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URBAN PLANNING CAPACITY DEVELOPMENT'S RESPONSE TO EMERGING

ISSUES OF URBANIZATION IN THE WA AND LAWRA TOWNSHIPS OF UPPER

WEST REGION

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BY

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(M.Phil. Development Management)

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A THESIS SUBMITTED TO THE DEPARTMENT OF GOVERNANCE AND DEVELOPMENT MANAGEMENT OF THE FACULTY OF PLANNING AND LAND MANAGEMENT OF THE UNIVERSITY FOR DEVELOPMENT STUDIES IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE AWARD OF A MASTER OF PHILOSOPHY DEGREE IN DEVELOPMENT MANAGEMENT

SEPTEMBER, 2017

DECLARATION

I hereby declare that, with the exception of references cited from other peoples' works, which have been duly acknowledged, this work is the product of my own research towards the Master of Philosophy Degree in Development Management. I also declare that this piece of work has not been presented in part or whole elsewhere for the award of any degree.

Candidate's Signature………………..   Date…………………

Bashiru Yachori

Supervisor's Declaration

I hereby declare that the preparation and presentation of this thesis were supervised in accordance with the guidelines of supervision of thesis laid down by the University for Development Studies.

Supervisor's Signature……………..   Date……………………

Dr. Bernard A. A. Akanbang

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ABSTRACT

The role of capacity development in urban planning   is becoming more and more crucial due to the dramatic increase in urban population and allied urban problems. Strengthening planning agency capacity is fundamental to the design of public policies and programmme interventions for achieving sustainable urban development. This study therefore aimed at ascertaining urban planning capacity development responses to rapid urbanization in Wa Township and Lawra Township. Specifically it addresses how policy environment, organizational structure and training and development of urban planning institutions are responding to the increasing phenomenon of urbanization. The target group for the study was mainly the staff of planning agencies and institutions. The study gathered data through interview and observation. The findings of the study showed Land use planning is highly distorted due to weak legislative framework, poor institutional collaboration, irregular training of staff, and inadequate funding among others.   The use of curative plans, public education and Google earth in the preparation of planning schemes were revealed as some of the strategies of urban planning response to rapid urbanization. The study also revealed that training for the staff was not regular hindering their ability to effectively deal with emerging issues of rapid urbanization. It finally concludes that weak and outdated legislative framework was the main bane of urban planning inability to response to the increasing phenomenon of urbanization. The study therefore recommends that the planning institutions should review the planning laws at the policy level, effort implementations of the laws and also embark on public education.

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Finally, I appreciate the efforts of all who contributed in diverse ways to the success of this work. I say may Allah continue to shower His blessings upon you.

DEDICATION

I dedicate this piece of work to my wife, Mrs. Safia Bashiru, for her understanding and endurance during the write up, and my lovely family for their tireless efforts and sacrifices throughout my education, which has brought me this far.

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ACRONYMS

BIU   - Building Inspectorate Unit

BSc   - Bachelor of Science

CDS   - City Development Strategy

DA   - District Assembly

DCE   - District Chief Executive

DMTDP   - District Medium Term Development Plan

DSPC   - District Spatial Planning Committee

EPA   - Environmental Protection Agency

EPM   - Environmental Planning and Management

GHA   - Ghana Highway Authority

GIS   - Geographic Information System

GPS   - Global Positioning System

GSS   - Ghana Statistical Service

GWCL   - Ghana Water Company Limited

LAP   - Land Administrative Project

LC   - Land Commission

LDSPC   -Lawra District Statutory Planning Committee

LI   - Legislative Instrument

LUSPA   -Land Use and Spatial Planning Authority

MCE   -Municipal Chief Executive

MDGs   - Millennium Development Goals

MLGRD   -Ministry of Local Government and Rural Development

MMDAs   - Metropolitan, Municipal and District Assemblies

MSPC   - Municipal Spatial Planning Committee

MT&PD   - Municipal Town and Country Planning Department

NDPC   - National Development Planning Commission

NGOs   - Non Governmental Organization

NLP   -National Land Policy

NUP   -National Urban Policy

OECD   - Organization for European Cooperation and Development

SCP   - Sustainable Cities Programme

SDF   - Spatial Development Framework

SPC   – Statutory Planning Committee

SSSS   - Single Spine Salary Scheme

TCPD   - Town and Country Planning Department

UDS   - University for Development Studies

UNDP   - United Nations Development Programme

UN   - United Nations

UWR   - Upper West Region

VRA   - Volta River Authority

WHO   - World Health Organization

WMA   - Wa Municipal Assembly

WMSPC   - Wa Municipal Statutory Planning Committee

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CHAPTER ONE

1.1 Background to the study

All estimates of population change are that the increasing trend towards a more urbanized world will continue (Harris, 2005).

Since 1921 when the first formal census was conducted, the population of Ghana has grown steadily. The increase in population has gone tandem with increase in the proportion of the total population living in urban centers, that is, settlements with a population of 5000 or more from as low of about 9% in 1921, the proportion of the total population urbanized almost tripled to reach 23% in 1960, and more than doubled to reach 49% in 2007. There has been a gradual percentage increase of the number of people living in urban areas from 1948 to date as well as their corresponding total populations (UNFPA, 2007). Whereas only 9.4% of the total population lived in urban areas in 1931, this population shifted to 13.9% in 1948, 23% in 1960, 28.9% in 1970, 31.3% in 1984 and 43.9% in 2000. In sum, the country's population was 6,726,815 in 1960 and increased to 18,912,079 in 2000, thus the population more than tripled between 1960 and 2010, a period of 50 years. For the first since 1960, more than half of Ghana's population (50.9 percent) lives in urban areas (GSS, 2010).

In the Ghanaian case, urbanization has outpaced planning. Planning is reactive, and planners take short-term measures to address problems associated with the demographic and spatial change in the population (Larbi, 1996). Physical development has been haphazard (Ubink and Quan, 2008), and an estimated 45 percent of the urban population is trapped in slum and squatter settlements (UN-

Habitat, 2009). It is projected that the slum population could double every 15 years with associated worsening socio-economic conditions, unless effective measures are implemented swiftly (UN-Habitat, 2009).

Rapid urbanization leads to changes in land use leading to increased demand for residential land for the provision of residential accommodation in most urban settlements. This is reflected in the decrease of vacant dwellings and increase in accommodation density. What this means is that many urban dwellers will not get the needed rest that will help rejuvenate the body. Its consequence will be ill health leading to low productivity and reduction in per capita income. It will also require extra government resources in providing health facilities for the sick.

Also, another effect of urbanization is growing incidence of slum development. This has been the result of limited regulatory framework that is indifferent and hostile to the needs of the poor. In 2001, the number of people living in slums in Ghanaian cities was estimated to be about five million and growing at a rate of 1.8 percent per annum. Accra, Kumasi, Sekondi-Takoradi, Tema and Tamale are areas with pronounced slum development in Ghana (National Development Planning Commission, 2005). In most cases, squatters illegally occupy government or private land thereby lessening its economic value and potential. They are seen as hot spots of crime and disease. Congestion has also led to chronic traffic problems, illegal tapping of water and electricity lines and dilution of health care resources (Mutiara et al, 2008).

 Additionally, the nature of urban development, particularly in sub- Saharan Africa, including Ghana, seriously constrains the productivity of cities and hence reduces

the extent to which they can effectively perform their role in national development. Lack of adequate infrastructure and service provision, poverty, pollution, overcrowding, congestion and shortage of affordable housing are undermining the traditional civilizing influence of cities Uwe (2003).

The upshot of the foregoing challenges is that unless and until they are effectively addressed, the hope and quest for sustainably productive and healthy urban development will continue to be elusive.

It has been observed that, Effective urban planning and implementation remains the feasible antidote to the increasing phenomena of urbanization and its associated consequences (Barlowe, 1998). Hermunen (2004) defined Physical planning as a process of examining different land use options, choosing between them and the making of a physical plan to make the chosen priorities to come true. Physical planning involves any deliberate attempts to alter the nature of using land for the purpose of securing aesthetics, convenience, economy, harmony, health and safety of the dwellers of a settlement (Tasantab, 2015). The Planning of land uses is necessary because a community is a pool of individuals with diverse needs, interests and lifestyles. Some of these needs are common, such as sanitation, fresh air, clean water, and open space for recreation. The nature of development of a city or town can impact negatively or positively on these needs and therefore the quality of life of its citizens (Ngetich et. al, 2014).

Urban planning plays a very important role in augmenting the capacity of cities to accommodate population growth. As Keeble (1969) puts it, planning as a complete process, requires all aspects and implications of the physical development of land.

The aspects and implications should take into account and fitted into a pattern devised with the object of making a region or a community as a whole. The community as a whole should be effective, and within limits, self-contained organism. He mentioned that there are four characteristics of successful planning which are of prime importance. They are;

➢ The promotion of accessibility. Thus accessibility of homes to work, shops, schools and entertainment centers and so on.

➢ The utilization of resources as economically as possible, so as to achieve the greatest possible measure of improvement with necessarily limited means. Thirdly, the separation of incompatible land uses from each other and the association of compatible or mutually helpful uses and finally, the carrying out of all development in as visually pleasant a manner as is practicable.

According to Afrane (2006), the mission of urban planning is to fulfill society's interest in assuring conditions in which people can live in good health, and that the activities that fall within the purview of urban planning include land use and transportation planning; waste treatment, recycling and reuse; water and sewage operations; energy saving measures for public and residential buildings and urban greening among others.

Thus, the basic rationale for undertaking town planning is to achieve convenience and harmony in the use of space for all land uses; economy and efficiency in the use of resources and space; enhanced safety and adequate health standards in the space economy; and enhanced aesthetics and serenity in the built environment (Afrane, 2006).

However, it has been revealed that urban planning have failed in practice in some developing countries in the world because planning has mostly been over-ambitious, considering the capabilities of the administrative system to enforce their implementation. The reasons for this include the lack of a proper legal and administrative framework, inadequate technical skills and financial resources, unrealistic assumptions emanating from the foreign base of the plans and lack of participation by the population (UN-HABITAT, 1996).

It has been suggested that traditional land-use systems generally do not adequately control the quality, pace or distributional effects of land development and that, even when a plan exists, development activity is too often disorganized. This is mostly because the stated goals are unrealistic, and because there is lack of co-ordination between planning and financing agencies, or because there is a shortage of trained personnel (ibid).

There is a recognized among the development community that without adequate capacity, organizations and institutions goals at the national, regional, and district levels cannot be realized (UNDP, 2008). UNDP (2006) defines capacity development as the process through which individuals, organizations and societies obtain, strengthen and maintain the capabilities to set and achieve their own development objectives over time. In spite of the crucial role capacity development plays in ensuring the effectiveness of urban planning and management, credible information on capacity developments of urban planning institutions and agencies

response to the increasing phenomenon of urbanization in Ghana is not well explained.

The inadequacy of knowledge about the complex nature of urban planning has militated against development. The rapid development of slums and frequent occurrence of flooding especially the June 3, 2015 flooding disaster in Accra which claimed lives and properties are evidences of poor urban planning and management of towns in Ghana.

It is against this background that this study has sought to examine the urban planning capacity development response to increasing phenomenon of rapid urbanization in Wa and Lawra townships.

1.2 Problem Statement

As with many African countries, Ghana is rapidly urbanizing and experiencing an intensive phase of urbanization. Its increasing urban population associated with economic growth is creating a transition from a predominantly rural to a predominantly urban society. The proportion of the country's population living in towns, as officially defined (any settlement with at least 5,000people), has increased rapidly over the years: From a population of 6 million in 1957, the number of people in Ghana increased steadily to 18 million in 1996 (Ghana Statistical Services 2000), and is now about 24 million, the majority of whom reside in cities (UN-Habitat, 2009). Globally, this demographic and spatial change has significant implications for planning (Huxley and Yiftachel, 2000).

The 2010 population census indicates that a little more than half (50.10%) of the population of Ghana lives in urban centers. A major feature of the urbanization trends is the active conversion of subsistence agricultural holdings into housing estates, industrial estates, infrastructure, schools, offices, shops, recreational grounds and other related land uses. The monetary and related benefits and potential opportunities in the urbanization process and changing land use patterns (i.e. from subsistence to commercial land markets) are not in dispute.

With an annual growth of about 2.4 million people, Ghana's population is constantly on the increase. This ultimately increases the urbanization trends in the country as displayed on the table below.

Table 1; Total Population and Percentage Urbanized, 1921-2010

Year	Total Population	Urban Population	Percentage Urban	No. of Urban Settlements
1921	2,298,000	179,244	7.8	-
1931	3,163,000	297,322	9.4	-
1948	4,118,000	570,597	12.9	41
1960	6,727,000	1,551,174	23.1	98
1970	8,559,000	2,472,456	28.9	135
1984	12,296,000	3,938,614	32.0	203
2000	18,912,000	8,278,636	43.8	364
2007	23,000,000	11,270,000	49.0	492
2010	24,658,823	12,545,229	51.0	636

Source: Derived from GSS (2005a, 2005b and 2010 estimate)

From Table (i), more than 50% of the total population was living in towns and cities in 2010. However, few centers dominate this concentration, mainly Accra in the coastal belt, Kumasi in the middle belt, Tamale in Northern and Sekondi-Takoradi in the Western region of Ghana. Consistent with observed trends in other

parts of Africa, Ghana's population is becoming increasingly urbanized Songsore (1977a).

According to the National Development Planning Commission (NDPC, 2008), rapid urbanization has contributed to slum development, congestion, mass unemployment and pressure on available facilities. Other problems include environmental degradation, poor housing and rising crime rate.

A study by Asamoah (2010), investigated the effects of urbanization on changing patterns of land use with special reference to residential land use in Kumasi found out that, the urbanization process is leading to changes in building types from compound houses to multi-storey buildings and residential use to commercial uses. The layout of areas has been transformed significantly with physical structures defined mainly by commercial activity. According to the study, this has led to the planning scheme being thrown out of gear. Since development in the areas took their own course.

Antwi and Deankin (1996) noted that urban areas are dominated by problems of unauthorized developments, lack of infrastructure, poor sanitation, health hazards, fire hazard, crime and squatter settlements. Planning in Ghana has been reactive rather than proactive and does not "proceed on sustained planning basis" (Larbi, 1996). More recently, Ubink and Quan (2008) observed that physical development in Ghana as haphazard. Other issues include planners using short-term measures to resolve intractable problems, and urban settlements that lack essential services such as adequate water supply and sanitation facilities. According to Hammond (2001)

the institution of planning has done little to improve the design and functioning of the towns and country in Ghana.

A study by (Maxwell 2011), investigated the dynamics of land use planning and its effects on socio-economic development. Case study of Sunyani Municipality and Odumasi in the Brong Ahafo Region noted that trend of events generally bring to the fore the need for effective physical planning to cater for the competing urban demands in order to ensure sustainability of the urban resources as well as ensure the achievement of land use principles.

Abubakari and Romanus (2011) noted that, with the establishment of University for Development Studies (UDS) and the influx of students and workers, there is a growing demand for infrastructure in the Wa township and this has made people to put up buildings and other structures to satisfy their demand without due regard to planning schemes and building regulations thereby leading to haphazard, uncontrolled and uncoordinated development.

Boamah, (2013), in his study of Urban Land Market in Wa Municipality, found out that the land market in the municipality is basically a market for bare land and that most of the land units are located in areas without basic infrastructural services. It also notes that the customary land sector is capable of allocating land efficiently to competing uses and users. However, the market is bedeviled with problems such as multiple land sales and boundary disputes as a result of limited documentation of land transactions in the municipality.

Since 2010 up till date there has been over two hundred and twenty unauthorized structures that the Lawra assembly issued warning notices for demolishing due to the locations of those proposed structures in Lawra township. As a result, the Town and Country Planning Department has come under intense public criticism for failure to effectively control development in the Lawra Township (Lawra District Annual Progress Report, 2015).

Several evaluations have also shown the deficit of effective urban management in Ghana (see Konadu-Agyemang 1991; Yankson and Gough 1999, Gough and Yankson 2000; Yeboah 2003; 2006; Grant 2009). What has been under investigated is how urban planning agencies capacity is being developed to respond to these emerging problems of urbanization.

This study therefore seeks to ascertain urban planning capacity development responses to rapid urbanization in Wa and Lawra townships.

1.3 Research Questions

Based on the above, the study will be guided by the following research questions

1. How is urban planning agencies policy environment responding to emerging issues of urbanization in Wa and Lawra townships?

2. How urban planning agencies is organizational structure responding to emerging issues of urbanization in Wa and Lawra townships?

3. How is urban planning agencies staff training and development responding to emerging issues of urbanization in Wa and Lawra townships?

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1.4 Objectives of the Study

1. To examine how urban planning policy environment is responding to emerging issues of urbanization in Wa and Lawra townships.

2. To examine how urban planning organizational structure is responding to emerging issues of urbanization in Wa and Lawra townships

3. To examine how urban planning staff training and development is responding to emerging issues of urbanization in Wa and Lawra townships

1.5 Significance of the study

Capacity development is essential to delivery of effective and efficient services, thus the study is essential to enhancing the capacity of urban planning agencies to enhance quality of services. Specifically, the study will be significant in the following ways.

Firstly, it is expected that results of the study will inform policy and legislative instruments guiding the operation of urban planning institutions

Secondly, the study will uncover enabling and constraining factors for effective collaborative among urban planning institutions

Thirdly, emerging skills requirements for effective urban planning will also be uncovered to inform the training of future as well as ongoing training of planners.

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1.6 Scope of the study

The study geographically covered the Wa township of Wa Municipal and Lawra township of Lawra district in Upper West Region (UWR) of Ghana. However the head office of Town and Country Planning Department (TCPD) located in Accra and Kwame Nkrumah University of Science and Technology (KNUST) were contacted. The study is focused on the Wa township of Wa Municipal and Lawra township of Lawra district. The reasons are because of the formal rapid rate of urbanization since the establishment of tertiary institutions such as University for Development Studies (UDS) and Wa polytechnic and the latter because it is the oldest district in the region and was the first to have a planning scheme. In addition, the researcher aimed at exploring on how planning agencies are developing their capacities and responding to emerging issues of urbanization from the perspectives of a municipal capital and a district capital of UWR.

