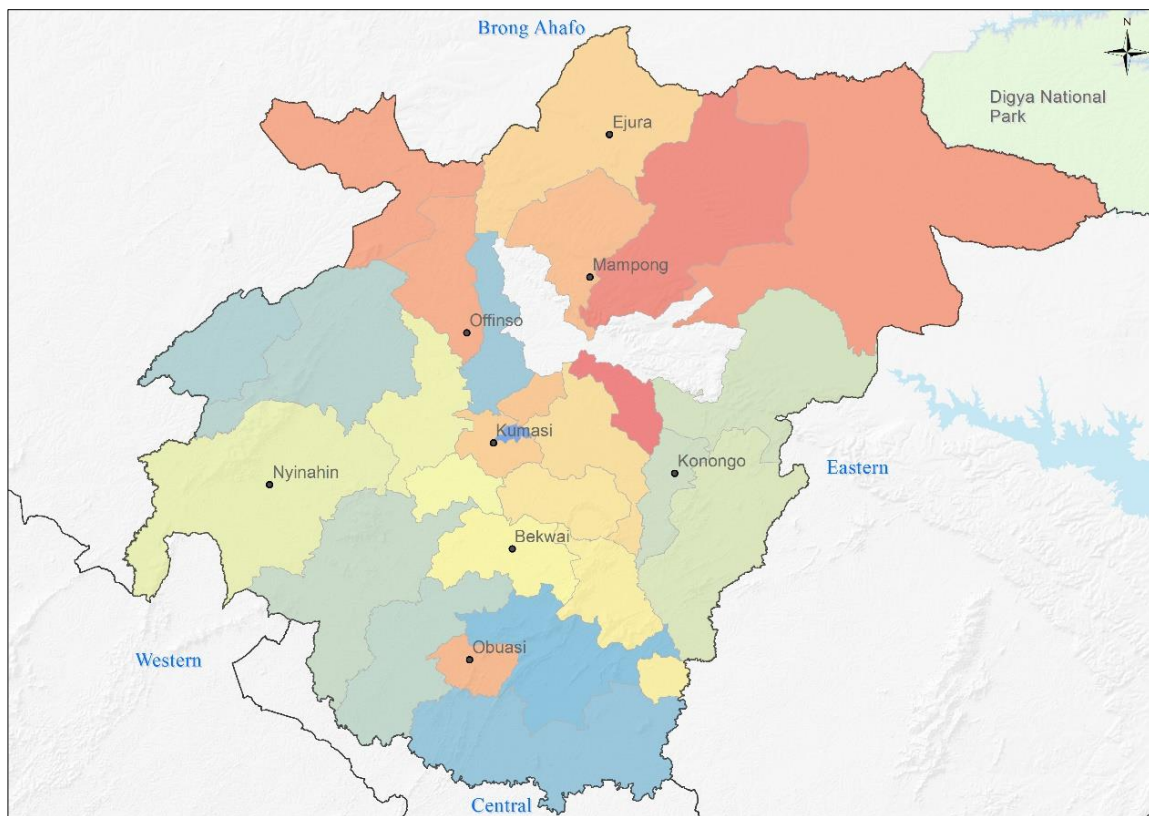


REPUBLIC OF GHANA

MINISTRY OF LANDS AND NATURAL RESOURCES
SECOND LAND ADMINISTRATION PROJECT (LAP II)



ASHANTI REGIONAL SPATIAL DEVELOPMENT FRAMEWORK (2016-2036)



FINAL REPORT VOLUME III: Programme of Action and Implementation Plan

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SUBMITTED BY:

Sps | SPATIAL
SOLUTIONS



FINAL REPORT

Ashanti Region Spatial Development Framework 2016-2036

Volume III: Programme of Action and Implementation Plan

THE FINAL REPORT CONSISTS OF THREE VOLUMES:

- Volume I: Existing Situation and Main Issues
- Volume II: Spatial Development Strategies/Recommendations/Policies
- Volume III: Programme of Action and Investment Plan

This volume is organized under the following main headings

1. The Action Plan, Programme and costs for implementing the Framework
Annexes comprising information on Stakeholder/community participation

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LIST OF ACRONYMS

AR	Ashanti Region
ARSDF	Ashanti Region Spatial Development Framework
ARSPC	Ashanti Region Statutory Planning Committee
BRT	Bus Rapid Transit
CSO	Community Based Organisations
GIPC	Ghana Investment Promotion Center
GKSR	Greater Kumasi Sub-Region
GSGDA	Ghana Shared Growth Development Agenda
GSS	Ghana Statistical Service
ICT	Information Communication Technology
IT	Information Technology
KMA	Kumasi Metropolitan Assembly
LAP	Land Administration Project
LUPMP	Land Use Planning and Management Project
LUSPA	Land Use and Spatial Planning Authority
LUSPB	Land Use and Spatial Planning Bill
MLGRD	Ministry of Local Government and Rural Development
MLNR	Ministry of Lands and Natural Resources
MMDA	Metropolitan, Municipal District Assembly
MoFED	Ministry of Finance and Economic Planning
MTDP	Medium Term Development Plan
NDPC	National Development Planning Commission
NGO	Non-Governmental Organizations
NIP	National Infrastructure Plan
NSDF	National Spatial Development Framework
RCC	Regional Coordinating Council
SDF	Spatial Development Framework
SDGs	Strategic Development Goals
SpS	Spatial Solutions
TCPD	Town and Country Planning Department
TOR	Tema Oil Refinery
TWG	Technical Working Group
WB AICD	World Bank Africa Infrastructure Country Diagnostic

1 IMPLEMENTATION: ACTION PLAN, PROGRAMME AND COSTING

1.1 Benefits and Uses of ARSDF

The following Table gives the overall context of the purpose of the ARSDF, before going into the details of the Action Plan, Costing and Programme.

Table 1.1: Overall context of the ARSDF

Benefit / Use	Action / Agency
National level planners will be able to integrate sector policies, programmes and projects.	Disseminate Plan to national agencies individually and collectively through the GSGDA
Major national level infrastructure and projects will be guided to the best locations to maximize their benefits and better coordinated at local level	Consult during preparation; disseminate Plan: Infrastructure Plan, Intermodal Transport Plan, Energy and Transmission Plans, Water Planning
Sectoral agencies, the private sector and CSOs will be able to see how their initiatives fit within the overall framework to ensure complementarities and avoid conflicts with others	Disseminate; ensure use during project planning processes.
Under the new Land Use and Spatial Planning Act, Districts will need to prepare their own SDFs and link them to the regional and national levels. Disparities will be reduced through improved coordinated planning on socio-economic activities within the region. Development Planners will better be able to identify locations for urban and rural service centres to provide social services and infrastructural development.	At the Regional level, the RCCs has established a Regional Planning and Coordinating Unit (RPCU), which in turn has formed a Spatial Planning Committee (SPC) to be serviced by the Regional Physical Planning Department. The Regions are responsible for preparing Regional SDFs that align with the NSDF as well as for monitoring and evaluating District SDFs to ensure that they are harmonised at the Regional level
The potential for agriculture and agro-based industries in an agrarian region like the Ashanti Region, but also the mining sector and other industrial and service sectors, will be more apparent and focussed.	Use to attract and inform entrepreneurs and investors.
The ARSDF shows how urban and rural areas can benefit from each other across District Boundaries. For example, the major urban entities such as Kumasi Metropolitan Assembly or Obuasi Town Council need to rely on the surrounding suburban districts for the following reasons:	
To get access to suburban green space for fresh air, water, open space and recreation space	

· To solve traffic congestion by relocating urban functions from the central city to suburban areas,	
	Identify markets (Districts)
· To provide traffic through Kumasi City with detour paths by constructing outer ring roads in suburban areas,	
· To get access to waste disposal sites in surrounding districts because there is no space for waste disposal sites in compact urban areas	Market leisure areas (Districts, Landowners/entrepreneurs)
· To get access to water resources available in surrounding districts and to construct retarding basins/reservoirs in surrounding districts to prevent flooding	
· To supplement the insufficient urban function of Kumasi City by allowing access to urban functions in surrounding districts.	Identify and acquire sites and Promote relocation of bulk breaking and markets (Districts)
	Construct Ring Roads (National Highways / Urban Roads)
	Identify waste disposal and waste to energy sites (KMA, Districts)
	Identify water catchments and retarding basis / reservoir sites (National Water)
	Identify and promote opportunities for urban functions in rural towns (Rural Districts)
The surrounding districts are also able to get the following benefits from the economic / social / industrial development of Kumasi, Obuasi or other substantial emerging urban areas:	
· Industrial and economic development of the surrounding districts by taking advantage of accumulated urban economies and markets	
	Improve transport links for commuting (Road agencies)
	Promote Urban Centers as agro-processing and manufacturing areas for raw materials from surrounding Districts (GIPC and manufacturers associations)

<p>The environment will be improved through a protected area system that includes protected areas and buffer zones for rivers and flood plains, parks and wetlands. Special areas will be connected through landscape corridors. Priority will be given to recognition of the key role that ecological goods and services play in the Region.</p>	<p>District SDFs to show protected areas and incorporate national / regional landscape corridors which facilitate retention of wildlife and bio-diversity</p>
<p>Green belts will be designated to ensure against settlement sprawl. Incompatible uses, such as land fill sites, will be guided to appropriate locations away from sensitive areas and urban populations. Issues related to illegal mining which is quite common in the region, particularly Adansi areas bordering the Central Region, can be addressed through proposals made in the ARSDF.</p>	<p>District and Town Plans to incorporate green belts. Districts to initiate measures as identified to counter illegal mining and its motivating factors</p>
<p>The likely impact of Climate Change will become more evident so that developments can be designed to be more resilient. Climate adaptation and mitigation strategies will be developed and highlighted.</p>	<p>this will provide information for regional and district level institutions to address issues of natural hazards and climate related disasters, and to implement climate resilient programmes and projects.</p>
<p>The NSDF has projected that by 2025 about 70 percent of the country will be urbanized with Ashanti Region and Greater Accra leading the charge [1]. ARSDF makes appropriate projections and suggestions to reflect on the dynamics between the urban and rural settings. The ARSDF improves understanding and ability to take action on linkages between urban and rural areas. The ARSDF shows how urban areas and human settlements can be spatially integrated and orderly distributed into a hierarchy of human settlements in support of socio-economic development.</p> <p>The functional role of Kumasi as the dominant urban centre, and other towns, is clarified and strengthened. The fortunate existence of the Greater Kumasi Plan, as well as the NSDF, have greatly strengthened this and other aspects of the ARSDF</p>	<p>The Regional Coordinating Council and Districts must designate growth centers as shown in the plan which must be followed by regional and national services agencies. The formation and growth of these centers must be monitored and enforced during the plan period.</p>

<p>The ARSDF scenario analysis will identify and address the needs of both men and women in the region, particularly the less privileged by virtue of social status. The provision of livelihoods for all will be a key focus for the assignment.</p>	<p>The needs of both women and men, and the focus on livelihoods must be a cross-cutting issue in all of the above actions.</p>
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1.2 Overview of actions to Implement the ARSDF at national, regional and district levels

To implement and realise the benefits of the ARSDF the following actions at national, regional and district level are necessary. It should be understood that, in the multi-layered planning system that has been established in Ghana, a regional Framework lies between the national and the district levels.

1.2.1 National level:

The ARSDF should be disseminated to national agencies individually, and collectively by the LUSPA, and by the NDPC through the GSGDA and the National Infrastructure Plan. The LUSPA shall fully represent the ARSDF in the NDPC process for the next National Development Plan. It shall follow the Plan through to the consultations with the MoFEP to ensure that its key financial tenets are carried into the National Financial Plan for 2018-21.

The outcome of this is:

- a) It should be noted that the GKSDf has to some extent been left hanging, pending the completion of the NSDF and the new structure under LUSPA¹. Following the completion of the ARSDF, its implementation will be combined with the that of the Greater Kumasi Spatial Development Framework, in one operation.
- b) The ARSPC should initiate the implementation of the ARSDF/GKSDf by ensuring that the Regional Spatial Planning Committee of the Regional Coordinating Council is established and assigned the responsibility of implementing the ARSDF, incorporating the GKSDf.
- c) The LUSPA will support and oversee the implementation of the ARSDF at national level in the course of implementation of the NSDF. It will ensure that the programme and budget of the ARSDF is represented in the national planning and financing process, as part of the NSDF and in due course as aligned with the National Development plan 2018-22.
- d) It is essential therefore, that the Ashanti Regional Spatial Planning Committee is established in a timely manner and that the protocols for its working with the LUSPA Board are agreed and implemented as soon as possible.
- e) It should be noted that under the new Land Use and Spatial Planning Act, the Authority will implement the NSDF and ensure that the GoU funds projects, which are also monitored and implemented at regional level with support from respective RSPCs.

1.2.2 Regional Level

Regional Spatial Planning Committee and LUSPA Regional Planning Department

¹ See note on implementation of the GK SDF in Appendix C

The Regions are responsible for preparing Regional SDFs that align with the NSDF. The Regional Planning and Coordinating Unit (RPCU), has to form a Spatial Planning Committee (SPC) which is serviced by the LUSPA Regional Physical Planning Department. The LUSPA Regional Physical Planning Department is therefore to monitor the implementation of the ARSDF on behalf of the ARSPC and report regularly to it.

Regional Offices of National Infrastructure Agencies

The Regional Offices of National Agencies which are involved in National Transport Planning (Road, Rail, Air), Energy and Transmission, and Water and Sewage, which have been involved during preparation of the ARSDF are key to the implementation and dissemination of the approved Framework. Therefore, they should be formed as a sub-group of the ARSPC to oversee the implementation of the ARSDF infrastructure Framework. In this case they should prioritise their investment in Districts and zones that can demonstrate that specific and identified private investors will be leveraged by them.

Ashanti Regional Investment Promotion Initiative

The approved Framework must be publicised widely and use to attract and inform entrepreneurs and investors through the GIPC Kumasi / Ashanti Region desk, and used for Private Sector, Government, Development Partners, and CSO project planning processes. The ARSPC is advised to consider setting up an ARSDF investment sub-group, similar to that which was proposed for the GKSDF.

Harmonising, monitoring and evaluating District SDFs

The ARSPC also has the responsibility to ensure that District level SDFs are prepared and implemented in accordance with the ARSDF, and to ensure that they are harmonised at the Regional level, as well as for monitoring and evaluating District SDFs.

The key monitoring items for the ARSDF will be:

1. Conformity of national planning to requirements of the ARSDF, the GSGDA, the National Infrastructure Plan, the plans of the key infrastructure agencies and the promotional activities of the GIPC as mentioned above.
2. To ensure that the proposed settlement hierarchy is followed, as adjusted to population growth and the strategic priorities as given below.
3. To address the cross cutting issues of:
 - a. natural hazards and climate related disasters, and to implement climate resilient programs and projects
 - b. the needs of both women and men, and the focus on livelihoods
4. During harmonisation of District Level plans, ensure that the issues listed below are included.

1.2.3 District Level:

District SDFs must be mindful of the following:

1. With the GIPC and manufacturers and other private sector associations promote their District and zone.

2. To make the case for agro-processing and manufacturing areas for raw materials from surrounding production areas and Districts to be located in Urban Centers as identified in the ARSDF
3. To identify the enabling activities for implementation of private investment, for example by improvement of transport links (Road agencies) for:
 - a. Connecting agricultural production areas to specific agro-processing investment and storage sites, and the specifics for the agricultural products of their district and zone.
 - b. To facilitate commuting to urban nuclei, and that feeder roads align with the national highway and urban road networks
4. Districts must make the case for and support their growth centres as shown in the ARSDF to be prioritised for investment by regional and national services agencies, based on the fact that it will leverage private investment. The formation and growth of these centres must be monitored and enforced during the plan period.
5. Districts must identify the hierarchy of other settlements in rural areas, and for the dormitory towns within a 50km radius of Greater Kumasi must be encouraged.
6. Districts must identify food security issues and ensure that provision for them is included in the District SDF. This should include reference to the food shed system.
7. District SDFs must show protected areas and incorporate national / regional landscape corridors which facilitate retention of wildlife and bio-diversity. District and Town Plans are to incorporate green belts.
8. District level institutions to address issues of natural hazards and climate related disasters, and identify and implement climate resilient programs and projects
9. Districts are to initiate measures as identified to counter illegal mining and its motivating factors.
10. The need for gender equity, and the focus on livelihoods must be a cross-cutting issue in all of the above actions

1.3 National SDF Level Actions and Programme

Development of the Kumasi and Accra City regions are the first of priority in the NSDF and the ARSDF, incorporating the GK Plan, will be the vehicle for the implementing the NSDF.

