, the Addis Ababa Light Rail has the capacity to transport 60,000 passengers per hour over 31.6 km for the two lines.

In Lagos, the Bus Rapid Transit system carries as many as 200,000 passengers per day who pay on average 30 percent less in fares and spend 40 percent less time travelling. And there are other benefits: the infrastructure has provided 2,000 direct jobs and as much as an estimated 500,000 indirect jobs.
Grand-Lahou

The sea is eating the city ...

BY KINGSLEY KOBO
“Imagine your entire history being gulped up by a sea – a merciless, violent mass of water stronger than all its opposition,” Roger N’guessan, a 43-year-old health worker, recounted his ordeal when he made a trip to commemorate his late mother, who was buried at the cemetery of Grand Lahou, a city in the Ivory Coast that could wash away in few years if nothing is done to contain the approaching sea.

The bouquet of flowers he brought along from the Ivory Coast’s commercial capital Abidjan, where he works and lives with his family, was thrown on the murky blue-grey water because he couldn’t locate the grave of his beloved mother as the entire cemetery had been knocked down and washed away by ‘puissant and uncompromising’ waves.

“Her breath had long gone and now the stones that reminded us of her love and sojourn here on earth have gone as well. Why should this happen to us,” he recalled lamenting to himself while gazing at the endless sea, before softer waves lapped around his feet, reminding him he was standing only few metres ashore.

“Also, I couldn’t see the primary school I attended,” N’guessan continued. “It must have been swallowed too. Maybe fishes are now studying in there. I saw two old sinking pillars that reminded me of the hospital where I was born. I could recognise the site from those concretes.”

The referenced health facility that used to be the biggest and most equipped in the local region, according to reports, has been submerged by the same water, although local authorities said they had enough time to evacuate most of the materials to a makeshift health centre before the chaos.

N’guessan’s childhood church is situated metres away onshore from the defunct hospital. The redbrick and wooden prayer house still stands on strong and firm soil, but could face the same fate as the cemetery, primary school and hospital anytime soon. This is according to a parish priest who refused to be named due to instructions from his hierarchy.

“I was baptised here. I met my future wife here. We used to organise church drama’s during Easter and Christmas here,” N’guessan said, sauntering into the premises. “But people are leaving. The members know there is no future here. They know the sea holds the future of the entire region.”

**The place**

The situation of Grand Lahou, located 120 kilometres (southwest) of Abidjan, is currently giving serious cause for concern in the country and beyond, as its 40,000 inhabitants are possibly to become some of the worst victims of climate change, which regional experts say is the main cause of sea erosion, which is attacking the entire West African coastline – from Senegal, through Mauritania, Ivory Coast, Ghana to Togo and Nigeria.

Grand Lahou is surrounded by 10 villages, which include a colonial site called Lahou-Kpanda, where white missionaries dwelled in 1920 to evangelise western Ivory Coast. It used to be a tourist attraction due to its natural placement between the sea and a lagoon. Today, it remains the worst hit and has lost two thirds of its inhabitants of fishermen, farmers and traders, who have moved some 15 kilometres inland.

“Some years back, the sea was one kilometre away and we had coconut trees along the beach where we dried our fish before selling,” Ajaoto Romain, a 41-year-old fisherman said. “But it
has all been washed away and is now part of the sea. We keep running and moving inland until we can go no further.”

According to Grand Lahou municipality, three kilometres of land has been lost to sea erosion in the region in the last 20 years and more could still go, it noted.

Why locals refuse to move
N’guessan was among those who left for studies and jobs in a more developed Abidjan, but many others stayed behind in Grand Lahou to exploit its waters rich in aquatic life and to cultivate the fertile land. And despite warnings from the authorities and metrologists of hasher climate events such as rising sea level, elevated sea-surface temperature and flooding, many locals remain adamant to bid bye to the ‘soil of their ancestors’.

“We would become strangers elsewhere. It is better to die here and let our bones rest among those of our ancestors,” Jacques Beugré, a 55-year-old herbalist, said.

“The government is nursing the idea to move us all completely from the region. I don’t think they have the money to build new homes and roads for us. Even if it happened, we would live like refugees in our own country. Our kids would be raised to speak the dialects of other people. Never, never!”

