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**MINISTRY OF LANDS & NATURAL RESOURCES NATIONAL LAND  
CONFERENCE**

**Is The LUSPA 2016 Capable Of Addressing Planning Failure?**

**What Should Be Done To Ensure Effective Implementation?**

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***December 8, 2022***



- ✓ Spatial planning generally
- ✓ Business and economic decisions have spatial planning and demographic impact
- ✓ Oversight - Local Government, Environment or Health Ministry?
- ✓ Economic Growth
- ✓ Urbanisation
- ✓ Improvement in the Built Environment

## Traditional Challenges of Human Settlements



- The real value of real estate (single or collective) depends on:

- ✓ Location
- ✓ Country
- ✓ Part of the country
- ✓ How to access it
- ✓ The immediate surroundings
- ✓ The security
- ✓ **The utilities that gets into it**
- ✓ The aesthetics



**Multiple Factors In The Built Environment Affect Value Of Physical Facilities**



- ✓ A balanced re-distribution of national and urban population
- ✓ Improvement in the environment and reversal of depressed settlements.
- ✓ Greater efficiency in development control.
- ✓ Effective planning and management of human settlements.
- ✓ Enhance the capacities of institutions for effective planning and management of human settlements.



## The Need For A Legal Framework





- ✓ Private sector financing of human settlements and related infrastructure
- ✓ Site and service of land
- ✓ Creation and maintenance of urban green space
- ✓ Prevent uncontrolled development
- ✓ Ensure an inter-sectorial approach to decisions in spatial planning