1.3.1 Key projects in the NSDF, and basis of resource allocation, which the ARSDF will include.

The NSDF indicates a programme for a few key projects which are noted. The ARSDF questions some of the prioritization in the NSDF, especially the building of the Kumasi Outer Ring Road and the decision on whether or not the NSDF proposal for a new city/ international east-west route and airport to the south of the region, will have a major impact on the basis of development of the Ashanti Region.

The NSDF allocates resources to sectors over a five-year period, based on percentages of GDP. These will be followed in the funding programme of projects for the ARSDF

1.3.2 Policy Tools recommended by the NSDF:

The NSDF indicates the main policy tools as being:

- (i) infrastructure investment,
- (ii) land use and development policies;
- (iii) deployment of public personnel.

These are noted and identified in the ARSDF Projects Programme below. Items ii) and iv) are included in the Institutional Development section.

1.4 GKSDF Action and Programme

1.4.1 The basis of GKSDF implementation

The GKSDF gives detailed programs only for implementation of infrastructure projects, which will be included in the ARSDF. Proposals for national level infrastructure agencies, especially roads, water and power, were to spearhead the development. The outer ring road was identified as very important for the development of the Sub region.

This concurs with the NSDF in the sense that infrastructure is in as the key, and only really plannable driver.

The GKSDF also identified "Capacity Development" of those who will be involved with the implementation of the Framework, comprising of officers at the national, regional, district levels, landowners, researchers and other stakeholders as the key to implementation. This project requested for further funding from JICA but rejected. The NSDF also identified the range of plans which will need to be prepared to cover the development of the country as a main implementation measure.

1.4.2 Key projects in the GKSDF:

The GKSDF identified the following as the key projects for implementation, but without giving a programme for them, other than the individual programmes for some of the infrastructure elements. The overall priorities were given, as in the next section.

For Economic Development

- Redevelopment of Kaase Industrial Area
- Development of Boankra Industrial-Logistics Centre
- Development of Kumasi-Ejisu Urban Corridor
- Redevelopment of Kumasi City Centre
- Development of New Towns

For Infrastructure

- Construction of the Outer Ring Road for providing high-speed roads for bypassing Kumasi City as well as for creating new Suburban Residential Areas and Developing Multi-Nucleus Urban Centres.
- Upgrading of the Middle Ring Road for promoting suburban development
- Establishment of Bus Rapid Transit (BRT) routes covering the Greater Kumasi Conurbation
- Water Resources Development for long term sustainable urban development
- Short-Term increase of the water supply capacity for satisfying basic needs for urban livelihood
- Short-Term Improvement of the Electricity Distribution for Kumasi City for

reducing power outages.

The above have been included in the programme for implementation of the ARSDF below, but further examination of their current status and the potential for extending them into the Region will be undertaken before the final relationship between ARSDF and GKSDf actions alignment is undertaken. The above have also been taken into account in the ARSDF Programme below.

1.5 Costs and funding profile

1.5.1 Introduction and Basis of costing

There is no point in planning a strategy unless it is based on a realistic assessment of the funds which will be available to implement it. This section of the ARSDF looks at the resources which are likely to be available to implement the ARSDF during the plan period. Although it is difficult to estimate these costs with a high degree of accuracy, their main benefit is in ensuring that the relative cost of different sectors is able to be considered when assigning projects in the action plan, and that the overall scale of the vision is achievable. For this purpose, even this general level of estimation of costs is extremely useful.

1.5.2 Resource allocation based on GDP and Development Plan Priorities

The section therefore considers the relation between the investment, particularly in infrastructure, which is identified in the Framework, and the expected economic resources which could be available. These are based on the projected increasing level of Ashanti Region GDP during the plan period.

There are varying opinions from the World Bank, in the NIP and the NSDF as to the proportion of GDP which should be allocated to infrastructure. The ARSDF shows 6%, which is above the 5% allocated in the NIP but below the World Bank recommended 12.5%-20%, and roughly equivalent to the NSDF.

Concerning the priorities for distribution of investment between the different sectors: power, water & sanitation, transport, ICT and irrigation, the distribution of the investment in the ARSDF implementation plan is 33, 14, 44, 1 and 2.5 percent, on each sector respectively. This is different from the distribution suggested by the WB AICD Project and the NSDF as seen in the following Table 1.2, where it might be suggested that the focus on additional investments should be more on power, ICT and irrigation projects.

Table 1.2: Percent of investments in sectors 2016-36

Suggested priorities for investment in infrastructure according to needs	WB AICD proposal	NSDF	ARSDF
	%	%	%
Power	44	29	33
Water and sanitation	24	28.5	14
Transport	20	38.5	44
ICT	10	1	2

Irrigation	4	2.5	incl
In all	100	99.5	100

Source: WB and AICD project, NSDF and ARSDF Study

1.5.3 Government versus other sources of funding

It should be noted that the level of government expenditure which could be available is generally regarded to be in the order of 3-5%. Therefore the greater part of the capital to be invested would come from donors, capital markets and the private sector in grants and reimbursable but low interest loans. This indicates the vital necessity of being able to talk to donors, the private sector, national and international capital about the plan, and for them to be able to identify their interest from the beginning.

1.5.4 Conditions for attracting the necessary investment

As will be seen from the following section, which looks at the overall implementation strategy and programme, the first priority is to attract investors in agro-processing, related manufacturing, mining, oil and gas and tourism because this is the current stage of development of the regional and national economy. This needs to be tied to working with local informal sector growth areas such as Suame magazine but also other service sector activities in order to engage local labor. These are the key income generators for the Region in the long term. As long as these are being shown to be being nurtured and supported, which will indicate that the Region has the intention to be able to fund the capital required for infrastructure, the risks associated with investment, and its costs, will be lessened.

The areas of expenditure and cost estimates have included the cost of driving the investment programme, and the regional planning, including physical planning that is needed to drive the implementation of the ARSDF. The Greater Kumasi SDF recognized the need for this and included a major capacity-building project to get the Framework moving, which has yet to be funded. The ASRSDF renews the call for such a move, but more focused on creating the conditions for investment.

1.5.5 Management and Development costs

The cost of land acquisition and project preparation have also been included, and as stated in both the NSDF and the GKSDf, the identification of land for development cannot start early enough.

1.5.6 Basis of cost schedule

The ARSDF costing schedule is given in Table 1.3. This schedule is based partly on the NSDF, using existing development plans prepared by the sector ministries and the draft NIP, which have been located in the schedule according to their implementation periods.

The periods chosen are five, following the four year planning and election cycles for the country, beginning in 2018 which will be the start of the next four year national plan.

The majority of the existing planned expenditure is scheduled to take place within the next NSDF plan period 2018 -20, but some projects, such as the water and sanitation plan run through the two plan periods 2018- 26. For the longer term the key projects which have

been identified in the ASRSDF, but do not yet appear in sector plans, are included in the remaining three planning periods. The costing has also been cross-checked with the costs which were generated for the GKSD.

Table 1.3: Cost Schedule for ARSDF Proposals

	units	no.	cost/unit	cost base	TOTAL	2018-21	2022-25	2026-29	2030-33	2034-37	ARSDF	WB	NSDF
AR GDP (million USD)					569,556	63,472	81,605	106,231	138,894	179,354			
% of GDP for infrastructure 12.5 (WB)					71,194	7,934	10,201	13,279	17,362	22,419			
% of GDP for infrastructure 5 (NIP)					28,478	3,174	4,080	5,312	6,945	8,968			
% of GDP for infrastructure 7 (NSDF)					39,869	4,443	5,712	7,436	9,723	12,555			
AR p.a. at NSDF rate					39,869	4,443	5,712	7,436	9,723	12,555			
13.4 bn av pa		13.4											
% AR		2.975											
New urban population		2,203,580.00											
Number of Plans	no.	756.00	0.03	USD m	23	5	5	5	5	5			
Roads, water energy etc for urban areas	km2	36.00	17.50	USD m	630	126	126	126	126	126			
Maintenance	km2	36.00	7.00	USD m	252	50	50	50	50	50			
Land cost for urban exp.	km2	76.00	0.54	USD m	41	8	8	8	8	8	7		
						946							
Energy													
Ongoing projs 2013-20													
Expansion of systems	item	1.00	2,892.75	USD M	2,893	579	579	579	579	579			
Solid Waste plant	item	1	600.00	USD M	600	300	300						
Maintenance/ yr	yrs	20	0.10	USD M	1,102	116	231	240	248	267	33	44	29
						4,594							
Water													
Short term investments	item	1	590.31	USD M	570	570							
long term investments	item	1	465.15	USD M	411		465						
Kumasi water resources	item	1	74.00	USD M	74	10	10	16	30	8			
Kumasi flood drainage	item	1	25.00	USD M	25	5	5	5	5	5			
Irrigation	item	3	113.12	USD M	339			113	113	113			
Watsan	per year	12	36.33	USD M	436			145	145	145			
Maintenance @2% of investment long term	per 4 yr	5	19.16	USD M	96	19	19	19	19	19	14	24	29
						1,952							
ICT													
Draft NIP 2013	item	1	96.60	USD M	97	19	19	19	19	19			
New Investments	item	1	126.00	USD M	126		32	32	32	32			
Maintenance	% capit	2	12.77	USD M	13	3	3	3	3	3	2	10	1
						235							
Roads													
Ongoing 2016-25	item	1	2,257.71	USD M	1,643	822	822						
New alignments	item	5	1.00	USD M	5	1	1	1	1	1			
Land for expressways	km2	11	0.22	USD M	2	1	1						
Kuamsi Transport scheme	item	1	614	USD M	614	89	119	122	127	158			
Accra Kumasi exp	km	46	2.43	USD M	112	37	178	178	178	178			
Upgrading nat hwy 16-25	km	404	0.66	USD M	267	133	133						
Constr nat rds 12-25	km	126	1.32	USD M	166	83	83						
Mainten @7.52% per 4 yrs	km	13,860	1.32	USD M	1,376	275	275	275	275	275	30	INCL	INCL
						4,186					44	20	39
Railways													
Alignments	no.	3	2.00	USD M	5	5							
Land for track	km2	13	0.22	USD M	3	3							
Western Line renov	km	72	5.50	USD M	394			197	197				
Tema Boankra	km	80	5.70	USD M	456	228	228						
Boankra Tamale	km	75	5.70	USD M	427			142	142	142			
Maintenance	9.4%pa	20	18.77	USD M	375	75	75	75	75	75	12	INCL	INCL
						1,660							
Reg Airports	unit	1	300.00	USD M	300	300	10	10	140	140	2	INCL	INCL
WATER BODIES	200 km	1	24.00	USD M	24	5	5	5	5	5			
AFORESTATION	km2	210	0.30	USD M	62	12	12	12	12	12	1		
						86							
TOTALS					13,960	13,960	3,581	3,795	2,377	2,534	2,366		
%GDP						6	5	2	2	1			

World Bank (2010)

1.5.7 Basis and implications of cost schedule

Urbanisation / settlement

The population growth is distributed over the settlements with over 50,000 inhabitants in 2010 and in the other urban settlements and grouped by region. The need for urban area has followed the NSDF which was calculated per inhabitant using TCPD standards and the area required for development. The projection shows that the Region will need to develop around 7,600 ha of new urban land of which 40.1% (3048 ha) will be needed for residential areas to cater for the population growth between 2016 and 2036.

As noted in the NSDF, concerning the implementation plan for the development of new urban areas, this needs to follow the projected population growth, which means that new urban and residential areas have to be planned and prepared right from 2018. The implementation plan has included the cost of plan preparation and acquisition of land for the developments, as well as a global cost/sq.km. for basic infrastructure for these settlements, based on that used for the NSDF.

It should also be noted from the NSDF that the implementation of a major New Town for 500,000 people has been planned for the Central Region, just south of the Ashanti Region, to start in 2025, but the planning of the new urban area and the acquisition of land will start earlier. The planning will also include the location of an area for an eventual development of a new international airport and for a modern solid waste treatment and power generation plant as well as the alignments for the railways and expressways, which will be the main West African southern transport link route that will run through the area. A close watch should be kept on this development by those implementing the ARSDF, because it could have a major influence on the priorities for connectivity for the Region, especially in regard to the east-west international rail and expressway routes.

Transport

The Transport costs are given in the above Table and include those projected for Kumasi in the GKSDf. Costs for the national level transport projects such as the railways and expressways have been given only for those elements which run through the Region. ARSDF has given priority to the proposed improvement of the existing roads and plans construction of new roads in later phases of the plan period. The Kumasi Ring Roads and the Kumasi-Accra Expressways are regarded as highest priority for the development of the Region. The planning of the alignments and the acquisition of land should begin immediately. The Expressway north to Tamale should immediately follow the Accra-Kumasi link.

Likewise, it is considered that the rail link between Boankra and Tema, and the development of Boankra Port and industrial area itself is of the highest priority for the Region.

On the other hand, NSDF gives priority to the renovation of the existing western railway. This is a secondary priority and should include the new link between Bekwai and Boankra. The funding of the railway must also be justified on the basis of opening up the bauxite deposit at Nyinahin and linking it to Awaso in the Western Region.

Energy

The Energy sector costs include the ongoing existing plans and maintenance needs for the sector plus one of the three new power plants, one of which is in Kumasi, which the NSDF

proposes. This should be prioritized also, and most probably fed by the gas pipeline, (although the NSDF has also proposed that it should be a waste to energy plant). The best option for these will be decided by the Ministry of Energy, but the need for a more reliable power source, as well as improved transmission grid must also be high priority. The GKSDf tables the need for financing of improvements to the distribution networks in some detail, and shows how these can be financed through cost recovery, therefore they are not included in the capital financing schedule.

ICT, Water and Sanitation

The general development of the water and ICT sector projects are planned to be implemented continuously throughout the planning period in tandem with the natural protection and climate change mitigation plans along rivers and water body banks.

The projected Water Resources needs for Greater Kumasi have been included in the water schedule. The main flood draining systems are also itemized, but the secondary drainage of urban areas is included in the global figure for urban expansions. The water supply and sanitation systems which are costed in the Greater Kumasi Plan, show that after a few years the investment can be more than recouped by charges, therefore this element is not shown here.

The investment in ICT is shown based on the network additions which have been identified in the ARSDF.

1.6 ARSDF Actions and Programme

1.6.1 Overall Strategy

Based on the dynamics which have been established from the analysis and the preferred scenario, the strategy and key programme elements will be as follows:

- a. Attraction of Foreign and Direct Investment targeting agro-processing, related to crop production, mining, oil and gas and tourism.
- b. Further work to establish suitability of areas which have the greatest commercial agricultural potential, and on response to climate change.
- c. Prioritisation of the investigation of the Oil and Gas potential in the east of the region, development of the bauxite industry and tourism and leisure development.
- d.** Provision of infrastructure, services and undertaking systematic demarcation of land for increased agricultural production, **prioritising areas of the region in line with a and b above.** A process of competitive bidding by local governments for funds, based on attraction of private investors, local content and agricultural productivity could be used.
- e. Establishment of urban growth centres in response, therefore, to processing and industrial development priorities above. Those grouped below are selected for their geographical spread and link to development of transport infrastructure. However, the ARSDF has to have the ability to respond flexibly, and priority for development of growth towns should ultimately be in response to direct investment initiatives in agro-processing and other tradeable goods and services.
- f. Establishment of Kumasi facilities which are identified in the NSDF and the GKSDf:
 - i. Development of Boankra industrial area and Inland Port linked by Rail to Tema. The NSDF puts the rehabilitation of the Western Railway linked to Takoradi as

- the priority, and if this is chosen, a new link from Bekwai to Boankra should be included.
- ii. Building of Kumasi Outer and Middle Ring Roads and provision of markets, bulk-breaking and industrial areas at intersections with the radial routes to national and international markets.
 - iii. Decongestion of Kumasi city centre markets driven by relocation of markets as above, and rebuilding as a modern centre which befits a modern city with population of 4million and above.
 - iv. Development of BRT/Bus transit systems
 - v. Action to implement the detailed water, sanitation and electrical services development programmes which are in the GKSDf, and their equivalent in the other growth centres in the region.
- g. The other main objective of the programme given below is to continue to build the infrastructure for the Region which will connect it to the national infrastructure and growth path, and to national and international markets which will give Ghana the income and employment to provide for the needs of its citizens.
- h. The issues and needs of social development and environment and natural resource protection will underpin and cut across the above strategic programme.