Choosing to abide, for socio-cultural reasons, in a region whose land mass is gradually diminishing may not yield happiness as well. The coastal erosion does not only devour human habitations but also farmland.

The Ivorian ministry of environment claims that the phenomenon has caused the loss of close to half of the region’s cultivable land. Those in the fishery business have joined the wail of despair of farmers as fishes are running back to deep sea for comfort, far from the nets that now mostly return with scanty catch. “The rising sea level makes it difficult for our local fishermen, who paddle canoes or use outboard engine boats, to dare deeper. It would be too risky, but those are the waters where you can make good catch,” Armand Kouakou, assistant technical director of the Ivorian ministry of Animal Resources and Fishery, said.

“And the consequences are very clear: No fish to sell and no money to make for fishermen. At the same time, no fish for consumers to buy, making the few available expensive, thereby making life more difficult in a country that is striving to overcome the effects of the 2011 post-election war (that claimed 3000 lives, according to the United Nation mission in Ivory Coast, ONUCI.),” he said.

Ivory Coast is endowed with a 566-kilometre coastline, which is home to 50% of the country’s 23-million population, and source of livelihood to around 40%, according to the Ivorian Institute of Statistics (INS).

Concerted efforts
Experts calling for action have warned that Grand Lahou’s nightmare could spread to other Ivorian cities and towns situated along the Gulf of Guinea, such as Abidjan, San Pedro, the country’s second port, and Grand Bassam, which was made a UNESCO World Heritage Site in 2012.

And finally in May 2016, a climate change workshop was held in Grand Lahou, which was organised by the Ministry of Environment and Sustainable Development (MINEDD – a climate and clean air coalition), the West Africa Coastal Areas Management Program (WACA - a platform that aims to help countries obtain financing and expertise to manage their coastal areas) and the World Bank Group, under the auspices of the Ivorian government.

The initial objective was to address strategies for reducing the vulnerability to climate change in the region. However, proposals from more than 70 local and international representatives leaned towards a coordinated and regional approach to manage coastal areas in West Africa.
Grand Lohou’s mayor Djaya Jean appeared to be the happiest man on earth while hosting the world in his small city, hoping for a rapid solution to end the suffering of his people. He proposed the dredging of the mouth of a river which flows into the sea to limit the erosion, among other things. But five months after the highly-publicised gathering, nothing has been done and nothing seems to be forthcoming.

“We are still waiting. The wait is long and frustrating, but we don’t have any other choice,” Djaya said in a telephone interview.

“The workshop raised hopes not only for me but for the entire population in the region. People were saying, ‘at last our prayers have been heard’, but months after, the status quo is still fully in force and the suffering continues. The sea is still mightier than everybody.”

Recent forecast from experts suggests that rise in sea level could hit 50 cm by end of the century, while Intergovernmental Panel on Climate Change (IPCC) is pessimistic about the chances of halting the approaching sea, which could cost affected countries of the West African region 15% of their Gross Domestic Product, it said. The IPCC has invited stakeholders to adopt preventive measures like beach cleaning, mangrove restoration and afforestation, which it said would cost less, between 5 to 10 % of GDP. A solution, it suggests, would be suitable for Grand Lohou, where relocation of families is more echoed than any other remedy.

“Relocating families to a new town would be very costly for the Ivorian government at the moment,” says Ahmed Ouattara, a history and geography lecturer at Felix Houphouet Boigny University, Ivory Coast’s largest tertiary institution.

“To me, I feel Grand Lohou is a secondary issue to the authorities. It’s not a major concern to them. They’ve other priorities – politics, seeking for huge loans to finance road and bridge projects, etc - and nobody seems to be talking about Grand Lohou. It’s not on the table but in the locker. And I guess the local population over there would suffer for long.”

There is every reason to act to save and develop the region. Beside its fish, beaches and fertile soil, Grand Lahou is also an active tourist attraction due to the presence of the Azaguié National Park.

Destructive human activities

The authorities have borne much of the blame for the region’s deterioration; however, observers say locals have contributed to the woes as well due to human activities. “Those from families with vast plots of land containing trees sell them to charcoal merchants who exploit them for charcoal, which are in turn shipped to bigger cities for sale,” Solange Tra Lou, a secondary school teacher in Grand Lahou, said.