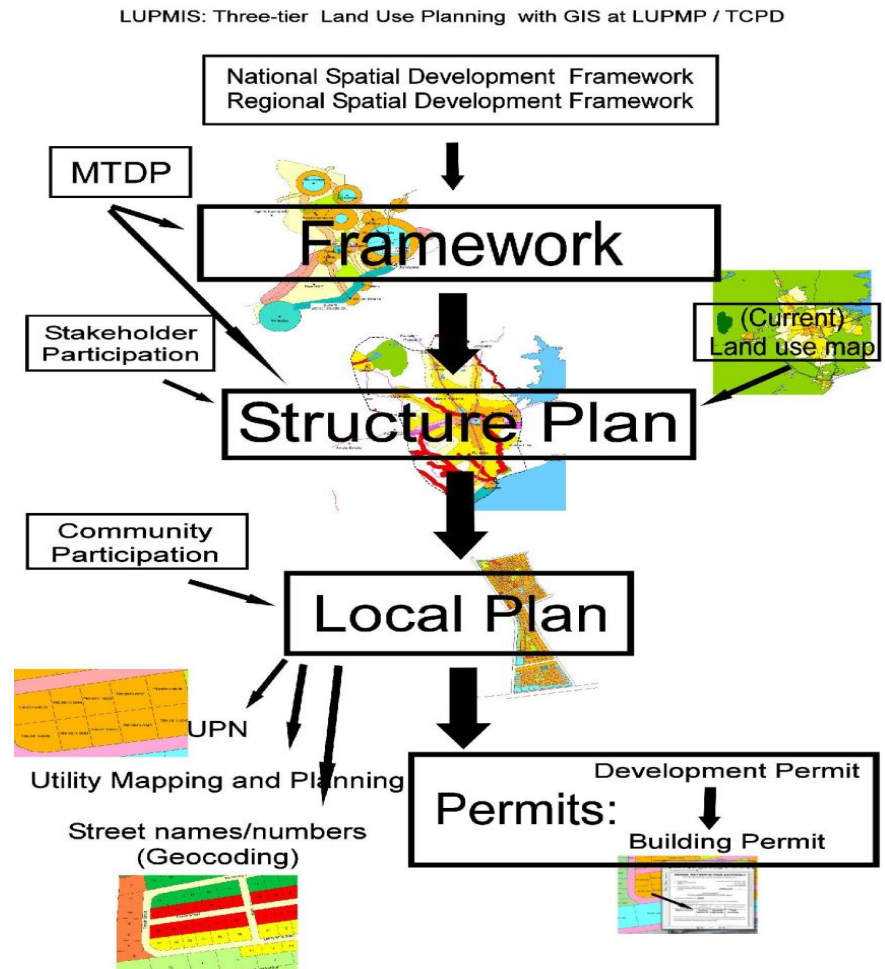
## The Need For A Legal Framework





## New Planning System (The Architecture For Act 925)

- National SDF
- Regional SDF
- District SDF
- Structure Plan (SP)
- Local Plan (LP)
- ‘Hierarchy of conformity’
- Full involvement of stakeholders





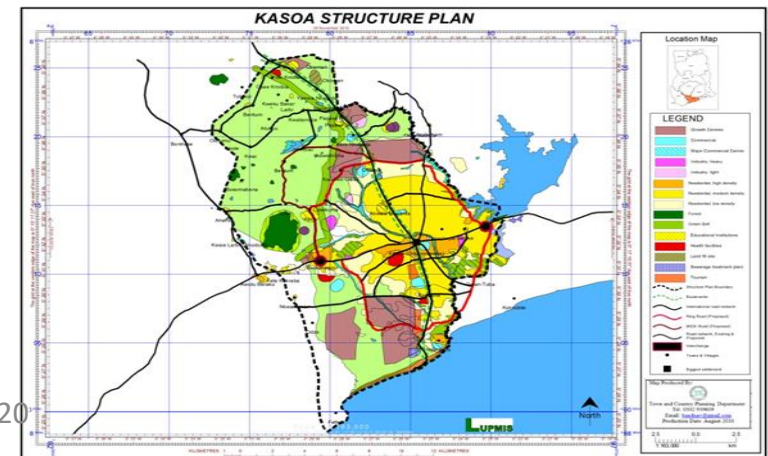
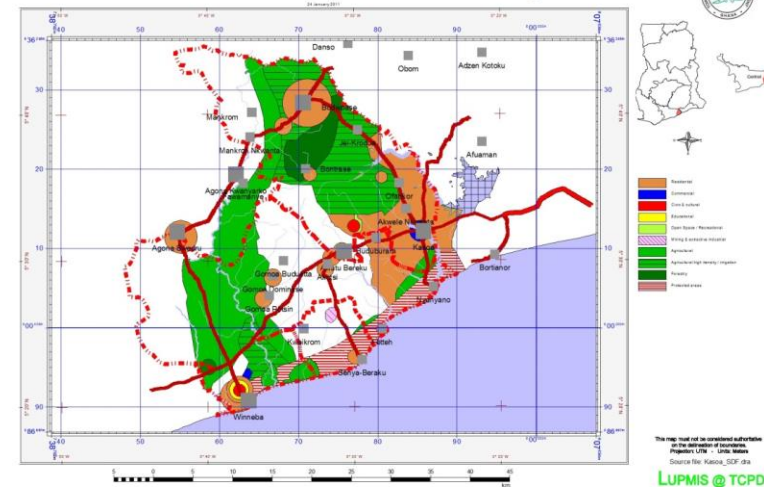


## Spatial Development Framework

- ✓ SDF indicative distribution of development
- ✓ A 15 year framework to guide the future development of
  - a town or city,
  - the development or redevelopment of a part of the town or city
  - a part of the District with special development opportunities