1.6.2 ARSDF Projections

1.6.3 Red is high priority, Orange medium priority and preparatory stages, and yellow lower priority

	GSGDA PLANNING CYCLE	18-21	22-25	26-29	30-33	34-36	Costing (\$m)	Agency	GoG	PPP	Donor
	ECONOMIC GROWTH										
1.	Attract agro-processing investment	Begin 0.2	0.2	0.2	0.2	0.2					
2	Programme of storage, bulking/marketing of agric products linked to Rows 1 and 3.	Begin 1.0	1.0	1.0	1.0	1.0					5
3	Research/plan soils, irrigation, to identify productive areas. Link to Agricultural Development Corridor (NSDF)										
4	Systematic Land Registration for land assembly linked to development of productive areas	prep									
5	Kajatia and other Kumasi central markets development and dispersion project	prep									
6	Decentralisation of market and bulk breaking: acquire and set up 5 sites for logistics on Kumasi ring road /radial junctions	begin									
7	Promote food crops, storage for emergencies, and food sheds in Greater Kumasi, neighbouring towns and along ring road										
8	Develop Boankra Industrial area and Port	plan									
9	Deconstruct and multiply Suame Magazine										
10	Develop other industrial sites as in GKSDf and growth centers										
11	Oil and gas exploration and development Afram Plains		High priority if viable								
12	Plan and develop bauxite on major scale	plan									
13	Establish Tourism routes and key infrastructure incl Lake Bosomtwe, route to Digya etc										
14	Tourism development										
	INFRASTRUCTURE										
15	Rail link Boankra to Tema										

	GSGDA PLANNING CYCLE	18-21	22-25	26-29	30-33	34-36	Costing (\$m)	Agency	GoG	PPP	Donor
16	Rehabilitate western rail line incl Bekwai to Boankra link										
17	Phase 1 Kumasi Ring Road NE section (Ejisu-Kodie)	Plan									
18	Phase 2 Kumasi Ring Road SW Section										
19	Phase 3 Kumasi Ring Road SE Section										
20	East west highway/rail route – Nigeria - CDI		NW	SW	SE						
21	Broadband-community info centers										
22	Rail Nyinahin to Sefwi Wiwso for-bauxite										
23	Boankra – Ejura - Tamale – Ouagadougou rail link										
24	ICT Ejura, Konongo, Obuasi, Tapa										
25	ICT Sebusa, New Edubiase, Nyinyahin, Akomadan										
26	Obuasi and Lake Road improvement										
27	Kumasi – Sunyani road rebuilding										
28	Accra-Tema expressway										
29	Kumasi – Techiman – Tamale expressway										
30	Kumasi – Obuasi – Highway expressway link										
31	Gas pipeline to Obuasi and thermal power plant										
32	GTCL Grid connections and GKSDf program										
33	Solar and off-grid power solutions (with ICT); LPG establishment										
34	Other road links including GK Inner ring road										
35	Afram Plains Roads										
36	GK Waste and Septage and Water Planning Barakese improvement Water Treatment Plant										
	SETTLEMENTS, SOCIAL DEVELOPMENT										
37	Decongestion of KSI City Center / redevelopment Plan										
38	Plan and implement growth centers Ejura, Konongo, Obuasi, Tapa Sebusa, New Edubiase, Nyinyahin, Akomadan										
39	Obuasi – Ninyahin – mining regulation combined with planning										
40	Settlement Planning: health, education projects according to priorities										
41	Regional Training hospital	Plan									

	GSGDA PLANNING CYCLE	18-21	22-25	26-29	30-33	34-36	Costing (\$m)	Agency	GoG	PPP	Donor
	ENVIRONMENT AND CLIMATE										
42	Reforestation/carbon credit, mine restoration projects										
43	Green Corridors programme										
	INSTITUTIONAL DEVELOPMENT										
44	Capacity building programme										
45	District MTDP/SDF integration										
46	SDFs and Structure Plans in priority areas and growth centres										
47	ARSDF Reviews and District SDF harmonisation										

1.7 Summary of the Action Plan and budget for the ARSDF

This section has tabulated the key action areas for economic development, infrastructure, settlement growth and environmental action.

The major areas and their relative costs are:

Table 1.4: Cost estimates

%	Item	Cost m USD	Comment
5	Urban Expansion	946	Planning, Land and services for new urban areas for the new population levels
33	Energy	4,594	New thermal/ waste-to-energy power plant, transmission lines and maintenance of existing systems
14	Water	1,952	Development of water resources and piped water supplies in main growth centers
2	ICT	235	Improvement of existing fibre optic cables, laying new cables to growth areas, establishment of service centers
44	Roads	4,186	Kumasi Ring Roads, National expressways, highway network upgrading and new links
incl	Rail	1660	New Tema-Boankra-Tamale link, Rehab of Western line,
incl	Airport	300	New Kumasi Airport, upgrade of Obuasi
2	Environmental improvements	186	Re-afforestation and landscape corridor measures, protection of water courses
100	TOTAL	12,139	

The above apportionment of costs gives a slightly higher priority to transport than the NSDF, and less to water, than the NSDF. The World Bank recommended sums for water are double that given here and for transport less than half. In prioritising improved transport and energy relative to water, the ARSDF is highlighting the need to support economic development, while in a Region well supplied by water courses and ground water which is supplying basic needs, the investment in piped water and sanitation systems can be met when it is affordable.

APPENDIX I: STAKEHOLDERS' CONSULTATION WORKSHOPS

2 STAKEHOLDER'S CONSULTATION PROCESS

This Report is on activities that took place during stakeholder consultation as part of the process for the Preparation of the Report on Spatial Development Framework in Ashanti Region of Ghana. It gives a detail account of what happened during consultation with stakeholders at all levels of the planning process. The consultation took place at the national, regional and district levels. The report gives periods for consultations, those present at the consultation, what was discussed and the decisions taken. This guided the planning team during data collection analysis, findings and recommendations

2.1 INTRODUCTION

2.2 PURPOSE OF THE STAKEHOLDER CONSULTATION

Preparation of Spatial Development Framework (SDF) for Ashanti Region started in June, 2016 by the Project Team made up of Consultants from Spatial Solutions and Local Counterpart Staff from Town and Country Department (TCPD). In line with TCPD guidelines for the preparation of SDFS in Ghana, the Project Team embarked upon a series of stakeholder consultations in Accra and Ashanti Region to involve appropriate stakeholders in the preparation of the SDF. The purpose of the stakeholder consultation was to get inputs from a cross section of not only residents of Ashanti Region but also other stakeholders staying outside Ashanti Region who have interest in the overall physical development of the Region.

There were formal and informal consultations at both national and local levels. Informal consultations involved Project Team members holding series of meetings with stakeholders at various levels either to collect data or hold discussions on thematic areas of the SDF. Formal consultations included meetings with a group of stakeholders at prearranged dates and venues where discussions on the SDF took place. Inputs from stakeholders have gone a long way in the preparation of SDF for Ashanti Region. This report is therefore a compilation of all reports on stakeholder consultation during the preparation of the SDF for Ashanti Region

2.3 STAKEHOLDER CONSULTATION AT THE NATIONAL LEVEL

At the national level the project team members collected data from national head offices of MDAS. Consultation at the national level ensured that proposals in Ashanti Region were in line with national policies being implemented by the MDAS. These MDAS include VRA, ECG, GPHA, Ministry of Roads and Highways, Ghana Highways Authority, Ghana Health Service, Department of Feeder Roads, Ghana Education Service, Ministry of Agriculture, Minerals Commission, Chamber of Mines, Ghana Railways Authority, Ministry of Energy, Forestry Commission, GRIDCO, NDPC, among others.

2.4 STAKEHOLDER CONSULTATION AT THE REGIONAL COORDINATING COUNCIL (RCC) LEVEL

In the Ashanti Region, the team through the Ashanti Region TCPD Office in Kumasi involved the Regional Coordinating Council (RCC) at all levels of the plan preparation. There was a formal launch of the project in Kumasi on 12 July, 2016 where representatives of all stakeholders in the Region were briefed about the project and the roles they were expected to play during and after the preparation of the SDF. Special sessions were held for Regional Directors of central government Ministries, Departments and Agencies (MDAS), as well as the private Sector in the region. These technical sessions went a long way to assist the project team to adjust its analysis,

findings and recommendations to reflect on the actual situation in Ashanti Region. The need for all physical developers in the Region to collaborate with the Project Team to ensure a comprehensive SDF for Ashanti Region was also emphasized at the meeting

2.5 STAKEHOLDER CONSULTATION AT THE DISTRICT (LOCAL) LEVEL

For formal consultation purposes the team divided the Region into two zones (Obuasi Zone and Ashanti Mampong Zone) and conducted stakeholder consultations with District Assemblies which did not benefit from the Greater Kumasi Study by JICA as shown below

2.5.1 Districts in Zone 1- Obuasi Zone

No	District Assembly	District Capital
1	Ahafo Ano North	Tepa
2	Adansi South	New Edubease
3	Adansi North	Fomena
4	Bosome Freho	Asiwa
5	Amansie Central	Jacobu
6	Bekwai	Bekwai
7	Atwima Mponua	Nyinahin
8	Ahafo Ano South	Mankranso
9	Amansie West	Manso Nkwanta
10	Atwima Nwabiagya	Nkawie
11	Obuasi Municipal	Obuasi
12	Joyce Afukaar	TCPD Ashanti Region

2.5.2 Districts in Zone 2- Ashanti Mampong Zone

No	District Assembly	District Capital
1	Sekyere South	Agona
2	Sekyere Kumawu	Kumawu
3	Offinso Municipal	Offinso
4	Ejura- Sekyedumase	Ejura
5	Ofinso North	Akomadan
6	Asante Akim North	Agogo
7	Asante Akim South	Juaso
8	Asante Akim Central	Konongo
9	Sekyere Afram Plains	Drobonso
10	Mampong	Mampong
11	Sekyere Central	Nsuta
12	Joyce Afukaar	TCPD Ashanti Region

2.5.3 Participants at the Zonal Consultations

Each District Assembly was represented by the following during the stakeholder consultation in the zones

The District Chief Executive

The Presiding Member of the District Assembly

The Coordinating Director

Chairman of the Works Committee

Chairman of the Development Planning Committee

The District Town Planning Officer

The District Development Planning Officer

The District Information Officer or NCCE Officer

In attendance were representatives from TCPD Head Office in Accra and the Regional office in Kumasi

3 REPORT ON MEETING WITH ASHANTI REGIONAL MINISTER, ASHANTI REGION TCPD DIRECTOR AND ASHANTI REGION TCPD DISTRICT OFFICERS - 16TH AND 17TH JUNE 2016

DATE: 16th and 17th June, 2016

Venue: Office of the Ashanti Regional Minister; Conference Room of Ashanti Region TCPD Director

3.1 LIST OF PARTICIPANTS

S/N	NAME	DISTRICT ASSEMBLY	TELEPHONE NO	EMAIL ADDRESS
1	Joseph A Agalis	Ahafo Ano North	0244622130	
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23	Patrick Apraku	TCPD Head Office	0244171876	patrickapraku@yahoo.com
24	Celestina Deku	TCPD Head Office	0245107866	cedkem@yahoo.com
25	Peter Owusu- Donkor	Spatial Solutions Ltd	0204635588	podonkor@yahoo.com
	MEETING WITH ASHANTI REGIONAL MINISTER			
1	Hon Ackon	Regional Minister		

2	Nana Asubonteng	RCD		
3	A B Donkor	Reg Econ Planning Officer	0244844570	
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5	Chapman Owusu-Sekyere	TCPD Head Office	0240277526	cosekyere@yahoo.com
6	Patrick Apraku	TCPD Head Office	0244171876	patrickapraku@yahoo.com
7	Celestina Deku	TCPD Head Office	0245107866	cedkem@yahoo.com
8	Joyce Afukaar	Ash Reg TCPD	0244624763	joyceafukaar@yahoo.com
8	Peter Owusu- Donkor	Spatial Solutions Ltd	0204635588	podonkor@yahoo.com

3.2 MEETING WITH ASHANTI REGIONAL DIRECTOR OF TCPD- 16/6/2016

3.2.1 Remarks by Ashanti Regional Director of TCPD

The Ashanti Regional Director of TCPD welcomed the team to the Region and said TCPD in the Region was excited about the ARSDF Project and assured all that she and her team would cooperate with all to ensure that the project was completed within the scheduled time of eight months. She said a room had been allocated for the consultant to use during the period of the project but some funds have to be provided for a few repairs. Three TCPD Planners have also been selected as counterpart staff to the consultants

3.2.2 Remarks by the National Director of TCPD

The National Director of TCPD introduced the Project Manager of Spatial Solutions and said the Ashanti Regional Spatial Development Framework (ARSDF) is one of the SDFs to be prepared under the LAP 2. He said JICA has assisted TCPD to prepare the Greater Kumasi SDF and Structure Plan and therefore the ARSDF would guide physical development in one of the strategic Regions in the Country. He therefore appealed to TCPD staff in the region to cooperate with National Office of TCPD and the consultants and provide the necessary data for the preparation of the ARSDF

3.3 MEETING WITH ASHANTI REGIONAL MINISTER- 17/6/2016

The Ashanti Regional Director of TCPD introduced the project team to the Ashanti Regional Minister and his officials and informed him that the the purpose of the meeting was to inform him about the ARSDF project and to invite him to launch it in Kumasi at a date to be communicated to him in due course. On his part the Regional Minister thanked the team for the visit. He said the doors of RCC were opened for the consultants and TCPD and therefore they should not hesitate to contact it if they need assistance during and after the project. He appealed to the consultants and TCPD to involve all stakeholders during the preparation of the SDF and embark upon public education for people to be aware of the project so that they would cooperate during implementation of the plan.

4 REPORT ON A WORKSHOP ON DRAFT INCEPTION REPORT AND LAUNCHING OF THE PROJECT IN ASHANTI REGION

VENUE OF WORKSHOP: ROYAL LAMERTA HOTEL, NHYIAESO, KUMASI

DATE OF WORKSHOP: 12TH JULY, 2016

4.1 PARTICIPANTS

ASHANTI REGIONAL COORDINATING COUNCIL

NAME	ORGANISATION/ DESIGNATION	CONTACT	
Hon Alexander Ackon	Regional Minister		
Nana Asubonteng	Regional Coordinating Director		

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Asiedu poku		FORMER NATIONAL DIRECTOR AND CHAIRMAN FOR OCCASION	0262810406	

DISTRICT DIRECTORS – TCPD ASHANTI REGION

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Emmanuel C. Cofie	Ejisu		
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TCPD KUMASI**DISTRICT DIRECTORS – TCPD ASHANTI REGION**

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Gideon E Tetteh	Agogo	0205098678	
Charles Oti	TCPD		
Nayiram Akutei	Mampong	bandnay@gmail.com 0243751855	

4.2 INTRODUCTION

The workshop started at 10:00am with an opening prayer by Mr Kwadwo Asiamah Boakye of the TCPD District Office in Kodie. Mr Kwasi Agyeman of the Kumasi Metropolitan Assembly (KMA) Town and Country Planning Department introduced Mr Asiedu Poku a retired National Director of the Town and Country Planning Department as the chairman for the occasion

In his opening remarks the chairman welcomed participants to the workshop. He thanked the organizers for recognizing him and giving the chairmanship of such an important workshop to him and appealed to all participants to cooperate with him during deliberations at the workshop for all to achieve the objectives for which the workshop was organized. He also appealed to the participants to take active part during the period of the workshop. He stressed that participants should pay attention to the presentation of the consultants in order to be able to make meaningful contribution during general discussions after the technical presentations. The chairman's opening remarks was followed by the introduction of participants as shown in 1.0 above. In all 62 participants took part in the workshop made up of the following:

Ashanti RCC:

2

TCPD Head Office, Accra:	5
Regional Office of TCPD, Kumasi:	7
District Directors of TCPD, Ashanti Region:	15
Reg Directors of state institutions in Ash Reg	12
Traditional Rulers:	4
Media (Graphic Corp):	1
Support Staff:	8
Consultant	8
Total	62

4.3 WELCOME ADDRESS BY REGIONAL DIRECTOR OF TCPD

In her welcome address the Regional Director of TCPD Mrs Joyce Afukaar thanked the Government of Ghana for selecting the Ashanti Region to prepare a Spatial Development Framework to guide physical development in the region. She said a similar framework and structure plan have been prepared in the region recently with funding from JICA but it covered only Greater Kumasi but not the whole of Ashanti Region. TCPD in the Region was therefore excited for the ARSDF Project and assured all that she and her team would cooperate with all to ensure that the project was completed within the scheduled time of eight months. She appealed to the RCC and all Regional Heads of Department to cooperate with TCPD and the consultants to provide the necessary data for the preparation of the ARSDF. Full text of her address has been provided below