One out of three Ivorian families uses charcoal for cooking, according to the energy ministry. “The plots eventually become bare and exposed to climate events. One of the reasons why people indulge in such acts is because there are no more fish to catch due to the erosion and therefore no money,” she said.

In Grand Lahou, you do not need to buy sand to build your house. You go to the seaside, dig and pack. Prospective home owners pay their builders for everything except sand. This common practice weakens resistance to the sea and opens paths for its flow inland, and nobody seems to notice or condemn this. “Everybody does it. We are surrounded by sand, fresh and sharp, how do you expect us to travel out to purchase sand and come and build our houses?” Alfred Djibi, a 49-year-old bricklayer, asked.

“We mould our blocks using the sand and build our houses with it. If you stop the practice the cost of building a house would rise and tenants would pay higher rents, because you would then need to pay for sand and transport fares to bring it here. And imagine, you would make several trips before completing your house,” he said. Grand Lohou region also houses a government hydropower dam built along the Bandama River, which flows into the sea. A new one is under construction to meet the country’s ambition of becoming the energy hub of West Africa.

Ivory Coast exports electricity to five regional neighbours including Ghana, Burkina Faso, Togo, Benin and Mali, with Liberia, Guinea and Sierra Leone to join the list very soon after the completion of a 1,400 km high voltage transmission line project.

“The construction and running of these dams would provide jobs and contracts for locals but at the same time adding to the risks of climate effects which are already getting out of hand,” Cecile Legah, a weather expert at Grand Lahou Radio, said.

An uninformed visitor to Grand Lahou would call the place a little paradise due to its natural endowment, however, the reality of its inhabitants reflects a huge fear for an unknown future and a place they might soon not call home.

“Perhaps these blessings are becoming a curse. Perhaps they were never meant for us. Perhaps our ancestors offended the sea. We don’t know. The only thing we are all sure of is that our children and grandchildren will not belong to this place,” N’guessan said.

The only surviving colonial building in Grand Lahou
Africa’s green building trajectory
As the custodians of existing infrastructure and the developers of future infrastructure particularly, consulting engineers have increasingly started to recognise a responsibility to innovate and improve the products of their efforts and to understand the importance of instituting a dialogue with the rest of society on these subjects. In the area of sustainability in infrastructure, there is an urgent need to apply technologies and methods that deliver better and more sustainable performance in a way that is cost effective.

In a bid to become sustainable, some have proposed that ‘green infrastructure be the future of the African construction industry sooner rather than later. Justly so, mitigative approaches to climate change in the design of infrastructure are therefore important steering elements in the construction industry. Infrastructure elements such as roads, water and sewage and storm water can result in loss of critical ecosystems and biodiversity as COP17 has urged, but, more than ever, construction companies in Africa are under pressure to catch up with the ‘environmentally friendly’ building trends that have seen their origins in first world countries decades ago.

With the need to create an eco-sensitive infrastructure design and build, one that that encourages and promotes the use of “softer” solutions, companies like Royal Haskoning DHV and Aurecon have put their best foot forward in a bid to create a sustainable future for all Africans, during and after building.

Slowly but surely the development of institutions that look to the construction industry to become increasingly ‘green’, like South Africa’s Green Star SA and the development of carbon credits, a slight increase in the overall competitiveness of the industry can be expected in the near future. By actively developing a whole new class of productive solutions to problems while at the same time adding a fresh perspective to the traditional infrastructure process, green building is essential to the African’s future.

Are green infrastructure projects relevant to the African context? However, is Africa not coming too late to the development party? Can Africa afford to go green? Langa Madonko, Investment Principal at Summit Private Equity urges that the answer is yes.

"I think green light projects are important in Africa and the green agenda is very topical on the global agenda and rightly so, especially as we consider the environment and the impact we as humans have had on the environment."

“The construction and infrastructure industries are playing an unprecedented role in turning around the conversation about urbanisation growth rates. The continent is rapidly developing and with growth comes a huge boom in the development for infrastructure for the array of growing cities."

Langa Madonko

By MPINANE SENKHAINE

“We have a unique position and endowed with enough wind and sunlight to have wind and solar farms large enough to power the world and the drive towards delivery of green energy solutions is apt and generally easier to deploy on the continent,” Madonko continues.