## GHANA'S NEW PLANNING SYSTEM

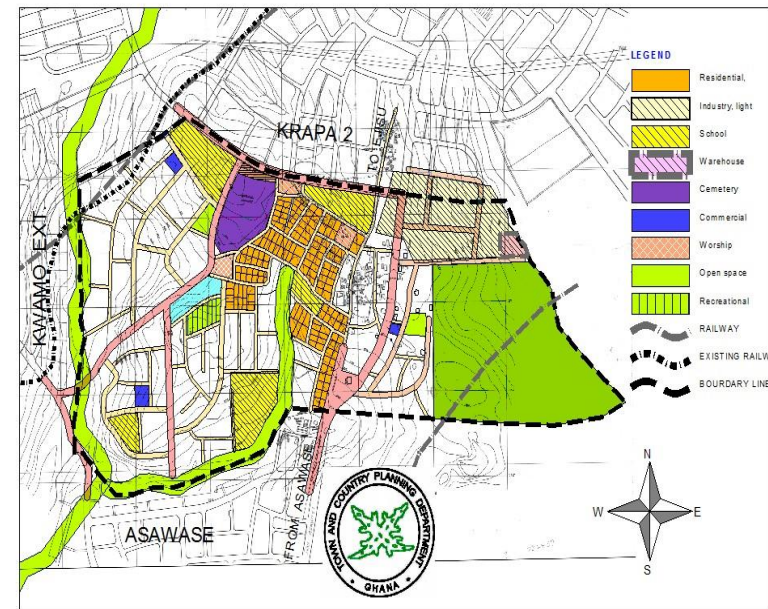
### SAMPLE SDF Plan of Awutu-Senya





## • Local Plan

- ✓ A detailed plan of dimensionally accurate (+/- 3m) to meet the present and future identified community needs
- ✓ Valid for 5 years but extendable
- ✓ Must comply with zoning ordinances in Structure Plans
- ✓ Three categories of Local Plan, for:
  - Old parts of town;
  - Developing parts of town
  - Undeveloped areas - green field sites

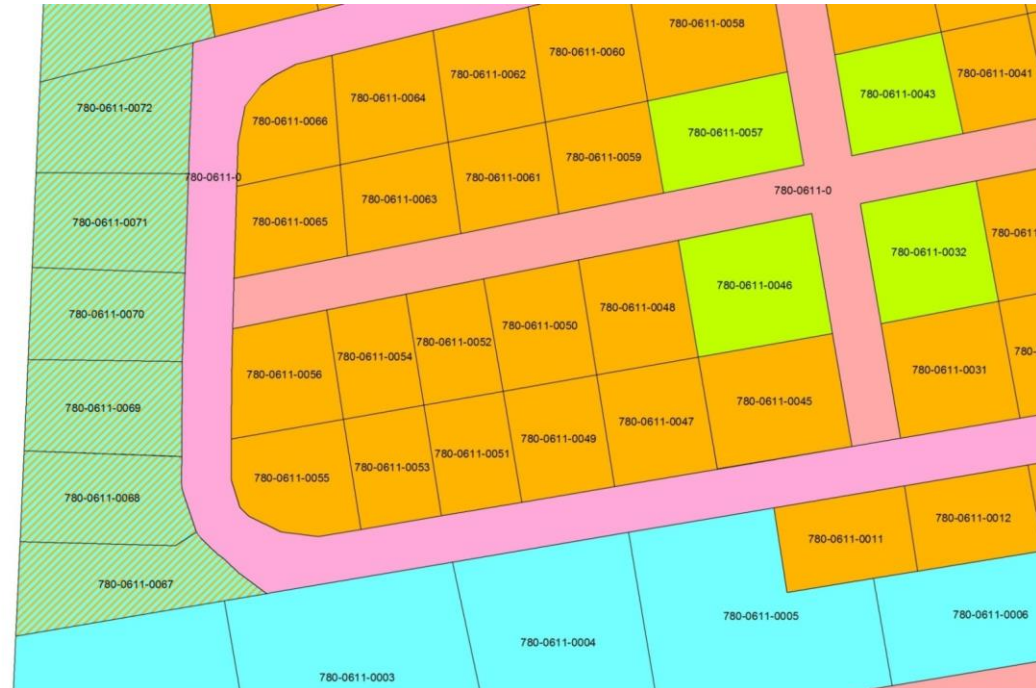






- **Link to Land Administration**

- ✓ Local Plans are the basis for the titling of individual plots
- ✓ Unique Parcel Number (UPN) allows everyone to know status plot; ownership, proposed land use, permit and status of construction
- ✓ Introduction of “Land Use Certificate” in land ownership