4.4 OVERVIEW OF THE ARSDF BY THE NATIONAL DIRECTOR OF TCPD

The National Director of TCPD Mr Lawrence Dakura gave an overview of the ARSDF. He said the project is part of the Second Land Administration Project (LAP 2) being funded by the World Bank and Government of Ghana. He said under LAP 1, TCPD benefited through implementation of the Land Use Planning and Management Project (LUPMP1) between 2007 and 2010 which started all the reforms in TCPD. He said the following activities were undertaken under the LUPMP1

- Institutional Reforms of TCPD
- Preparation of Human Settlement Policy in Ghana in collaboration with NDPC
- Review of laws governing planning in Ghana culminating in the preparation of a new “Land Use and Spatial Planning Bill” to be passed by Parliament soon to guide plan preparation and implementation in Ghana
- Preparation of Planning Standards and Zoning Regulations
- Development of Land Use Planning Information System (LUPMIS) using Mapmaker in preparing plans in Ghana
- Development of three tier system of spatial planning in Ghana- National Spatial Development Framework, Regional Spatial Development Framework, District Spatial Development Framework, Structure Plans and Local Plans

- Preparation of Pilot Plans Using GIS in Kasoa, Asankrangwa, Ejisu and Dangme West District (Dodowa)
- Training of TCPD Staff in the use of GIS in preparing plans at all levels

The TCPD National Director said under LAP 2 (LUPMP 2) TCPD in collaboration with NDPC has prepared the Ghana National Spatial Development Framework (GNSDF) and the Northern Savannah Ecological Zone SDF (NSEZ SDF). Already the Western Region SDF has been prepared with funding from the Norwegian Ministry of Environment under its oil for development programme. The Ashanti Regional Spatial Development Framework (ARSDF) is one of the SDFs to be prepared under the LAP 2. He said JICA has assisted TCPD to prepare the Greater Kumasi SDF and Structure Plan and therefore the ARSDF would be one of the SDFs to be prepared to guide physical development in one of the strategic Regions in the Country. He therefore appealed to all heads of state institutions in the region to cooperate with TCPD and the consultants and provide the necessary data for the preparation of the ARSDF

4.5 STATEMENT BY THE ASHANTI REGIONAL MINISTER

The Regional Minister Hon. Alexander Ackon said the need for a comprehensive spatial development framework to guide physical and economic development in a region like Ashanti Region cannot be emphasized. He said this is particularly true when one considers the fact that the region is centrally placed and is the most populous region in Ghana with 20% of the total population in the country. It also has a lot of natural resources whose exploitation should be guided by a spatial development framework. In 2013, with the assistance of JICA, an SDF was prepared for Greater Kumasi but this covered only eight (8) Districts of a region of thirty (30) Districts. It is therefore appropriate that an SDF is to be prepared to cover the whole Region. He said the doors of RCC were opened for the consultants and TCPD and therefore they should not hesitate to contact it if they need assistance during the course of the project. He appealed to the consultants and TCPD to involve all stakeholders during the preparation of the SDF and embark upon public education for people to be aware of the project so that they would cooperate during implementation of the plan. On that note he declared the project duly launched. Full text of the Regional Minister's statement has been provided below

4.6 PRESENTATION OF DRAFT INCEPTION REPORT ON THE ARSDF BY THE PROJECT MANAGER OF SPATIAL SOLUTIONS LIMITED

Mr Peter Owusu- Donkor (Project Manager) represented the consultants to present the Draft Inception Report on the project. His presentation centred on objectives of the ARSDF, work plan, data collection and analysis, stakeholder consultation, development of scenarios and recommendations/ proposals

He defined an SDF as the spatial expression that integrates and coordinate economic, social, environmental and other Government policies at the regional level into a framework. It gives policy direction to land use planning and management at the regional and national level. It guides the preparation of other lower hierarchy plans, such as District, sub-District Spatial Development Frameworks (SDFs) structure plans and local plans. He said the ARSDF will cover a period of 20 years (2016 – 2036)

4.6.1 Objectives of the SDF

He said the objectives of the ARSDF is to improve competitiveness of the region, major urban centres and districts in Ghana and ECOWAS sub-region through functional integration while

preserving a cohesive polycentric settlement structure. This would reduce district disparities in terms of basic infrastructure, social and economic development and promote cohesion to realize inherent potentials. It would also develop spatial structures that are compact and dense with high quality natural environment, improve connectivity by developing multi-modal transport, improvement of food security and enhance resilience to climate change and natural disasters. The SDF would also ensure creation of synergy between urban and rural set up

4.6.2 Work Programme

The Project Manager summarized work programme of the project as follows

S/No	Phase	Activities	Period
1	Mobilization	Inception Report Stage	15 th June to 2 nd Week of July 2016
2	Phase 1	Data Collection	3 rd Week of July to 4 th Week of September 2016
3	Phase 2	Data Analysis and Development of Scenarios	2 nd Week of August to 4 th Week of September 2016
4	Phase 3	Consultation and Presentation of Scenarios	1 st Week of October to 4 th Week of October 2016
5	Phase 4	Selection of Preferred Scenario	1 st Week of November to 4 th Week of November 2016
6	Phase 5	Report Drafting and Strategic Environmental Assessment	Second Week of November 2016 to Second Week of January 2017
7	Phase 6	Final Report	2 nd Week of January 2017 to 2 nd Week of February 2017

4.6.3 Previous Studies

The Project Manager gave a summary of some of the previous studies which the consultants would rely on as follows:

4.6.4 Organization of the Project

The Project Manager said the consultant team would involve all relevant state institutions during the period of the project and went further to show hierarchy of organizations as far as management of the project is concerned.

- Ministry of Lands and Natural Resources with Minister representing Government of Ghana
- Land Administration Project (LAP) Project Coordinating Unit (PCU) Coordinator
- TCPD as Executing Agency (National Director dealing directly with Consultant)
- Ashanti Regional TCPD Director dealing with day to day technical matters with consultant and liaising with Regional Oversight Committee of ARCC to ensure smooth execution of the project
- Related to the above the following stakeholders would be actively involved in executing the project: State Departments and Agencies of the Region, Thirty (30) Metropolitan, Municipal and District Assemblies, the Private Sector, Traditional Authorities, NGOs and CBOs

4.6.5 Reasons for SDF

- ✓ Provide strategic vision and direction of what is desirable and possible in various contexts.
- ✓ Protect natural systems against degradation for long-term sustainable human development
- ✓ Make efficient use of resources - land, water, energy, finance, building materials, skills
- ✓ Achieve a higher quality of public and private service delivery
- ✓ Coordinate actions and investments to ensure maximum positive impact from the investment of resources,
- ✓ Set priorities - provide a rational basis for prioritization, and to manage and direct resources to where they are needed most.
- ✓ To avoid duplication of effort by different departments and spheres of government.

4.6.6 Benefits of SDF

- ✓ Providing more stability and confidence for investment;
- ✓ Identifying land in appropriate locations to meet the need for economic development;
- ✓ Ensuring that land for development is well placed in relation to the transport network and the labour force;
- ✓ Promoting environmental quality in both urban and rural areas, which can then create more favourable conditions for investment and development;
- ✓ Identifying development that meets the needs of local communities;
- ✓ Promoting regeneration and renewal;
- ✓ Making decisions in a more efficient and consistent way

4.6.7 Vision of SDF

- ✓ Improved ECOWAS competitiveness through trade
- ✓ Improved region competitiveness globally and within sub-region with realized economic potential of all areas
- ✓ Reduced disparities between districts within region
- ✓ Greater regional internal cohesion by promoting functional integration and development diffusion
- ✓ Strong network of metros, cities and towns across the region, with a connected, polycentric structure and strengthened secondary cities
- ✓ Preserved environment and landscape including forests, rivers /water bodies and improved food security and production
- ✓ Improved accessibility and connectivity through all transport modes –rail, road, bicycle and foot and telecommunications
- ✓ Compact, high density, greener urban growth and rational use of existing infrastructure

4.7 Status of Implementation

The Project Manager went ahead to present work undertaken so far and gave highlights of thematic areas the consultant would cover during the period of the project. These would include population and settlement pattern, geophysical environment of Ashanti Region, education, health, industries, forestry, water bodies, utilities and services among others

4.8 General Discussions/ Questions and Answers

Presentation of the Project Manager was followed by general discussions, questions and answers and suggestions for the preparation of the SDF as shown below:

S/No	Questions/Observations/Comments by Participants	Responses by Consultant
	Your work programme indicates that Strategic Environmental Assessment of the project would be conducted in November 2016. Don't you think it would be too late since the environmental experts would be missing most of the issues during the project period and the SEA Report may not reflect on proposals in the ARSDF?	The consultant has taken note of this observation and the work programme would be adjusted for the SEA to be conducted earlier than what has been suggested in this Draft Inception Report
	It has been observed that the consultant has included Tourism in Industry. Considering the importance that tourism plays in the Region's economic and social life it would be appropriate for tourism to be separated and treated on its own as a thematic area	This has been noted and the consultant would hold further discussions with other experts with the view of placing tourism in an appropriate thematic area
	The Energy sector has not been addressed adequately in the consultant's presentation. Considering the present challenges the nation is facing in the energy sector this is an omission on the part of the consultant and therefore it should be included in its data collection, analysis and recommendation. In doing this the consultant should not forget about renewable energy sources	The omission has been noted and the energy sector would be addressed appropriately during data collection, analysis and recommendations in the ARSDF. Also the consultant would examine available renewable energy sources in the Region and make recommendations as to how they would be harnessed to improve the socio-economic development of the Region
	The consultant has not featured telecommunications in the presentation. Besides water and power/ electricity distribution in the Region has not been addressed	The observation has been noted. These are however better addressed at District SDF and structure plan stages. The consultant would however make recommendations to address the location of VRA/GRIDCO/ ECG major power lines, location of major dams and pipe lines as well as policies on location of telecommunications masts in the Region
	Climate change issues have not been addressed by the consultant in the presentation. Why?	There is an environmental expert in the consultant's team who would address climate change and other environmental issues in the course of the project
	The informal sector plays a key role in the economy of the Region and Ghana as whole but the sector has not been addressed by the consultant during the presentation. Why?	Normally the location of activities of the informal sector is addressed at the structure plan level but policy guidelines to cater for the sector would be in other reports during the period of the project
	Judging from the time (8months) available for the consultant to present the final report on the project and amount of work that has to be	The consultant has prepared a work programme which shows that the work would be completed within the time frame allocated for the project. It is a tight programme but with the

	done during this period, will the consultant be able to complete the work on schedule?	cooperation of all stakeholders this would be achieved
	It appears some of the data presented do not reflect on current trends in the Region. Since the consultant is based in Accra how would this be addressed?	Most of the data presented reflect on current trends in the Region and Ghana as a whole. Besides TCPD has provided an office at its Regional Office in Kumasi to be used by the consultant for the project. The consultant would therefore not "sit" in Accra and execute the project. It would execute the project from Ashanti Region. As a matter of fact, it would liaise with all the thirty Districts in the Region to execute the project. All stakeholders in the Region should therefore assist to provide data that reflect on current trends in the Region for the project
	Land tenure system in any Region in Ghana plays a key role in spatial planning and if it is not addressed implementation of plans would be frustrated by conflicts between land owners and developers in the use of land in the planning area but the consultant did not discuss this in the presentation	Detail discussion of land tenure system in Ashanti Region is beyond the scope of this study but the consultant would provide an overview of land tenure system in the Region and provide general guidelines to state institutions to take steps to acquire lands proposed for specific uses to avoid encroachment by land owners and property developers
	Location of Ashanti Region in Ghana places it in a central area of the country where movement to various parts of the country and beyond have to pass through the Region using a variety of modes of transport but the consultant did not address intermodal transport adequately in the presentation	The consultant has taken note of this, that is why it discussed the road and rail network in the Region during the presentation and went further to discuss the relationships between these two and air transport which could be utilized to promote socio-economic development of the Region and Ghana as a whole. Besides, it has taken note of the location of the Boankra Inland Port and recommendations would be made for its completion to ensure that movement of heavy trucks to cart goods from Tema and Takoradi Harbours through Ashanti Region to Burkina Faso, Cote de Ivoire and beyond is kept to the barest minimum
	History, tradition and chieftaincy play key roles in land use planning in the Ashanti Region. How is the consultant going to address these to reflect of the ARSDF?	The issue would be addressed during the course of the study. There is a Senior Planner in the consultant's team who has been involved in dealing with Traditional authorities as far as the preparation of spatial plans is concerned since the 1960s and it would be his responsibility to deal with that issue
	Many plans prepared by TCPD are not implemented. How are we sure that the ARSDF would be implemented?	According to TCPD the "Land Use and Spatial Planning Bill" would soon be passed by Parliament. TCPD would become an Authority and this would go a long way to ensure that the plan is implemented because the Bill provides for structures that would see to implementation of plans in the country

4.9 Chairman's Closing Remarks

In his closing remarks the chairman for the occasion thanked the organizers of the workshop for selecting him as the chairman. The Chairman thanked the Regional Minister for his observation on planning issues in the Region and the country as a whole and advised TCPD to take the advice seriously and ensure that all its officers in the Districts comply with all regulations governing planning in Ghana to ensure improvement of the physical and socio- economic environment in our cities and towns. He also thanked the participants for the active part they played during the workshop and hoped they would exhibit the same interest in providing the necessary data to the consultant for it to produce a credible report. The consultant was advised to take note of observations made by the participants and produce a credible report which reflects on the actual situation in Ashanti Region within the time frame allocated for the project.

4.10 Vote of Thanks

Vote of thanks was given by Linda Amofa

4.11 Closing Prayers

The workshop ended with a closing prayer by Janet Amoah

WELCOME ADDRESS BY TCPD REGIONAL DIRECTOR
OFFICIAL LAUNCH OF THE ASHANTI REGIONAL SPATIAL
DEVELOPMENT FRAME WORK
12TH JULY 2016

Mr. Chairman,
The Hon. Regional Minister
The National Director – Town & Country Planning Department
Regional Heads of Departments and Agencies
Staff of Town & Country Planning Department
Distinguished Invited Guests, Ladies and Gentlemen.
All Protocol Observed

It gives me great pleasure to welcome you to the official launch of the Ashanti Regional Spatial Development Framework.

This is in consonance with proposals within the National Spatial Development Framework.

In line with the new Planning Model developed during the LAP 1, Spatial Development Frameworks, Structure Plans and Local Plans are supposed to be developed to facilitate efficient and effective Land Management.

Component 3 of the Land Administration Project stipulates “The preparation of improved maps and spatial data for Land Administration.”

The process has just started and I will entreat all of us gathered here to be part of this process of preparing such a strategic framework for our Region.

We in Town & Country Planning Department believe your valuable contributions and comments would go a long way to enrich the preparation of this framework.

You are hereby welcome to this official Launching and I trust that you will take keen interest and afford us your expertise during this Plan Preparation process.

On behalf of the National Director of Town & Country Planning Department and on my singular behalf I welcome you to the Official Launch of this Project.

Thank you

STATEMENT BY REGIONAL MINISTER
OFFICIAL LAUNCH OF THE ASHANTI REGIONAL SPATIAL
DEVELOPMENT FRAMEWORK

12TH JULY 2016

Mr. Chairman,
The National Director – Town & Country Planning Department
Nananom,
Representative of the NDPC
Representatives from the LAP – Project Co-ordinating Unit
Regional Heads of Departments and Agencies
Representatives from Academia and Research Institutions
Staff of Town & Country Planning Department
Team of Consultants
The Press
Distinguished Invited Guests, Ladies and Gentlemen.

It gives me great pleasure to be part of the Launch of the preparation of a Spatial Development Framework for the Ashanti Region, which is in fulfillment of proposals made during the preparation of the National Spatial Development Framework.

Mr. Chairman, The Ashanti Region, comprising thirty (30) MMDAs is almost centrally located within the country. Kumasi, the regional capital and second largest city in Ghana is a nodal city, where roads from all parts of the country seem to converge. Currently it is the most convenient passage to the northern part of the country.

The developmental impacts of this region cannot be underestimated, because it is the most populous (20% of national population) and heterogeneous region in the country.