“Secondly with more green buildings and cities emerging, which take advantage of natural light for lighting and heating, we are partially solving our energy deficit and taking advantage of our resources to optimise how we use them. We also find that innovations around how we use water in buildings and the infrastructure we create around water is becoming more aligned with the green agenda which is important considering the much talked about looming water shortage which is tainted as the cause of the potential cause of the next world war,” says Madonko.

The Integrated Urban Development Framework (IUDF) has also joined the green infrastructure/green building rhetoric by

We are uniquely positioned and endowed with enough wind and solar farms large enough to power the world and the drive towards delivery of green energy solutions is apt and generally easier to deploy on the continent.”
South Africa: Aurecon’s Preekstoel Water Treatment Works (WTW) project.

Global South African building, civil engineering and project management firm, Aurecon, recently walked away with one of the construction industry’s most coveted accolades at the 2015 Construction World Best Projects awards for its involvement in the pioneering Preekstoel Water Treatment Works (WTW) project.

“The Preekstoel biofiltration plant is the first full-scale plant of its kind in South Africa employing a natural process, which is acknowledged as being far more environmentally friendly, requiring fewer chemicals, saves on electricity and reduces water loss in the treatment process,” says Hendrik Honey, Project Director for the Preekstoel WTW.

Honey explains that Preekstoel WTW treats water from a series of groundwater well fields to supplement the surface water being sourced from De Bos Dam, the main water source for the Greater Hermanus area. Water requirements of the Overstrand Municipality necessitated the treatment of the various well fields to be integrated, and a tailored environmentally-friendly process was designed to ensure reliable achievement of target water quality. A new project was therefore implemented to increase the water supply and treatment capacity of the Preekstoel WTW. Aurecon was appointed to provide water and wastewater treatment services for this important upgrade project.

Work on the project commenced in 2010, with new plant and infrastructure being commissioned in stages from early 2013 onwards. A biological plant was constructed adjacent to the existing plant at the Preekstoel WTW for treating a maximum of 10 Ml/day borehole water. The groundwater being pumped is rich in iron and manganese, which must be removed to prevent problems, ranging from the staining of fabrics to the clogging of the water distribution network with gelatinous bacterial organisms that use iron and manganese in their metabolism.

“After an extensive period of monitoring and tweaking, the biology had established sufficiently to deliver treated water meeting the South African SANS 241:2011 quality requirements of such a plant,” says Honey.

Exceptional attention to plant design, construction and finishing, together with innovative solutions to environmental protection needs, resulted in a facility that will cater for the growing water demand of the area, especially given South Africa’s current drought woes.

It is undoubtedly the more developed countries that have undergone growth and development in a way that has led to significant environmental loss, pollution, increased disaster...
risk, urban heat island effects, and climate change. In light of these challenges, and the increasing demand for services and infrastructure, there is a growing need to investigate alternative development approaches that do not have unwanted social and environmental consequences.

Admittedly, investigation to this end has emerged from the developed countries that are most affected, not to mention the larger research budgets, which naturally creates the potential for these nations to influence policies and infrastructure investments across the world. However, Africa need not be excluded from the global sustainability conversations as the infrastructure boom is upon us and soon a little will go a long way.

**Nigeria: Eko Atlantic**

The Contractors are China Communications Construction Group, a company that works in the field of marine dredging and landfill operation.

Consultants are Royal Haskoning (traffic and transport expertise) and ar+h Architects. South Energyx Nigeria Ltd. a subsidiary of the Chagoury group was specifically created to undertake the development.

‘An environmentally conscious city, built with nature to restore an original coastline and to protect Victoria Island, Lagos, from the severe risk of ocean surge and flooding…’ - The Clinton Global Initiative (CGI) writes.

Eko Atlantic is a Lagos city being built on a reclaimed waterfront site and expected to accommodate at least 250,000 residents of the city when completed. The Eko Atlantic project extending over nine square kilometres, is also expected to have positive effects in restoring and protecting the state shoreline. At 7km and 40 metres wide, the island’s walkway will be the longest in the world.

As of May 2012, the Lagos state and South Energyx Nigeria Limited, developers and city planners of Eko Atlantic, 17 expatriate firms and over 500 Nigerian companies were working on the project, which was initially expected to be completed at the end of 2015, but remains ongoing.

