Challenges of Urban Planning in Wenchi: Issues and the Way Forward

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Abstract

An urban environment comprises a variety of interrelated elements including human and physical components. The human aspect is composed of individuals with diverse backgrounds while the physical components consist of road network, water bodies and structures. Within this environment are state and non-state actors that influence and interact with the people. The built urban environment being connected to the dynamic settings are likewise constantly in a flux. This study examined the major planning issues and challenges in the Wenchi Municipality. It adopted a survey research based on 180 respondent-households and 20 key informants. The study found that, there is limited access to amenities and massive encroachment on lands reserved for community use. With respect to challenges pertaining to urban land use planning, the study found that Wenchi Municipal Assembly (WMA) and Town and Country Planning Department (TCPD) had inadequate capacity in terms of trained manpower, equipment and funding to formulate and implement plans. In addition, there is no proper system of land ownership and reliable data on land within WMA. The use of outmoded legislation for modern day urban land use planning constitutes a formidable challenge. The study recommends an integrated approach to land use planning and management; strengthening of urban land use planning, and strict enforcement of regulations.

Key words: urban, land use, planning, regulation, Wenchi, Municipality

Introduction

Throughout the world, urbanisation has been recognised as key among the significant processes required for transforming modern societies in this era (Yankson and Bertrand, 2012). According to UN Habitat (2008), though the African continent has the lowest level of urbanization it stands as the continent with the highest rate of urban growth (Yankson and Owusu, 2015). It is estimated that, about two out of every five persons in Africa reside in an urban locality, compared to global average of one out of two persons (Owusu and Agyei, 2008). In Ghana, the proportion of population living in urban areas constitutes 52 percent; and in terms of growth rate, urbanisation exceeds that of overall population which stood at 3.4 percent and 2.4 percent respectively in 2010 (Ghana Statistical Service [GSS], 2012). This rapid population growth occurring in urban areas has raised concerns for sustainable development among residents, businesses, scholars, researchers, urban planners and managers.
The concern with urbanisation in Africa does not pertain to only the total number of residents, but with the rapid rate of increase and ability to meet their development needs. It should be noted that this rapid urban growth rate is occurring in the absence of planned infrastructural facilities and services thereby resulting in growth of slums with inadequate basic social amenities and environmental challenges (Manuh et al. 2010, Awumbila et al. 2014). Another concern with urbanization relates to inability to serve as centres of change and driving force for development in most African countries. Thus, the rapid population growth occurring in urban areas is not matched by corresponding economic growth; and this poses serious challenges to their economies (Manuh et al., 2010, Yankson and Bertrand, 2012).

Several factors have been assigned for the state of population distribution occurring within countries in Sub Saharan Africa (SSA). Key among these factors is the influence of development policies pursued during colonial and post-colonial era. Thus, development policies have significantly encouraged rural – urban migration, deliberately or otherwise. This assertion is based on disproportionate allocation of state resources in the development processes to the disadvantage of rural communities. This to a large extent serves as a push factor for the population residing in rural areas. For instance, most young people migrating from rural to urban areas was deemed as a necessary action to overcome poverty and deprivation in terms of social amenities that have engulfed the rural communities (Caldwell, 1969). The rural people therefore, ‘vote with their feet’ in order to get their share of the ‘national cake’ whose distribution is biased against them (Owusu, 2005; Yaro et al., 2010; Manuh et al., 2010; Agyei, 2012).

In Ghana, it has been asserted that exodus from rural to urban areas is strongly influenced by the development gap between these two localities (Benneh and Dickson 1988, Songsore, 2003). Migration owing to development disparities between rural and urban areas continues to spur urban growth in Ghana, and various reasons have been assigned to this complex and dynamic demographic phenomenon. The key among them are social and economic factors prevailing in both the origin (rural) and destination (urban) communities serving as push and pull factors respectively (Lee, 1966).