In terms of content, the study examined how urban planning agencies policy environment, organizational development and the training and development of staff are responding to emerging issues of rapid urbanization.

1.7 The Structure of the Report

The report is organized into five chapters. Chapter One is the introduction which includes the background, problem statement, research questions and objectives, significance of the study, scope and the structure of the report. Chapter Two presents the literature review of relevant concepts in urban planning capacity

development and urbanization in Africa with emphasis on Ghana. Chapter Three presents methodology and the profile of the study areas. Chapter Four presents the findings, analysis and discussions while Chapter Five presents summary of major findings, conclusion, and recommendations.

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CHAPTER TWO

Literature Review

2.0 Introduction

This chapter looks at various knowledge exhibited and produced by persons and authorities related to the subject under study. Literature review discusses or treats some ideas already in books, journals that throw lights on the topic under research. An attempt is made to carefully examine key concepts such as urban planning, capacity development and urbanization in Ghana. The chapter discusses capacity development, theory of capacity development and levels of capacity development. The chapter also discusses urbanization in Ghana, land use response to urbanization and problems of rapid urbanization. The chapter further traces the evolution urban planning in Sub Saharan Africa; it also examines the present status of urban planning with reference to the institutional framework and challenges. Finally the chapter looks at the conceptual framework that forms the basis for the study and concludes on some key issues.

2.1 Capacity Development Theory

2.1.1 Theoretical Frameworks for Capacity Development

Various theoretical frameworks that provide opportunities to develop conceptual thinking for a theory of capacity strengthening can be adopted from available literature. For the purpose of this research, Theory of Capacity sequencing underpinnings for capacity development is adopted

The theory of capacity sequencing relates to the appropriate entry point for formal capacity strengthening efforts in the process of development. It recognizes that capacity development should encompass a broader dimension to be fully effective that includes, understanding the relationships among the subsystems of capacity development and identifying various stages in which capacity should be built and appropriately sequenced for effective utilization in the development process UNDP (1998).

The researcher shares the view of this theory for the reason that Capacity development of any organization is on three dimensions and until there is an appropriate entry point and also all dimensions of the capacity are strengthened, the objectives of that institution would not be realized. In the context of urban planning, the levels are institutional, organization and individual.

2.1.2 Capacity Development

Capacity development is defined as the process by which individuals, groups, organizations, institutions and societies increase their abilities to: perform core functions, solve problems, define and achieve objectives; and understand and deal with their developments in a broad context and sustainable manner (UNDP 1998). According to the Organization for European Cooperation and Development (OECD), capacity development is understood as a process of unleashing, strengthening and maintaining of capacity, which goes beyond the conventional technical assistance or cooperation of the past (OECD 2006).

This means that Capacity development essentially implies institutions taking ownership of their change initiatives in a bid to improve their conditions and achieve their goals.

Strengthening institutional capacity is one of the greatest challenges faced by most institutions as they works to fulfill its development assistance mandate worldwide. Institutions and agencies are tasked to provide services and products to their constituents across a wide spectrum of sectors. These institutions face daunting challenges as they struggle to perform in developing country environments often recovering from political, social and economic upheaval. Such overwhelming changes would tax the ability of any well-established organization in the developed world to adapt and thrive; the challenges posed to newly established organizations and institutions mired in decades of bureaucratic cultures and work ethics are even greater. Yet, the greatest legacy physical planning agencies could leave in the wake of its long-term development plans is one of successful planning authority capable of ensuring adherence to sustainable urban planning.

2.1.3 Levels of capacity

The UNDP definition of capacity development reflects the viewpoint that capacity resides within individuals, as well as at the level of organizations and within the enabling environment. In the literature on capacity development, these three levels are sometimes referred to differently. For example, the organizational level is occasionally called the institutional level and the enabling environment is sometimes called the institutional or societal level. These differences in language

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can reflect nuances in how capacity is understood, but they do not challenge the idea that capacity exists at different levels, which form an integrated system. The three levels of capacity are the following:

The enabling environment is the term used to describe the broader system within which individuals and organizations function and one that facilitates or hampers their existence and performance. This level of capacity is not easy to grasp tangibly, but it is central to the understanding of capacity issues. They determine the 'rules of the game' for interaction between and among organizations. Capacities at the level of the enabling environment include policies, legislation, power relations and social norms, all of which govern the mandates, priorities, modes of operation and civic engagement across different parts of society.

The organizational dimension of capacity comprises the internal policies, arrangements, procedures and frameworks that allow an organization to operate and deliver on its mandate, and that enable the coming together of individual capacities to work together and achieve goals. If these exist, and are well-resourced and well-aligned, the capability of an organization to perform will be greater than that of the sum of its parts.

At the individual level, capacity refers to the skills, experience and knowledge that are vested in people. Each person is endowed with a mix of capacities that allows them to perform, whether at home, at work or in society at large. Some of these are acquired through formal training and education, others through learning by doing and experience UNDP (1998).

2.2 Urbanization

The term urbanization as traditionally measured by demographers is urban population divided by total population of a region. Urbanization is defined as the annual rate of change of the percentage of people living in urban areas, or the difference between the growth rate of urban population and that of total population Hope (1999). Closely linked to this, Nsiah (2000) defined it as the shift from a rural population to an urban population and include an increase in the number of people in the urban areas. One thing that is clear from all these definitions is the concentration of people at a particular urban area.

Urbanization affects all sectors of the economy World Bank (2000). It is regarded as an inter-sectorial phenomenon involving all aspects of the human society and economy. Urbanization is the outcome of the social, economic and political developments that lead to urban concentration and growth of large cities, changes in land use and transformation from rural to metropolitan pattern of organization and government. In effect, urbanization affects all spheres of human life both in the rural and urban setting.

For the purpose of this research, urbanization can be defined as the process whereby large numbers of people congregate and settle in an area, eventually developing social institutions, such as businesses and government, to support themselves.

2.2.1 Unplanned and Unregulated Physical Growth and Expansion of Cities

The dominant feature and a fundamental challenge to most Sub-Saharan African countries urban landscape today is that of haphazardly growing shanty-towns and of slum and squatter developments. Many sections or neighbourhoods of the cities of Sub- Saharan Anglophone African Countries are a build-up of unregulated, congested, ramshackle housing, surrounded by almost indescribable filth. Nearly three-quarters of Africa's urban residents reside in slums, often unrecognized and un-serviced by their local governments (Cities Alliance 2006). There are hardly much drainage facilities or solid waste disposal facilities. Mountains of refuse are common features everywhere. These features are now such pervasive phenomena in most large and intermediate Anglophone African cities that the configuration of these cities is now largely defined by where these illegal settlements spring up. This is the case in practically all Anglophone African countries cities and towns. It is the case in Nairobi, Mombasa, Kisumu in Kenya, in Harare and Bulawayo, in Zimbabwe, in cities in South Africa, in Lagos, Ibadan, Kano, Onitsha and other cities of Nigeria, in Accra, Takoradi and other cities and towns of Ghana. It is the same in practically all the cities and towns of Anglophone Africa as in all African countries and it is needless to name them individually. These features and trends are making it all the more expensive, if not impossible, to provide such city areas with basic services.

Prevalence of low levels of social discipline and civic responsibility is a challenge to city planners and administrators in the sub-region. Houses are built without much regard to existing building and health codes or zoning and subdivision

regulations. The magnitude of these phenomena naturally overwhelm the efforts of city planners, city administrators, health and building inspectors whose effectiveness are further undermined by current and continuing advocacy of interventions by disparate and often-times non-descript advocacy groups. It has been noted that the majority (between 40% and 80%) of urban population in African towns and cities now lives in slums AfDB (2005) or in such unplanned and uncontrolled urban settlements, and many are constant victims of actual or threatened evictions by public authorities.

The above views of urban planning is very true of African countries and in Ghana for instance per the laws an individual is required to obtain a building permit from the planning authority before developing his or land. Even after obtaining the building permit, the authority is expected to monitor the building process to ensure that the construction is conformity to the building codes. The unfortunate thing is that, most people do not obtain the building permits before developing their lands, the few that obtain the development permit are not even supervised to ensure that the development of the lands are conformity to plans . The result is that, people put up unauthorized structures haphazardly and this led to the development of slums.

Commentaries in some National Newspapers may serve to give a clearer impression of the urban environmental situation of African cities.

"True hope for African cities lies in starting afresh. Nairobi for example is certainly not a city. It is just one huge slum that is so badly mismanaged by people who know next to nothing about town planning'' Muluka (2002).

"There is no doubt that Mombasa (Kenya) has in the last few years degenerated into anarchy as hawkers took over the sidewalks, matatus the streets and thugs and drug dealers the slums. The (Mombasa city) Council, devoid of any plan about how to reverse the madness and due to lack of money, has been relegated to a mere spectator" Mutonya(2002). And of another Nigerian city – Onitsha, a columnist writes that:

"Onitsha is a chaotic city, an insult to the art of architecture and a disgrace to urban planning and development. The people live and conduct business in a disorganized, congested space, carved out into small empires…" Abati (2006).

Another writer describes the same city as:

"A sprawling slum city of chaos and disorder that wears the scars of the battles against slum dwelling, violence, joblessness, banditry and absolute infrastructural neglect…" Ehusani (2006).

Dewar (1995) had noted in the case of South African cities that, "the fragmented urban systems generate enormous amounts of movements at great temporal and monetary cost to the individuals and societies alike and massively aggravate the main developmental issues of poverty, unemployment and inequality facing Southern African towns. The sprawling discontinuous pattern makes efficient and viable public transport impossible, they waste scarce resources such as land, energy and finance to the degree that the urban settlements are becoming financially non-sustainable, and they are resulting in extensive environmental degradation in terms of landscape, vegetation, water, air and noise".

As succinctly summarized by Our Common Future (1987)

"The uncontrolled physical expansion of cities has had serious implications for the urban environment and economy. Uncontrolled development makes provision of housing, roads, water supply, sewers, and public services prohibitively expensive. Cities are often built on the most productive agricultural land and unguided growth results in the unnecessary loss of this land. Such losses are most serious in nations with limited arable land such as Egypt.

Haphazard development also consumes land and natural landscapes needed for urban parks and recreation areas. Once an area is built up, it is both difficult and expensive to re-create Open space".

From the literature it is deduced that most African cities can be likened to rat colonies from which it is not honest to expect order unless and until formal institutions of city planning and management are restored and strengthened to perform their functions of city planning and city building. This is a core challenge of these cities.

In addition, the authorities fail to include in it poverty and behavioral as determinants of urban planning. Sub Saharan Africa is one of the poorest sub continents in the world where its inhabitants are engaged in primary production with few industries. The per capital income of these countries is equally low. Meanwhile, these countries inherited master plans from their colonial masters who are well developed. The specification is these plans items of the required materials are very costly to be acquire by the African poor. Hence they acquire cheaper materials and do not follow any plan in the constructions of buildings. Bad attitude

are an unavoidable part of African activities and hence, they generate volumes of waste as a result of human activities. They (waste) either come from man's production activities or as a by- product of the materials consumed by man. A rising quality of life and high rates of resource consumption patterns have had an unintended and negative impact on the urban environment, generation of wastes far beyond the handling capacities of urban governments and agencies. This phenomenon could be blamed on rapid urbanization and increased in human population coupled with industrialization and agricultural activities. As a result, cities are now grappling with the problems of high volumes of waste generation, the costs involved in its management, the disposal technologies and methodologies, and the impact of wastes on the local and global environment.

2.2.2 Urbanization in Ghana

Since 1921 when the first formal census was conducted, the population of Ghana has grown steadily. The increase in population has gone in tandem with increase in the proportion of the total population living in urban centers, that is, settlements with a population of 5000 or more UNFPA (2007). From as low of about 9% in 1921, the proportion of the total population urbanized almost tripled to reach 23% in 1960, and more than doubled to reach 49% in 2007. There has been a gradual percentage increase of the number of people living in urban areas from 1948 to date as well as their corresponding total populations. Whereas only 9.4% of the total population lived in urban areas in 1931, this population shifted to 13.9% in 1948, 23% in 1960, 28.9% in 1970, 31.3% in 1984, 43.9% in 2000 and 51.0% in 2010. In

sum, by 2010, the number of urban settlement had increased about ten folds from 41 in 1948 to 636 in 2010 while the corresponding population increased almost fifteen times from 570,597 persons in 1948 to 24,658,823 in 2010 GSS (2010).

The rising trend in urbanization has been driven by the following demographic factors: Rural urban migration, natural increases in towns and cities, and re-classification. Villages grow into towns once they have attained the threshold population of 5000 or more persons which is the census definition of an urban Centre in Ghana. Between the periods of 1948 to 1960, about 98% of the urban growth was caused by migration from rural areas Songsore (1977).The increase in urban populations did not decline that of the rural areas. Rural population increased from 5 million in 1960 to 6 million in 1970 reaching almost 8.4 million in 1984 GSS (2007). The rate of increase in the urban population was however faster than that of the rural population.

2.2.3 Land Use Planning Response to Urbanization

Urban planning plays a very important role to augmenting the capacity of cities to accommodate with population growth. Nevertheless, poor planning leads to inefficiencies and institutional rigidities that hasten diminishing returns and cause inoperative capacities Asamoah (2010). Good planning, however, allows a city to take more than what the average would permit Mutiara (2008). In an attempt to control the better management of urbanization, governments all over the world have adopted both micro and macro-economic policies designed to mitigate if not reduce the tempo of urbanization to manageable levels. Land use planning and

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management tools have, over the years, played a crucial role in avoiding and mitigating the adverse impact of rapid, unplanned urbanization Masukazu (2003). As a primary tool physical planning is established to address mid and long term problems. Physical planning as a complement to social and economic conditions has an important role to play in helping achieve the aims of the social, economic, and other forms of planning. The end result of this is manifested in a meaningful and useful organization of facilities in space. This involves the proper use of land, development of a good and efficient land policy, planned infrastructure, and the development of new land among many others that favour decentralized economic development. Such a planning approach would be aimed at ensuring orderly spatial development which is consistent with land use.

Strategic planning is another approach that integrates urban development to achieve growth in city and at community levels. The outcome of the planning process is not just a physical development covering land, infrastructure, finance and institutions Asamoah (2010). In Ghana, some of the strategies in use include the promotion of urban infrastructure and the development and provision of basic services. In terms of housing for the urbanites, the low cost housing programme in the 1970s and the recent affordable housing project are aimed at lessening the hardships in the urban areas by the provision of affordable housing. The Ghana Poverty Reduction Strategy (GPRS) II also addresses issues such as providing and implementing development plans for urban centres, enforcing rules on land use plans and accessibility, coordinating all aspects of town development and facilitating public and private partnership in the development of urban infrastructure. Fostering the

growth of settlements brings about rural transformation, improving infrastructural facilities in slum areas and restricting the formation of new slums NDPC (2005). As a result, a new Land Administrative Project (LAP) was launched in 2003 as the implementation strategy for the new National Land Policy (NLP) in Ghana. The project has so far completed legislative and judicial reforms, established ten customary land secretariats in each of the ten regions, supported the capacity building of land-based academic and research institutions, and identified and measured forty five geodetic reference points.

In addition, much of the violation of planning regulation can be avoided by resorting to the law where necessary. Masakazu (2003) observed that, regulatory instruments such as land and household registration, property tax systems, and building and land development permits are all important basic tools that strengthen effective implementation of spatial plans. Thus, the basis for development control is planning legislation. In pursuit of this, planning authorities has been delegated with powers to enforce planning legislations and use their discretions where absolutely necessary. Besides, the Local Government Act, 1993 Act 462 (sections 46-78) also creates each District Assembly as a planning authority. The assembly is to in effect, issue development permits, draw development plans, and take such actions, and decisions necessary to bring about the overall development of the district so far as it is not inconsistent with national development plans. The rationale is to increase rural development in order to curtail rural urban drift. Zoning regulations are also a constituent of the response of land use planning to urbanization. This promotes efficiency and allow for easier regulation of urban

development. Zoning techniques may include designation of sensitive land resources and areas, establishment of buffer zones, management of hazard prone lands and protection of cultural resources. Others also include the protection of green fields, preservation of prime agricultural lands and discouraging excessive urban sprawl. These may be applied to implement master plans and guide urban development to spatially appropriate areas.

2.3 Urban Planning

According to Thomas (2001), people have needs that must be satisfied. For instance, inhabitants of urban areas need housing, jobs, education, recreational opportunities, transport, and basic services like water, electricity, clean air and health care; which Land-use planning seeks to accommodate within a technical and spatial framework Physical planning is the term used for a branch of public policy which encompasses various disciplines which seek to order and regulate the use of land in an efficient and ethical way, thus preventing land use conflicts (Walters, David, 2007). Despite the varying views and definitions from various scholars, the essential function of physical planning remains the same whatever term is applied. Canadian Institute of Planners (2011) believes physical planning to be: "The scientific, aesthetic, and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities.

According to Hall (2002), urban planning is defined as Planning with a geographical component, in which the general objective is to provide for a spatial

structure of activities (or of land uses) which in some way is better than the pattern that would exist without planning.

One of the most acceptable and popular definition of physical planning was given by Keeble (1969) as the art and science of ordering the use of land and the character and sitting of buildings and communication routes so as to secure maximum practicable degree of economy, convenience and beauty. Bruton (1974) defined Physical Planning as a physical design of something which already exists or might in the future and this sort of plan is a representation in a geographical or spatial sense, of actual physical structures or elements.

However, Egunjobi (1985) observes physical planning to concern with distribution and arrangement in orderly, balanced and consistent forms, or different competing land-use types and structures in space to achieve economy, convenience, beauty, good and security. Crook (1974) observed the task of physical planning as the prevention, the control and the promotion of changes which have, which are and which might occur within the physical environment. NITP, (1997 quoted in Soile, 1998) sees physical planning as being concerned with the spatial ordering of land use both in the urban and rural settings for the purpose of creating functionally efficient and aesthetically pleasing physical environment for living, working, circulation and recreation.