The intended residential and commercial properties designed for Eko Atlantic will ease pressure on the already overloaded infrastructure on the Island. Eko Atlantic will support a new urban development the size of the Manhattan district of New York City.

The proposed designs for Eko Atlantic received international acclaim in 2009 when the Clinton Global Initiative (CGI) recognised the ingenious project: Democratic Republic of Congo, The Grand Inga Dam.

**Lesotho: Royal HaskoningDHV’s Ha Mofutho Bridge**

The Kingdom of Lesotho Ministry of Public Works and Transport appointed Royal HaskoningDHV to carry out the design, tender documents and site supervision of the construction of a pedestrian bridge across the Senqu River near the village of Ha Mofutho, an extremely remote area in Lesotho.

The footbridge provides access for pedestrians and domestic animals between the villages on both sides of the river. Previously river crossings took place by small boats or directly through the river during low flow conditions, but access during the rainy season was dangerous due to fast flowing and high water levels.

Royal HaskoningDHV received awards for the project from the SA Hot Dip Galvanizers Association. Not only did the HA Mofutho Bridge win its category - Infrastructure and Community development - but was awarded the overall prize, the coveted WGS Barnett Trophy. The winning project involved local community participation, transfer of skills, is usable and safe, aesthetically, and has been assessed to also have been environmentally, pleasing.
Innovative Building Technologies (IBT) is a term most cities are becoming more familiar with. IBTs are, essentially, methods or construction related products or services that assist with improvements to construction times or reductions in labour costs. Ultimately a mix of both is desired in order to achieve an overall objective that results in a meaningful change in the lives of less fortunate people in the provision of a home.

The NHBRC, as an agency under South Africa’s Department of Human Settlements, basically regulates the country’s home building industry, but in elevating that role, seeks to provide valuable information and research on addressing and presenting IBTs, especially given South Africa’s backlog in providing adequate housing to poorer communities.

The IBTs recommended by the NHBRC in its latest publication is focused on the erection of 50-70m² homes that have been proven to effectively improve overall quality in home building without compromising market value. Tshepo Nkosi, the NHBRC’s Manager of Corporate Communications & Stakeholder Relations explains that to prove its case, the organisation provides two different home models, a double-storey semi-detached, and a single-storey detached.

“The models are an illustration of a medium-density housing solution using IBTs,” says Nkosi, “and represent a typical scenario in the lower to middle income groups of the country. Ideally we recommend that any similar projects should be sited close to usual city amenities such as transport webs, health and educational institutions, and where jobs can be easily accessed.

“Most importantly however, we have determined that affordable efficiency aspects should be included in architectural plans, such as energy reducing measures, and be incorporated as far as possible,” says Nkosi.

In that regard the green solutions that are most prominent in the lower-running cost SA home builds tend towards energy saving. Nkosi explains that the Department of Human Settlements has committed to including minimum energy efficiency requirements in low-income homes.

“The minimum rules in this standard require a reduction of electricity usage which is relevant in South Africa’s context where we experience challenges with energy shortages.

“To take climate change into consideration would require further measures to be taken such as reducing carbon dioxide, waste, embodied energy and water usage. Fortunately The Green Building Council of South Africa provides for this with a green rating certificate on a voluntary basis for housing.”

The National Home Builders Registration Council of South Africa (NHBRC) has launched its ‘Guidelines for designing affordable innovative building technology housing’ which could be considered a blueprint for African city development, given the extensive content and research undertaken in compiling the booklet.

BY KERRY DIMMER.
Nkosi says that the NHBRC uses a tablet that determines the Building Quality Index. “A number of tools are used to ensure the condition of a building at post-construction stage; thermal performance measures; and uses South Africa’s CSIR (Council for Scientific and Industrial Research) Köppen Geiger Map that compares various IBT systems to 14 different climate zones to determine which system performs best.”

The buildings that the NHBRC ideally looks to approve are those that have been constructed with structurally insulated panels that allow for fast-pace erection using interlocking type blocks that are covered in a specialised bonding cement. In this way less mortar is used and many further components can be assembled off-site and added to the home at a fraction of the labour time usually required.