In view of this, many urban settlements are growing in importance and still attract a chunk of public resources in order to expand infrastructural facilities required to meet the needs of the residents. This pattern of spatial development has contributed to evolve and sustain rural-urban migration phenomenon (Agyei and Ofosu-Mensah, 2009). Thus, there is a vicious cycle as increased pressure on facilities and services needed by urban residents lead to relatively higher public spending in order to maintain and expand facilities for improvement of living conditions at the expense of their counterparts in rural communities.

**Urban Growth**

The Ghana Statistical Service defines urban settlement as one with at least 5,000 people. It has been found that the percentage of urban residents in Ghana grew from 23 percent in 1960 to 32 percent and 44 percent in 1984 and 2000 respectively. At the last population census conducted in 2010, the proportion of urban residents (52%) was higher than their rural counterparts (48%) for the first time in the history of the country (GSS, 2012).
According to Yankson and Owusu (2015), this tremendous growth in urban population was fuelled by natural increase as opposed to rural-urban migration which was blamed earlier for this phenomenon.

However, Wenchi by virtue of its strategic location along the Techiman-Wa trunk road has attracted people and businesses. There are livelihood opportunities including trade in farm products (yams, maize, cashew, charcoal and livestock). In addition, there is improved access to services such as administration, banking, education and health. These have propelled its rapid growth and expansion. Considering the fact that, its growth has surpassed the state’s ability to meet the development needs; and resulted in poor delivery of basic services, such as water, electricity, housing, sanitation and poor access roads. This has culminated in poor living conditions especially for the low-income groups.

The Municipality in the last two decades has witnessed tremendous changes in terms of its morphology. Owing to this, the land use pattern i.e. spatial development and several activities suggest inadequacy of urban planning in the Municipality. For instance, physical development problems being encountered include neighbourhoods or suburbs with virtually no provision for utilities and community facilities. Similarly, public or communal lands reserved for open spaces, bus terminals, parks and sanitary sites have been encroached upon. There is incompatible land uses resulting in conflicts of various forms; and poor or no accessible roads in the newly developed areas (Wenchi Municipal Assembly, 2009).

The key effects of the above situation include haphazard development, uncoordinated activities and relatively high cost of living. Consequently, the Wenchi Municipal Assembly (WMA) which is charged with responsibilities for planning, managing and controlling the growth and development of the Municipality has a daunting task. Therefore, there is the need to conduct a scientific inquiry to identify the issues and assess challenges to urban planning in the Municipality. In order to guide the study, the following research questions were formulated:

- What are the key issues involved in land use planning in the Municipality?
- What are the challenges to effective urban planning in the Municipality?

**Research Objectives**

The general objective of this study was to assess the key urban planning issues and challenges affecting the Wenchi Municipality. The specific objectives included the following:

- To examine the key issues involved in land use planning in the Municipality; and
- To identify challenges confronting urban planning in Wenchi.

**Literature Review**

**Challenges to Urban Planning**

The key issues involved in land use planning have been identified in the literature. Aribigbola and Ebhikhalu (2006) argue that any meaningful investigation on urban land use should involve key issues such as mode of acquisition and period required for acquisition process.
and access to basic amenities. They also mentioned encroachment, conflicts and active stakeholder involvement in urban land management. This study sought to examine these key issues and how they affect the land use planning in the Municipality?

It is interesting to note that a relatively large chunk of land in Ghana (78%) is directly under the control of traditional custodians (stools/skins, families, clans and individuals) while the remaining 22 percent is vested in the State and the President (Owusu and Agyei, 2008; GTZ, 2002). Oppong (2013) states that ownership of land in Wenchi is largely vested in the stool and in view of that the Wenchi Traditional Council controls over 70 percent of the land. In Ghana, a variety of means can be employed to acquire land depending on ownership regimes (Yankson & Gough, 1999, Owusu and Agyei, 2008). According to Kassanga and Kotey (2001), there are indications of transformation in the land and housing markets that is making it increasingly possible for land to be bought and sold like other consumer goods as against the earlier tradition that forbid sale of land in the area. What are the likely implications of this for urban planning?

