

**STAKEHOLDERS CONSULTATING ON LAND USE PLANNING WITH CHIEFS,
ASSEMBLY MEMBERS AND UNIT COMMITTEE CHAIRPERSONS WITHIN ZONAL
COUNCILS IN THE SEKYERE KUMAWU DISTRICT AT OYOKO, KUMAWU AND
BODOMASE HELD ON 14TH, 15TH AND 16TH DECEMBER, 2021 RESPECTIVELY**

EXECUTIVE SUMMARY

This report will be looked at from three perspectives, thus, a local plan preparation, development and planning permit procedures and acquisition of public lands from approved local plans in 2021. This programme was organized for Chiefs, Assembly Members and Unit Committee Chairpersons at Oyoko, Kumawu and Bodomase zonal councils within the Sekyere Kumawu District Assembly in the Ashanti Region of Ghana. This educational workshop was organized to help them know more about local plans and to enlighten on the new permitting process.

Oyoko, Kumawu and Bodomase educational workshop was graced by the presence of the Chiefs within the District, The District Chief Executive, the Acting District Coordinating Director, the District Physical Planner, Mr. Frank Ampofo and his technical staff and other departmental heads.

In order for a community to be well organized and planned, there is the need for every settlement to have a local plan guiding the growth and development which conforms to the design principles and techniques. This will help in achieving an orderly planned settlement which will be safe for habitation and inhibit any unforeseen circumstances which will pose threat to the people and the society as a whole. This is no different from what the educational workshop set out to achieve because, it will serve as a basis from which all developments will be derived and ensure a well laid out or planned settlement.

The planning education organized at these towns was essential as it served as a means of making the stakeholders aware of their settlement setup and how the various land uses interact with each other. At Oyoko, Kumawu and Bodomase, the first part of the workshop which was the presentation of the budget and development planning of the District and was presented by the budget analyst and the development planning officers respectively whiles the second part was the presentation on land use planning and development and planning permit procedures and was done by Mr. Frank Ampofo (Head of Physical Planning Department). It was followed by another presentation done by the Head of Works of the Sekyere Kumawu District Assembly, Mr. Edward

Buckman who took them through the required process to follow when acquiring a permit. The last part of the program which was the section allocated for questions concerning the presentations made. The program ended with the procedures for acquiring all sites for the Land banks on behalf of the District Assembly.

CHAPTER ONE

INTRODUCTION

1.1 Introduction

Human Settlements in the settlement development processes grows from one stage to the other in every nation of the world which also has an indirect implication on its social, economic and political development holistically. The establishment of an economical, physical, social integration and sustainable environment is one of the most important factors which will contribute to harnessing the full development potential of a nation and thereby helping in addressing distortions of the past and the future needs of a growing population.

Urban life is compartmentalized into broad categories of activity (live, work, play and more). The spatial organization and integration of these activities; are guided by planning principles. As community grows and develops; they are guided by this planning principle.

Local plans (Local Plans) are basically legal documents prepared by District Assemblies since the law mandates them as the Spatial Planning Authority by the Land use and Spatial planning Act, 2016, Act 925.

Participatory planning is one of the ways to get people involved in plan preparation through its implementation and management as it ensures sustainability of the plan.

In view of this, the Physical Planning Department of the Sekyere Kumawu District Assembly organized planning educational workshops at Oyoko, Kumawu and Bodomase. Oyoko, Kumawu and Bodomase workshop was to introduce local planning to the Chiefs and the assembly members within the District and its importance. Local plans give an in-depth knowledge of how the settlement's setup is, thus, the various land uses in the community. It will serve as an instrument for creating an economically buoyant, socially vibrant, environmentally sound and aesthetically pleasing environment with full respect for cultural, religious and natural heritage and diversity, whilst limiting their impact on the natural environment which will promote effective growth and development and enhancing the wellbeing of the people within the District. In the absence of a local plan there is bound to be disorderly (haphazard) planning as individuals will put up "unauthorized structures", hence the need for the local plan which incorporates all

the various planning design principles and techniques. Again, it will ensure incompatible and compatible land uses not being mixed-up, hence, the need for the educational workshop.

1.2 Objectives

The objectives of these educational workshops were to:

- ❖ Sensitize the Chiefs, assembly members and unit committee chairpersons on local plan preparation and development permitting process.
- ❖ Enlighten the Chiefs, assembly members and unit committee chairpersons on the relevance of having a local plan for the settlement.
- ❖ Educate the people on the legal process to adhere to in acquiring a parcel of land and development permit.
- ❖ Involve the indigenes in the settlement's buildup and growth.
- ❖ To collaborate with the Stool land to acquire all land banks for the District Assembly.

1.3 Scope

The educational workshop was organized for the three (3) area councils within the District, that is Bira Onwan, Kumawu and Bodomase and the programme was held in specific towns within the area councils that is Oyoko on the 14th December, 2021, Kumawu on the 15th December, 2021 and Bodomase on the 16th December, 2021.