Using a simple shape, as per the two models mentioned earlier, that can be adapted to incorporate many different technologies, the NHBRC says that IBTs introduced to affordable housing schemes should take into consideration climate zones, accessibility of materials and products, maintenance of the building, economics of scale, local labour force and lead-time flexibility.

The NHBRC has long been supporters of housing designs that provide a home owner with lower running-costs. It created, along with public and private sector companies, the Eric Molobi Innovation Hub in 2005 specifically to showcase and attract innovative housing systems, be those local or international, from developers. To date 22 developers have constructed housing units, all approved within the NHBRC’s criteria for good build within affordable parameters that actually come under greater scrutiny when compared to standard brick and mortar.
A series mock-up of the type of housing development, the NHBRC would approve.
**Guidelines**

The guidelines presented in the NHBRC’s ‘Designing Affordable Innovative Building Technology Housing’ indicate that IBT housing typologies are common to most projects of the nation and highlights six in particular:

Reduce the chances of water penetration: inclusive of ensuring adequate roof overhangs and coverings that protect external doors and walls; weather bars to prevent wind blowing under external doors; and weatherproof finishes.

Improve social acceptability: to improve the quality of a lifestyle, small covered external outdoor areas should be included and where possible use open plan designs to increase the perception of space.

Improve technical cohesion of the house is achieved by ensuring: compatibility of materials; the design connections are suitable; and technical solutions are in context with the design and location.

Interventions that improve energy efficiency and have no cost implications include among others: two semi-detached units because they improve energy efficiency and are predominantly sited to face the north; windows should be placed correction to again avail of optimal light conditions; roof overhangs should be in accordance with the movement of the sun; and the use of energy-labeled appliances to reduce energy consumption.

Energy efficiency interventions that will lead to additional upfront costs: wall and roof insulation to improve thermal resistance; renewable hot water heating systems (solar water heaters for example), and good quality high- or low-pressure systems with approved guarantees; compact fluorescent lights or light-emitting diode usage; and passive solar building designs, such a using trombe walls.

Other sustainable measures for consideration: water tanks; and vegetable gardens inclusive of training.

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**Cape Town showcase: The Legacy Project**

In another project implemented between the NHBRC and the Department of Human Settlements, the Legacy Project of 2011, saw the building of eight double-storey units of 60 m$^2$ on four sub-divided stands in the lower-middle income area called Conifers, Blue Downs in Cape Town.

These semi-detached homes each have a 30 m$^2$ footprint, are modern in design yet simple in shape, joined by a central core that the NHBRC’s Head of Centre for Research and Housing Innovation, Dr Jeffrey Mahachi describes as ‘reflecting South Africa’s appreciation of nature’ given the abstract application of natural materials, warm colours and textures. This proves that low-cost housing does not need to be boring and can incorporate local cultural aspects.

The Legacy Project uses a range of products that satisfy the National Building Regulations and were registered with the NHBRC, inclusive of a number of precast concrete products that reduce concrete consumption and ensure less Co2 emissions are released into the atmosphere, as well as improvements in thermal performance; a lightweight energy panel that simulates an interlocking tongue and groove method for walling; a system that provides a ventilated foundation protects the homes from moisture and potential radon gas; and light-steel frameworks and insulation technology.
Nairobi endorses urban farming

NEPAD’s focus on moving away from ‘intended’ action to actual implementation of efforts to ensure Smart Agriculture takes root in Africa, was a driver at the second Africa Climate Smart Agriculture (CSA) conference held recently in Kenya.

Most countries in Africa are making efforts to highlight the impacts of climate on agriculture. However, despite these efforts, gaps and disconnects still exist between climate change impacts and adaptation efforts.

The gaps include absence of plans and policies that incorporate climate change issues, education on climate change among communities, and information on outreach programmes. Moreover, institutional frameworks for action, drought resistant crop varieties, smallholder water harvesting and supply strategies, as well as those for alleviating poverty that makes people less resilient to climate variability are also lacking.

At the 31st African Union (AU) Summit (Malabo, 2014), Heads of State and Government emphasised the importance of climate change on agriculture by endorsing a NEPAD programme that has the vision to have at least 25-million smallholder households practicing Climate Smart Agriculture (CSA) by 2025.
In the weeks preceding COP22, the second CSA Forum was hosted by NEPAD in conjunction with the Government of Kenya and support from other allied agencies. Its theme ‘From Agreement to Action: Implementing INDCs (Intended Nationally Determined Contributions) for Growth and Resilience in Agriculture’ set out to highlight three important directions for Smart Agriculture: implementation, action and impact.