- **Permit Data Base**

- ✓ Tailor made tool
- ✓ Used in processing permit
- ✓ Used for checking status of land
- ✓ Used for monitoring plan implementation

Beta Version - For Testing at HQ/Dodowa/Awutu

Kasoa/Agartha/24-Jun-10/1

**Permit Database**  
For Implementation of Structure Plans and Local Plans and for Development Control

Select parcel: UPN = 782-0616-0056 in: Odup SL12

Save Do not save Close

Parcels Applicants Planning Permits Building Permits Permit printout Listings Database management GIS Draw About

Parcel UPN: 782-0616-0056

Define new parcel:

New parcel

Search for parcel (old unit)

Search for parcel (UPN)

Select from all parcels

Identify by coordinates

Listing: All parcels

From GIS:

Center at: 782714 616221

Unit Local Plan: Residential, medium density class: 2

Unit Structure Plan: Residential, medium density class: 2

Size of area: 685.00 m2 = 0.169 0.000 acre

Street name:

House no:

Old unit:

Old Sector: 12

Old Block: D

Old Plot: 237

Delete parcel

**Public Data Room**



## • Drawing Tools

- ✓ Tailor made software to
  - work with MapMaker
- ✓ Enables LU Planners
  - prepare maps/plans with
  - automatic geo-referencing

### LUPMIS: Drawing Tools

<p><b>Lines</b></p> <ul style="list-style-type: none"> <li>Line</li> <li>Many lines</li> <li>Continue line</li> <li>Spray</li> <li>Continue line (N)</li> <li>90 deg angle</li> <li>Center line</li> <li>Tangent</li> <li>Parallel</li> <li>Parallel through point</li> <li>Perpendicular bisector</li> <li>Angle bisector</li> </ul> <p><b>Arcs</b></p> <ul style="list-style-type: none"> <li>Continue to arc</li> <li>'Curved spray'</li> <li>Curved line</li> <li>Arc from center</li> <li>Arc from 3 points</li> <li>Junction arc</li> </ul> <p><b>Polygons</b></p> <ul style="list-style-type: none"> <li>Rectangular parcel</li> <li>Many rect. parcels</li> <li>Irregular parcel</li> <li>Many irreg. parcels</li> </ul> <p><b>Points</b></p> <ul style="list-style-type: none"> <li>Point</li> <li>Centre of 2 points</li> <li>Centre of 3 points</li> <li>Centre of 4 points</li> </ul>	<p><b>Cut line</b></p> <ul style="list-style-type: none"> <li>Cut line</li> <li>90 deg from cut line</li> <li>Parcels from cut line</li> </ul> <p><b>Other drawing tools</b></p> <ul style="list-style-type: none"> <li>Mirror</li> <li>Prolong (extend)</li> <li>Import template</li> <li>Shift</li> <li>Buffer</li> <li>Cut half</li> <li>Cut half from point</li> <li>Cut quarter (rectang)</li> </ul> <p><b>Other GIS tools</b></p> <ul style="list-style-type: none"> <li>Overlay</li> <li>Check topology</li> <li>Export z-values</li> <li>Import AutoCAD</li> <li>Calculate shifting</li> </ul> <p><b>UPN</b></p> <ul style="list-style-type: none"> <li>Assignments</li> <li>Listings</li> <li>House numbers</li> </ul> <p><b>Printing tools</b></p> <ul style="list-style-type: none"> <li>Layout: Concept</li> <li>Clear temp files</li> </ul>
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**Welcome to the Drawing Tools of LUPMIS: Import template**

You can select a template, which will be imported into your open Map Maker ([demo example, in Manual](#)). Templates for houses and for housing blocks are currently developed and can be placed at the precise location in the Local Plan. Contact TCPD-HQ / LUPMIS for additional templates.