From the above, urban planning is seen as a process of guiding the use and development of land with the aim of making the city a better place to live and work. Particularly important today as more than one-half of the world's population now resides in urban places. Cities, towns and other urban forms are therefore the

sites for most of mankind's activities. Yet in most cities and towns, land and access to basic resources and services are usually scarce and unevenly distributed.

The major thing lacking in the definitions is that urban planning should be coordinated for direction. Besides this, the   authorities limited their definition to land use needs such as economic, social and environment without due regards to cultural, and leisure needs. For the purpose of this research, urban planning is define as the process of programming the coordination of the direction, structure and pattern of the development, growth and management of urban settlements with the goal of ensuring that all necessary land-use needs (including economic, social, environmental, institutional, cultural, recreational and leisure needs), for all the socio-economic population groups in the society are provided for in compatible and symbiotic locational relationships and densities by varying the category and range of permitted activities from place to place within the urban context. Urban planning ensures that there is a place for every worthwhile activity while keeping away noxious activities from residential areas, thus protecting and safeguarding public health.

Just as Laurini, (2001) stated, complexity of urban problems creates the demand for a coordinated effort. Urban problems like housing adorability, traffic congestion, economy, crime, poor living conditions and degraded environment etc cannot be solved in isolation without evaluating their relationship with other problems, and any isolated effort creates other problems. For example in 1960, big and tall buildings were erected to solve the housing problem in France, but after some time, new problems of delinquency and violence emerged in these buildings due to

overcrowding. This however depends on available human resource with the capacity that would be used to coordinate the directions of urban settings.

There are two basic responsibilities that are common in urban planning, the first has to do with the preparation and implementation of development plans, while the second has to do with the control of development, hence these two responsibilities center on the issue of law and how to obey rule of law, most especially the laws that have to do with physical planning that is enshrined in the Ghana Local Government Act of 1993, (Act 462) which explicitly provides for physical planning activities in Ghana.

However these two responsibilities harp on inducing and controlling development so as to achieve a sustainable urban physical planning that is anchored on rule of law.

2.3.1 Approaches of Urban Planning in Sub-Saharan Africa Region

"The record of planning and managing rapid urbanization in the developing world has not been impressive either in terms of the instruments used or the quality and performance of the resulting urban environments" Hamza and Zetter (2000).

Urban planning in the Anglophone (Sub-Saharan) African countries has been in endemic turbulence over the years. Advocacies for its methodology and approaches have ranged widely from those for "comprehensive/Master Planning" approach to "action planning" approach", "structure planning" approach, "strategic planning" approach, to "community or popular (public) participation (subsidiarity approach),

sustainable Cities Programme (SCP) approach, city development strategy(CDS)" approach, the Infrastructure-Led Development approach etc. Hamza and Zetter (2000).

The Comprehensive/Master Planning approach is based on the conventional procedural model ("Survey-analysis-evaluation- plan – implementation") which is a highly analytical and technical form of planning. Through maps and text, a comprehensive urban master plan was envisaged to describe the proposed future land-use and infrastructure patterns for the urban area over a 15 – 20 year future period.

It provides a broader relatively more comprehensive context and framework to guide city development by delineating major land uses and other activities location. This planning model or approach has been used for the planning of several cities in Anglophone Sub-Saharan Africa, including Lilongwe (Malawi), Kaduna, Kano, Lagos and Abuja, among others in Nigeria, Dodoma (Tanzania), Addis Ababa (Ethiopia), Tema and Takoradi (Ghana), among others. This model/approach reflects a broader vision of what the political and technical authorities envisage the configuration of the city to be, taking into account requirements for the people's overall safety, health and welfare as well as sustainable economic, social and environmental development of the city. It provides the general framework and guide for city development within which more detailed planning for the various sub-systems could be undertaken.

This model of planning has however, been severally severely criticized to be too rigid, too complex, too detailed and static, that it took too long to prepare , is too

costly and largely ineffective. They were criticized for not usually offering an evaluation of the costs of the implementation of the project it proposed or how they would be financed. Community leaders, politicians and potential implementing agency executives were seldom meaningfully involved in the master planning process, being mostly prepared by professional planners in consultancy firms or working in agencies cut off from community perspective of the problems.

This approach to urban planning was therefore deemed to be extremely expensive in both money and time as well as in its opportunity costs, and that even when completed, the additional long and sometimes indefinite bureaucratic process of formally approving and adopting them and making them operationally binding on developers and popular builders tended to neutralize their intended effect in the prevailing situation, such that they seldom offered guidance on the phasing or techniques of implementation and has therefore been largely ineffective as squatter developments overtake their provisions and predominate.

They are said to inadequately address implementation issues, the increasing complexity of land markets, the role of the public sector versus the private sector and the links between spatial and financial planning Farvacque and McAuslan (1991). Indeed, McAuslan (1985) in what he captioned as "The Failure of city planning in developing countries", surveyed and reviewed city planning and city plans in a number of developing countries including some Anglophone Sub-Saharan African countries and came to the conclusion that, for several reasons, including lack of proper legal and administrative frameworks,, lack of and inadequate quantum of technical skills and financial resources, unrealistic

assumptions emanating from the foreign base of the plans and lack of participation by the population (which makes the plans all the more foreign), fail in practice because they are over-ambitious, considering the capabilities of the administrative system to enforce their implementation.

This approach to planning is therefore said to be unsuitable in effectively managing urban growth in developing countries, such as countries of the Anglophone Sub-Saharan African countries, as such an approach is better attuned to scenarios of slow urban growth contexts, as in many older urbanized and developed countries context of Europe and North America in which major investments in infrastructure, roads, services and other public investments are already in place. In contrast, it is argued, rapid urban population growth, lack of infrastructure and services, shortage of funds and skilled human resources in the typical developing country cities, as in most Anglophone African Countries, call for a more dynamic, action- planning approach and process in which priorities have to be continually assessed and re-assessed in the light of available resources and macroeconomic situations.

In reaction and in response to the criticisms of the incapacity of the conventional master planning approach to effectively respond to the overwhelming urban problems in developing countries, the integrated action planning approach was promoted and came into vogue. Its rationale is that rapid urban growth taking place in developing countries with inadequate infrastructure and services, shortage of infrastructure and services, shortage of funds and skilled staff as well as the general institutional weaknesses in developing countries make the conventional long-term approach to urban planning unsuitable for managing urban growth in such

countries, that a more dynamic planning approach which focuses on short-term action planning is desired.

The integrated action planning approach starts with the identification of the problems through rapid and participatory data collection, the assessment of resources and institutions, as well as analysis of current goals and policies of the concerned institutions. In the process, responses from community consultations through direct participatory techniques and feedback of findings to the community are very critical factors. Following this, specific projects are identified and prioritized and prepared in terms of specific objectives, inputs, activities and outputs. These projects are used to generate indicative physical development plans to guide, promote, and regulate land-uses. Such a package of investments projects incorporates the quantified demands on resources and institutional capacities and entails decision-making for financial allocations, resource mobilization mechanisms, the distribution of implementation responsibilities and activity schedules.

As is apparent from the above description, this approach is promoted largely by external assistance agencies and is often project-based. It is often limited in scale and scope and usually employed to solve a localized problem or to serve as a demonstration effect. Its operational application is rarely city-wide in scale and scope. This approach was employed in "site and services schemes" or "land re-adjustment/pooling projects". The approach is therefore characterized by short-term problem solving, use of budget and a policy orientation (Domiceji1988).

The drawbacks of this approach include a loss of long-term perspective of the influence of time on urban development strategy, lack of integration between physical and socio-economic programmes and consequent disregard to institutional linkages (ibid).

Then there are advocacies for the "urban management programme" approach which seeks to promote the management of cities along the lines of private sector enterprises, keeping close view on available resources and feasible short, medium and long-term development objectives. But voluminous laws, authoritarian tradition and procedural red-tape prevented the easy adoption of such a ''western'' management mentality and approach in developing countries. The approach requires the adaptation of concepts to the respective cultural contexts and therefore requires the greatest creativity and flexibility of the concepts to the respective cultural contexts.

Then, there was the dialectic of the public/community participation approach that advocated the involvement and participation of citizens, community leaders, politicians and implementation agency executives in urban plan making and other urban planning practices. This approach sought to reflect the perception of priorities of the community and citizenry, their preferences of standards, ability and willingness to pay for the plan.

This approach like others requires adequate numbers of qualified staff, innovative and efficient technology which are not readily available in most Anglophone (Sub-Saharan) African countries. Related to this is the Environmental Planning and Management (E.P.M). Approach which was promoted by the Sustainable Cities

Programme (SCP) of UNHABITAT) and UNEP. It advocated a broad participatory approach aimed at creating sustainable development in urban centers which was envisaged to improve living conditions in informal settlements, alleviate poverty, stimulate economic growth and employment and improve the urban environment Horst (2001). As more elaborately described by Diaw et al (2002), the Environmental Planning and Management (EPM) process entails continuous awareness-raising, participatory preparation of environmental/development profiles, city/municipal/ward consultations to allow stakeholders to participate in the process of identifying and prioritizing issues of concern, negotiation of strategies and formulation of action plans for addressing the issues, and institutionalizing of the process. It accepts that development and environmental issues cut across sectors, administrative boundaries and institutional divides. Therefore, sectoral coordination, institutional collaboration and involvement of stakeholders in the public, private and popular sectors are required to address development and environmental issues.

This approach was said to have been applied to nine municipalities in Tanzania – namely Arusha, Dodoma, Iringa, Mbeya, Morogoro, Moshi, Mwanza, Tabora and Tanga. It was claimed that this approach proved so successful and effective that the Tanzanian Government decided to officially change the urban planning system from the conventional "Master" Planning approach to the Environmental Planning and Management (E.P.M) process (Horst Rutsch, op.cit).

The study to a large extent shares the view of this approach. Citizenry participation in the planning of their communities is very important because they live in the

communities and know how best they want their communities to look like. However this approach is sometimes very expensive and delays plans preparation. The reasons are that, involving everyone in plans preparation is an expensive exercise and taking everyone contribution sometimes frustrate the planning process and often leads to delay in plans preparation and implementation.

The Geographic Information System (GIS) is a technical tool widely used as part of effective urban planning approach. This approach is gaining increasing importance in Ghana as a tool for decision making in planning since it links together different data sets. In this system, accurate information on land prices, supply of serviced land, present and future land projects and housing technologies can be accessed. This aids the inadequately staffed local governments to better manage rapid urban growth. Such information supports planning, decision making and private sector investment. Meaningful planning starts with efficient information channels and trickles down to effective institutional capacity. However, the realization of plans is made possible by the institutional capacity development, hence the need for assessing the capacity development of astute institutions on planning laws and regulations and to enforce them for development control.

2.3.2 Weakness of Urban Planning and Management Institutions

Perhaps, the most fundamental and critical challenge faced by urban areas in most developing countries, particularly in Anglophone (Sub-Saharan) African countries is the crippling weakness of institutions of urban development planning and management. Municipal authorities are usually too short of sufficient funds to meet

their responsibilities. Daily, the fiscal management problems and financial shortfalls are compounded. The institutional base and infrastructure for effective urban planning and urban development management is still largely weak and in a state of flux – urban local governments with weak and unviable revenue base, with inadequate technical and administrative skills and as yet limited political will and commitment on the part of the central and other higher level governments to let the local institutions and their instruments function. The fact remains however that:

"The impact of programmes aimed at urban shelter, services and infrastructure depends upon the quality of the institutions responsible for planning and implementing these projects. The institutional machinery provides the channel through which the urban sector issues and priorities are articulated, projects are planned and implemented and inter-sector complementarily is accomplished. Institutions serve as the most critical intervening factors through which economic resources and skills are utilized for, among other things, promoting sustainable urban development" Cheema (1987).

Planning, after all, is only as effective as the administrative system supporting it and the political philosophy, willingness and commitment of the state in which it operates allows it to be McAuslan (1985). Most central and state governments in Anglophone Africa are yet to allow this institutional strengthening at the local level, and this is a fundamental challenge to effective urban development planning and management.

The last challenge is poor governance, corruption and waste of resources. From Nigeria, Kenya and Zaire, to several other African countries, the refrain is about

how much the governing elites have taken out of the countries and invested all over the world, rather than in their own countries. How bad, really bad government is for a country has been demonstrated by several governmental regimes.

The dismal situation was clearly reflected in the results of a recent BBC survey (2004). The survey in eight countries in Africa, that is Egypt, Ghana, Ivory Coast, Kenya, Nigeria, South Africa, Tanzania, Zimbabwe by the international polling agency, Globes has indicated that more than a third of people in these countries felt worse off this year compared with last. In Zimbabwe for instance, just 3% of those asked thought life was getting better. Together with Nigerians they also felt especially pessimistic about their own country. The survey also showed that most Africans did not believe that their national governments reflected the will of the people, and had more trust in their religious leaders.

2.3.3 Overview of Physical Planning in Ghana

The managers of urban growth and the land use planner looks at land through several perspectives. Land in its natural and urban states is both an input to, and a product of, the planning process. It is fought over by those who would change it through development and those who would stabilize it through maintaining existing and traditional uses. It represents potential opportunity for social and economic mobility or a potential disaster as an area for property and crime. In making plans to encourage the positive uses of land and to discourage its negative uses, the Physical planner must build a knowledge base that encompasses the technical, social, economic, and institutional aspect of land use (Amponsah, 2011).

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All over the world, urban settlements are being influenced by new and powerful forces that necessitate careful planning by governments to manage the urban future (Tipple, 2011). The organization further believes that demographic, economic and environmental factors are changing what takes place in the built environment. These factors are reshaping the configuration and fabric of almost all urban centres in the world (Mcllwaine and Willis, 2014). The human being has however over the years intervened in a way that ameliorates the effects of the demographic, economic and environmental factors, and made deliberate decisions that have propelled urban growth in economically viable, socially acceptable and environmentally sustainable form and nature (Ngetich et.al, 2014). These deliberate decisions about what is to be done in the future is termed planning (Haub, 2009).

According to Chasintab (2015) any deliberate attempts to alter the nature of using land for the purpose of securing aesthetics, convenience, economy, harmony, health and safety of the dwellers of a settlement is physical planning. Hermunen (2004) also defined physical planning as a process of examining different land use options, choosing between them and the making of a land use plan to make the chosen priorities to come true. The Planning of land uses is necessary because a community is a pool of individuals with diverse needs, interests and lifestyles. Some of these needs are common, such as sanitation, fresh air, clean water, and open space for recreation. The nature of development of a city or town can impact negatively or positively on these needs and therefore the quality of life of its citizens ((Ngetich et.al, 2014).

Physical planning is not a modern occurrence. The UN Habitat (2011) argues that urban land use planning has been going on since human settlements started. They assert that archaeological evidences have suggested that planning took place in the Middle East and North Africa, Latin America, Asia and Sub-Saharan Africa in ancient times. To support this assertion, Haub (2009) says that physical planning takes place wherever people use land and its resources. Thus, physical planning takes place in every society; even if the term is not used. The nature of development of a city or town can impact negatively or positively on these needs and therefore the quality of life of its citizens. People have needs that must be satisfied. For instance, inhabitants of urban areas need housing, jobs, education, recreational opportunities, transport, and basic services like water, electricity, clean air and health care; which Land-use planning seeks to accommodate within a technical and spatial framework (Thomas, 2001). Physical planning became eminent especially in the UK, because of the need to solve the problems of squalor brought about by rapid urbanization in the 19th century and partly to cope with rebuilding war-damaged cities after the Second World War.

But if land use planning has been taking place, particularly in Sub-Saharan Africa since the ancient times (UN Habitat, 2011), why do Ghanaian cities and towns still remain haphazard in physical development? Why has planning failed to exercise control on human settlements growth, which has become jumbled (Yeboah and Obeng-Odoom, 2010)? According to Frazier (2011), Ghana is experiencing unprecedented urbanization with 50% of the people living in urban areas striving for space.

The idea of town planning in Ghana started in the Governor Guggisberg era when he, a surveyor tried to survey the big towns in Ghana to ensure orderly development of the country. The Town and Country Planning Ordinance No. 13 of 1945 (CAP 84) and its subsequent amendment by Ordinance 36 of 1947 and the Town and Country Planning Amendments Act of 1960, established the Town and Country Planning Office in Ghana and defined its mandate. The Town and Country Planning Department is responsible for planning physical development within Ghana.

The Town and Country Planning Department Ordinance 1945 (CAP 84) governs the activities of the department and the ordinance defines the departments statutory functions to include declaration of planning area, preparation and approval of schemes, execution of schemes and compensation and betterment.

However, recent developments has placed the department under the District, Municipal and Metropolitan Assemblies within the new local government system as provided by the Local Government Act, 1993 (Act 462) as part of government's decentralization policy. Sections of the Local Government Act, 1993 (Act 462) integrated with the National Development Planning (Systems) Act, 1994 (Act 480) to constitute the prevailing planning legislation for regulating the development of land and human settlements. These Acts govern the activities of the department while the National Building Regulations of 1996, Legislative Instrument (L.I.) 1630 set standards for structural and zoning requirements.

At the level of the District, Municipal and Metropolitan Assemblies, the department has responsibility for spatial planning and development control and works in

collaboration with the Assemblies. The functions of the department at that level includes preparation of land use plans (structure plans) to direct and guide the growth and sustainable development of human settlements in the district, assessment of zoning status of lands and proposal of re-zoning where necessary, and co-ordination of the diverse physical developments promoted by departments, agencies of government and private developers (Asiama, 2004).

Other functions are the administration of land use management procedures in settlements and channeling of day to day physical developments into efficient forms and sound environmental places of residence, work and recreation, processing of development/building permit application documents for consideration by the Statutory Planning Committees and creating awareness about the need to obtain planning and development permits, as well as the right procedure to use.

The Town and Country Planning Department is by statute required to co-ordinate with the Lands Commission, Survey Department, and the Building Inspectorate Unit (BIU) under the Assembly's Work's Department. The department co-ordinates with the Lands Commission (LC) to ensure that plans brought to the Commission by clients conform to the planning scheme of the area. This is to prevent multiple sales of lands as well as ensure strict adherence to the approved scheme.