What is crucial to bear in mind is that there is a transition to removing the ‘I’ in the acronym INDC’s, in other words transitioning to no longer be ‘intended’. As Africa mobilises domestic capacity, resources and expertise to meet its obligations, implementation, including financing and technical partnerships with developed countries and other partners all discussions are about implementing the plans and strategies.

In a statement read on behalf of Dr Evans Kidero, the Governor of Nairobi City Council, it was revealed that Nairobi makes a profound contribution to urban food consumption in Kenya, if not in the whole of east Africa. Therefore, urban farming is highly promoted for sustainably increasing agricultural productivity in his country.

The proof comes from a report published earlier this year issued by The World Bank, CGIAR and CCAFS. ‘In the past three decades, agriculture has remained central to Kenya’s economic development, constituting 28 percent to the country’s gross domestic product (GDP) and accounting for 65 percent of it’s total exports earnings. The crop, livestock and fishery sub-sectors contribute approximately 78 percent, 20 percent and two percent to the agricultural GDP respectively. The country’s reliance on agriculture and dependence on imports (especially of wheat, maize, and rice, among others), underscores the need for sustainable, resilient increases in agricultural productivity for food security and economic growth through CSA production.’

Similar situations exist throughout the continent, and acknowledged by global stakeholders as crucial. At the CSA Forum a Government of Germany representative, Julia Kronberg, elaborated on the importance of policy frameworks for addressing the adverse effects of climate change on the African continent. Kronberg also reiterated that the Comprehensive Africa Agriculture Development Programme is the recognised brand for rallying stakeholders on the urgency of embracing climate smart agriculture.
Speaking at the forum during a media briefing, Dr Abebe Haile Gabriel, FAO Deputy Regional Representative for Africa, maintained that countries’ need support in their Intended Nationally Determined Contributions (INDCs), through which the plight of climate smart agriculture came to the fore for many of the countries in Africa.

What is realised is that agriculture that is climate smart will directly impact on enhanced and sustainable agricultural productivity, sustainable food systems as well as broad-based social and environmental resilience from household through to landscape level.

This is supportive to the aspirations and goals in Africa’s Agenda 2063 and AU Malabo Declaration of Agriculture Transformation as well as the global SDGs and COP21 Paris Climate Agreement, and achievements, if, as anticipated, will certainly filter through to alleviating the pressure on urban food supply.

In order therefore to encourage optimal dialogue, debate and exchange by all participants at the CSA Forum, the platform focused on three core segments:

- as an opportunity led by community-country and regional participants to share and learn by focusing on highlighting context, needs and priorities on implementing front line, or last mile, goals
- the presentation of parallel side events focused on sharing expert information and knowledge on technological and operational management aspects in advancing CSA in Africa. This included information on the available opportunities and options to access investment financing from the United Nations and major multilateral organisations.
- plenary discussions on lessons in fostering CSA partnerships, alliances and networks.

Esterine Fortabong, NEPAD’s Director of Programmes, who addressed the attendees, called for transformative adaption to climate change. “In order to catalyse better adaptation and cope with the impacts of climate change, the various stakeholders, such as governments, NGO’s, civil society and the private sector, should work together with communities proactively,” she said. “Communities should be fully capacitated in various areas of crop management, community mobilisation and empowerment, disaster preparedness, and have access to robust technologies and information such as new crop varieties that are drought- and disease-tolerant.”

One of the major outcomes of the CSA Forum is recognition that the plight of smallholder farmers needs a call to promote climate smart agriculture success stories and award them opportunities to sustainably adopt climate smart practices.

In conclusion Fortabong stressed that knowledge sharing is therefore key in agriculture and rural transformation, through which indigenous knowledge should not be ignored.

For cities to play their role in motivating the CSA, institutional capacities need to be developed, particularly the extension services such as credit facilities to ensure equity in the allocation of resources and information dissemination.

Communities should be fully capacitated in various areas of crop management, community mobilisation and empowerment, disaster preparedness, and have access to robust technologies and information such as new crop varieties that are drought- and disease-tolerant.
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