With respect to the period taken to complete land acquisition, Kassanga and Kotey (2001) assert that it takes less than five weeks to acquire land especially from private or individual sources. This development is attributed to the change from the previous practice where land belongs to families, stools and skins to individuals.

Concerning access to basic services and amenities including potable water, electricity, roads and sanitary facilities is a necessary condition for households to attain better quality of life is highly inadequate. Many improvements in hygiene and sanitation are contingent on availability of basic facilities (Lindskog and Lundqvist, 1989) but it has been observed that rapid rate of urbanisation in Ghana has outstripped capacity to provide (Anyinam, 1994, Manuh et al. 2010; Awumbila et al. 2015). Some studies have shown that basic amenities including water, electricity and sanitary facilities are not available in some urban areas, particularly new sites. To what extent, is this situation present in the study site and what are the implications for well being?

Several studies have identified encroachment as a common phenomenon associated with growth of urban centres in Ghana (Amissah et al., 1990; Brobbey, 1992; Parker et al. 2017). Therefore, the study decided to find out whether a similar situation exists in Wenchi and to what extent has it affected planning in WMA.

Studies have shown that cities in the developing world are growing much more rapidly than in developed countries (Agbola et al., 2002). In view of this, the key challenges for urban planning include expansion and proper management of services, collection and allocation of sufficient revenues to provide adequate infrastructural facilities and services. The need for creation of a coherent planning framework to ensure that increasingly heterogeneous population can live together civilly and productively (Aribigbola & Ebhikhalu, 2006). It is also argued that the need for setting up an administrative body with adequate authority to govern effectively is a norm (Aribigbola, 2006). These tasks are much more challenging for cities in developing countries where large segment of resident is very poor, and public resources are extremely limited (Adomako, 2009). To what extent do these affect planning in the Municipality?
Findings of some previous studies indicate that, the main challenges to urban planning in Ghana include: keeping urban planning and management flexible; incorporating emerging issues in the economic or social spheres; aspiring for the best possible technical analysis; articulating resource constraints facing local governments; and establishing vertically and horizontally linkages with central government and other municipalities respectively (Amoah, 2006; Adomako, 2009; Oppong, 2009). Which of these issues are key to urban planning in the Municipality?

**Urban Morphology**

Conceptually, there are three main perspectives on land use within urban settlements, namely Burgess (1925), Hoyt (1939) and Harris and Ulman (1945). These models were formulated to generalise the patterns of urban land use which occurred in industrial cities in the United States. The concentric zone model articulated by Burgess (1925) was based on the view that urban settlements usually grow around their Central Business Districts (CBD). Subsequently, they form a series of concentric circles with CBD at the centre. The operating mechanism of the concentric circle model was the growth and radial expansion of the settlement and accordingly, each zone has tendency to expand outward. This model was based on ecological principle of ‘invasion’ and ‘succession’.

As a city grow and develop over time, CBD exerts pressure on the surrounding zone (the zone of transition). Outward expansion of CBD would invade nearby residential neighbourhoods causing them to expand outward. Therefore, it was designed as both statement of functional zoning of urban growth (Murdie, 1971). Burgess’ model takes into account the positive correlation between economic status and distance from downtown. One weakness of this theory is that, advancement in mode of transportation (mass transit vehicles, motor vehicles, cars, etc) has changed the way people commute.

According to Hoyt’s model, CBD remains as a circular form while residential area of similar socio-economic status originating near the centre tend to move towards the urban fringe. The main criticism levelled against this model is that, in many cases, it is not possible to attain concentric circles since expansion of the built environment is not uniform (Levy, 2003).