This is because the region is a major commercial area in Ghana, with significant agricultural and industrial activities. It is also noted for its rich cultural heritage.

In the year 2013, a sub-regional Spatial Plan (Comprehensive Urban Development Plan for Greater Kumasi) was prepared for Eight (8) MMDAs in the region, comprising KMA, Asokore Mampong Municipal, Ejisu Juaben Municipal, Kwabre East, Afigya Kwabre, Bosomtwe, Atwima Kwanwoma and Nkawie Districts. The object for the preparation of this Greater Kumasi Plan was to facilitate the efficient management of the space economy within this sub-region. Though certain proposals were made for certain jurisdictions in the region, they were not detailed enough because they were strictly not part of the plan area. Consequently, a large portion of the region is not served by any comprehensive spatial plan.

Mr. Chairman, the absence of a spatial framework to co-ordinate the harnessing of the region's resources and subsequent investment drive to ensure a comprehensive development agenda, has undermined harmonious and co-ordinated development within the region.

Mr. Chairman, it is imperative to have a plan which spatially depicts the region's vision and aspirations, taking cognizance of the hierarchy of settlements and their related functions within the region's development paradigm, its natural resources and its potentials.

An absence of a spatial plan at the regional level has heightened co-ordination challenges and caused a disconnect among otherwise complementary development interventions in the region. Although the National Development Planning (Systems) Act 1994, Act 480, provides for integrated and joint district development planning, the challenge of unco-ordinated project delivery still remains, because MMDAs see themselves as autonomous. It is against this backdrop that the Ashanti Regional Co-ordinating Council welcomes the

preparation of the Ashanti regional Spatial Development Framework. This would afford all MMDAs in the region, a strategic framework in which to operate, to enhance the developmental potential of the region.

The doors of the Regional Coordinating Council are opened to the Consulting Team and is prepared to support them.

Mr. Chairman, I would however urge that massive stakeholder consultation and public education are done to enable Nananom and the good people of the Ashanti region, appreciate and own the plan.

At this point, I would urge all gathered here to see it as a national duty to contribute their quota towards the preparation of this Development Framework, whenever called upon to do so.

On that note, I declare the Preparation of the Ashanti Regional Spatial Development Framework, duly Launched.

Thank you.

5 REPORT ON TEAM MEETING IN KUMASI

VENUE OF MEETING: ASHANTI REGIONAL TCPD OFFICE, KUMASI

DATE OF MEETING: 2ND SEPTEMBER, 2016

5.1 PARTICIPANTS

No	Name	Designation	Telephone No	E- mail Address
1	Chapman Owusu-Sekyere	TCPD Deputy Director (Accra)	02420277526	cosekyere@yahoo.com
2	Joyce Afukaar	TCPD Deputy Director (Ash. Reg)	0244624763	joyceafukaa@yahoo.com
3	Patrick Apraku	TCPD STPO, Accra	0244171876	patrickapraku@yahoo.com
4	Kofi Kekeli Amedzro	TCPD ATPO, Accra	0262685424	kekelikofo@gmail.com
5	Gideon Tetteh	TCPD TPO, Kumasi	0205098678	geton4b@yahoo.com
6	Francis Kwasi Adjei	TCPD TPO, Kumasi	0246159421	adjeifrancis1971@gmail.com
7	Evelyn Kusi	TCPD ATPO, Kuntanase	0242165904	scantyeve@yahoo.com
8	Peter Owusu Donkor	SS Proj Manager	0243382397	podonkor@yahoo.com
9	Oppong Peprah	SS Consultant	0244586474	Opeprah2007@yahoo.com
10	Stephen Kankam	SS Consultant	0200667038	skankam@henpoano.org
11	Mohamed Muzanmill	SS Consultant	0249481997	muzanmil@gmail.com
12	Akosua Asare	SS Consultant	0266137936	awoasre@gmail.com
13	Rosamund Edusei	SS Consultant	0244647378	roydusei@yahoo.com
14	Kojo Twumasi	SS Consultant	0244975013	twumasikojo@yahoo.com
15	Dr J Owusu-Ansah	SS Consultant	0241378755	koansah@yahoo.com

5.2 INTRODUCTION

The meeting started at 10:00am with introduction of participants at the meeting as shown above. In all 15 people attended the meeting. They included the following

TCPD Head Office: 3

TCPD Ashanti Region: 4

Spatial Solutions: 8

Total: 16

5.3 REMARKS BY ASHANTI REGIONAL DIRECTOR OF TCPD

Mrs Joyce Afukaar, the Ashanti Regional Director of TCPD welcomed the team to the meeting. She said she had held several formal and informal meetings with the consultants in connection with the project. These meetings centred on introduction of the consultants to Ashanti Regional Minister and selected regional heads of MDAS, objectives of the project, data collection, repairs of an office in TCPD office in Kumasi to be used by the consultants and purchase of stationery for the project. She said there has been cooperation between the two parties so far which would go a long way for the successful execution of the project. She said TCPD staff in the region have been briefed on the project and were prepared to cooperate with all to ensure a successful execution of the ARSDF. She introduced Francis Kwasi Adjei, Evelyn Kusi and Gideon Tetteh as TCPD counterpart staff in the region who will work with the consultants.

5.4 REMARKS BY REPRESENTATIVE OF NATIONAL DIRECTOR OF TCPD

Mr Chapman Owusu- Sekyere who represented the National Director of TCPD said he was happy that the first Team Meeting on the ARSDF was taking place that day. He said the first meeting was long overdue and hoped subsequent meetings would be regular as stated in the contract between the consultant and GOG. He said TCPD on its part would put in all efforts to ensure the smooth execution of the ARSDF within the time frame stipulated in the contract and hoped the consultant would also reciprocate by presenting all deliverables in the contract on schedule. He appealed to the consultant to make maximum use of the office space and facilities provided by TCPD in the regional office in Kumasi. He also reminded the consultant to involve the counterpart staff in the project in such a way that when the consultants leave the counterpart staff would be in a position to impart the knowledge gained to their colleagues in TCPD

On his part the Procurement Officer in TCPD cautioned the consultant to speed up efforts in meeting deadlines for deliverables stated in the contract. He said the consultant was behind time in organizing some of the meetings as stated in the contract and appealed to Spatial Solutions to ensure that it does not give room for LAP to complain about the delay in providing deliverables at scheduled times

5.5 REMARKS BY THE PROJECT MANAGER OF SPATIAL SOLUTIONS

Mr Peter Owusu Donkor the Project Manager of Spatial Solutions thanked TCPD for the observations made at the meeting. He said Spatial Solutions has been holding formal and informal meetings on the project at TCPD Head Office in Accra and Regional Office in Kumasi. He said consultants of Spatial Solutions have been working hard on the project since the presentation of the Inception Report and are ready to present all deliverables on schedule as stated in the contract. He complained about the delay in the payment of the first invoice Spatial Solutions sent to the client and appealed to TCPD to intervene for the payment as soon as possible. He also complained about the three-week strike action embarked upon by CLOSAG. He said the action led to the postponement of holding of the First Team Meeting and other stakeholder consultation sessions as stated in the contract. He however assured TCPD that Spatial Solutions would try its best to fulfil all its obligations under the contract by providing all deliverables on schedule. He said consultants of Spatial Solutions have been using the office space in Kumasi provided by TCPD. He said all consultants from Spatial Solutions were in place except Christopher Cripps who was outside the country but would be joining the team soon and would be available at another Team Meeting to be held in Kumasi on 15th and 16th September 2016

5.6 PRESENTATIONS BY CONSULTANTS OF SPATIAL SOLUTIONS

Consultants of Spatial Solutions and Kofi Kekeli (TCPD) counterpart staff made power point presentations under the following thematic areas. The presentations were followed by general discussions, corrections and suggestions:

5.6.1 Profile of Ashanti Region by Peter Owusu Donkor- Spatial Solutions Project Manager

He gave an overview of what the consultants and the counterpart staff were going to present as follows:

- Geophysical characteristics of Ashanti Region
- Demography
- Urban Growth and Settlements
- History, Tradition and Culture
- Contribution of Regional economy to National Economy
- Infrastructure
- Services
- Environment and Climate Change
- Districts in Ashanti Region at a Glance
- Others

The Project Manager said these would form the basis for the presentation of current regional development situation in Ashanti Region to stakeholders. Analysis of data presented would assist the project team to develop scenarios for developing the region for discussions which would eventually lead to a preferred development scenario, policies and proposals.

5.6.2 Geophysical Characteristics of Ashanti Region

The underlisted below were presented

-Climate, vegetation, geology etc by Muzanmill Mohamed. After the presentation the following comments were made by TCPD

- Use different colours for the roads. Green and blue should not be used for the roads
- All maps should be labelled appropriately
- Names of major settlements in Ashanti Region should be shown on all maps to make location of physical features in the Region easy
- Give names of Regions which share borders with Ashanti Region
- These comments would apply to other maps to be presented later

5.6.3 Highlights of History, Culture and Traditions of Ashanti Region by Kojo Twumasi

Kojo Twumasi gave a brief verbal report on data collected on history, culture and traditions of Ashanti Region. He said he has visited crafts centres in Ashanti Region including Ntonso, Ahwiaa, Dabaa and Bonwire to collect data. He said he has also visited tourist sites like the National

Cultural Centre, Lake Busumtwi and Yaa Asantewaa Mausoleum at Besease near Ejisu and held discussions with representatives of Ghana Tourist Authority in Kumasi. A comprehensive report would be written on all these. He was advised to use power point at his next presentation. He should also show major towns and sites of historical importance on maps

5.6.4 Analysis of Greater Kumasi SDF and Structure Plan and Related Matters, Districts in Ashanti Region at a Glance by Rosamund Edusei (Mrs)

The consultant said data collection on the thematic area was in progress. He appealed to TCPD for a letter of introduction to speed up data collection process. Regional Director of TCPD took note of this. She was advised to contact TCPD Regional Director in Ashanti Region for contact numbers of District Directors of TCPD in the region for further action. She should also liaise with Kofi Kekeli for additional data on economy of Ashanti Region

5.6.5 Population and Settlement Issues, Urbanization Pattern etc by Dr Benjamin Doe

The Project Manager presented data so far collected on population and settlements in Ashanti Region on behalf of Dr Benjamin Doe who was bereaved. He said Ashanti Region as an urban region has a population growth rate of 2.9%. He said the consultant would make proposals to ensure a balanced development between urban and rural areas in the region. Three options would be used to project the population of the region to guide the consultant to make effective proposals to ensure balanced development of the region. The consultant was asked to contact the National Population Council and the Statistical Service to reconcile data on population collected and methods to be used in population projection

5.6.6 Economic Analysis, Agriculture, Industry, Services, Employment and Land Cover by Kofi Kekeli (TCPD Counterpart Staff)

In his presentation, Kofi Kekeli said the region is mainly agriculture region but gradually it is being taken over by services. He said areas previously covered by forest are gradually being covered by farmlands and settlements and there is the need to make proposals to protect these land. Mining activities are also contributing greatly to the reduction of forest cover in Adansi, Amansie areas and parts of Ashanti Akim. He showed slides to indicate the reduction of forest between 1990 and 2010

5.6.7 Forests, Environment and Climate Change by Steven Kankam

Stephen used slides to show trends in climate change and current natural environmental situation in the region. He said from data collected from Ghana Meteorological Agency the region is becoming warmer and warmer resulting in reduction in rainfall and forest cover. He was advised to liaise with Muzanmill so that the two present single maps/data on vegetation, rainfall and temperature in order to reduce repetition

5.6.8 Social Development- Health, Education, Poverty Levels etc by Akosua Asare

Akosua Asare also used slides to present data on facilities under health, education and poverty levels in the region. She linked these with level of services under these facilities and distances travelled by residents of the region before getting access to the services. She was asked to contact representatives of the MDAS concerned in order to reconcile data collected at the headquarters in Accra with that of the Region

5.6.9 Infrastructure- Energy, Transport and related matters by Peter Owusu- Donkor

The Project Manager presented level of infrastructure of the region. He said the region is at the centre of the country and most movements in the country pass through the region before reaching their final destinations in Brong Ahafo, Northern, Upper West, Upper East, Eastern, Western and Volta Region. Some even travel as far as Burkina Faso, Niger, Ivory Coast. Energy and water supply are fairly distributed but in most parts of the region there is a disparity in distribution between rural and urban areas which the consultant would make proposals to address. He was advised to contact the service providers for their plans to guide the project team in its proposals for improvement

5.7 Closing Remarks by Ashanti Regional Director of TCPD

In her closing remarks the Ashanti Regional Director of TCPD said the department in the region was prepared to cooperate with the consultant to ensure that the project was completed within the scheduled time. The consultant should also identify data needed, what they have been able to collect and gaps left so that the local counterpart staff can contact the appropriate MDA to fill in the gaps

5.8 Closing Remarks by Chapman Owusu Sekyere

On his part Mr Chapman- Owusu Sekyere said he was impressed about the amount of work so far done by the consultants within a short time since the project started and hoped they would continue with the same pace for the project to be completed within the time frame set for the completion of the project as stated in the contract. He advised the consultants to make maximum use of the TCPD local counterpart staff attached to the project so that they would gain a lot of experience which would go a long way to benefit not only the department but also professional planners and technical officers in the department.

He said he would follow up at the Ministry of Lands and Forestry to ensure that the first invoice of the consultant submitted to the client on 4th August 2016 was paid without delay. He reminded the consultants to make all the necessary corrections and gaps identified during the meeting for presentation to Regional Directors of selected MDAS on 15th and 16th September, 2016. On this note the meeting ended with prayers by Mohamed Muzanmill at 2:00pm

6 REPORT ON ASHANTI REGION TECHNICAL COMMITTEE MEETING IN KUMASI

VENUE OF MEETING: OFFICE OF ASHANTI REGIONAL DIRECTOR OF TCPD, KUMASI

DATE OF MEETING: 5TH AND 6TH OCTOBER, 2016

6.1 PARTICIPANTS

No	Name	Department	Designation	Phone No	Email Address
1	Joyce Afukaar	TCPD	Deputy Director	0244624763	joyceafukaar@yahoo.com
2	K B Amoako	Dept. of Feeder Roads	Dep. Reg Manager	0244472990	excelgh@yahoo.com
3	Samuel Oteng	EPA	Reg Director	0501301613	samuel.oteng@epa.gov.gh
4	Joseph Donkor	RCC	Reg. Econ PI Officer	0244844570	joedonkor@yahoo.com
5	Andrew Nii Sowah	Gh Statistical Service	Staff	0205337326	
6	Abena Fosu Boampong	Gh Tourist Authority	Architect	0268440336	abenaama@yahoo.com
7	Godwill Fiagbey	GHA	Regional Surveyor	0277778402	Gwill2008@gmail.com
		TCPD ASHANTI			
8	Gideon Ebo Tetteh	Ashanti Akim North	Counterpart Staff	0242140438	geton4b@yahho.com
9	Evelyn Kusi	Bosomtwi	Counterpart Staff	0242165904	scantyeve@yahoo.com
10	Francis K Adjei	Ash Regional Office	Counterpart Staff	024615942	Francisadjei1971@gmail.com
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		TCPD ACCRA			
12	Mohamed Alhassan	TCPD	PTO	0245496917	Alha8@yahoo.com
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15	Oppong Peprah	Spatial Solutions	Facilitator	0244586474	opeprah2007@yahoo.com

16	Mohamed Muzanmill	Spatial Solutions	Land Use Planner	0249481997	mmuzanmil@gmail.com
17	Rosamund Edusei	Spatial Solutions	Land Use Planner	0244647378	roydusei@yahoo.com
18	Akosua Asare	Spatial Solutions	Land Use Planner	0266137936	
19	Kojo Twumasi	Spatial Solutions	Land Use Planner	0244975013	twumasikojo@yahoo.com
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21	Peter O Ansah	Spatial Solutions	Land Use Planner	0243382397	podonkor@yahoo.com
		6TH OCT. 2016			
		REGIONAL DIRECTORS			
1	Joyce Afukaar	TCPD	Deputy Director	0244624763	joyceafukaar@yahoo.com
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3	K B Amoako	Dept. of Feeder Roads	Dep. Reg Manager	0244472990	excelgh@yahoo.com
4	Abena Fosu Boampong	Gh Tourist Authority	Architect	0268440336	abenaama@yahoo.com
5	Joseph Donkor	RCC	Reg. Econ PI Officer	0244844570	joedonkor@yahoo.com
6	Samuel Oteng	EPA	Reg Director	0501301613	samuel.oteng@epa.gov.gh
7	Collins Donkor	GHA	Reg Director	0503569417	donkorcollins@yahoo.com
		TCPD ASHANTI			
8	Gideon Ebo Tetteh	Ashanti Akim North	Counterpart Staff	0242140438	geton4b@yahho.com
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		SPATIAL SOLUTIONS			
	Oppong Peprah	Spatial Solutions	Facilitator	0244586474	opeprah2007@yahoo.com
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	Kojo Twumasi	Spatial Solutions	Land Use Planner	0244975013	twumasikojo@yahoo.com
	Dr J Owusu Ansah	Spatial Solutions	Land Use Planner	0241378755	koansah@yahoo.com
	Peter O Ansah	Spatial Solutions	Land Use Planner	0243382397	podonkor@yahoo.com