2.3.4 History of Planning Education in Ghana

Generally, there is no marked conceptual difference between planning theory in the developed and developing worlds. Planning theory in Ghana as taught in institutions is strongly influenced by British town and country planning ideas, which were handed down during the colonial period. The situation has not changed in the postcolonial period, partly because the planners in the country continue to be trained in the British system. This means that, Ghana inherited urban planning from the colonial master (Britain) when the population was small in size and country was largely rural in nature. Over the years the population has increased tremendously and new settlements have emerged and existing ones has expanded. However, the absence of appropriate information and its limited sharing about the way urban planning is responding to the increasing phenomenon of urbanization is one of the important factors affecting planners and decision makers' ability to deal with urban problems.

2.4 Planning Agencies in Ghana

2.4.1 The Lands Commission (LC)

Article 258 (1) of the Constitution of the Republic of Ghana provides for the establishment of LC. This was given statutory backing with the passage of the Lands Commission Act of 1994 (Act 483). This act has been repealed and replaced by a new law, the Lands Commission Act, 2008 Act 767. The lands under the management of the Commission are public lands, vested (stool) lands and leased

lands. Leased lands are also lands granted by the traditional land owners through private treaties to the government or any government agency for a term of years with the payment of annual rent (Owusu-Poku, 2008). According to the LC's new Act 767, Public and Vested Land Management Division (PVLMD), Land Registration Division (LRD), Land Valuation Division (LVD) and the Survey and Mapping Division (SMD) constitute the LC. Even though the merging of the four agencies under the LC is good and will reduce duplication of roles, infrastructure to enable the agencies work is inadequate.

2.4.1.2 Public and Vested Land Management Division (PVLMD)

PVLMD of the LC manages public and vested lands. This involves protecting government lands from encroachment under the Public Lands Protection Decree, 1974 (NRCD 240) or with the assistance of District Assemblies under the Local Government Act 1993 (Act 462). This is done through ejection of trespassers, confiscation or removal of trespassers, abatement of any nuisance or termination of any interference and demolition (Owusu-Poku, 2008). Other responsibilities of the division is to allocate land in accordance with laid down policy and legal requirements, ensure proper demarcation, survey and planning, granting of right of entry to the lands for development, ensure provision of services like roads, electricity, water, ensure that developments are in conformity with approved land use or development plans and environmental protection standards, assess premiums and fixing and collection of ground rent, granting of consent to land transactions such as assignment, sub-leases and mortgages, regularize

encroachments which are in conformity with approved planning schemes upon the imposition of penalty, and ensure re-development of blighted areas. PVLMD performs many responsibilities and therefore need support in terms of human resource and logistics.

2.4.1.3 Land Registration Division (LRD)

LRD advises and assists in the registration of land titles. It also ensures that publications made in the daily newspapers are accurate, assist in the conversion of deeds to land title certificates, serve on the adjudication Committee and assist in resolution of conflicts on land. It keeps and maintains records of land transactions such as leasehold, assignment, records of land title and other documents and instruments including leases, will/probate, letters of administration, town sheets, topographic sheets, planning schemes and maps. Again, it provides search reports and registers. LRD is divided functionally into the Recording and Receiving Section, Technical Section, Records Management Section, and General Administration Section.

2.4.1.4 Land Valuation Division (LVD)

According to Asiama (2002), the Division was established in 1986 under section 43 of the Provisional National Defence Council (Establishment) Proclamation (Supplementary and Consequential Provisions) Law, 1982 (PNDC L 42) with the

task of determining all matters of compensation for land acquired by the government, any organ of government or public corporation.

The functions of the division are as follows: prepares the valuation list for property rating purposes; assists the judicial administration by valuing interests in land of deceased persons for the administration of death duties; undertake valuations of immovable property for the administration of capital gains tax and stamp duty as well as any other duties that the State shall levy; determine the values of government rented premises; advise the LC and the Forestry Commission on royalty payments on forestry holdings and products; train middle-level personnel required for valuations by the government; advise all organs of government on all matters of valuation of interests in immovable property; advise the government on the streamlining of valuation departments in public establishments; monitor private valuations with a view to protecting the national interest; collect information relating to land values throughout the country; publish in periodic official bulletins information regarding land values throughout the country and any such information regarding its valuations as it deems fit in the national interest; develop a recommended code of valuation to regulate the procedures and practices for the rating of immovable properties. LVD is functionally divided into General Valuation, Rating Valuation, Finance, Training and Research, and Personnel and General Administration units. The regional offices are maintained in all regions and in a number of districts in each region. Due to staff constraints district officers serve several districts. The Board runs a Valuation Training School to provide on-the-job training for technical officers.

2.4.1.5 Survey and Mapping Division (SMD)

SMD is responsible for surveying and mapping in the country. These include cadastral, geodetic, topographic and hydrographic surveying, and the production of base maps and cadastral plans. The Division derives its authority from the Survey Act, 1962 (Act 127) which governs the demarcation and survey of lands for cadastral purposes in the country. SMD also has the responsibility, under Section 34, of the Land Title Registration Law, 1986 (PNDCL 152) for the preparation of relevant maps and plans for the implementation of title registration in each registration district. It has six sections: the Head Office Section, Examination and Computing Section, Cartographic Section, Lithographic Section, Photogrammetric Section, and Digital Mapping Section. In addition, the Division also runs a School of Surveying and Mapping to train technicians and technical officers.

The Survey Department undertakes surveys to establish spot heights of the area and to demarcate the area in question for division into plots and the department rely on this to locate suitable areas for utility lines, residential, commercial and other land uses.

2.4.2 The Town and Country Planning Department (TCPD)

TCPD was established in the mid 1940's with the promulgation of the Town and Country Planning Ordinance, Cap 84, 1945. It is mainly concerned with the preparation of planning schemes (layouts) for public and stool lands and the formulation of policies to direct and guide the spatial growth and physical

development and the management of development to achieve orderly and sustainable physical and socio-economic development of the District Assemblies. The mandate of the Unit is derived from the Town and Country Planning Ordinance Cap. 84 and the Local Government Act 462 1993 (ghanadistricts.gov, 2016) as part of government decentralization policy. TCPD is therefore responsible for formulation of policies and monitoring of plans relating to the use and development of land.

At the level of the District, Municipal and Metropolitan Assemblies, the department has responsibility for spatial planning and development control and works in collaboration with the Assemblies. The functions of the department at that level include preparation of land use plans (structure plans) to direct and guide the growth and sustainable development of human settlements in the district, assessment of zoning status of lands and proposal of re-zoning where necessary, and co-ordination of the diverse physical developments promoted by departments, agencies of government and private developers (Asiama, 2004).

The 1925 Town Planning Ordinance

The aim of the ordinance was to control the erection of building and the layout of streets with a view to securing the proper development of certain specified area. A central town planning board was set up and it required every Municipal Council to establish a Building and Town Planning Commission. The central board prepared schemes in consultations with the commission and empowered the latter to exercise control over all building operations and to execute scheme within the

municipalities. In spite of these enactments, town planning was done on an ad-hoc basis by health boards relying on the towns.

The purpose for the 1925 ordinance was to try and deal with the problems of development, especially settlements in towns in Ghana. However, due to inadequate staff and the orientation of officials who prepared the layout, the emphasis was misdirected towards the improvement of conditions for public health and plot layout instead of a comprehensive development of settlements.

The Town and Country Ordinance of 1945

The purpose of the Town and Country Ordinance of 1945 was to solve the problems of the 1925 ordinance. The preamble to this ordinance states: "an ordinance to make provision for the orderly and progressive development of land, towns and other areas, whether urban or rural. To preserve and improve the amenities thereof and for other matters connected therewith." Section 4(1) of the Ordinance then gives a sanction that where an area has been so declared no person should carry out any development of land or any construction, demolition, alteration, extension or repair of any building until final scheme is approved under section 13 of the same ordinance. However, there exist encroachment on government lands, floodable areas and water bodies and the people involved are not punished. By sections 16(1) (a) the Minister is given the power to remove, or pull down any building / structure or other work which does not conform to those provisions. Even though section 16(1) authorizes the government to intervene and pull down irregular structures, there is lack of political will in demolishing structures on unapproved zones.

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2.4.3 The Building Inspectorate Unit of the Metropolitan Assemblies

The Building Inspectorate Unit ensures that developments on the land are rightly located in the area in accordance with the zoning regulations with respect to the type of development earmarked in the various zones. This is to control incompatible use of land. However, there is inadequate staff strength and political will to ensure compliance of regulations.

2.5 Conceptual Framework.

Having gathered and internalized the secondary data, the researcher was in position to develop a conceptual framework based on the literature. The conceptual framework is basically explaining the relationship between capacity development dimensions that influences urban planning.

Figure 2.1 show that the various dimensions of capacity influence each other in various ways.

The policy environment dimension of capacity development contains the legislative framework that defines the organizational structure of the TCPD and caliber of staff to be recruited into the department. Recognition in policy take the form of land use zoning, and structural plan and detailed planning schemes. These are the major planning tools available for planners to effect land use change. However if the organizational structure and channel of communication is not well define by the policy, it affects the planning agencies performance negatively. Likewise if the policy does not empower the planning agencies to recruit qualified and adequate

personnel's, the planning agencies will not be able to achieve their goal of enhancing sustainable urban planning and management.

The organization dimension of capacity is focused on the location, internal factors and the channel of communication of the agencies. The organizational structure influences both the policy environment and training and development of the agency staff. A well define organizational structure will influence the performance of the organization positively and the vice versa. In addition a well define organization arrangement facilitates the coming together of individual capacities coming together to achieve the organizational goal.

The third dimension constitutes the training and development of staff which are in the form of skills acquisition, knowledge and technology transfer that ensures that framework plans, structural plans and local (layouts) plans are well design to direct and guide the growth and sustainable development of human settlements in urban areas. The training and development of staff inform the need for policy environment to be altered to enhance the human settlement in our cities.

The conceptual framework illustrates that the various dimensions of capacity forms an integrated system. This inter-relatedness implies that any effort to assess or develop capacity necessarily needs to take into account capacity at each level; otherwise it becomes skewed or ineffective.

With good policies in place, organizational structure of planning agencies well defined and the right people are recruited and regularly trained, MMDAs will be

able to enforce building regulations to reduce the rate of unauthorized structures in the urban areas that promotes healthy cities and aesthetics. This means that, to enhance urban planning at a given point, the three dimension of capacity development must all relate and function effectively.

Having been guided by lessons learnt from the literature, an appropriate research methodology has been developed to collect data to fill the gaps identified in relation to the key issues outlined in the framework.

Figure 1; Conceptual framework
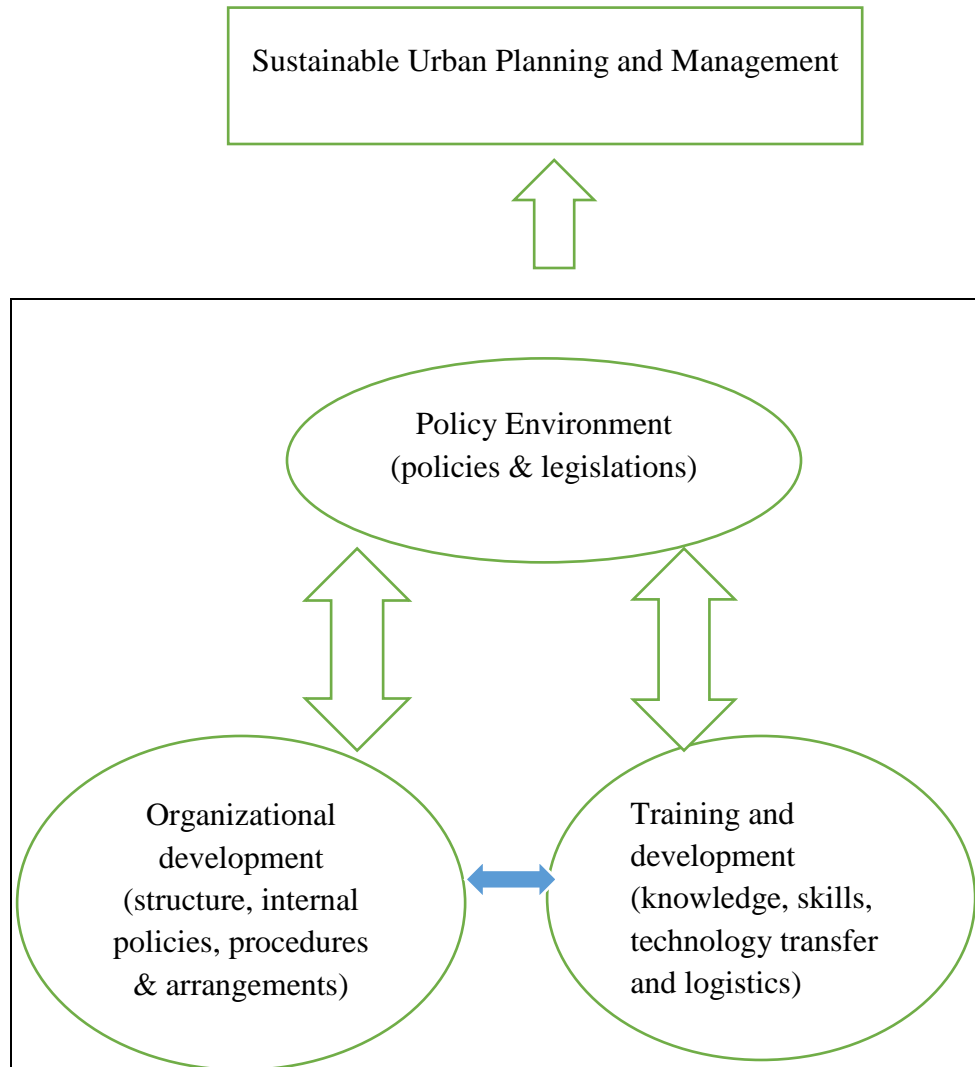
Source: Author's construct, 2016.

CHAPTER THREE

Methodology

3.0 Introduction

Having reviewed the literature in the previous chapter, certain key issues were identified in relation to the objectives of the study which are relevant to the study of urban planning capacity development response to rapid urbanization. These were: weak institutional framework for enforcing development control, as well as inadequate strategies of urban planning and management authorities in controlling development. Based on this, an appropriate methodology was developed to collect data on the key issues enumerated above. In the light of this, the study gathered data from secondary and primary sources using varied techniques.

This chapter presents a profile of the study areas and the methodology that was employed to carry out the research.

3.1 Research design

The function of a research design is to ensure that the evidence obtained enables us to answer the initial question as unambiguously as possible. Obtaining relevant evidence entails specifying the type of evidence needed to answer the research question, to test a theory, to evaluate a programme or to accurately describe some phenomenon.

The first phase of the research focused mainly on identifying the research question. This involved reviewing extensive literature on urban planning capacity

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development and urbanization so as to be able to set testable research questions which could address the immerging issues of rapid urbanization.

The second phase involved data collection from the field, this formed the primary source of data which was collected through the conduct of interviews and direct observation of events and activities related to the research topic..

The final phase entailed the analysis and interpretation of data collected from the primary and secondary sources, based on which findings and conclusions were drawn and the relevant recommendations made in respect of the subject investigated.

The researchers design hinge on decisions regarding what, where, when, how much, by what means concerning the inquiry. This involves the arrangement of conditions for the collection and analysis of data in a manner that aims to combine relevance to the research purpose with economy in procedure (Kothari, 2004, p. 3). The research design informs the researcher's procedures of inquiry and specific methods of data collection, analysis and interpretation (Creswell, 2009, p. 3).

In line with this, multiple case study approaches within the qualitative paradigm was therefore used to obtain necessary data in order to assess how urban planning capacity development was responding to the emerging issues of rapid urbanization in the Wa and Lawra townships. The focus was to devote careful attention (Yin R. K., 2004, p. 5) to the emerging issues of urbanization in the Wa and Lawra townships which could serve as useful lessons for planning institutions and MMDAs in Ghana.

Yin (2009) mentions two types of case study in his book 'Case Study Research, Design and Methods': single case study and multiple case study. As the study focuses on the how planning agencies develop their capacity in response to emerging issues of rapid urbanization. Yin in his book describes some of the positive and negative side of using multiple case studies. He mentions that multiple case studies require extensive resources and time. He argues that it is needed to choose multiple case study carefully as each case is important here. There are two strategies to use multiple case studies: one is to predict similar type of results for each case and other is to predict contrasting results for the cases. In this study it is expected that the two cases will have similar type of results but there will arise some dissimilarities also.

The multiple case studies were considered appropriate because the researcher explored in depth the urban planning institutions capacity development to the emerging problems of rapid urbanization in the Wa and Lawra townships of the Upper West Region of Ghana. This gave the researcher the opportunity to collect detailed information from the perspective of the capital of a municipal (Wa) and that of a district (Lawra) using a variety of data collection procedures which is sufficient for dealing with the objectives of the study.

The predominant data type was qualitative, notwithstanding the indispensability of some amount of quantitative data since case study approach can include both qualitative and quantitative data allowing the researcher to get a rich combination of data for the study (Yin R. k., 2003). Thus, in order to further understand and appreciate the issues under study, there was the need to blend both data types

although focus was more on qualitative data since it is more descriptive and analysis were done mostly in words rather than figures. Qualitatively, the researcher was concerned with understanding the individual's views of the phenomena and*,"* seek to understand the context or setting of the participants through visiting the context and gathering information personally. What is found was interpreted, an interpretation shaped by the researchers' own experiences and backgrounds (Creswell, 2003, p.6). The qualitative method thus is concerned with subjective assessment of attitudes, opinions and behaviour and generates results either in non-quantitative form or in the form which are not subjected to rigorous quantitative analysis (Kothari, 2004, p. 5) of the social phenomena and in this case urban planning capacity development response to increasing phenomenon of urbanization which is the main focus of the study. On the other hand, quantitative research is applicable to phenomena that can be expressed in terms of quantity (Kothari, 2004, p. 3). Therefore, the quantitative method was used to show data in relation to responses on issues of staffing strength of the planning institutions and the central government transfer to TCPD in quantifiable terms to supplement the qualitative data. The figure below illustrates the various stages in the process.

Figure 2; Research Design

Source: Author's construct, 2016.

