**KINTAMPO SOUTH DISTRICT ASSEMBLY**

**PHYSICAL PLANNING DEPARTMENT**

**SUBMISSION OF 2022 SECOND**

**QUARTER REPORT**

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# **INTRODUCTION**

The Physical Planning Department is one of the decentralized departments of the MMDA whose functions are crucial for effective implementation of physical planning related policies and programmes at the local level. The Department is established as per the second schedule of the Local Government Service Act (2016) (936) and Land Use and Spatial Planning Act, Act 2016 (925).

The mission of the department is to plan, manage and implement harmonious sustainable and cost-effective human settlements and environmental horticulture in the district in accordance with sound environmental and planning policies.

The department is made up of the Parks and Garden Unit and the Spatial Planning Unit with various sections underneath each of them.

Generally, the department undertakes among others the under listed planned activities to ensure planned settlement that meets the needs and aspirations of all.

1. Embarking on Street Naming and Property Addressing System
2. Consideration of Development Permits Applications
3. Facilitating the preparation/revision of Spatial Plans (Local Plan)
4. Organisation of statutory meetings (Spatial Planning Committee and Technical Sub-Committee meetings)
5. Regulation of Physical Development
6. Planning Education
7. Cultivation and Maintenance of horticulture

It must be stated that for the department to be able to carry out the above activities, the needed resources must be provided.

# **SCOPE OF REPORT**

The report covers events the Physical Planning Department had carried out from April, 2022 to June, 2022 and on functional areas such as Administration, Street Naming and Property Addressing System, Land Use Planning and Development Control within the administrative boundaries of the Kintampo South District.

# **ADMINISTRATIVE/HUMAN RESOURCE**

The structure of the department is such that there exist an administrative staff who is the head of the department and supporting staff. The department has three (3) core staff and an additional staff, belonging to the Works Department, who acts as the Technical Officer. The department also has a voluntary service person. The total staff at the department is five (5).

# **4.0 STATUS OF PROPOSED ACTIVITIES**

## 4.1 Street Naming and Property Addressing System

The identification and location of property is key in settlement planning, and this is aided by Street Naming and Property Addressing System. The exercise guides and directs residents and service users to easily identify and locate properties and service facilities within the district.

The department was in constant engagement with key stakeholders specifically the Traditional Authorities to ensure the successful implementation of the exercise. It must be stated that within the reporting quarter, that is second quarter, one street had been named and signage pole mounted, that is, Benewaah Avenue.

This brought street address signage poles to a total of nine (9) in the Jema township, the district capital.

### 4.1.1 Challenges Confronting Street Naming

The Physical Planning Department is faced with a number of challenges in performing its duties as far as street naming is concerned. Among some the challenges are:

1. Inadequate financial and material support to facilitate the programme
2. Inadequate training of staff on the use of the LUPMIS tools
3. Absence of Geographic Information System (GIS) laboratory.
4. Poor maintenance of signage poles

## 4.2 Preparation and Revision of Spatial Plans (Local Plans)

In order to ensure the judicious use of land for attaining a sound, natural and built environment and an improved living standard, local plans/planning schemes play key role.

On the preparation of Local Plans, the department is facilitating the preparation of Anyima Planning Scheme and Sector 5 Extension (Kintampo). These schemes had reached various stages. These planning schemes when finished and approved will be implemented to guide and direct physical developments in that space.

On the Revision of Plans, the department is also facilitating the revision of Sector 5 and Jema Nkwanta local plans to cater for the current developments and proposed land uses.

Generally, the preparation and revision of planning schemes was to ensure development did not precede planning but rather planning dictating the path of development.

On a whole, the district has a total of sixteen (16) planning schemes in thirteen (13) communities. It must be stated that the department has engaged a number of chiefs in various communities and educated them on the urgent need for planning schemes in their communities to guide and direct physical developments, and the department is hoping the engagement yielded the much expected positive results.

## 4.3 Organisation of Meetings

As a secretariat, the physical planning department oversees two committees, namely the Spatial Planning Committee and the Technical Sub-Committee. As at the end of the second quarter, 2022, three (3) meetings had been held under Spatial Planning Committee (SPC) and three (3) meetings also for Technical Sub-Committee. All the meetings were held successfully.

## 4.4 Consideration of Development Permits

A total of five (5) development permit applications were received and all were residential land uses. Approval was given to all the nine applications.

## 4.5 Regulation of Physical Development/ Development Control in the District

The planning and building inspectorate unit of the works department and the physical planning department undertook development control exercises to streamline development across the district. The streamline was focused on orderly and progressive development of settlements.

The exercise increased the awareness of the general public on the need to consult the department before commencing on physical development. In addition, the collaboration has greatly enhanced the working relationship between the two departments and resulting in clients being served efficiently and effectively.

## 4.6 Planning Education

The department engaged a considerable number of communities on planning education. Some of these communities were Ampoma and Nante Zongo. The objective of the education was to equip residents with the requisite knowledge on physical planning and development.

The education hovered around issues such as, development permitting process, ownership and possession of land, land documentations, the urgent need to respect the public interest in physical development particularly the dictates of planning schemes and the rationale behind development control exercises.

The exercise also offered developers and potential developers the opportunity to express their concerns. These concerns included among others, issues regarding unauthorised developments, why a developer should apply for development permit, land boundary disagreement, protection of school lands, the interest of chiefs in relation to the interest of communities with regards to land demarcations and development on wetlands. All the concerns were adequately addressed by officers, with participants also contributing significantly to the issues.

## 4.7 Cultivation and Maintenance of horticulture

The department oversaw the cultivation of flowers, grass and ornamental trees and plants. In addition, the department ensured plant conservation, landscape restoration and maintenance of lawns. This duty was ably assisted by the Environmental Health Unit.

# **CONCLUSION**

The department was able to carry out the activities earmarked in the second quarter of 2022. The department had to be resourced to be able to carry out more activities to regulate physical development for conducive settlement that inhabit the various human activities in a harmonious manner.