6.2 INTRODUCTION

The workshop started on 5th October 2016 at 10:00am with introduction of participants at the meeting as shown above. Opening prayer was given by Gideon Tetteh TCPD Planning Officer for Ashanti Akim North District Assembly. In all 22 people attended the meeting this first day of the two- day workshop. They included the following

TCPD Head Office:	3
TCPD Ashanti Region:	4
Regional Directors of MDAS:	7
Spatial Solutions:	7
Total:	16

The same number of participants attended the workshop on the second day except that the Ghana Statistical Service Officer did not turn up but the Ghana Highways Authority Regional Director attended. Also the National Director of TCPD and Mr Chapman Owusu- Sekyere joined the workshop from Accra bringing total attendance on 6th October to 18

6.3 REMARKS BY ASHANTI REGIONAL DIRECTOR OF TCPD

Mrs Joyce Afukaar, the Ashanti Regional Director of TCPD welcomed the participants to the meeting. She said TCPD staff in the region have been briefed on the project and were prepared to cooperate with all to ensure a successful execution of the ARSDF. Already a Team Meeting on data collection has been held between TCPD and the consultant and appealed to colleague Regional Directors to cooperate to identify gaps in the data that relate to their departments to enable the consultant make the necessary corrections to reflect on the reality on the ground

6.4 REMARKS BY REPRESENTATIVE OF NATIONAL DIRECTOR OF TCPD

Mr Mohamed Alhassan represented the National Director of TCPD. He said the National Director would join participants the following day. He repeated what the TCPD Regional Director had said and went further to appeal to participants not only to identify gaps in the data to be presented by the consultant but also take active part in the discussions that would follow the presentations and give positive suggestions that would go a long way to improve the preparation of the ARSDF. In other words, they should take the project as their own department's project

6.5 PRESENTATION BY CONSULTANTS OF SPATIAL SOLUTIONS

Consultants of Spatial Solutions and Kofi Kekeli (TCPD) counterpart staff used power point to make presentations under the following thematic areas. The presentations were followed by general discussions, corrections and suggestions:

6.5.1 Profile of Ashanti Region by Peter Owusu Donkor- Spatial Solutions Project Manager

He gave an overview of what the consultants and the counterpart staff were going to present as follows:

- Geophysical characteristics of Ashanti Region
- Demography
- Urban Growth and Settlements
- Tradition and Culture of Ashanti Region
- Contribution of Regional economy to National Economy
- Employment Status of Ashanti Region
- Infrastructure and Services
- Social Development- Education, Health etc
- Environment and Climate Change
- Districts in Ashanti Region at a Glance
- The Way Forward
- Others

The Project Manager said these would form the basis for the presentation of current regional development situation in Ashanti Region to stakeholders. Analysis of data presented would assist the project team to develop scenarios for developing the region for discussions which would eventually lead to a preferred development scenario, policies and proposals.

6.5.2 Geophysical Characteristics of Ashanti Region

Climate, vegetation, geology etc by Muzanmill Mohamed. After the presentation the following comments were made by participants at the workshop

- Use different colours for the roads. Green and blue should not be used for the roads
- All maps should be labelled appropriately
- Names of major settlements in Ashanti Region should be shown on all maps to make identification of physical features in the Region easy
- Give names of Regions which share borders with Ashanti Region on all maps. Major towns in such regions should also be shown on all maps
- Cardinal Points and Scales should be shown on all maps
- Sources of data should be shown on all maps
- These comments would apply to other maps to be presented later by other consultants
- Contact GNPC to collect data on location of oil and gas prospecting areas in the Afram Plains
- Avoid maps on settlements and infrastructure when dealing with geophysical characteristics of the region
- Provide key findings and their planning implications

6.5.3 Highlights of Culture and Traditions of Ashanti Region by Kojo Twumasi

Kojo Twumasi gave a brief verbal report on data collected on culture and traditions of Ashanti Region. He linked it with tourism in the Ashanti Region. He identified crafts centres in Ashanti Region including Ntonso, Ahwiaa, Dabaa and Bonwire. He said these areas have tourist potentials that have to be further exploited. He mentioned tourist sites like the National Cultural Centre, Lake Bosomtwi and Yaa Asantewaa Mausoleum at Besease near Ejisu among others. He said he was in touch with the Ghana Tourist Authority to collect a map showing tourist sites in the region.

He was advised to show major towns and sites of historical importance on maps. These should be linked with major features in the region. The GTA representative assured all that her organization would assist the consultant to fill the necessary gaps identified at the workshop.

6.5.4 Analysis of Greater Kumasi SDF and Structure Plan and Related Matters, Districts in Ashanti Region at a Glance by Rosamund Edusei (Mrs)

The consultant said data collection on the thematic area was in progress. She was advised to liaise with Kofi Kekeli for additional data on the economy of Ashanti Region. In addition, she should contact the RCC to collect Medium Term Development Plans of District Assemblies in the region, analyse them and relate them to other thematic areas with the view of making proposals that relate to aspirations of District Assemblies in the region

6.5.5 Population and Settlement Issues, Urbanization Pattern etc by Dr Benjamin Doe

The Project Manager presented data so far collected on population and settlements in Ashanti Region on behalf of Dr Benjamin Doe. He said Ashanti Region as an urban region has a population growth rate of 2.9%. He said the consultant would make proposals to ensure a

balanced development between urban and rural areas in the region. Three options had been used to project the population of the region to guide the consultant to make effective proposals to ensure balanced development of the region. The Project Manager said the consultant has compared variables used by the Ghana Statistical Service and the National Population Council in projecting the population of Ghana. The variables used by the National Population Council to project population of Ghana to 2035 appear to be credible and therefore the consultant would use that in projecting the population of Ghana

This was discussed and participants agreed that since the Ghana Statistical Service is the statutory body responsible for collecting data on all aspects of the economy of Ghana the consultant has to contact it to reconcile data on population collected and methods to be used in population projection

6.5.6 Economic Analysis, Agriculture, Industry, Services, Employment and Land Cover by Kofi Kekeli (TCPD Counterpart Staff)

In his presentation, Kofi Kekeli said the region is mainly agriculture region but gradually it is being taken over by services. He said areas previously covered by forest are gradually being covered by farmlands and settlements and there is the need to make proposals to protect these land. Mining activities are also contributing greatly to the reduction of forest cover in Adansi, Amansie areas and parts of Ashanti Akim. He showed slides to indicate the reduction of forest cover between 1990 and 2010

Presentation of Kofi Kekeli was discussed and the following comments and suggestions were made

- Consider making proposals to attract Foreign Direct Investment to Ashanti Region to boost employment in the region
- Why is employment in the Region shifting from agriculture to other sectors of the economy like retailing and wholesaling
- Consider classification of tourism as an industry in itself
- Classify industry under two headings-major and minor
- Consultant relied mainly on secondary data. Try to embark on field work to collect current primary data for analysis
- Try to get quantity of industrial crops produced in the region over a period of time instead of just showing spatial distribution of the industrial crops. Contact institutions like Oil Palm Research Institute in Kusi/Kade; Crops Research Institute etc
- Add cassava to industrial crops in the region
- Show activities of small scale mining and quarrying
- In your proposals think of sustainable cattle rearing in the region in order to reduce conflicts between Fulani Herdsmen and citizens in the region especially Agogo area
- State key findings and their planning implications

6.5.7 Forests, Environment and Climate Change by Steven Kankam

Stephen used slides to show trends in climate change and current natural environmental situation in the region. He said from data collected from Ghana Meteorological Agency the region is becoming warmer and warmer resulting in reduction in rainfall and forest cover. He showed Lake Bosomtwe and how it has been zoned into areas that have to be protected and areas that have to be used by inhabitants surrounding the lake.

Comments: Liaise with consultant on geophysical characteristics of the region to present single maps/data on vegetation, rainfall and temperature in order to reduce repetition. State key findings and their planning implications.

6.5.8 Social Development- Health, Education, Poverty Levels etc by Akosua Asare

Akosua Asare also used slides to present data on facilities under health, education and poverty levels in the region. She linked these with level of services under these facilities and distances travelled by residents of the region before getting access to the services.

Comments:

- Check status of proposed Regional Hospital at Sawua from Ghana Health Service
- Find out status of the hospital at Atonsu Agogo from Ghana Health Service
- Contact representatives of Ghana Health Service, Ghana Education Service and others to fill gaps identified during the workshop
- Check classification of colleges from GES; GHS; and MOFA in order to get the correct classification of institutions
- Take a second look at incidence of poverty levels in the region. Contact Ghana Statistical Service in this regard

6.5.9 Infrastructure- Energy, Transport and related matters by Peter Owusu- Donkor

The Project Manager presented level of infrastructure of the region. He said the region is at the centre of the country and most movements in the country pass through the region before reaching their final destinations in Brong Ahafo, Northern, Upper West, Upper East, Eastern, Western and Volta Regions. Some even travel as far as Burkina Faso, Niger, Ivory Coast using the road network in the region. The railways operation in the region has virtually collapsed thereby affecting implementation of the Baoankra Inland Port Project. Proposals in the Ghana Railways Master Plan (GRMP), National Infrastructure Plan (NIP) and the National Spatial Development Framework (NSDF) would be examined by the consultant with the aim of making proposals to reflect on current and future infrastructure needs of the region. On Air Transport, the Project Manager said four airlines operate in the region using the only airport in the region at Kumasi. Expansion of the Kumasi airport has been restricted by encroachment of airport land by private developers. There are however plans by Ghana Airport Authority to develop a new airport for the region at Ankaase. This proposal would be examined by the consultant. The consultant showed a map on the location of a fibre optic line in the region to boost internet accessibility in the region.

Energy and water supply are fairly distributed but in most parts of the region there is a disparity in distribution between rural and urban areas which the consultant would make proposals to address.

Comments:

- Provide status of supply of portable water in the region in your presentation
- Provide status of supply of electricity/ energy in the region in your presentation
- Consider also alternative sources of energy in the region
- Discuss more on telecommunication and ICT in the region
- Contact the service providers for their plans to guide the project team in its proposals for improvement

6.6 SUMMARY OF COMMENTS

No	Questions/ Comments/ Suggestions by Participants	Response by Consultant	Remarks
1	All maps should meet TCPD standards. In this connection all maps produced by the consultant should indicate cardinal points, scale, and legend. Source of data should be indicated	Noted	
2	Under Geophysical Characteristics, do not include settlements but include Afram Basin where prospecting for oil and gas is taking place	Noted. Will contact GNPC and Ghana Geological Survey Department for further information and make the necessary corrections on the maps	
3	Names of major settlements in Ashanti Region should be shown on all maps. Also show Regions which share boundaries with Ashanti Region. In addition, indicate major settlements in these Regions which share boundaries with Ashanti Region	Noted	
4	Provide summary of key findings on the current situation under each thematic area on the maps presented	Noted. This would be done provided some maps would not be congested. In such situations the findings would be in a text form in the report.	
5	Since the Ghana Statistical Service is the statutory body responsible for collecting data on all aspects of the economy of Ghana the consultant has to contact it to reconcile data on population collected and methods to be used in population projection	Noted. The consultant would hold further discussions on issues relating population, living standards, poverty levels this with the GSS,	

6	Why is employment in the Region shifting from agriculture to other sectors of the economy like retailing and wholesaling?	The structure of the economy of the Region as in other part of Ghana is changing. As the country embark on industrialization people employed in agriculture would be reducing. The consultant would however make proposals in the plan for balance development in all sectors of the economy	
7	Consider making proposals to attract Foreign Direct Investment to Ashanti Region to boost employment in the region	Noted	
8	Classify industry under two headings-major and minor	Noted	
9	Consider classification of tourism as an industry in itself	Will hold further discussions on this with Ghana Tourism Authority and the Ghana Statistical Service and take appropriate decision on this	
10	Add cassava to industrial crops in the region	It is a good idea	
11	In your proposals think of sustainable cattle rearing in the region in order to reduce conflicts between Fulani Herdsmen and citizens in the region	This would be done. The consultant would also make proposals to improve the poultry industry	
	The consultant relied mainly on secondary data. Try to embark on field	This would be done. The consultant would make special arrangement to collect primary data where appropriate	

12	work to collect current primary data for analysis	especially quarry sited and land degraded by activities of small scale miners	
13	Under infrastructure, collect additional data on water supply, electricity/energy, Communications, ICT, water transport on Afram River and Lake Bosomtwe	Noted	
14	Provide a map showing major electricity lines of GRIDCO	Noted	
15	Identify major rivers in the region that can be dammed to produce electricity and at the same time provide portable water for residents of the region	Noted	

6.7 THE WAY FORWARD

The Spatial Solutions Project Manager, Peter Donkor thanked participants for attending the workshop and making useful contributions during discussions on the presentations by the consultants. He said the consultant has taken note of comments made during the workshop and would take steps to make the necessary corrections. He particularly noted the gaps to be filled to include: Water Supply; Energy; ICT; Telecommunications and Rural Development. He said the next step would be a field work to pick quarry sites and land degradation by small scale miners before presenting the current situation in the region at workshops during the third week of October 2016 for District TCPD Officers and Development Planning Officers from District Assemblies which did not benefit from the Greater Kumasi study by JICA

6.8 Closing Remarks by Ashanti Regional Director of TCPD

In her closing remarks the Ashanti Regional Director of TCPD thanked participants for attending the workshop and taking part in the discussions that followed the presentations of the thematic areas by the consultants. She said the department in the region was prepared to cooperate with the consultant to ensure that the project was completed within the scheduled time. The consultant should not hesitate to contact the TCPD local counterpart staff in the Region for them to contact the appropriate MDA to fill in the gaps identified during the workshop

6.9 CLOSING REMARKS by NATIONAL DIRECTOR OF TCPD

On his part Mr Lawrence Dakura said he was impressed about the amount of work so far done by the consultants within a short time since the project started and hoped they would continue with the same pace for the project to be completed within the time frame set for the completion of the project as stated in the contract. He advised the consultants to make maximum use of the TCPD local counterpart staff attached to the project so that they would gain a lot of experience which would go a long way to benefit not only the department but also professional planners and technical officers in the department.