Available are now: 1 2 3 4 7 (example in real life).

**Step 1: Define NW anchor as start point, in Map Maker**

Copy from live layer

--- or ---

Select from DRA file

--- or ---

Enter coordinates

**Step 2: Select template for import**

XYT file:  Browse...

Optional step 3: Option to rotate template

Enter angle (in degrees bearing, leave 90 if not rotated):

**Step 4: Define save file Lupmis\_temp\_tmpl\_...**

Enter number (1-99):

**Step 5: Execute**

Execute

©2010  
**LUPMIS**



- Sub-divisions of land
- The creation of districts
- Removal of exemptions
- Appeals, complaints and administrative process related to land use
- Reintroduction of an inter-sectoral approach to planning
  - ✓ Relationship with Regional Coordinating Councils
  - ✓ Establishment of the Town Planning Regulator/The Land use Planning Authority

## Other New Factors





## Statutory Planning Committees

Scope of the Statutory Planning  
Committees

District Technical Committee

Relationship with District Planning  
Authorities

- ✓ Joint Planning Boards/Committees
- ✓ Multi-district Planning Boards

## Other New Factors





## ☐ Application

- ✓ The Planning System
- ✓ Planning at National Level

## ☐ Establishment of the Land Use and Spatial Planning Authority

## ☐ Objects of the Authority

## ☐ Functions of the Authority



## Some Key Sections





# Land Use and Spatial Planning Development Fund



Establishment of the Fund

Object of the Fund

Sources of money for the Fund

Management of the Fund

Reporting to Parliament





- ☐ Spatial planning in districts
- ☐ Establishment of Districts as Planning Authorities
- ☐ District Planning Authority and its functions
- ☐ Delegation of functions
- ☐ Decisions of the District Assemblies and responsibility
- ☐ District Spatial Planning Committee
- ☐ Functions of the District Spatial Planning Committee
- ☐ Technical Sub-Committee
- ☐ Functions of the Technical Sub-Committee
- ☐ Meetings
- ☐ The Secretariat of the District Spatial Planning Committee

DELEGATION



## Planning At The District Level

DELEGATION



# Buildings



- ✓ Building Regulations, building code and building by-laws
- ✓ Guidelines and standards
- ✓ Regulatory notices and circulars
- ✓ Matters relating to regulatory notices



## Spatial Planning Matters Related to Towns, Localities, Special Development Areas and Related Matters



1. Continuation of towns, establishment of new town or extension of existing town
2. Housing scheme and private town
3. Extension of a town
4. Extension of a town by a private entity
5. Information to Regional Spatial Planning Committee
6. Conflicting application
7. Failure to comply with conditions
8. Ownership of public space
9. Guidelines on private town
10. Information to Lands Commission for the prohibition of sale
11. Alteration, amendment or cancellation .pursuant to complaint
12. Extension of boundaries of approved town or approved extension



town.



## Special Controls

- Rectification of contradiction
- Penalty for obstruction
- Acquisition of land

**PENALTY**

## Provisions Relating to Blight

- Change of use or zoning by District Assemblies
- Existing use rights
- Provisions affecting acquisition or the occupation of land generally
- Introduction of the Land Use Certificate





# It Will Enhance

# FINANCING







- Enforcement procedures
- Certificate of habitation
- Institutional coordination
- Continuous monitoring
- Appeal to Authority
- Intervention of the Court
  - parameters

**The Pillars of Enforcement Have  
Been Provided**

## ENFORCEMENT





# Is It Being Enforced?



## Regulatory Notices



## Why It Should Be



## Two Faces Of A City Example - Nairobi

***Thank You !!!***

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