Another model developed for planning urban land use is the multiple nuclei model. This model was first proposed by Hurd and McKenzie and later elaborated upon by Harris and Ulman (1945). According to Murdie (1971), this model contends that urban land uses concentrate around several nuclei rather than a single core. Unlike the concentric model (Burgess, 1925), the multiple nuclei model takes into consideration existence of multiple nuclei in the city. Thus, CBD is not necessarily located at the geometric centre of the city, but may be off to one side, other nuclei may be centres of industry, wholesaling, education, etc. The import of this model is that, any efficient land use planning of urban centres should consider the various nuclei around which land use hinges on. Adoption of this model (multiple nuclei) requires a thorough evaluation of the various land use options and planning for each use as well as integrating them into a unit whole that will suit the overall planning of the settlement (Falade, 2003).
On land use planning and controls, Levy (2003) identified two major ways in which a municipality may shape its pattern of land use. According to him, these are the public capital investment and legal controls over the use of privately owned property. In this context, public capital investment creates specific facilities which make up part of the total land use pattern; while land use control embraces subdivision regulations which essentially control the manner in which new land is subdivided and placed on the market for development and zoning ordinances. Besides, other land use control measures identified in the literature includes site planning review, architectural review (building planning) and historical preservation.

Concerning urban land management and control, UN Habitat Conference held in Vancouver, Canada, in 1976 recommended that it should be in the hands of a public institution in order to ensure effective, efficient and equitable distribution of land resources. It was remonstrated that, public land management would among other things guarantee equitable distribution of land rights on the basis of non-commercial criteria by providing cheaper and easier access for both public and private land development. Another benefit is to empower government to ensure a more judicious, orderly and healthy growth of urban settlements and thereby curb speculation considered to be the main cause of escalating land prices in urban areas (Omirin, 2003).

According to Falade (2003), urban land use planning is intended to improve living conditions for majority of city dwellers, but the reality of the case is that these laudable goals are often eluded. In view of this, some urban residents wallow in abject poverty and dwell in unplanned segments characterised by the absence of ‘orderly, safe, convenient and healthy living environment’. Thus, they miss what is generally promised as the giants of land use planning (Falade 2003; Baba 2003).

Adeniyi (1987) contends that use or misuse of land over time and space are indicative of cultural, economic, political and technological attributes of users and the laws under which they operate. On the other hand, Omirin (2003) asserts that access to urban land is a function of physical, economic, institutional and commercial factors. Constraints to access can therefore emanate from any of these sources. From the perspective of land users, Omirin (2003) states that accessibility comprises of availability of usable land, affordability, the convenience with which the cost of the land can be paid without undue financial strait, security of tenure, the assurance that possession, occupation, development and use of the land will be free from intrusion, conflicting claims, disturbances and sudden loss, and ease of transaction.

**Research Methodology**

This study employed survey design since it required collection and analysis of data from large number of people on their opinions, attitudes, and sentiments about planning in the chosen locality (Babbie, 1995; Monette, Sullivan, & DeJong, 2006). Considering time and other resource constraints, data were collected from a representative group and the findings were generalized to the larger population. All efforts were made to ensure carefully design and implementation to ensure accuracy (Monette, Sullivan, & DeJong, 2006).
The target population for the study was adult residents including landlords, chiefs, business operators, etc. In addition, some persons were selected from institutions such as WMA, Urban Roads Department, Town and Country Planning Department (TCPD), Administrator of Stool Lands and Lands Commission. The sample size was 200 respondents comprising 180 households (90%) and 20 institutional representatives (10%).

The households were chosen through simple random sampling technique which ensured that every member of the population has an equal chance of being selected. On the other hand, purposive sampling technique was used to select the institutional representatives. The research subjects from these institutions were purposively selected on the basis of their expertise on the issues under investigation as well as their involvement in the formulation and implementation of land use planning and management in WMA. Specifically, they are members of the Technical Committee of the Municipal Statutory Planning Committee, which is responsible for granting and approving building permit applications meant to ensure orderly development within the Municipality.

The study employed both primary and secondary data. The secondary data were obtained from published sources such as books, journals, periodicals and bulletins, Acts of Parliament, legislative instruments, etc. Unpublished sources included reports and records of WMA, Decentralised Departments, TCPD and other land sector agencies.