He was however not happy about the low turnout of Regional Heads of MDAS invited to attend the workshop. He said with the passage of the Land Use and Spatial Planning Law Regional MDAS are mandated to assist TCPD to prepare regional spatial plans. He said TCPD as the

secretariat of the Regional Oversight Committee of the RCC would be inviting the Regional Heads of Departments from time to time to discuss drafts spatial plans of the region. They should therefore give positive response to such invitations. They should also take such spatial plans as their own and factor them in their departmental plans

On this note the workshop ended with prayers by Evelyn Kusi at 1:30pm

7 REPORT ON WORKSHOPS ON CURRENT SITUATION IN ASHANTI REGION HELD IN THE DISTRICTS

VENUE OF WORKSHOP: MUNICIPAL ASSEMBLY HALL, OBUASI

DATE OF WORKSHOP: 27TH AND 28TH OCTOBER, 2016

7.1 PARTICIPANTS

27TH OCTOBER 2016- DISTRICT TOWN PLANNING OFFICERS

No	Name	Designation	Organization	Phone No	Email
1	Agnes Amoah	DTPO	Adansi North	02464521920	aggidabs87@yahoo.com
2	Evelyn Kusi	DTPO	Bosomtwi-Bosome Freho	0242165904	scantyeve@yahoo.com
3	Alfred Y Antwi	DTPO	Obuasi Muni	0246780856	alnantwi@yahoo.com
4	Frank N Frimpong	DTPO	Bekwai Muni	0243506665	Frimpong85@yahoo.com
5	Joseph A Agalije	DTPO	Ahafo Ano North	0244622130	Josephaglijje66@gmail.com
6	Samuel O Afriyie	DTPO	Atwima Mponua	0244214714	naaspat@yahoo.com
	DISTRICT DEVELOPMENT PLANNERS				
7	Victor Owusu-Asamoah	DDPO	Adansi North	0246128024	asfob@yahoo.com
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9	Fred Agyemang	DDPO	Obuasi Muni	0208185110	gyingus90@yahoo.com
10	Isaac K Ellimah	DDPO	Amansie Central	0244624560	lke.ike32@yahoo.com
11	Emmanuel Amoakohene	DDPO	Bekwai Muni	0208080102	emma.amoakohene@gmail.com
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13	Busia Ben Opoku	DDPO		0208166904	busybusia@yahoo.com
14	Akowua Ababio	DDPO	Ahafo Ano North	0543374843	akowua.ababio@yahoo.com
15	Edward Takyi	DDPO	Adansi South	0249239604	eddytakyi2007@yahoo.com
	TCPD ASHANTI REGION				
16	Joyce Afukaar	Regional Director	TCPD	0244624763	joyceafukaar@yahoo.com
	TCPD ACCRA				
17	Chapman Owusu- Sekyere	Deputy Director	TCPD	0246277526	cosekyere@yahoo.com
18	Carl Sena	ATPO	TCPD	02445450554	carlafenu@hotmail.com
19	Eugene Nyansafo	ATPO	TCPD	0203568824	Nyansafo2007@gmail.com
	CONSULTANTS				
20	Peter Owusu- Donkor	Project Manager	Spatial Solutions	0243382397	podonkor@yahoo.com
21	Akosua Asare	Consultant	Spatial Solutions	0266137936	awoasaregmail.com
22	Rosamund Edusei	Consultant	Spatial Solutions	0244647378	royedusei@gmail.com
23	Yusif Habib	Consultant (GIS)	Henmpoano	0248482577	habibyusif@gmail.com
24	Dr. Benjamin Doe	Consultant (GIS)	Spatial Solutions	0207309937	bendoe2002@yahoo.com
25	Oppong Peprah	Consultant (Facilitator)	Spatial Solutions	0244586474	Opeprah2007@yahoo.com
26	Mohamed Muzanmil	Consultant	Spatial Solutions	0502943129	mmuzanmil@gmail.com
	DRIVERS				
27	Collins Addo	Driver	TCPD Accra	024018609	
28	James Ampah	Driver	TCPD Accra	0277153180	

29	Ben Amoadau	Driver	TCPD Accra	0230775619	
30	K Asare	Driver	TCPD Kumasi	0275647294	

7.2 INTRODUCTION

The workshop started on 27th October 2016 at 10:15am with introduction of participants at the workshop as shown above. Opening prayer was given by Agnes Amoah (Mrs) Town Planning Officer for Adansi North District Assembly. In all 26 people attended the workshop this first day of the two- day workshop as shown below. Present at the workshop were eight consultants from Spatial solutions Limited who served as resource persons at the workshop.

The same number of participants (26) attended the workshop on the second day on 28th October 2016 except that one TCPD Officer died in his hotel room and therefore was not available to attend the second day workshop. Stephen Kankam of Spatial Solutions joined the Planning Team this second day of the workshop. The death of Alfred Yeboah- Antwi, the TCPD Officer in Obuasi Municipal Assembly took all participants at the workshop by surprise. He arranged for meals during the first day of the workshop. At the end of the first day's workshop at 4:00pm, he arranged for hotel accommodation for those who wanted to stay in Obuasi. He also arranged for his own hotel accommodation and lodged at VP Guest House, Obuasi with Samuel Owusu- Afriyie. In the morning of 28th October, 2016 when Peter Owusu- Donkor started a presentation of the current situation on infrastructure in Ashanti Region it was observed that Alfred Yeboah- Antwi was not present in the Municipal Assembly Hall so the Regional Director of TCPD Joyce Afukaar (Mrs) sent two officials from TCPD to look for him from his hotel. Later she received a call from the two officials that Alfred had died in his hotel room. The sad event was conveyed to participants and the workshop was immediately suspended. TCPD officials present led by Mr Chapman Owusu-Sekyere and Joyce Afukaar (Mrs) went to the hotel to verify what they had been told on the phone. Later they called Peter Owusu- Donkor, Spatial Solutions Project Manager to confirm the death of Alfred Yeboah- Antwi. The officials later returned to the venue of the workshop. According to the TCPD Officials who went to the hotel, they reported the matter to the police who came to the scene and after going through the necessary protocols the body was conveyed to the mortuary for preservation. Participants observed a minute's silence for the dead and the workshop continued at 12:00pm on 28th October, 2016

Participants	27/10/16	28/10/16
TCPD Head Office:	3	3
TCPD Ashanti Region:		1 1
District Town Planning Officers:	6	5
District Dev. Planning Officers	9	9
Spatial Solutions:	7	8
Total:	26	26

7.3 REMARKS BY ASHANTI REGIONAL DIRECTOR OF TCPD

Mrs Joyce Afukaar, the Ashanti Regional Director of TCPD welcomed the participants to the workshop. She said TCPD staff in the region have been briefed on the project and were prepared to cooperate with all to ensure a successful execution of the ARSDF. She said the Project Team has collected data on various thematic areas on the current situation in Ashanti Region and appealed to the District Directors present at the workshop to cooperate to identify gaps in the data that relate to their districts to enable the consultant make the necessary corrections to reflect on the reality on the ground

7.4 PRESENTATION BY CONSULTANTS OF SPATIAL SOLUTIONS

Consultants of Spatial Solutions used power point to make presentations under the following thematic areas. The presentations were followed by general discussions, corrections and suggestions:

7.4.1 Profile of Ashanti Region by Peter Owusu Donkor- Spatial Solutions Project Manager

He gave an overview of what the consultants were going to present as follows:

- Geophysical characteristics of Ashanti Region
- Population and Settlements
- Urban Growth and Settlements
- Contribution of Regional Economy to National Economy
- Employment Status of Ashanti Region
- Agriculture in Ashanti Region
- Infrastructure and Services
- Social Development- Education, Health, Poverty and Services etc
- Environment and Climate Change
- The Way Forward
- Others

The Project Manager said these would form the basis for the presentation of current regional development situation in Ashanti Region to stakeholders. Analysis of data presented would assist the project team to develop scenarios for developing the region for discussions which would eventually lead to a preferred development scenario, policies and proposals.

7.4.2. **Geophysical Characteristics of Ashanti Region** by Munzamil Mohamed. He gave the current state of climate, vegetation, geology, rivers and other water bodies of Ashanti Region. He gave summary of findings of geophysical characteristics of Ashanti Region as follows:

- a) Suitable soil for agricultural development
- b) Forest and Game Reserves
- c) Diminishing rainfall patterns

- d) Increasing temperature patterns
- e) Availability of Natural Resources (minerals and tourist sites)
- f) Activities of illegal small scale mining
- g) Strategically located for trade and transportation

7.4.1.1 *Discussions by Participants*

After the presentation the following comments were made by participants at the workshop

- Use different colours for the roads. Green and blue should not be used for the roads. For example, label rivers with blue colour
- All maps should be labelled appropriately
- All maps should show legend
- Names of major settlements in Ashanti Region should be shown on all maps to make identification of physical features in the Region as easy as possible
- Give names of Regions which share borders with Ashanti Region on all maps. Major towns in such regions should also be shown on all maps
- Cardinal Points and Scales should be shown on all maps
- Sources of data should be shown on all maps
- Indicate encroachment of land by small scale miners in forest reserves
- Contact GNPC to collect data on location of oil and gas prospecting areas in the Afram Plains
- Avoid maps on settlements and infrastructure when dealing with geophysical characteristics of the region
- These comments would apply to other maps to be presented later by other consultants

7.4.2 *Population and Settlement Issues, Urbanization Pattern etc by Dr Benjamin Doe*

The Dr Benjamin Doe presented data so far collected on population and settlements in Ashanti Region. He said Ashanti Region as an urban region has a population growth rate of 2.9%. He said the consultant would make proposals to ensure a balanced development between urban and rural areas in the region. Three options had been used to project the population of the region to guide the consultant to make effective proposals to ensure balanced development of the region. He said the consultant has compared variables used by the Ghana Statistical Service and the National Population Council in projecting the population of Ghana. The variables used by the National Population Council to project population of Ghana to 2035 appear to be credible and therefore the consultant would use that in projecting the population of Ghana. He however said that since the Ghana Statistical Service is the statutory body responsible for collecting data on all aspects of the economy of Ghana the consultant would hold further discussions with Ghana Statistical Service to reconcile data on population collected and methods to be used in population projection.

7.4.2.1 *Key Findings:*

- a) Most populous region in Ghana (4.7million)

- b) Projected population of 8.7million in 2036
- c) Highest positive net migration in Ghana
- d) Highly urbanized (60.6%)
- e) 2 districts completely urbanized and 6 with 50% of population in urban areas
- f) Some districts experiencing population decline
- g) Population above 1million (Kumasi)
 - i. Asokore Mampong (above 300,000)
 - ii. Obuasi (above 100,000)
 - iii. 7 settlements (20,000-50,000)
 - iv. 15 settlements (10,000-20,000)
 - v. 36 Settlements (5,000-10,000)

7.4.3 Economic Analysis, Agriculture, Industry, Services, Employment and Land Cover by Peter Owusu Donkor

In his presentation, Peter Owusu- Donkor said the region is mainly agriculture region but gradually it is being taken over by services. He said areas previously covered by forest are gradually being covered by farmlands and settlements and there is the need to make proposals to protect these lands. Mining activities are also contributing greatly to the reduction of forest cover in Adansi, Amansie areas and parts of Ashanti Akim. He showed slides to indicate the reduction of forest cover between 1990 and 2010

7.4.3.1 Key Findings

- a) Agriculture is dwindling in favour of services
- b) Concentration of manufacturing and industry in KMA
- c) Agriculture continues to have a potential but only in outlying districts
- d) Region has potential in the production of seven major crops
- e) Rapid urbanization a threat to agriculture
- f) Mineral deposits in the region is quite high
- g) Potential for semi-processing of horticultural crops is high

7.4.3.2 Discussions by Participants

Presentation of Peter Owusu- Donkor was discussed and the following comments and suggestions were made

- Consider making proposals to attract Foreign Direct Investment to Ashanti Region to boost employment in the region
- Why is employment in the Region shifting from agriculture to other sectors of the economy like retailing and wholesaling

- Consider classification of tourism as an industry in itself
- Classify industry under two headings-major and minor
- Try to get quantity of industrial crops produced in the region over a period of time instead of just showing spatial distribution of the industrial crops. Contact institutions like Oil Palm Research Institute in Kusi/Kade; Crops Research Institute etc
- Add cassava to industrial crops in the region
- Show activities of small scale mining and quarrying
- In your proposals think of sustainable cattle rearing in the region in order to reduce conflicts between Fulani Herdsmen and citizens in the region especially Agogo, Drobonso areas

7.4.4 Social Development- Health, Education, Poverty Levels etc by Akosua Asare

Akosua Asare also used slides to present data on facilities under health, education and poverty levels in the region. She linked these with level of services under these facilities and distances travelled by residents of the region before getting access to the services.

7.4.4.1 Key Findings

- a) Good coverage of primary health care facilities (70% of health facilities in the region are chps) however for teaching hospitals considering populations served more is required.
- b) Quality health care services also required particularly with reproductive health.
- c) Need for major major psychiatric hospital.
- d) Potential to develop the region to create a niche of science based tertiary education hub (KNUST, CSIR Technology School, College of Agriculture). Potential for University to link with industry, non- formal sectors (SUAME), Agriculture sector.
- e) Increasing enrolment and GPI at all levels but senior high and higher levels of education enrolment is still a challenge.
- f) KMA leading in terms of social service provision but there is the challenge of urban poverty. Sekyere Afram Plains is a lagging region in terms of social services.
- g) Generally urban centres have better access to basic services provision.
- h) Generally high improved water (mainly from boreholes) but low availability of n home water services.
- i) The challenge of provision of safe toilet facilities.

7.4.4.2 Discussions by Participants

- Check status of proposed Regional Hospital at Sawua from Ghana Health Service
- Find out status of the hospital at Atonsu Agogo from Ghana Health Service
- Contact representatives of Ghana Health Service, Ghana Education Service and others to fill gaps identified during the workshop

- Check classification of colleges from GES; GHS; and MOFA in order to get the correct classification of institutions
- Take a second look at incidence of poverty levels in the region. Contact Ghana Statistical Service in this regard

7.5 ADJOURNMENT

Deliberations at the workshop on the first day ended at 4:00pm with a closing prayer by Evelyn Kusi the TCPD Officer at the the Bosomtwe District Assembly

7.6 DAY 2 OF THE WORKSHOP IN OBUASI- 28TH OCTOBER, 2016

7.7 Introduction

As stated earlier, a minute's silence was observed for Alfred Yeboah- Antwi the TCPD Municipal Director who died in his hotel room before the day's deliberations started

7.8 Presentations by Consultants

7.8.1 Infrastructure- Energy, Transport and related matters by Peter Owusu- Donkor

The Project Manager presented level of infrastructure of the region. He said the region is at the centre of the country and most movements in the country pass through the region before reaching their final destinations in Brong Ahafo, Northern, Upper West, Upper East, Eastern, Western and Volta Regions. Some even travel as far as Burkina Faso, Niger, Ivory Coast using the road network in the region. The railways operation in the region has virtually collapsed thereby affecting implementation of the Baoankra Inland Port Project. Proposals in the Ghana Railways Master Plan (GRMP), National Infrastructure Plan (NIP) and the National Spatial Development Framework (NSDF) would be examined by the consultant with the aim of making proposals to reflect on current and future infrastructure needs of the region.

On Air Transport, the Project Manager said four airlines operate in the region using the only airport in the region at Kumasi. Expansion of the Kumasi airport has been restricted by encroachment of airport land by private developers. There are however plans by Ghana Airport Authority to develop a new airport for the region at Ankaase. This proposal would be examined by the consultant. The consultant showed a map on the location of a fibre optic line in the region to boost internet accessibility in the region

Energy and water supply are fairly distributed but in most parts of the region there is a disparity in distribution between rural and urban areas which the consultant would make proposals to address. Most people in Sekyere Afram Plains depend on boreholes developed by NGOS and Community Water and Sanitation Agency for their water supply. Water transport is not popular in Ashanti Region. It is restricted to Afram River and Lake Bosomtwi

7.8.1.1 Key Findings

- a) The region is well connected with trunk roads
- b) Trunk roads conditions are very poor in isolated cases
- c) Feeder roads are evenly spread except for the north eastern parts
- d) Availability of internet and fiber optics in urban areas
- e) Poor surface condition of feeder roads
- f) Defunct rail network
- g) Concentration of telecom masts around Kumasi and major urban areas

7.8.1.2 Discussions by Participants

- Provide status of supply of portable water in the region in your presentation
- Provide status of supply of electricity/ energy in the region in your presentation
- Consider also alternative sources of energy in the region

- Discuss more on telecommunication and ICT in the region
- Contact the service providers for their plans to guide the project team in its proposals for improvement

7.8.2 Forests, Environment and Climate Change by Steven Kankam

Stephen used slides to show trends in climate change and current natural environmental situation in Ashanti Region. He said from data collected from Ghana Meteorological Agency the region is becoming warmer and warmer resulting in reduction in rainfall and forest cover. He showed Lake Bosomtwe and how it has been zoned into areas that have to be protected and areas that have to be used by inhabitants surrounding the lake. Major areas which store a lot of carbon were shown. They coincide with hilly areas and zones that have to be protected

7.8.2.1 Key Findings

- a) Temperature records in the region show a generally warming trend; transitional zone is observed to be experiencing longer mean warming periods than the deciduous forest zone.
- b) High elevation areas, mainly characterized by mountain ecosystems within the deciduous forest zone are marked by relatively low temperatures.
- c) rainfall decreased over the period from 1921 – 2010 by 28.0 mm, representing about 22% decrease: high uncertainty in rainfall projections
- d) The region has significant carbon stocks in its deciduous forest zone, hence can contribute immensely to climate change mitigation and adaptation efforts.
- e) The status of Lake Bosomtwe as Biosphere reserve presents opportunities for conservation of the lake and associated landscapes to benefit rural communities in the catchment area.

7.8.3 General Discussions by Participants

Comments: Liaise with consultant on geophysical characteristics of the region to present single maps/data on vegetation, rainfall and temperature in order to reduce repetition.