UNIVERSITY FOR DEVELOPMENT STUDIES
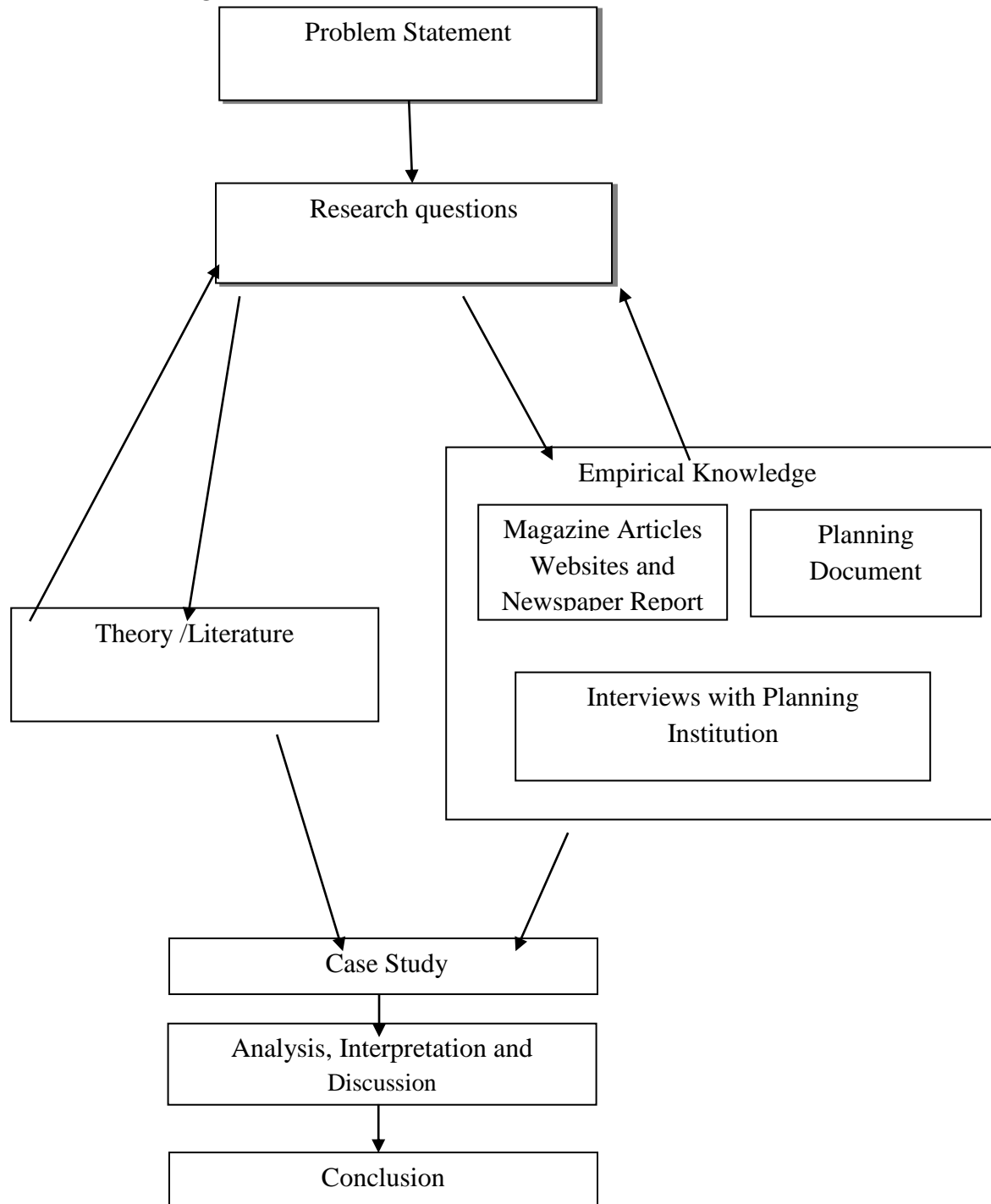
3.2 Research Population

Institutions and agencies that are actively involved with issues of urban planning management were vital part of the research population. These institutions and agencies were University for Development Studies (UDS), Kwame Nkrumah University of Science and Technology (KNUST), Municipal Planning and Coordinating Unit (MPCU), Town and Country Planning Department (TCPD), Building Inspectorate Unit (BIU), Land commission and Environmental Protection Agency. The staff of the above mentioned institutions and agencies constituted the study target population. A total of Twenty-Five (25) respondents from urban planning institutions were selected and interviewed as shown in table 2.

Table 2; Distribution of respondents

Name of Institution/Agency	No. of Respondents
MPCU	1
MT&CPD	4
Lands Commission	5
EPA	1
Wa Municipal BIU	2
TCPD Head Office	2
UDS	2
KNUST	1
Lawra District Assembly	1
Lawra District TCPD	4
Lawra District Works Department	2
TOTAL	25

Source: Author's construct, 2016.

3.3 Sampling Technique

The subject of study led to the selection of a sample which was influenced by the issues of interest and their dynamics, respondents with the relevant information, knowledge and experience in the field of urban planning capacity development response to increasing phenomenon urbanization were selected.

Purposive sampling was employed to select planning institutions. They were T&CPD head office, Land Commission (LC), Regional Environmental Protection Agency (EPA), T&CPD at the study districts, District Assemblies (DA), Kwame Nkrumah University of Science and Technology (KNUST) and University for Development Studies (UDS)

This was because they are the key actors in urban planning and management and could give the relevant information on the processes of urban planning and management and how the capacity development of urban planning and management institutions are responding to the increasing phenomenon in the districts.

These respondents were selected using the purposive sampling technique. This is because in purposive sampling, the units of the sample are selected not by a random procedure, but are intentionally picked for study because of their characteristics or because they satisfy certain qualities which are not randomly distributed in the universe, but they are typical or they exhibit most of the characteristics of interest to the study.

3.4 Data Collection Methods

3.4.1 Secondary Data

The secondary data collected were population trend of Wa and Lawra Townships, urban planning legislation, condition of service, curricular of training institutions and code of ethics of planning agencies.

3.4.2 Primary Data Collection

Primary data were collected through preliminary field investigation, face- to-face interviews and observation. These are further discussed in the sub-sections below.

3.4.2.1 Interviews

Semi- structured interview method was applied to collect data. The main rational behind this method of interview technique was to allow the respondents to freely express their opinion on the issue under study. This further enabled follow-up questions as well as probing questions spontaneously as the interview progressed. The interview was used to solicit in-depth information on training curricular from the planning institutions. The method was employed to obtained information on urban planning legislations, trend of urban planning, urban planning and management mitigating strategies, conditions of service and code of ethics from the urban planning and management institutions in the study districts. The tool employed for the interview method was interview guide.

3.4.2.2 Observation

Direct observation was of great importance to the study and during the visits to the study areas, a range of aspects crucial to the research were observed. Examples of such aspects was the real-life context of the case; the office space, office equipment, the way the area is planned; observing discrepancies of the layout as against reality, incompatibility of land use, physical conditions encroachment of public lands as well as change in land use.

Observation was especially important for crosschecking information from other sources. The data collected through observation such as office space, equipment and layout was used to crosscheck information from the interview. The storage of the data gathered by observation was in the form of field notes.

3.5 Data Analysis and Reporting

The data analysis employed thematic method to analyze the data.

Results from the respondents were categorized and discussed in line with the objectives of the study. Analysis of the results of the study was supported with actual quotations of respondents. The major findings were summarized in line with objectives of the study and recommendations were given to enhance sustainable urban planning and management of town and cities in Ghana.

3.6 Profile of the Study Area

The study was conducted in Wa Municipal and Lawra District in the Upper West Region. As a result, it was not out of place to begin this chapter by highlighting on key selected features that are relevant to the study.

3.6.1.1 Population Size and Distribution

The total population of the Wa Municipal as at 2010 is 107,214 and forms 15.3 percent of the population of the Upper West Region. The males make up 49.74 percent whiles the females constitute 50.6 percent of the population of the Municipality. The sex ratio was 97.7 percent.

3.6.1.2 Location and Size

Wa Municipality is one of the eleven Districts that make up the   Upper West Region (U WR) of Ghana. Wa Municipality was upgraded from the then Wa District in 2004 with Legislative instrument (L1) 1800 in pursuant of the policy of decentralization started in 1988. Under section 10 of the Local Government Act 1993 (Act 426), the Municipal Assembly exercises deliberative, legislative and executive functions in the Municipality. The Wa Municipality shares administrative boundaries with Nadowli District to the North, Wa East District to the East and South and the Wa West District to the West and South. It lies within latitudes 1º40'N to 2º45'N and longitudes 9º32' to 10º20'W (Figure 3.1). The Municipality has its capital as Wa, which also serves as the regional capital of the Upper West

Region. It has a landmass area of approximately 234.74 square (kilo) meters, which is about 6.4% of the region. The Assembly is empowered as the highest political and administrative body charged with the responsibility of facilitating the implementation of national policies.

Figure 3; Locational Context of Wa Municipal
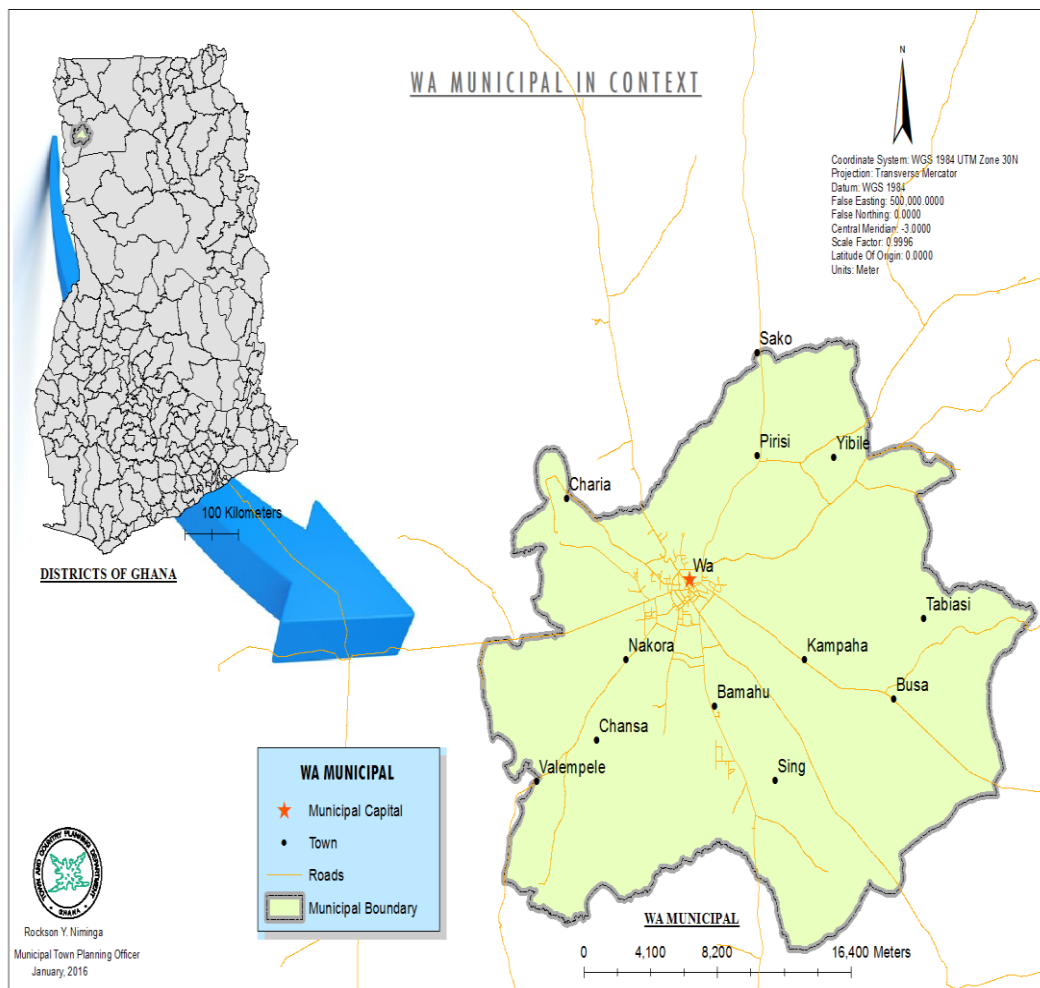
Source: TCPD, 2017.

3.6.1.3 The Built-Environment

The Built-Environment essentially describes towns and villages with substantial conglomeration of people and endowed with residential, educational, civic and cultural, commercial infrastructure and other socio – economic facilities and social amenities. Spatial planning techniques, thus, the application of town and country planning principles are the main tools used to address the issue of appropriate land-use planning and zoning for safety, comfort, health, and compatibility in land uses and activities within towns, cities and other types of human settlements.

The focus of the Municipal Assembly is the provision of services and urban land use management, environmental sanitation and waste management. Over the years, the Municipal Assembly has collaborated with the land use agencies to prepare layouts to guide the structure of the urban morphology, growth-direction and rate of growth, orderly development as well as ensure the promotion of effective and efficient environmental sanitation and waste management especially for Wa town.

3.6.1.4 Spatial Analysis

The spatial analysis of the Municipality presents the settlement hierarchy and their existing functional relationships using population and the level of services of each settlement. A further dimension of this type of spatial analysis is the existing and future functional relationships between towns and settlements within the Municipality. As a regional capital, Wa town performs political and administrative functions, and offers regional level technical, financial (banking), and commercial

(whole sale) services and activities partially due to economies of scale and partially due to geo-political advantages.

The critical issue is the overwhelming imbalances both in population and the location of functions that exist between Wa town and the other towns and settlements within the Municipality. For effective and equitable geographical distribution of developmental resources, it will be prudent to develop inter-mediate settlement sizes. This is achievable if conscious efforts would be made to direct investment resources for the upgrading and development of functional activities.

3.6.1.5 Urban Land Use Management

Wa town has good arterial road network linking already demarcated sectors. The environmental conditions of these sectors can be classified into 1st class, 2nd class and 3rd class using the following set of criteria: availability of approved layout; good and orderly development; availability of socio-economic facilities; good environmental practices; good housing types and conditions; accessibility to homes; availability of drainage systems. The first class residential areas covers 4 sectors; Airport Residential Area; part of Dzudedayiri (along the Wa-Tumu-Road) mostly government buildings; Degu Residential Area and the Kpaguri/ Tendamba/Xavier Area. This covers less than 1/3 of the town land area. Rapid urbanization has impacted negatively on this area in recent years because of the construction of residential building in a haphazard manner with no access route and drainage system.

The Zongo/Kabanye, is the only sector identified as Second Class Residential Area. The area has degraded especially Zongo, because of erosion, poor environmental sanitation and overcrowding in homes due to increased population growth. Several houses have become dilapidated and the absence of household toilet facilities has resulted in open defecation. There is also a very deep and filthy gutter caused by erosion running through the community. Walls of houses are constructed of mud/mud bricks with no strong foundation or drains. Many houses lack sanitary facilities. Eight (8) sectors out of the 13 are identified as third class. These sectors have special layout and are witnessing rapid infrastructural development. There is competition for land for construction and agricultural.

3.6.2.1 Location and Size of Lawra District

The Lawra District is one of the eleven districts that make up the Upper West Region and derives its legal existence from Legislative Instrument (L.I) 1434 of 1988 (PNDCL 207, Act 462).It lies in the north-western corner of the Upper West Region in Ghana. It is bounded to the north by Nandom District, to the east by Lambussie-Karni District to the south-west and west by the Republic of Burkina Faso. It lies between Latitude 10o 35o- 10o 40 North and 2o50-2o50-2o53 West. The total area of the district is 527.37 square kilometres. This constitutes about 2.8 percent of the Region's total land area, which is estimated at 18,476 square kilometres. The Lawra District has over 80.0 percent of the inhabitants living in the rural areas. The population density of the district is 104.1 per square kilometre GSS (2010).

Figure 4; Lawra District Map
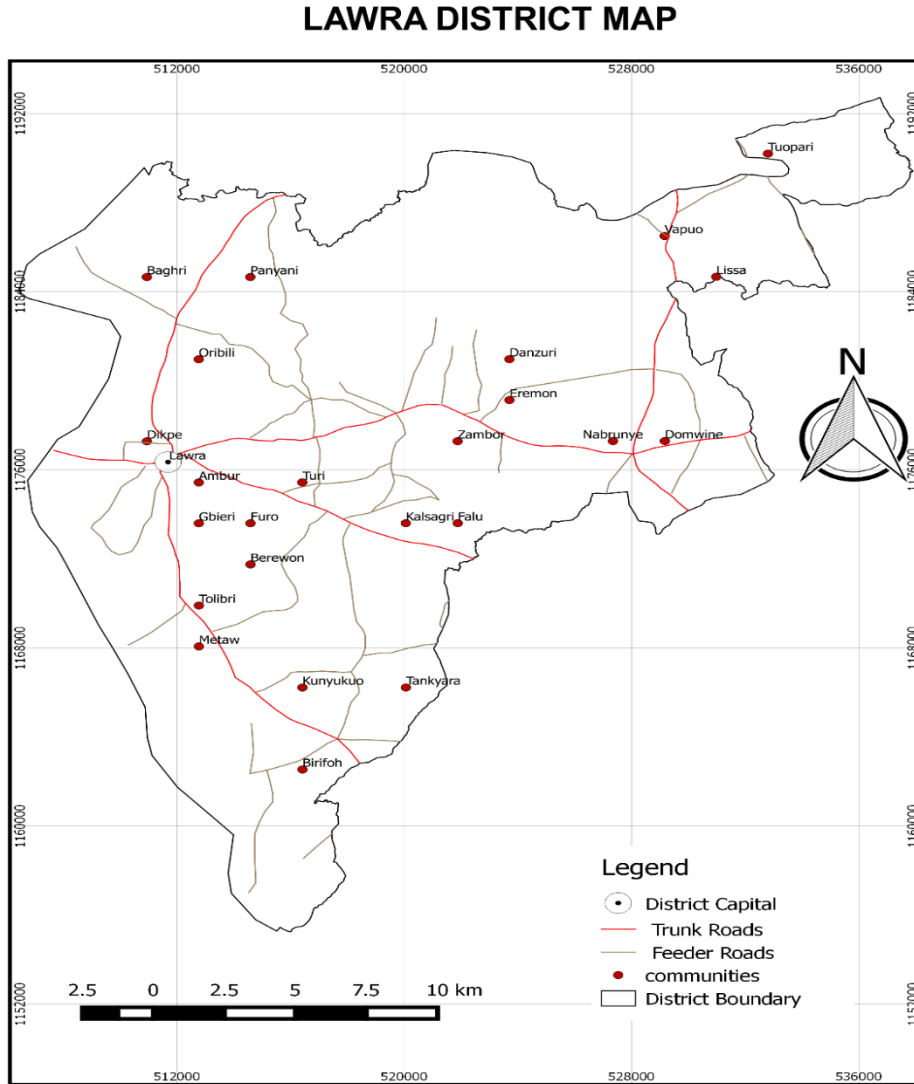
Source: TCPD, 2017

3.2.2.2 The Natural Environment

The Lawra Station Forest Reserve which is currently the only reserve in the district is situated in the north-eastern part of Lawra. The Lawra District has a total of 127 hectares of forest reserves, out of which 39.5 hectares have been converted into a

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protected area with an overall perimeter of 5.2 kilometres. The environment has undergone considerable degradation largely attributed to human activities. This has resulted in the dwindling of the vegetative cover and poorer soil fertility. The degrading human activities span from felling of trees for fuel wood and charcoal production, bush burning, inappropriate farming practices, soil erosion, to overgrazing by livestock.