On the other hand, questionnaire, interview guide and observation checklist were the main research instruments used for primary data collection. Prior to designing these instruments, a thorough literature search was conducted to determine and categorise concepts and variables used in similar studies carried out in the past. The questionnaire comprised a mix of open and close ended questions as well as Likert scale statements. The choice of questionnaire was based on the fact that it is a quicker way of collecting data from large sample. Besides, it has the merit of being quite valid and reliable if well structured (Sarantakos, 2005). In view of the fact that some respondents had no or low level of education, interview method was employed to administer the questionnaire. Key informant interviews were also conducted to gain deeper understanding.

Observation checklist was employed to facilitate direct observation of the existing land use and any changes that might have occurred. It was particularly useful for identifying predominant land use and assessing incidence of encroachment on sanitary areas, open spaces and other urban land use planning challenges.

The primary data collected were thoroughly edited, then coded and fed into the computer. The Statistical Product and Service Solutions (SPSS version 16) was employed for processing and analysis of the data. Frequencies, percentages and charts were used to present the results.

**Results and Discussion**

**Background Characteristics of Respondents**

Out of the 200 respondents that took part in the study, males formed the majority (75%). In terms of educational attainment, it was found that majority of them had formal education
ranging from primary to tertiary level as just 17.5 percent indicated that they had never been to school. This was not surprising as urban residents in Ghana tend to be highly educated than their rural counterparts (GSS, 2012). Disaggregation of the data in terms of the level of educational attainment showed that 59.1 percent had just basic education (primary/middle/JHS) compared to 16.7 percent and 6.7 percent that indicated secondary and tertiary education respectively.

Concerning the occupational distribution of the respondents, the analysis revealed that majority of them was engaged in farming (53.3%). This was followed by those engaged in trading (20%), teaching (15%) and public and civil servants (5%). The other occupations mentioned included artisans, food vendors, technicians, etc. and formed 6.7 percent.

**Urban Land Use Planning Issues**

This study sought to examine the key issues pertaining to land use planning in WMA which included mode of and time dimension in land acquisition, access to basic amenities as well as incidence of encroachment. In this study, respondents indicated the various modes through which land is acquired in Wenchi. The majority of them (50.6%) indicated purchase from private individuals as the main mode used to acquire land. This was closely followed by those who got their building plots through inheritance (44.5%). Government or state agencies accounted for less than one percent (0.9%).

With respect to the length of time taken to secure land, the results indicate that 52 percent of the respondents got their lands within a month (1-4 weeks). This was followed by those who secured their lands between over one month and three months (5-12 weeks) and six months – one year (25- 52 weeks) who accounted for 15.5 percent and 12.9 percent respectively. While 10.0 percent of them indicated over one year, another 9.6 percent mentioned three – six months (13-24 weeks) as the period taken to obtain their lands. The implication of this result is that acquisition of land is relatively easy and this confirms the results of previous studies (Owusu and Agyei, 2008; Kassanga and Kotey, 2001).

However, further investigations showed that land transaction is more complex than this. Acquisition appears simple because majority of land owners obtained their land from individuals and family. Thus, when land is purchased, tenants still require title document and would need to go through a process to obtain certificate of occupancy or development permit as specified by the Local Government Act (Republic of Ghana, 1993) and the Town and Country Planning Ordinance Cap 84. Besides the fact that processing of this title document takes at least six months, it makes room for double payment for the same plot of land. Apart from those lands obtained directly from government, field investigation revealed that tenants will make payment to initial owner of land and also pay to government to obtain title document. However, investigation revealed that it usually takes longer period to complete the processes involved in acquiring land from government sources.

The study assessed accessibility to basic amenities and services on the lands acquired, and it was found that 51 percent of them had no access to basic facilities. On the other hand, 43.0 percent of them confirmed that they had access to basic amenities. The remaining six percent indicated that they were not certain whether basic facilities were available or not.
on their acquired lands. It is clear from the above findings that the some residents lacked basic amenities on the piece of lands they acquired, a situation that has attracted concern.