1.4 Organization of the report

The report is basically in three chapters with each chapter expounding on a unique section or topic of the report. The first chapter entails the introductory chapter, introduces by highlighting the main objectives and scope of the report and also the purpose for the educational workshop. Chapter two looks at the presentation on the District Budget, Development Planning, local plan, the permit acquisition process and also the questions and answers of the various workshop. And lastly, the final chapter, thus, chapter three gives recommendation and conclusion of the report.

Picture 1 – showing some staffs at the programe at Kumawu



Source: Sekyere Kumawu, 2021

Picture 2 – Showing some Chiefs and DCE's at Oyoko



Source: Sekyere Kumawu, 2021

Picture 3 – Showing some Assembly members and Chiefs at Kumawu



Source: Sekyere Kumawu, 2021

Picture 4 – Showing some Chiefs and DCE’s at Oyoko



Source: Sekyere Kumawu, 2021

2.1 Acquisition of Building Permit

After the presentation of the Local plan, one important document needed to control the springing up of settlements of all kinds within any location of the country was talked about. Land owners are aware of its existence but do not know of its importance. In Ghana most especially, the bureaucratic process in acquiring permits deter individuals and do not motivate land owners in acquiring the required permit before any developmental activity is undertaken.

With regards to Sekyere Kumawu District, the Technical Head of the Physical Planning Department in his presentation gave the legal process through which a permit is to be acquired. The processes are:

- (i) Acquire allocation paper and site plan from the Traditional Authorities (Chief)
- (ii) Purchase a Building Jacket (Building Permit Application Form) from the District Assembly.
- (iii) Acquire drawings and approval of building plan from a registered architect.
- (iv) attach all acquired documents to the permit application form and send them to the District Assembly(TCPD)
- (v) After going through the required process for document validation and site inspection then approval is given for the receipt of the building permit.

- (vi) After acquiring the building permit, property owner can then commence construction works.

2.2 Questions and Answers

After all the presentations were done by the various speakers in the respective settlements the platform was given to the people to ask questions or comment about issues pertaining to what has been discussed earlier. These questions asked were answered by the planning team present to help individuals grasp every aspect of the local plan.

At Oyoko, Kumawu and Bodomase, the questions asked were;

- (i) Who is responsible for preparation of Local Plans, Traditional Authority or the District Assembly?

ANS. Both, the traditional authorities can prepare it as well as the District Assembly.

- (ii) What should be done to the lands that are being demarcated by the individual families and the sub-Chiefs?
- (iii) Will the proposed Sites get the exact land size on the ground?
- (iv) What should one do if the land was acquired through inheritance? Should the Chief be notified?
- (v) The houses which have already been put up at the new site of the settlement without a layout, what solution can be given?

The questions were responded to accordingly by the officer's present.

CHAPTER THREE

RECOMMENDATIONS AND CONCLUSION

3.1 Introduction

Planning is a problem solving activity. That is solving problem at a minimum cost with maximum optimization of output. Participatory Land Use planning deals with identifying the potentials, problems, challenges and constraints to development by involving the people of the community at every stage of the planning process, to come out with a local plan which would guide and control the development of the community.

3.2 Recommendations

From the workshops organized in the community it was realized that the inhabitants of these communities were faced with many issues concerning their settlements' makeup. To tackle the issues which were derived from these workshops organized, the recommendations have been grouped into two main headings which are elaborated below will help solve these issues which were established. And they are:

- ❖ Revenue mobilization should be stimulated

Capital accumulation has been one of the major issues facing most of the District Assemblies as the DACF is not enough to support all activities being undertaken in the Districts. Hence, the Assembly should use other alternatives to secure enough capital to help all activities to be done. More emphasis should be placed on these educational workshops as it enlightens the indigenes on their settlement makeup or form and helps them in grasping every aspect with regards to development. From the above point, it can be established that due to inadequate funds for the Assembly it is impossible for all the settlements in the District to benefit from such educational programmes.

- ❖ Collaboration between the District Assembly and the Traditional Authorities within the various townships.

It is essential for every settlement within a district to have a local plan for their areas as this will promote orderly development and growth but most of the settlements in the Sekyere Kumawu district do not have a local plan which inhibits developers to build according to the required

planning and development laws. This is so because some Traditional Authorities within the district do not contact the Assembly to have their settlements planned. And since the Traditional Authorities (chiefs) plays an important role in the development process, it is necessary for all the chiefs and the Assembly to come together in having a well-planned scheme for all the settlements. Moreover, the Traditional Authorities can have their indigenes mobilized for them to be sensitized on the need of having a local plan for their various areas and the legal process to go through in acquiring permits for any development.

3.3 Conclusion

It is very apparent that the most of the Chiefs and Assembly members within Sekyere Kumawu District before this workshop had no idea of what a Local plan was about and its significance. Furthermore, knowledge on the acquisition of development permits were meted out to the them to ensure that their buildings are recognized by the law and that the appropriate planning standards are adhered to.

The planning education undertaken within the District will in the long run promote sustainability and orderly acquisition and orderly use of land. Effective implementation of this scheme will enable the township void of settlement related disasters and conflicts in the long run.