The reasons for this practices range from cultural beliefs to sustenance and the search for sustainable livelihoods. To address this issue the government in 2010 directed the Forestry Commission to set-up plantations in their respective jurisdictions. The communities that benefited from this intervention in the Lawra District are: Dikpe, Tanchara, Naburyinye, Eremon-Dazuri, Zambo, Bazing, Lyssah, Eremon-BureEremon-Yara and Bonpare-toto.

3.2.2.3 Tourism

The Lawra District has some unique tourist attractions, which serve as prime destinations for tourists and opportunities for investors. The crocodile pond at Eremon, about 10 kilometres from the district capital, is one of the natural attractions. These reptiles are the totems of the people of Eremon who rear them. The crocodiles are generally harmless and come out of the pond during the dry season to visit homes for food. Other tourist sites include the detention camp of the late President Dr. Kwame Nkrumah and the residence of the British Colonial Administrator and the Black Volta Basin in Lawra that has a beach-like environment; and an atmosphere for relaxation and recreational activities. There is

also the natural spring in Brifo, which flows all year round from a grove at the top of a hill. It is considered a sacred treasure endowed by nature to the Brifo community.

CHAPTER FOUR

Data Analysis and Discussions

4.0 Introduction

In this chapter data obtained in the study are analyzed and discussed. Analysis is in line with the objectives of the study.

4.1 Spatial Planning in the Wa Municipality

Wa municipal is covered by a structure plan that provides the framework for its physical growth. Wa township plan/layout was prepared in 1983 and has been revised in 1990, again in 1998 and 2008. The plan sets the Municipality into five land-use zones. There are residential areas, commercial areas, industrial zone, civic and cultural area and institutional zones.

Within these broad land use zones, are forty-five approved local plans shown in figure 5 below subdividing the land into smaller land uses to guide coherent and orderly physical development in the municipality.

The commercial area is situated on the main commercial street in the inner core and made of the market and central lorry park.

Residential developments in Wa have evolved into different classification zones with three neighbourhoods emerging as first class ones. In the indigenous neighbourhoods however, most of the new developments are fused with the old ones and deal more with upgrading the old structures. The first class areas are the government officials' residential area (Degu Residential), Kpaguri/Tendamba,

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Airport Residential area. Dobile and Dobile Extension once first class neighborhoods require massive redevelopments to retain its true status. Zongo/Kabanye can easily be classified as second class residential area. The outskirts are also witnessing massive transformation in terms of housing and in no time will have almost a perfect physical outlay.

Figure 5; Sector Layouts/Local Plans of Wa Municipal

Source: TCPD, 2017.

4.2 Emerging Issues of Rapid Urbanization

4.2.1 Emerging Issues of Rapid Urbanization in Wa Municipality

Wa town is the largest settlement in the Upper West Region. It is growing rapidly both in terms of population and area. This rapid growth trend is likely to continue, albeit in a seriously haphazard manner. Until the early parts of 1980 when Wa was only a district capital, its size was limited to about two kilometers radius from the town center (the police station roundabout), and most development contained within the inner ring road. However, with the creation of the Upper West Region in April 1983 and the designation of Wa as the regional capital, its growth became spontaneous and spiral in form. The spatial expansion has been more to the North, South and West than East.

About 80% to 90% of the active labour force is engaged in subsistence economic activities. These economic activities are located anywhere a space can be found. Land use planning is highly distorted due to weak development controls and outdated and conflicting development schemes. The Central Business District (CBD), the central market, the main lorry park generates horrific vehicular and pedestrians traffic conflicts. In the old parts of Wa. Such as Zongo, Limanyiri, Nayiri, Suuriyiri, kaabanye etc. Houses are simply just lumped up together into one big compound as shown in figure 6. In spite of the past efforts made by the land use agencies to produce a structural plan and layouts for all the sectors of Wa town, it has not been possible for spatial planning to keep pace with the increasing urbanization and infrastructural development. In the fast growing suburbs like Bamahu, Sombo, Kpaguri, Kanbali and Mangu development is rapid and

haphazard. Unauthorized structures pop up every now and then, even across water courses and formally planned residential areas which make it difficult for utility service providers to extend social amenities to those areas. AfDB (2005) noted that houses are built without much regard to existing building and health codes or zoning and subdivision regulations. Such unplanned and uncontrolled urban settlements and many are constant victims of actual or threatened evictions by public authorities. The magnitude of these phenomena naturally overwhelms the efforts of city planners, city administrators, health and building inspectors whose effectiveness are further undermined by current and continuing advocacy of interventions by disparate and often-times non-descript advocacy groups.

The study noted that, the establishment of the University for Development Studies (UDS) and polytechnic in Wa, the demand for housing units and other social services and amenities has received a tremendous boost.

The Wa MT&CP officer noted that:

"From the trend of urban planning in Ghana, there is no guarantee that the content of plans can be realized in practice unless the cultures of Ghanaians consent to the plans. Effectively, the preparation of planning schemes should reflect the culture of the people. It is their land and the final authority in terms of how they want their area to look rests with them. To them, an approved plan is only a proposal by the district and not definitive. You cannot force them to stop buying cars and motorbikes to help reduce traffic congestion in urban centers, unlike in Europe where an individual material possession does not measure your worth in society".

In effect, the district assemblies and the other planning institutions are at the mercy of landholders in their attempt to implement development plans.

Figure 6; Satellite image of Wa Township

Source: TCPD, 2016.

The study further indicates that, the rapid pace of urbanization has resulted in the continuous accretion of urban areas with minimal planning influence. An estimated 66.7 per cent of the population lives in urban areas in the Wa municipal and the figure is expected to rise to 85 per cent by 2050 GSS (2010). Therefore, an appropriate land policy for urban management must be proactive in enabling district assemblies to plan the urban fringes in anticipation of urban sprawl. Currently, the transformation of urban-fringe lands from peri-urban to urban uses usually takes place by the subdivision of separate landholdings, and is subject to

the problems of scattered development and poor subdivision design. This further leads to backlogs in the provision of public utility and roadwork's, land shortages, excessive land speculation, and high land prices. Clearly regulating urban growth through issuing development permits has proved to be inadequate for the purpose of ordering development. There is an urgent need to rethink the basis on which urban land policies are grounded.

For planning to succeed, the state needs to exert significant control over the supply of land for development. As shown in figure 7, SSNIT residential area is among the few areas in Wa Township were the infrastructure development was in line with the layout and this was attributed to the fact that, the land was acquired by state and the state invested financial resource for the preparation of the necessary land documents for strict adherent to National Building Regulation, 1996 (LI 1630).

A more active involvement of the district assemblies in the land delivery process is a prerequisite for effective management of urban growth.

Figure 7; Satellite image of SSNIT residential area in Wa Township

Source: TCPD, 2016.

4.2.3. Emerging Issues of Rapid Urbanization in Lawra Township

The lawra district has no structural plan. The first layout for Lawra Township was designed in 1975. Although the plan was prepared in 1975, implementation was an issue. Firstly development has outpaced planning and secondly, the development did not conform with the plan because there was no planning officer to enforce the plan.

The study indicated that, it was technical officers that were acting as planning officers until 2011 that a physical planner was posted to the district. The variations of development against the plan were released during the property and street naming addressing exercise in September, 2014. The District Physical Planning Officer mentioned that, when the planning scheme was scanned and supper imposed on the plan, it was released that the planning scheme was rendered obsolete. This means that instead of the plan directing development, in the case of Lawra, development was not guided by the plan. Lawra township is largely occupied by the indigenes of the Lawra traditional area, as a result the indigenes do not understand why they should acquire development permit before they put up their structures. This has resulted in springing of haphazard structures all over Lawra Township without any regard to planning as shown in figure 8.

Figure 8; Satellite images of Lawra Township

Source: TCPD, 2016

The only part of Lawra township infrastructure   development that is guide by a layout is the Bungalows area occupied by government workers as shown in figure 9. It was explained that the area development is much enhance because the area land was occupied and developed by the state.

Figure 9; Satellite images of Lawra Township Bungalow Residential area

Source: TCPD, 2016

4.3 Urban Planning Policy Environment

Urban planning capacity recognized as involving much more than training and knowledge transfers. It involves people as well as the organization as a whole. It is also dependent on the organization structure that influences the extent to which individuals or organizations have the ability to acquire new skills and adapt to new ways.

A sound legal basis is vital for effective planning because it provides the supportive regulatory powers to the planning authorities to facilitate the achievement of planning objectives and goals. Planning in Ghana has four (4) main basis, namely:

i.   Town and Country Planning Ordinance, 1945 (CAP 84)

ii.   Local Government Act 1993,(Act 462)

iii. National Development Planning (Systems) 1994(Act 480).

iv.   National Building Regulation, 1996 (LI 1630)

The Town and Country Planning Department Ordinance 1945 (CAP 84) established the Town and Country Planning Department and the ordinance defines the departments statutory functions to include declaration of planning area, preparation and approval of schemes, execution of schemes and compensation and betterment.

The Act has been in the system for a long time and some aspects of it need to be amended. The issue of good title and permitting needs to be reviewed. For example, CAP 84 states that good titles should be endorsed by the regional registrar who is the land commissioner. This means that until the land owner leases his/her land, permitting cannot be done. The case is that, there are eleven (11) districts in the Upper West Region and the land commissioner is only located in Wa, the regional capital. What this means is that people have to travel to Wa for the lease before they can have good titles. This phenomenon has led to development not being controlled.

For that reason, the requirement for a land title certificate as a prerequisite for planning permission has proved to be counterproductive over the years. According to TCPD (2009), the inability of applicants to provide good title accounted for over 90 per cent of refused planning permit applications in Ghana.

As one planning officer said, the requirements for good title acquisition and permit can be 'scary and intimidating'. Another officer noted:

"The requirements in practical sense make it more difficult for people to come to us for planning permit before development. He stated that CAP 84 need to be repealed. If you are assessing planning applications, acquiring a good title should not precede permitting".

The municipal planning officer asked rhetorically: As a country, we need to rethink our planning. How can we still be using Town and Country Planning laws and ordinances which were enacted in 1945? These laws are practically very limited in terms of their usefulness to our modern life.

Local Government Act 1993, (Act 462)

The study has revealed that, Act 1993, (Act 462) did not replace CAP 84, it only decentralized planning in general to MMDAs and gave MMDAs the planning function and nothing on spatial planning.

The bane of planning legislations in Ghana, however, has been the concurrent operation of the Act 462 and the CAP 84 with regard to the approval of plans. Whiles the Act 462 provides for the approval of plans to done by the Assembly, the CAP 84 provides that this should be done by the Minister in charge of Town Planning. The CAP 84 has not been repealed to allow for the operation of the Act 462, because the Act 462 is silent on schedules and regulations. The operation of the two legislations side by side has led to a situation where smart developers capitalize on this loophole to frustrate the efforts of local planning authorities in

their strive to manage physical development. Ghana has over the years been passing bills and laws so rapid and fast that the mandates of these regulations overlap to an extent that interpretation and action initiatives are weak and inappropriate.

National Development Planning (Systems) Act 1994(Act 480).

The study revealed that, the National Development Planning Commission Act serves as an umbrella for all planning legislations at the national level. It has a clear cut mission with no ambiguities in its application. To a large extent, it has been biased towards economic policy with spatial issues being relegated to the background. It is within this premises that the country as of now has no working document on national settlement policy to streamline physical development in general.

National Building Regulation, 1996 (LI 1630)

The national building regulation, 1996 (LI 1630) specifies building materials requirements, alignment and utility lines to enhance planning. It is based on its specification that building permits are granted. The essence is to ensure development control (orderliness, safety, good health, convenience and beauty). Revenue from the process is second. The national building regulation LI 1630 states that a developer can proceed to develop his/her land after three (3) months of submitting permit application without response from the planning authority.

The study has revealed that, this regulation need to be reviewed because firstly the number of years since it was enacted has been long and secondary new development has emerged and need to be catered for. Example the issues of cellular mask emerged after the enactment of the regulations and many others.

The chaos that seems to characterize human settlement planning in Ghana bears ample testimony to and reinforces the reality that the law and the structures it gave birth to have become desolate. Why cumbersome nature of acquiring good titles and permits continue to exist is puzzling. What is clear is that the legal framework is a major contributory factor to the poor state of planning in Ghana. As analyzed earlier by Hamza and Zetter (2000), the record of planning and managing rapid urbanization in the developing world has not been impressive either in terms of the instruments used or the quality and performance of the resulting urban environments.

Financial resources are the life wire of every organization. The study has revealed that the planning agencies are poorly resourced in the country in general.

Although the planning department generates considerable revenue through permit application fees and other charges, it has no control over these funds. This is attributed to weak legislative framework.

The existing arrangement where part of their funding comes from the District Assemblies, and their mother ministry of Environment and Technology has paralyzed the planning department. In addition to the problem of piecemeal financing, the officials of the district assemblies do not appreciate spatial planning and for that matter do not budget for it and usually feel that the planning of

settlements should be funded by the Ministry of Science, Environment and Technology. This situation has compounded the problem of poor funding for planning activities in the districts. In Lawra, for instance, the district planner noted that:

"We do not have any budgetary allocations. If you submit your budget to the district and you are lucky, you can get between 15-20 percent [of the amount requested]. Without funds, we are like a car without fuel. That is why we have almost grinded to a halt".

This view resonated with an earlier opinion by another official that:

"The only time district assembly release funds are when they are embarking on physical projects that require documentations such as site plans and building permits".

Table 3; Summary of central government transfers (Subvention) to T&CPD in Wa municipal and Lawra district for their goods and services

Wa Municipal Assembly		Lawra District Assembly	
Year	Amount (GH₵)	Year	Amount (GH₵)
2011	2,389.40	2011	-
2012	5,690.00	2012	-
2013	6,001.90	2013	-
2014	8,439.20	2014	-
2015	3,457.00	2015	821.30

Source: Field Survey (Extracted from the districts trail balances)

4.4 Organizational Development

The second dimension of urban planning capacity development is organizational capacity. The role of an enabling environment has come to be recognized as a major contributor to capacity development at all levels within an organization. Hence factors that influences the framework within which the organization interacts also indirectly influence the ability of the institutions and the individuals within those institutions to perform at their best capacity.

The study revealed that the organization working environment is not conducive enough for working effectively. The TCPD of Lawra district and the Works department of the Wa municipal assembly were identified not having adequate office accommodation.

The study indicated that, the department has over the years moved from several ministries and is now in its seventieth ministry since its establishment. The movement of the department from one ministry to another had affected the department performance negatively. As Cheema (1987) opines earlier that the impact of programmes aimed at urban shelter, services and infrastructure depends upon the quality of the institutions responsible for planning and implementing these projects. The institutional machinery provides the channel through which the urban sector issues and priorities are articulated, projects are planned and implemented and inter-sector complementarity is accomplished. Institutions serve as the most critical intervening factors through which economic resources and skills are utilized for, among other things, promoting sustainable urban development.

One of the planning officers posed the following rhetoric question; 'does it mean that the Department of Town and Country Planning activities are related to all these different ministries? He added that the movement of the department from ministry to ministry should be stopped. The department vision cannot be related to all the ministries. He stated that, the department should be autonomous or better still should be kept permanently under a ministry whose vision and policies are related to the department activities. The study further indicated that, is best fit under MLGRD. The reasons were that, Act 462 of 1993 had already decentralized

planning to the MMDAs and since the department is in charge of physical planning, been under a ministry that has planning authority is much appropriate. The second reason was that, if the department is under the MLGRD, the issues of recruitment of new personnel, promotions and trainings will be enhanced. They cited the Environment Health Unit and the department of Social Welfare and Community Development as examples. They explained that these departments have been better off under the MLGRD.

 The study further revealed that, the role and authority of the department is in doubt, or at least confused, due to both the positioning of the department within the Ministry of Environment, Science and Technology and also because under the Local Government Act, 1993 (Act, 462), the assemblies are the designated planning authorities with power to grant planning permission and are within the scope of responsibility of the Ministry of Local Government and Rural Development. This dual allegiance to all intends and purposes militate against the efficient operation of the department in respect of clear policy direction.

The study further revealed that, institutional collaboration of the planning agencies is not effective hindering sustainable urban planning and management in the study areas. The institutional collaborations that strengthen decentralization are weak in Wa municipal and Lawra district. There are clear evidence of mismatch, overlapping and duplication of mandates. The human factor in decentralized planning plays a key role in enforcement of development control. It is however, punitive to note that bribery and corruption on the part of officials is still at its ascendency. For instance in Wa municipal, the study revealed that the relationship

between planning agencies especially the department of Town and Country Planning and Survey and Mapping Division has not been as expected. The survey department is mandated to prepare base maps for TCPD to prepare planning schemes before demarcation of plots are done. But the reality is that in Wa municipal, surveyors demarcates plots without planning scheme and do not also supply cadastral plans to Town and Country Planning Department to consider when preparing the planning schemes for those areas. TCPD has also have issues with the preparation of the cadastral plans.