Field observation revealed that even though a sizeable number of the respondents have access to pipe borne water, they complained of intermittent flow of water. In order to mitigate this need, some residents had resorted to construction of dug out wells. It was further revealed that 44.4 percent of the households did not have access to pipe borne water. The main sources of water for such households were as follows: dug out well (56.0%); borehole (18.0%); and stream (26.0%). This clearly shows that growth had outstripped ability of utility services to meet their needs. The areas which are being developed were without essential services such as electricity and pipe borne water as have been observed in other urban centres in Ghana in previous studies (Anyinam, 1994; Manuh et al. 2010; Awumbila et al. 2014).

The respondents were asked if they had observed encroachment on public lands reserved for facilities such as sanitary sites, park, day care centre, public open space, durbar grounds, bus terminals, etc. It was revealed that 72 percent of them confirmed incidence of encroachment whilst 20 percent said that they were not aware. The remaining eight percent of the respondents were not in position to tell whether there was encroachment or not.

Field observations indicated that there has been encroachment on lands reserved for these important facilities. Comparison of the Municipality’s layout plan and what existed on the ground also revealed that almost all plots earmarked for public facilities within the built-up areas have been encroached (occupied by residential buildings and containers). However, sanitary sites located in undeveloped areas were not encroached. In addition, it was found that the size of land allocated for some educational institutions within the Municipality has been drastically reduced compared to what was earmarked on the master plan.

The implications of these encroachments are that funerals, durbars and other social gatherings are held on streets leading to blocking of access roads and thereby reducing the lifespan of these roads and causing inconvenience to the public. Places to organise community functions and gathering are always a problem due to encroachment on open spaces and playing grounds. The encroachment has also made the town unattractive since any available space is occupied by residential building or a container and has also led to unavailability of green belts for planting of trees and flowers to beautify the town. This is consistent with the findings of earlier studies (Amisah et al., 1990; Brobbey; 1992; Parker et al., 2017).

**Challenges to Urban Land Use Planning and Management**

Another objective of the study was to identify challenges confronting urban land use planning in the Municipality. This analysis is premised on the argument that the dynamics of urban land use often present varying challenges to land owners, developers and regulators. The respondents identified the following as the key challenges to urban land use planning in the Wenchi Municipality: encroachment on public lands i.e. access roads (31.7%); multiple sale of land (24.6%); incompatible land uses resulting in conflicts (20%);
cumbersome land acquisition procedures (12.8%) and non-availability of basic facilities and services in newly developed areas (10.9%).

It was also revealed that both TCPD and WMA did not have the capacity to enforce implementation of its planning schemes or to coordinate activities of development and service delivery agencies. In some instances, planned residential areas have become products of poor designs, thus, making such areas unattractive to most prospective developers.

The system of land ownership and administration in the Municipality served as a constraint on the systematic spatial development. This is largely due to the fragmented nature of traditional landholding in Wenchi, with less collaboration between landowners and the regulator (WMA and TCPD) regarding the processes and procedures for allocating land for development. The long and cumbersome procedures for securing land title tend to discourage prospective developers from obtaining building permit prior to commencement of construction. The logical consequence of this, is construction activities are embarked on without approval and thereby leading to uncontrolled development with all its attendant problems. This finding is consistent with results of earlier studies on (Parker et al, 2017; Adomako, 2009; Amoah, 2006).

It emerged that the key land sector institutions had challenges in performing their duties. For instance, major challenge to urban land use planning and management included inadequate trained manpower and absence of comprehensive and reliable data on land use i.e. absence of current plan or map showing land use pattern and structure of ownership. Interaction with officials of TCPD revealed that cadastral survey covering the Municipality was undertaken in 1980. According to them, efforts by WMA and the Survey Department to map the area using modern techniques including geographical information systems (satellite imagery) were yet to materialise. It was also found that the plans generated by land owners (families and individuals) and land sector agencies were not properly coordinated. In fact, there has not been land census to facilitate registration of interest or ownership of parcel of land, the total acreage by ownership and type of use by which each parcel is committed. Thus, land use planning and management is done in piecemeal manner through family and community layout without adequate and up-to-date information pertaining to land. This undermines efforts toward monitoring the allocation and use of land to ensure orderly development.