The study indicated that some quack surveyors engage in deals by preparing cadastral plans for land owners. The surveyors prepare cadastral plans for areas that are not yet planned and give it a regional number and keep them in their database. The risk of it is that, if the landowners exhaust leasing all lands as cadastral plans, why will they see the need for planning and which land will be available for roads and other public infrastructures such as schools, hospitals and markets.

According to the TCPD, another institutional collaboration issue is the reluctance to enforce laws by the Building Inspectorate Division of the Assemblies Works Department. After the institution develops layouts, it is the responsibility of the building inspectorate to use the layout to enforce laws that prohibit developers from building on the unapproved places.

Even though the Local Government Act, 1993 (Act 462) grants MMDAs the power to demolish unauthorized physical developments, Section 9 of the National Building Regulations (LI 1630) gives a developer the power to proceed with development where approval for development is not given within three (3) months

of the date of application. This provision makes it difficult for the cities to exercise development control functions.

4.5 Training and staff development

The individuals that make up organizations and societies need skills, knowledge and experiences to grow and transform that around them. Individual capacity is the ability of these people to learn skills and acquire knowledge that will empower and equip them to drive things forward.

The study indicates that presently, in terms of staffing to man the Wa Municipal and Lawra Town and Country Planning Department, the office has inadequate staff in terms of professional planners and technical men. Inadequacy of logistics in terms of vehicles and modern computer software like the Geographic Information System (GIS) is the bane of the department. This has resulted in the inability of the department to ensure effective plan preparation and implementation. The implication is the resultant high spate of unauthorized development and encroachment on public open spaces and government land. The department is forced to regularize some of these developments which are a prelude to even more indiscipline on the part of developers.

A Municipal planning officer's rendition of this problem is revealing:

"We are four planners and seventeen technical staff who are responsible for the whole of the Upper West Region (UWR). We are responsible for 11 local planning authorities, about 576,583 thousand people and a land size of about 18,478km2,

which represents 12.7 percent of the size of Ghana. Under such conditions, how do you expect us to deliver planning services effectively?"

Moreover, only four (4) districts of the eleven (11) Municipal and District Assemblies have physical planning officers. Of these, only two (2) districts are staffed by professional planners. The two (2) professional planners are in Wa Municipal Assembly and Lawra District Assembly both handle three (3) districts each. The Municipal Planner oversees Wa East and Wa West in addition to Wa Municipal. Whereas the Lawra planner in addition to Lawra district, supervises Nandom and Lambussie - Kane districts. The 11 districts currently estimate their staffing requirement at 24 a figure which contrasts with the current stock of 4 planners.

One official interviewed for this study noted that: "Ghana's population is fast growing but the number of planners keeps shrinking. Those who are retiring, dying, and resigning are not being replaced. The result is there for us all to see. If nothing is done urgently, Ghana will be left with no planners in the next few years".

As shown in table 4, Wa Municipal TCPD has 1 professional planner and 4 technical officers' whiles Lawra TCPD has 1 professional planner and 3 technical officers. Municipal assemblies are supposed to have a minimum of 4 professional planners and a maximum of 6. Whiles the district assemblies are required to have a minimum of 2 professional planners and a maximum of 4.

Table 4; TCPD staff strength of Wa municipal and Lawra District

Category of staff	Wa TCPD	Lawra TCPD
Professional Planner	1	1
Technical staff	4	3
TOTAL	5	4

Source: Author's construct, 2016.

The study also revealed that, Town and Country Planning Department has no career development plan for their staff. The reason for this was that, because the department is not autonomous, it does not have a budget of its own from which they could allocate funds for the capacity development of staff. The study also revealed that staffs that have enrolled for further studies to build their capacity are not being recognized.

The Wa municipal planner recounted that: "I completed a master programme for the past three (3) years and has not been promoted even though I am due for promotion".

This view resonated with an earlier opinion by Lawra planner that:

"Some of us have been due for promotion over the past eight years and has still not been promoted. He explained that, although they are under the ministry of Science, Environment and Technology, it is the Head of Civil Service that recruit the

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department staff and by that it is only head of civil service that is mandated to conduct promotional interview to promote them, but this has not been done".

The result of delays in promotions has led to a situation where individuals who becomes national director of TCPD spent between 3 to 4 years in the highest office of the department and then retires. This phenomenon has affected the performance of the department negatively.

A planning officer at the head office lamented that over the past two (2) decades, none of our chief directors has spent up to five (5) years before retiring. As a result of this, they assume office and start initiatives and would not be there to implement them. He added that, though the department is not a political one, but it has been observe that, every new director comes with a different vision of improving the performance of the department. And that, at the end tenure of each director, the department has to start afresh with a different vision with the new director. He suggested that, if the department will not be made autonomous as they strive for, then the Head of Civil Service should pay much attention to their promotions to enable officers especially those assuming the highest position in the department to have a number of years in active service to enable them initiate and implement their plans.

The study further revealed that, there were no incentives for the planning agencies staff. The Single Spine Salary Scheme (SSSS) did not improve their incomes. For instance a new entry graduate earns about GH₵ 900.00 to GH₵ 1,000.00 Ghana cedis as monthly salary. The staff does not enjoy any bonus nor market premium. This situation has made their profession unattractive.

The study also revealed that, there has been irregular training for the staff. The respondents complained that there are times that even in the whole year the number of training workshops organized for them are usually less than three (3). This coupled with the lack of career development plan has inhibited the training and development of staff.

With regards to logistics, the study revealed that the Town and Country Planning Department in Upper West Region has only one (1) old pick up that is used by the regional physical planner for coordination and monitoring activities. Meanwhile the nature of Town and Country Planning Department involves a lot of movement into communities and yet the means of transport is completely absent.

The study further revealed that, both Wa Municipal and Lawra District Assembly only had laptops and desktop computers through the intervention of the property and street naming addressing exercise. The Lawra planner recounted that:

"Our department did not have a single computer until the street naming exercise in 2014 that our office was renovated and furnished with computers. This was a directive from his Excellency the president, had not been because the District Chief Executive (DCE) job was in question, nothing would had been done to salvage the collapsing of the department".

This view resonated with an earlier opinion by another official that:

"The department in Lawra district also lacks GPS and has inadequate Satellite images to enhance preparation of layout. The Satellite images that were procured

for the street naming process can only be used by the professional planner. The other supporting staff (technical) does not have the technical know-how to use this modern equipment for planning".

Technological development is of great importance to urban planning and management as well as putting urbanization issues at the forefront of planning and management of urban areas. Improved technology will assist in monitoring, and enforcement of development controls. The study has however revealed that, apart from the professional planners that are conversant with the use of modern technology instruments such as GIS, GPS, Google earth and satellite images, the technical staff are unable to use these modern technology instruments that give more data at a cheaper cost.

Lands Commission (LC): The study has indicated that, the new Land Commission comprises the Survey and Mapping Division, Public and Vested Lands Management Division, Land Valuation Division, Land Title Registry Division and Office of the Administrator of Stool Lands. With reference to Survey and Mapping Division, its key role in development controls is to prepare good and accurate base maps and do proper demarcation.

Table 5 shows that Wa municipal Assembly surveyors has a staff strength of sixteen (16). This comprises of eight (8) professional surveyors and eight (8) non-professional surveyors.

The study has further revealed that surveyors and other staff of Land Commission are not present at the district level. According to the planning officer of Lawra district, surveyors come as and when the district needs them. This situation has led

the technical staffs of Town and Country Planning Department demarcating plots, which by law they are not supposed to do. He added that this has caused incompatibilities of planning schemes.

It is sad to note that the influx of unprofessional surveyors and inappropriate machines has cause a lot of physical problem in Wa Township. This has resulted in people developing on roads and water ways. With reference to Land Title Registry Division, poor records keeping have resulted in double plot registration with different names. In this regards, ownership and title to land cannot be ascertained within certainty which is a precondition for obtaining a development and building permit.

Table 5; Survey Department staff strength of Wa Municipal and Lawra District

Category of staff	Wa Municipal	Lawra District
Professional surveyor	8	0
Non Professional surveyor	8	0
TOTAL	16	0

Source: Author's construct, 2016.

With regards to Building Inspectorate Unit (BIU), the Department is poorly resourced in terms of human resources and logistics to carry out its role in both Wa Municipal and Lawra district. At present, the unit in Wa municipality is being run by one geodetic and a two building inspectors. Whereas Lawra district has only one building inspector without a geodetic engineer. The logistics of the department is also nothing to write home about. The building inspector by nature is supposed to be mobile so that monitoring can be effectively carried out. This is to be done through the use of motorbikes and vehicles which are unavailable. From the human and logistical constraints of the Building Inspectorate Department in both districts, it is obvious that monitoring development control in general is ineffective if not impossible.

The problems of the department are worsening with the problem of the validity of some building permits. Accordingly, the department receives some building permits from the Town Country Planning Department and the whereabouts of the rest is hardly known. The department is, therefore, not clear which plans to receive and thus it is difficult to know who holds an authentic permit and who does not. This has resulted in a situation where officers are demoralized and thus do not want to undertake development checks on illegal constructional works. The department also lacks a legal capacity to prosecute offenders of development control regulations. Even if it does, the fines are small and minimal. The department development control measures such as "stop work notice" are not effective. Penalty on defaulters are small.

The study also revealed that enforcement of development control by the Assemblies has been in vain. The Assemblies have failed to realize that it cannot optimized but on satisfying through successive approximations. The Assemblies are insensitive to existing institutional performances capabilities. In reality the assembly does not even have capacity to enforce development controls such as urban renewals and demolition exercises mainly because of political interest and protection of self-image.

The Wa municipal engineer recounted that, "The politician is only motivated by the desire to win or retain power which is a matter of vote. A nicely planned neighbourhood does not vote but people who live in unapproved developments do. There is no chance for any planning proposal succeeding if our political leaders think it has the potential to affect their electoral fortunes".

The study further revealed that there are only three (3) universities in Ghana that run planning programmes. They are Central University College, University for Development Studies (UDS) and Kwame Nkrumah University of Science and Technology (KNUST). These institutions offer varied planning related programmes. The study has revealed that, UDS currently run two (2) planning programmes. The first planning programme was introduced in 2009. The programmes are Bachelor of Science (B.Sc.) Planning and B.Sc. Development Management. The B.Sc. Planning is more related to physical planning than the B.Sc. Development Management. As at the time of the research, the university had no programme specifically on urban planning. The reason is that, the university does not have adequate staff with the requisite knowledge and skills to run an urban

planning programme. However, the study revealed that there were plans to introduce urban planning programme in the near future. The study also revealed that, the university had no second degree programme that focuses on physical planning.

The study further revealed that, KNUST is the only university that runs more planning related programmes. The programmes include BSc. Development planning, BSc. Human settlement Planning and BSc Quantity surveying & Construction Economics. At the advance level, the institution run four (4) planning related master's programmes. They are Masters of Science (MSc) Development Planning and Management, Msc. Development Policy and Planning MSc. Urban Planning and Masters of Philosophy (M.Phil.) Urban Planning.

4.6 Rate of Development

The study has revealed that, the spontaneous construction of new buildings in Wa and Lawra Townships coupled with the opening of new institutions such as the University for Development Studies (UDS), Wa polytechnic in Wa and Nursing training college in Lawra over the years has increased the rate of urbanizations in these two districts especially Wa municipal. The study further revealed that, the review of applications for development/planning permits from the SPC, applications approved by the committee over the last seven years (2009 – 2015) indicate an increase in applications per year as shown in table 6. This is an indication that there is an increase in the willingness to develop in the districts especially Wa Municipal, this situation coupled with an observation of the area

shows actual development of properties which is currently in prospect in mainly the peri - urban areas.

This trend shows that the natural environment is gradually giving way to a built in the area. Relatively Wa municipal has received many building permits applications in every year than Lawra district and this account for why urban planning Wa municipal been more enhance than that of Lawra district.

The reasons assigned for non-acquisition of permits in both districts include length of processing and ignorance. This goes to confirm the reason why some developers do not have permits. Failure to grant these applications sometimes triggers impatient developers to develop their properties without permission. This means that all such developments will not be in line with the proposed plan for the municipal/district. In view of this, the plan is thrown out of gear.

The key challenge posed by rapid urbanization to urban planning is the continues transformation of urban-fringe lands from peri-urban to urban uses. District Assemblies could manage settlement growth by preparing development plans and planning schemes for the agricultural land at the periphery of the cities and towns, or smaller settlements that are not yet urbanized, in anticipation of urban or non-agricultural uses. The owners would contribute land for communal uses such as roads, open spaces, schools, and hospitals, and the remaining land would be readjusted into suitable parcels for development. Also, services such as improved water supply, roads, water, and electricity would be provided.

Assembling peri-urban lands for the purpose of planning and servicing ahead of urbanization in this way has two main benefits. First, it acts as an urban

containment strategy. Secondly, it ensures that planning influences the future growth of settlements. Earlier analyses by Acharya (1988) and Archer (1988) have provided a review of the strengths of land pooling and adjustment. More recent studies by Ballaney (2008) have further illuminated the success of this model. Ballaney (2008) has observed (correctly) that land pooling delivers developable lands with regular shape, improvement in accessibility, increased potential for the rapid pace of urbanization has resulted in the continuous accretion of peri-urban areas with minimal planning influence.

Table 6; Building permits applications received in Wa Municipal and Lawra Districts

Wa Municipal				Lawra District		
Year	Approved	Deferred	Rejected	Approved	Deferred	Rejected
2009	34	2	1	7	3	3
2010	37	4	3	12	2	1
2011	68	9	4	17	0	2
2012	84	7	3	24	2	4
2013	89	2	2	27	0	3
2014	93	8	5	32	2	6
2015	97	5	6	36	4	8

Source: Author's construct, 2016.

4.7 The practices of the Statutory Planning Committee (SPC)

The SPC is the body mandated to vet and approve all planning and building applications based on the standards set in the National Building Regulations and the Assembly's bye – laws. The SPC's role in urban planning and management includes the granting of permission for developments in the districts, consideration

of applications for change of land use, subdivision of existing plots, re - zoning of land use and decision on encroachment and development control.

The District Chief Executive is the chairman of the SPC whilst the director of the T&CPD is the secretary. The other members of the committee are drawn from the land sector agencies, they are: Ghana Highways Authority (GHA), Urban Roads, Ghana Water Company Limited (GWCL), and Volta River Authority (VRA), EPA, representatives of traditional authorities and Assembly nominees.

The SPC meets once in every quarter to consider all planning and building applications. Meeting once in every quarter is not enough to ensure that building applications are vetted and recommendations make on time to avoid the spread of unauthorized structures. The development and planning applications are submitted by applicants to the MT&CPD and are vetted by the planners at the department in conjunction with the Technical – Sub Committee of the SPC and thereafter process them for the SPC meetings together with the comments of the initial vetting. The applications are approved, deferred or refused with reasons. The SPC has deliberative functions and has the power to enforce its own decisions or apply sanctions on defaulters of its rules through prohibition, abatement, alteration and removal or demolition and recover any expenses incurred from the owner of the land as if it were a debt due to the District Planning Authority.

4.7.1 Wa Municipal Statutory Planning Committee (WMSPC)

The study has revealed that, WMSPC has it full membership and is functional. The Statutory Planning Committee meets to vet building permit applications and other issues relating to urban planning. It was also revealed that most of the work is done by the WMSPC Technical –Sub Committee and the approval is made during the Statutory Planning Committee meeting.

However, the study revealed that meetings are not held regularly due to lack of funds sometimes once or twice a year. The LI 1630 of 1996 states that a developer can proceed to develop his/her land three (3) months after submitting his /her building application to the MMDA. This phenomenon has led to developers losing interest in applying for building permits leading to springing out of unauthorized structures in the municipality.

4.7.2 Lawra District Statutory Planning Committee (LDSPC)

The study has revealed that the LDSPC is not working as expected. The reasons are that, firstly the committee does not have a full membership. LC that is made of five (5) divisions and has two (2) representatives in the committee, thus Public & vested Land Management Division and Survey & Mapping Division are not part. Secondly, as with the Lawra district, Meetings are not held regularly due to Lack of funds sometime once or twice a year. This has accounted for the poor implementation of the plan prepared in 1975.

4.8 Strategies for Controlling Development

The study has indicated that, the record of urban planning capacity development in both Wa municipal and Lawra district especially Lawra district has not been impressive. Both districts are managing development instead of controlling development. To control development requires strategies. Strategies are methods or plans chosen to bring about a desired future, such as achievement of a goal or solution to a problem. Below are various strategies employed by the districts in managing development.

4.8.1 Strategies for controlling Development in Wa Municipal

The study has revealed the following strategies are been adopted by the Wa municipal assembly as a way of responding to the rapid urbanization in the municipality.

Firstly, mitigating areas without plans. Thus areas that have developed without a planning scheme/layout such as Bamahu community, curative plans are being designed to mitigate the planning of those areas. This implies that, the MT&CP is taking into consideration of the structures that already exist and designs the areas by demarcating roads and utilities lines to enable people access their homes easily and also to enable utility service providers such as GWCL, VRA among others extend their services to them. By this activity, there will not be demolitions but some residents will forfeit some meters of their plots for the exercise to be successful.

Secondly, Wa Municipal Assembly is also engaging on public education to regain the public confidence to enhance the planning of the municipality.

According to Wa Municipal director of TCPD, they are embarking on public education on the importance of planning through radio discussions, durbars and other stakeholder engagements to make the public recognized that, a plan is a tool use to ensure order in space and the essence is to ensure development control (orderliness, safety, good health, convenience and beauty).

Thirdly, the MT&CP has adopted the use of Google earth and satellite images for preparing planning schemes/layouts. The Google earth is software that displays spatial data and enables physical planners to work without requiring a base map. The department relies on the survey department for the preparations of base maps to enable them prepare planning schemes, but financial resource constraints hinder the survey department from preparing base maps. Meanwhile development is always ongoing without been guided by a plan. To control development in the municipality, the department is making use of Google earth and satellite images to help prepare layouts without base maps especially fringe communities of the municipality. The Google earth gives more data at a cheaper price.

4.8.2 Strategies for controlling Development in Lawra District

As mentioned earlier the planning scheme for Lawra has been rendered useless. In an attempt to manage development in the district, the department of TCPD has reviewed the old plan with the help of satellite image. The satellite image now

serves as the base map. The review picks the existing building as they are and areas that have not developed will be rezone.

In addition, the district is also embarking on public education for the public to participate in all matters relating to physical planning for them to appreciate and own planning schemes.

CHAPTER FIVE

Summary, Conclusion and Recommendations

5.0 Introduction

This chapter summarizes the entire research findings. Having analyzed and discussed the data in the previous chapter; this concluding chapter throws more light on the key issues worth noting in the study. The various ways by which these issues can be tackled would also be suggested to make the study useful.

5.1 Summary of Major Findings

The study revealed some key findings that are worth mentioning if the issue of urban planning capacity development response to rapid urbanization needs to be dealt with. Below are the key findings.

5.1.1 Emerging Issues of rapid Urbanization

The discussion in 4.2.1 indicates that, the population trend currently indicate that 66.7 percent of Wa Municipal's population currently lives in urban areas (Wa township). The pressures of urbanization and fast growing population of the municipal have therefore impacted on land management.

Rate of development as was revealed by the study showed that the spontaneous construction of new buildings in Wa and Lawra Townships trend shows that the natural environment is gradually giving way to a built in the area.

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5.1.2 Legal framework

Legal framework regulating urban planning is inadequate as was indicated at 4.3 on the policy environment on urban planning and management. CAP. 84 have been identified to be inadequate when dealing with the current urban functions and urbanization problems. The planning processes under the current legislations are difficult and confusing and the laws have difficult procedures and mechanisms for plan preparation and approval especially acquiring building permits.

Also the discussion in 4.3 showed that National Building Regulation, 1996 (LI 1630) was inadequate because it does not cater for new development that emerged after its enactment. An example is the issue of cellular tower.

The discussion at 4.3 showed that there was inadequate legal framework for urban planning, thus, development planning and physical planning are done independently. One is done without recourse to the other and is independent of each other and derives their enabling power and policy direction from seemingly different legislations and different ministries. Even though the Local Government Act, 1993, (Act 462) makes the Municipal Assembly the planning authority, the framework has not been created for the fusion of the functions of the two aspects of planning at that level and Act 462 does not clearly establish the mandate of the TCPD and so the TCPD still relies on CAP. 84 for planning despite its provisions not being much relevant to current needs.

In addition, the discussion in 4.3 showed that National Development Planning Systems Act 1994(Act 480) which serves as an umbrella for all planning legislations at the national level has been biased towards economic policy with spatial issues being relegated to the background. It is within this premises that the country as of now has no working document on national settlement policy to streamline physical development in general.

The study also indicated that, the T&CPD which is the main agency for planning is a service department that does not charge fees, and has no mandate to generate financial resources to support its own operations and therefore has to rely on subventions from the Assembly and central government which is inadequate and not forthcoming hence affecting the operations of the department.

The discussion in 4.4 showed that, the TCPD organizational development has been weak because of the movements of the department from ministry to ministry. In addition, the enabling environment of the organization has been reported to be poorly resourced and not conducive for achieving the objectives of the department.

The discussion in 4.5 showed that planning departments especially the TCPD, the BIU and the Survey and Mapping division of LC were saddled with inadequate logistics and personnel. These departments are under resourced, and not well motivated. The study revealed that delays in the preparation of base maps by the Survey Department due to financial, logistical and personnel constraints prolongs the period of plan preparation creating an avenue for unauthorized developments. In this era of information technology, the departments still have inadequate GPS and satellite images for their operations. It was also revealed that, with the few

advance technological equipment available to the planning departments, only a few staff (professional planners) could use them because of lack career path development that would have facilitated the training of the staff.

The discussion in 4.5 further showed that there are only three universities in the country that run planning programmes. Out of three universities, only KNUST run urban planning as a programme at the advance level. As a result, many people are not able to access further training on how to deal with urban planning issues.

5.1.4 Strategies for Controlling Development

The discussion in 4.7.1 and 4.7.2 showed the record of urban planning capacity development in both Wa township and Lawra township especially Lawra township has not been impressive. Development in the districts is ahead of planning. The study revealed that, the districts have adopted various strategies such as public education, curative plans, review of planning schemes and the use of satellite images and Google earth to manage development.

5.2 Conclusion

Planning has the fundamental goal of creating places that are economically vibrant, environmentally sustainable, and socially inclusive. However, these expected outcomes of planning have only been achieved in Wa and Lawra townships in UWR of Ghana to a marginal extent. There is a proliferation of uncontrolled informal structures in almost every available open space in the built-up areas. Wa

township is rapidly sprawling and gradually losing their basic infrastructure and services. The weak urban planning capacity development in Ghana has failed to become effectively future- oriented and has instead remained reactionary.

5.3 Recommendations

Based on the findings of the study, the following recommendations are made to enhance urban planning and management in the township.

Revision of planning legislative framework

Sustainable urban planning and management requires the availability of standards on all aspects of urban planning and management and effective legislative framework to support the process. It was however, identified through the study that the current legal regime for urban planning and management was inadequate in dealing with current urbanization problems. The planning processes under the current planning regime are difficult and confusing and the laws have difficult procedures and mechanisms for plan preparation and approval this have transcended to planning in the Wa and Lawra townships.

Consequently, it is recommended that the head office of TCPD and other relevant planning institutions should review the planning legislations in Ghana to provide the relevant framework for effective urban planning and management in Ghana. Specifically;

- There should be a policy that mandates MMDAs to prepare four (4) years spatial development plan alongside the four (4) years District Medium Term Development Plan (DMTDP) to enhance urban planning. Thus spatial development plan should be made a priority.

- Funding, the provision of adequate and sustainable funding for the core operations of the local planning authorities is central to the success of any planning reform. The review of the service charter of the TCPD and other planning institutions by government to enable them charge fees for their services and to raise resources to finance their operations is also recommended. In addition, government should increase and released subventions on time to enable the planning agencies operate effectively.

Institutional collaboration

The study recommends that, the SPC in the districts should ensure that there is effective collaboration between the various planning institutions and agencies that are the key actors of urban planning.

With regards to organizational development, the study recommends that, TCPD should be made autonomous to ensure a clear policy direction that will guarantee the effectiveness of the department. By this TCPD should be an authority with a well-defined structure to fully take charge of physical planning related issues.

Human resource

To overcome the crisis in human resources, a twin strategy could be considered. First, the state could train more professional planning personnel who have the requisite knowledge for managing human settlements. Out of the accredited tertiary institutions in Ghana, only three train physical planners. The second strategy to improve the human resource needs for planning is for fair wages and salary commission to evaluate the work of planning institutions and agencies especially TCPD and LC to improve their wages and other working conditions.

In the long term, government should adopt a radical re- alignment of planning education in all tiers of the Ghanaian education system. The introduction of accredited planning programmes in tertiary educational institutions across the country will be vital to addressing the human resource shortage.

The study further recommends that LC decentralized its staff to the district level to enhance land documentation and help reduce unauthorized structures at the local level.

In addition, the planning agencies should design staff career development plans to build on the capacities of their staff by organizing on job trainings and provide them scholarships to further their education to make them more efficient in the discharge of their duties towards enhancing sustainable human settlement in our cities and towns.

Technological Development

TCPD and LC should give attention to the development of new technologies and the upgrading of technological know-how to enhance effective planning. In this light, there should be the adoption of modern technologies in planning that are used in urban planning and management.

The application of Information Communication Technology (ICT) through the use of GIS, GPS, Satellite images, Remote Sensing and Aerial Photography for the management of urban areas as pertains in certain jurisdictions is recommended.

Also, logistical problems of the planning institutions should be solved through direct budgetary support from the Municipal Assembly, and there is also the need for central government to help resource the planning agencies with modern planning equipment.

The result of this will be a vibrant planning department with logistics of the Assembly at its disposal and annual budgetary support that will facilitate the operations of the agencies in terms of financing of the preparation of base maps and staff motivation to ensure planning with dispatch. This will in turn enhance plan implementation, regulation and supervision of development in the districts.

Controlling Urbanization

The rapid pace of urbanization has resulted in the continuous accretion of peri-urban areas with minimal planning influence. Therefore, an appropriate land policy for urban management must be proactive in enabling district assemblies to plan the

urban fringes in anticipation of urban sprawl. Currently, the transformation of urban-fringe lands from peri-urban to urban uses usually takes place by the subdivision of separate landholdings, and is subject to the problems of scattered development and poor subdivision design. Thus district assemblies could manage settlement growth by preparing development plans and planning schemes for the agricultural land at the periphery of the cities and towns, or smaller settlements that are not yet urbanized, in anticipation of urban or non-agricultural uses.

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APPENDIX I

Institutional Interview Guide for Town and Country Planning Head Office, Accra

1. Which laws forms the basis of physical planning in Ghana?

2. How would describe the development of urban planning in Ghana?

3. What are the key areas of concern today in relation to urban planning legislative framework?

4. How will describe the contribution of urban planning to the development of Ghana?

5. What policy challenges affect human settlement planning in Ghana?

6. What organizational challenges affect urban planning in Ghana?

7. What human resource challenges affect town planning?

8. How has the response of urban planning to these challenges overtime?

9. How has the change of location of department overtime affected your work?

12. How effective is your human resource planning and capacity building for your staff?

13. What has been the impact of the researches that your office has conducted over the years into spatial planning and urban management issues?

14. What human settlement policies have your office formulated and how relevant is to urban management?

15. How often have you formulated and reviewed laws on human settlement development, land use planning and management matters?

16. What informs, and how often do you prepare spatial planning guidelines and development permitting procedures?

17. How often do you monitor and evaluate the performance of regional and district level spatial and land use planning?

18. What policies have your office design to guide the development and management of urbanization?

19. What can be done to improve urban planning in Ghana?

APPENDIX II

Institutional Interview Guide for Town and Country Planning Department, Wa

Section A.

Institutional level

1. Within which statutory framework does the department operate?

2. Has the statutory framework been reviewed? If yes, how was it done, if no why?

3. Are there existing acts in physical planning that contradict each other? If yes mention them

4. How relevant is the CAP 84 of 1945 to the contemporary planning system?

5. Has Act 462 adequately replaced the CAP 84 that established TCPD in 1945?

6. What changes has the introduction of the Land Use Planning and Management under the LAP brought?

7. How relevant are the planning standards and requirement for planning and building permits set in national building regulations of 1996, LI 1630?

8. Do your department has a municipal spatial development framework plans to direct and guide the growth and sustainable development of human settlement? If yes, how is it being implemented? If no why?

9. What are some of the planning tools that are used to prepare planning scheme and how relevant are they to facilitate sustainable urban development?

10. How does your department ensure compliance to the approved planning scheme?

11. What challenges and prospects are presented by the current location of the TCPD in the ministry of science and environment?

12. What do you think could be done to improve upon the policy of urban planning in the Ghana?

Section B

Organizational level

1. How does the structure of your department looks like?

2. How has the change of location of department overtime affected your work?

3. How has your work environment influenced the performance of your department?

4. What is the effect of channel of communication in the effectiveness and efficiency of your department?

5. How does your dual allegiance to your mother ministry and the Municipal Assembly affecting you in the discharge of your duties?

6. What are the relationship between your department and other actors in urban planning?

7. How are the public involved in the planning and management process?

8. What challenges are associated with the involvement of the public in the preparation and management of schemes?

9. Do you paste your draft schemes for public to make inputs?

10. What kind of cooperation do you get from the public with regards to schemes preparations?

11. What role do your department plays in the statutory planning committee?

12. Do other members of the SPC have the requisite skills to contribute effectively to vet building applications?

13. How are your department activities linked to the development plan and budget of the Municipal Assembly?

14. What capacity development approaches has been introduced to enhance urban planning response to urbanization?

Section C

Human Resource Management

1. What is the staffs' strength of your department?

2. Do the staff have the requisite skills and knowledge to execute the functions of the department?

3. How conversant are your staffs' with the use of GIS and other technological instruments for planning?

4.Does your department have staffcareer development plans? If yes, how are they rolled out?If no why?

5. How are your activities financed?

6. What logistical constraints do you encounter in the preparation and monitoring of the implementation of plans in the municipality?

7. Does your department have a database of approved and rejected building applications? If yes, what has been the trend of vetted applications since 2010 in the municipality?

8. How is your condition of service?

9. What motivation do you need to enhance your performance?

Section D

Challenges

1. What challenges confront you in the preparation of development schemes in the municipality?

Section

Improving Urban Planning

1. In your own opinion, what can be done to improve urban planning to facilitate sustainable development of human settlements in the municipality?

APPENDIX III

Institutional Interview Guide for Land Commission, Wa

Section A.

Institutional level

1. Within which statutory framework does the commission operate?

2. Has the statutory framework been reviewed? If yes, how was it done, if no why?

3. How effective is the LAP in resolving land related issues and enhancing urban planning?

Section B

Organizational level

1. How has your working environment influence your department performance?

2. What is the channel of communication in your department?

3. How does the channel of communication affecting your commission in the performance its functions?

4. What working relationship exist between your commission and Town and Country Planning department and other urban planning actors in the preparation of planning schemes and base maps respectively?

5. What working relationship exists between your commission and MMDAs assembly in protection of public vested lands?

6. How does land commission facilitates the preparations of planning schemes?

7. How does land commission convert the use and tenure of land to enhance urban planning and management?

Section c

Human Resource Management

1. What is the staffs' strength of your department?

2. Do the staffs have the requisite skills and knowledge to ensure proper registration of land titles?

4. Does your department have staffs career development plans? If yes, how are they rolled out?If no why?

5. How is your activities finance?

6. Does your department have adequate logistics for registration and monitoring public vested lands to avoid encroachment in the municipality?

7. Does your department have a database of land titles registered? If yes, what has been the trend of land titles registered since 2010 in the municipality?

8. How is your condition of services?

9. What motivation do you need to enhance your performance?

Section D

Challenges

1. What challenges confront you in the land registration and protection public lands in the municipality?

Section E

Improving Urban Planning

1. In your own opinion, what can be done to improve urban planning to facilitate sustainable development of human settlements in the municipality?

UNIVERSITY FOR DEVELOPMENT STUDIES

APPENDIX IV

Institutional Interview Guide for MPCU, Wa

Section A

Institutional level

1. Within which statutory framework does the department operate?

2. Statutorily, how is urban planning carried out in the municipality?

3. What planning instruments are used in the municipality for urban planning?

Section B

Organizational level

1. What relationship exists between your outfit and the Town and Country Planning Department and other stakeholders in the preparation of planning schemes and approval of building permits?

2. How does the working environment of department influence your performance?

3. How effective is the channel of communication in the municipal assembly?

4. What is the linked between the Municipal Medium Term Development Plan and spatial plans in the municipality?

5. What correlation exists between building permits, application received, permits issued and the springing infrastructure projects in the municipality?

Section c

Human Resource Management

1. Does the unit have adequate human personnel for urban planning?

2. Do the staff have the requisite skills and knowledge to execute the functions of the unit? If yes explain, if no why?

3. Do you have staffs capacity development plan? If yes, how is it implemented, if no why?

4. What other capacity development approaches have been introduced to tackle urbanization issues?

5. How is your conditions service?

6. What incentives do you need to boost your performance?

APPENDIX V

Institutional Interview Guide for Survey Department, Wa

Section A

Institutional level

1. Within which statutory framework does the Department operate?

2. Has the statutory framework reviewed? If yes, how was it done, if no why?

3. Has there been any institutional policy formulated to enhance the work of the survey department?

4. What are some of the planning instruments that are used to prepare base maps?

Section B

Organizational level

1. How has your work environment influence your department performance?

2. What is the channel of communication in your department?

3. How does the channel of communication affecting your department in the performance its functions?

4. What working relationship exists between your department and town and country planning department in the preparation of base maps and planning schemes?

Section C

Human Resource Management

1. What is the staffs' strength of your department?

2. Do the staffs have the requisite skills and knowledge for preparing base maps?

3. Does your department have staffs career development plans? If yes, how are they rolled out?If no why?

5. How are your activities finance?

6. Does your department have adequate logistics for preparation of base maps in the municipality?

8. How is your condition of services?

9. What motivation do you need to enhance your performance?

Section D

Challenges of Urbanization to Urban Planning

1. What are some of the urban planning problems you observe in your operations?

Section E

Improving Urban Planning

1. What recommendations would you make for the improvement of urban planning in the Municipality?

APPENDIX VI

Institutional Interview Guide for the Environmental Protection Agency, Wa

1. Within which statutory framework does the agency operates?

2. Has the statutory framework reviewed? If yes, how was it done, if no why?

3. How do you enforce regulations within your framework?

4. What kind of permits does your agency grant?

5. Does your agency have a database of the permits issued? If yes, how many permits have your outfit granted over the past five years?

6. What is the staffing situation in your agency?

7. Do the available staffs have the prerequisite skills to perform the functions of the agency satisfactorily?

8. How is your activities finance?

9. Do you have enough logistics to effectively discharge your duties? If yes, list them, if no why?

APPENDIX VII

Institutional Interview Guide for Department of Planning KNUST Kumasi and UDS Wa Campus

1. In your opinion, is the institutional framework of the physical planning and urban management agencies adequate to ensure sustainable development of human settlements in the country?

2 .What relationships exist between your institution and that of the physical planning agencies?

3. How long has your department been training students in the field of physical planning and what has been their impact in urban planning and urban management?

5. How relevant are the content of your programmes offered to planning related issues in the country?

6. Have your institution taking stock of its graduates in the job markets? If yes, what responses do you get from them relating to urban planning and management?

7. What difference do your post graduate programmes bring to bear on issues relating to urban planning capacity development?

8. What can be done to enhance urban planning capacity development for sustainable development of human settlements in Ghana?