The use of outmoded legislation for land use and management constitutes a challenge. The application of Town and Country Planning Ordinance (Cap 84) of 1945 is inadequate to deal with current issues in land use management. Consequently, achieving effective and efficient planning and management of land in the absence of current and dynamic laws is a hurdle.

The study sought to determine the awareness of existing regulations that govern urban land use. It was found that 65 percent of the respondents were well aware of land use regulations relative to 35 percent who said they were not aware. With regard to enforcement of building regulations, majority of them (70%) were of the view that these laws were not enforced. On the other hand, three out every ten households indicated that the laws were enforced thereby resulting in massive encroachment on public lands and haphazard development. Some respondents bemoaned the inability of WMA:
When people are building where they should not build and is reported to the Building Inspector, all that he does is to go there to write ‘STOP WORK, PRODUCE PERMIT’ but still the project continues. The laxity in implementing the laws has given land owners the opportunity to dispose of land arbitrary creating land conflicts and disputes. Thus, WMA is unable to take bold steps to stop unauthorised development due to corruption (Key informant).

Inadequate funding also constitutes a challenge to effective urban land use planning in WMA. It was learnt that budgetary allocation covers just salaries and other emoluments of staff to the neglect of land use and town planning. Further investigation at WMA revealed that there were no allocations made directly to urban land use planning. This was buttressed by the use of master plan prepared in 1980 without review (over two decades).

### Summary of the Findings

The main objective of this study was to assess the major urban planning issues that affect the living environment. Specifically the study sought to examine the key issues and identify the challenges confronting urban planning in the Municipality. It adopted a survey research based on 180 respondent-households and 20 key stakeholders selected through simple random and purposive sampling techniques respectively. The questionnaire, interview guide and observation checklist were the main instruments employed for primary data collection.

The results showed that purchase from individuals and family as well as inheritance were the dominant modes of land acquisition. There is limited access to basic amenities and services as majority of respondents have building plots in areas without them. It was also found that there has been massive encroachment on parcels of land reserved for community use such as schools, open spaces, durbar grounds, parks, sanitary facilities, etc.

With respect to challenges pertaining to urban land use planning, it was found that WMA and TCPD had inadequate capacity in terms of trained manpower and funding to formulate and implement planning scheme, as well as enforcing building regulations to ensure orderly development. In addition, absence of proper system of land ownership and comprehensive and reliable data on land within WMA has hampered effective land use planning. The application of outmoded legislation for modern day urban land use planning constitutes a formidable challenge.

### Conclusions and Recommendations

It is concluded that key issues affecting land planning and management in WMA included limited access to basic amenities, encroachment on lands reserved for future developments and weak enforcement of regulations. Furthermore, land use planning and management is bedevilled with key constraints including inadequate capacity in terms of finance, and logistics; use of outmoded laws and absence of comprehensive and reliable data.

On the basis of these findings and conclusions, the following recommendations are made:

- There is the need for a well integrated land use approach to replace the present piecemeal approach which is considered to be uncoordinated in order to achieve desired sustainable urban development. Effective stakeholder participation should be
forged to facilitate the design and implementation of an integrated land use plan for effective urban land use management.

- Enactment of legislation to improve land use planning and management to make it innovative and responsive to modern trends is advocated. Among other things, this would help to ensure effective functioning of TCPD and other land sector to enhance urban planning. This study calls for strengthening of urban land use planning and management capacity. For instance, enforcement of land policies requires effective policing and collaboration with land owners (traditional authorities).

- It is suggested that there should be capacity building of WMA, TCPD and Provision of adequate logistics including funds, equipment, data etc. for land use planning. This would help to improve the performance. Regular capacity building workshops for the technical committee of the Municipal statutory planning committee would help them to be abreast with issues. It is critically important for establishment of a functional databank based on management and Geographic Information Systems (GIS) within WMA to guide land development, service delivery and consumption. This will ensure that the TCPD and Survey Department are well resourced to carry out their mandate in relation to land planning and management.

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