7.8.3.1 Group Discussions

Participants at the workshop were divided into groups as shown below to discuss the presentation of the consultants and come out with scenarios for developing Ashanti Region within the next 20 years. Each group elected their own chairman and secretary/ rapporteur. The discussions took two hours. At the end of the group discussions there was a presentation by each group. The presentations were discussed by all participants and corrections and additions made on the proposals where necessary

GROUP 1

1. Obuasi Municipal
2. Adansi North
3. Adansi South
4. Amansie Central

5. Bosome Freho

GROUP 2

1. Ahafo Ano South
2. Ahafo Ano North
3. Atwima Mponua
4. Bekwai
5. Amansie West

10.1 Presentations by groups

7.8.3.2 *Proposals by Obuasi Group 1*

1. Infrastructure

Development should not be skewed (win-win approach to develop both urban and rural economy with a 60% urban and 40% rural investment).

- Road

1. Expansion and consistence improvement of the conditions of the trunk roads
2. Improve major trunk roads to all districts to ease the congestion on the trunk roads
3. Develop the Kumasi outer road proposed by JICA
4. Develop more feeder roads at Afram Plains to support agriculture production

- Rail Network

Revamping and extension of rail network

- Air Transport

1. Develop the Ankaase International Airport
2. Commercialize the Obuasi Airstrip
3. Development of satellite markets in the peri-urban areas
4. Developing the Obuasi Airstrip to serve growing communities such as Fomena, New Edubiase, Assin Fosu.
5. A ferry on lake Bosomtwi to serve the 24 communities

2. Population and Settlements

1. Developing sub centers to accommodate the growing population like Obuasi, Jacobu, Fomena, Edubiase, Bekwai, Manso Nkwanta, Juaso, Kononogo, Asiwa, Agogo, Mampong, Nsuta, Drobonso, Offinso, Tapa, Manknkranso, Nyinahin and Akomadan)
2. Provide all basic serves

3. Environment

1. Climate smart agriculture (climate change policies into agriculture practices)
2. Conservation of landscape i.e buffer all sensitive environmental areas
3. Preservation of pristine eco-system and landscape
4. Regional reinforcing and support CREMA project

4. Agriculture

1. Availability of cropland –land support 7 out of 11 crops
2. Mechanization of agriculture in a large scale
3. Comparative advantage, major food producing areas such as Afram Plains
4. Develop dams and irrigation facilities to support all year production
5. More investment in cash crops like cocoa and in areas like Ahafo Ano North and South, Adansi South, Atwima Mponua
6. Invest in rubber production in Fiakoma (Ahafo Ano North) Tewobaabi (Ahafo Ano South)
7. Investment of new cash crops like cashew in the northern part of the region
8. Marketing and production
9. Encourage and invest in urban agric
10. Investment in vegetable production such as cabbage in Bosome Freho and Tomatoes in Akomadan
11. Mechanization involves storage, processing and transportation

5. Mining

1. Regularization of the small scale mining activities
2. Adding value in the raw materials
3. Designate areas and control mining concessions
4. Program to rehabilitate degraded mining areas

6. Tourism

5. Tourist site should be properly acquired and developed by Assembly
6. Marketing festivals
7. Develop tourist complementary facilities like roads, hotels etc.

7.8.3.3 Proposals by Obuasi Group 2

KEY ISSUES	MAJOR FINDINGS	URBAN AREA (49 Communities-1.5%)	RURAL AREA (3,313 Communities-98.5%)	Development Proposal for Urban Areas	Development Proposal for Rural Areas	Institutions/ Agencies
1. Infrastructure	1. Region is well connected with Trunk Roads	Fair	Poor	-Routine maintenance of Feeder roads -Improving the network and conditions (tarring, bitumen, surfacing and spot improvement)	-Routine maintenance of Feeder roads -Improving the network and conditions (tarring, bitumen, surfacing and spot improvement)	Feeder Roads Department
	2. Trunk road conditions are very poor in isolated cases	Fair	Poor	"	"	"
	3. Feeder Roads are evenly spread except for the north Eastern parts	Poor	Poor	"	"	"
	4. Poor surface condition of feeder roads	Fair	Poor	"	"	"
1. Infrastructure	5. Redundant rail network	Poor	Poor	- Redevelopment and extension of railway lines to other areas	-Provision of Railway lines in the Rural Areas (Nyinahin, Bekwai, Tapa	Ministry of Roads and Highways

					and Mankranso)	
	6. Availability of internet lines and fibre optics in urban centres	Good	Poor	-	- Creation of good internet facilities (erecting of masks, CIC)	Ministry of Communications
	7. Concentration of Telecom mast around Kumasi and Major Urban Areas	Good	Poor	-	-Erecting of Telecom mask at Hilly Areas (Kunsu)	Ministry of Communications
2. Population and Settlement	1. Some Districts experiencing population decline	Fair	Poor	-Development of off-farm activities in areas (Soap making, Bee Keeping, Cassava Powder etc)	-Construction of Micro facilities at Tewa and Mankranso (Dams)	MoFA/ Ministry of Trade
3. Social Services (Health)	1. Overstretched Teaching Hospital serving population of about 9.7 Mill	Poor	Poor	-Completion of Bekwai Municipal Hospital	-Completion of Afari Military Hospital -Provision of 8No. District Hospitals	Ministry of Health
	2. High Child mobility rate as such need to improve quality of health care delivery	Poor	Poor	-Training and Sponsoring Doctors and Nurses	-Ensuring functionality of CHPS Compounds	-Ministry of Health -Nursing Training Schools -Universities

3. Social Services (Poverty)	1. A challenge of Toilet Facilities	Poor	Poor	-Provision of Household Improved Toilet Facilities -Enforcement of Sanitation Bye-laws	-Provision of Household Improved Toilet Facilities -Enforcement of Sanitation Bye-laws	CWSA DEHU
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Poor (0-49%), Fair (50-70%) and Good (71-100%)

7.8.4 The Way Forward

The Project Manager thanked all the groups for the active part they took during the group discussions and said the project team had taken note of the gaps identified in the data that was presented and efforts would be made to make the necessary corrections. He said the consultant would undertake field work to identify major land uses which were not shown on the maps but pointed out by participants during the workshop. The project team would also include names of major towns which were left out on the maps but pointed out by participants during the workshop

7.9 Closing

The workshop ended at 3:30pm with a closing prayer by Evelyn Kusi, TCPD District Town Planning Officer for Bosomtwi/ Bosome Freho District Assembly

8 REPORT ON WORKSHOP ON CURRENT SITUATION IN ASHANTI REGION

VENUE OF WORKSHOP: MUNICIPAL ASSEMBLY HALL, ASHANTI MAMPONG

DATE OF WORKSHOP: 31ST OCTOBER, 2016 AND 1ST NOVEMBER 2016

8.1 PARTICIPANTS

31ST OCTOBER 2016- DISTRICT TOWN PLANNING OFFICERS

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8.2 INTRODUCTION

The workshop started on 31st October 2016 at 10:00am with introduction of participants at the workshop as shown above. Opening prayer was given by Gideon Tetteh, Town Planning Officer

for Ashanti Akim North District Assembly. In all 32 people attended the workshop this first day of the two- day workshop as shown below. Present at the workshop were eight consultants from Spatial Solutions Limited who served as resource persons at the workshop. Thirty-one (31) participants attended the workshop on the second day on 1st November 2016. Stephen Kankam of Spatial Solutions Limited and Chapman Owusu Sekyere of TCPD Head Office left to perform other official functions outside Ashanti Mampong and Partrick Appiah a Development Planning Officer from Mampong Municipal Assembly joined the workshop on the second day.

Participants	31/10/16	01/11/16
TCPD Head Office:	3	2
TCPD Ashanti Region:	1	1
District Town Planning Officers:	10	10
District Dev. Planning Officers	10	11
Spatial Solutions:	8	7
Total:	32	31

8.3 Chairman's opening Remarks

The chairman for the occasion was Mr Padmore Mensah the Municipal Coordinating Director of the Mampong Municipal Assembly. On behalf of the Municipal Chief Executive he welcomed resource persons and participants to the workshop. He also thanked the organizers for choosing Ashanti Mampong to organize such an important workshop. He said facilities of the Municipal Assembly were available to be used for the successful execution of the project. He also said officials of the Municipal Assembly were prepared to cooperate with TCPD and the consultants to ensure that a credible ARSDF is prepared. He appealed to the participants to take active part in the discussions the would follow the presentations of the consultants and identify gaps of the data to be presented. They should also make useful suggestions for improvement. On that note he declared the workshop duly opened

8.4 Presentations by Spatial Solutions Consultants

Presentation of the consultants followed a similar pattern as the one done in Obuasi on 27th and 28th October, 2016. After the presentation of the consultants, participants at the workshop were divided into groups as shown below to discuss the presentation of the consultants and come out with scenarios for developing Ashanti Region within the next 20 years. Each group elected its own chairman and secretary/ rapporteur. The discussions took two hours. At the end of the group discussions there was a presentation by each group. The presentations were discussed by all participants and corrections and additions made on the proposals where necessary

GROUP 1

1. Ashanti Akim Central
2. Ashanti Akiim South
3. Ashanti Akim North
4. Sekyere Afram Plains

5. Sekyere Kumawu

GROUP 2

1. Mampong Municipal
2. Offinso Municipal
3. Offinso North
4. Sekyere South
5. Sekyere Central
6. Ejura-Sekyedumasi

8.4.1 Proposals by Mampong Group 1

1. Agriculture should be the backbone of the Region
2. Emphasis should be placed on mechanized agriculture. Eg.
 - a. Northern Part of Asante Akim
 - b. Sekyere East
 - c. Ahafo Ano North
 - d. Ahafo Ano South
2. Yam Market at Sekyere Afram Plains
3. Implement an effective Ranching system
4. Development of the agriculture value chain
5. Development of periodic markets at Abuakwa, Ejisu, Effiduase
6. Processing of Cassva-industrial village at Effiduase to support starch processing
7. Industrial Free zones at Ejisu
8. Development of Bamboo industry at Asante Akim South and North
9. Creation of land banks outside the Kumasi region
10. Orange plantation around the western part of the region
11. Regulate small scale mining and strengthen the regulatory bodies
12. Livestock farming and aquaculture in the Afram Plains areas
13. Protection of water bodies especially the Lake Bosomtwe
14. Green Parks at Kumasi CBD, Ejisu, Kwabre and other cities
15. Treatment of waste in gas from Kumasi at Adagya
16. Investment in Research and Development (Academia)

17. Scale up of biogas production among institutions
18. Encourage households to recycle waste
19. Linking the communities by the telecommunication
20. Extension of electricity to Areas in Asanke Akim and Sekyere Afram Plains areas
21. Every household should be provided with toilet facilities
22. Enforcement of building regulations
23. Expanding current food markets
24. All feeder roads should be engineered
25. Create alternative linkages
26. Improve Public Transport
27. Revive Rail transport
28. Outer ring roads completion in major District Capitals
29. Shopping malls at Kodie, Ejisu
30. All communities with layouts
31. Upgrading of Obuasi Air strip
32. Upgrade Kumasi International Air port
33. Create a by-pass at Konongo
34. Relocation of the Kumasi zoo to the Kumawu area
35. Establishment of a mental institution/ departments in District Hospitals

8.4.2 Proposals by Mampong Group 2

1. Growth poles should be created in the following areas Mampong, Tepa, Bekwai, Konongo, Obuasi and Offinso
2. **General recommendations**
 - a. Mechanised farming in Ejura and Nsuta Areas
 - b. Protect game and wildlife as a tourist attraction point and other areas
 - c. Promote tree planting in the pole areas
 - d. Promote agro-processing industries around Agona
3. **Health**
 1. Expanding existing hospital in Mampong and Obuasi.
 2. Expansion of all hospitals in the region to District Hospitals

4. Education

1. Mampong and Offinso colleges of education upgraded to university status
2. Provide technical training institute at Obuasi

5. Roads

1. Railways be extended to Mampong, Nyahin and Asante Akim
2. All the growth pole centers should be linked with feeder roads

6. Water

1. Mechanized water systems for all urban centres

7. Electricity

1. Solar based power for rural areas

8.5 Chairman's Closing Remarks

In his closing remarks, the chairman for the occasion thanked the resource persons for their presentations but pointed out some gaps identified during his inspection of the maps displayed by the consultants and advised that they should ensure that they are rectified before preparing the final report. He also thanked the participants for the active part they took during the two-day workshop and appealed to them to continue to examine the data presented by the consultant and should not hesitate to call his attention to other mistakes they would detect when they go back to their District Assembly. Such additional information would be promptly relayed to the consultants for correction before they prepare the final report. On that note he declared the two-day workshop duly closed.

8.6 Closing Remarks by the Project Manager

The Project Manager thanked the Municipal Coordinating Director for guiding deliberations of the workshop for the two days. He also thanked all the groups for the active part they took during the group discussions and said the project team had taken note of the gaps identified in the data that was presented and efforts would be made to make the necessary corrections. He said the consultant would undertake field work to identify major land uses which were not shown on the maps but pointed out by participants during the workshop. The project team would also include names of major towns which were left out on the maps but pointed out by participants during the workshop. These would include visit to Atwea Mountains, Bofun Forest Reserve at Kumawu and Agogo, tourist sites at Kwaman, and Agogo, degraded forest and farm lands by Fulani Herdsmen and small scale miners in Ashanti Akim South, Central and North District Assemblies.

8.7 Closing

The workshop ended at 3:00pm with a Muslim prayer.

9 REPORT ON WORKSHOP ON SCENARIO DEVELOPMENT

VENUE OF WORKSHOP: SILICON HOTEL, KENTINKRONO, NEAR KNUST, KUMASI

DATE OF WORKSHOP: 1ST DECEMBER, 2016

9.1 PARTICIPANTS

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TCPD HEAD OFFICE

NO.	NAME	ORGANISATION	PHONE NO.	E-MAIL ADDRESS
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9.2 INTRODUCTION

The workshop started at 10.00 am on 1st December, 2016 with an opening prayer by Kwadwo Asiamah Boakye the TCPD District Director for Afigya Kwabre District Assembly. This was followed by the introduction of the chairman and participants at the workshop as shown above. The chairman for the occasion was Mr Asiedu Poku a former National Director of Town and Country Planning Department. In all 34 participants attended the workshop as shown below. Present at the workshop were eight consultants from Spatial Solutions Limited who served as resource persons at the workshop.

Participants	01/12/16
TCPD Head Office:	7
Regional Directors:	10
District Town Planning Officers:	8
Regional House of Chiefs:	1
Spatial Solutions:	7
Chairman:	1

Total: 34

9.3 CHAIRMAN'S OPENING REMARKS

In his opening remarks the chairman welcomed participants to the workshop. He thanked the organizers for recognizing him and giving the chairmanship of such an important workshop to him and appealed to all participants to cooperate with him during deliberations at the workshop for all to achieve the objectives for which the workshop was organized. He said more often than not many participants take presentations and discussions at such workshops for granted. Some take such workshops as routine or “talking shops” and do not take active part in discussions that follow presentations by resource persons. Others think that recommendations emanating from such workshops may not be implemented and adopt casual approach during such workshops.

He said under the recently passed Land Use and Spatial Planning Act (Act 92) preparation of spatial plans by Regional Coordinating Councils (RCCS) and District Assemblies in Ghana is mandatory and there are sanctions against those who fail to abide by the provisions of the law. He therefore appealed to the participants to take active part during the period of the workshop. He pointed out that some of the recommendations of previous workshops have been implemented and cited the passage of the Land Use and Spatial Planning Act 2016 (Act 925) which was proposed by TCPD during workshops under the Land Use Planning and Management Project (LAP1) between 2007 and 2010 as an example. He stressed that participants should pay attention to the presentation of the consultants in order to be able to make meaningful contribution during discussions in groups.

9.4 REMARKS BY THE NATIONAL DIRECTOR OF TCPD

The National Director of TCPD corroborated what the chairman said and went on to say that preparation of Regional Spatial Development Frameworks in Ghana was recommended by the National Spatial Development Framework (NSDF). Already an SDF has been prepared for the SDA Zone. Preparation of SDFS for Ashanti and Greater Accra Regions are ongoing and as soon as funds are available other regions would benefit

He said some of the recommendations made in the Western Region SDF have started being implemented. These include construction of electricity generating plants at Aboadze in an industrial zone recommended by the WRSDF; construction of a gas pipeline from Atoabo to Aboadze to generate electricity; ENI gas processing plant near Esiama; a logistics harbor at Atoabo by Lornho among others. He therefore appealed to participants at the workshop to take active part during discussions to enable them make recommendations that are implementable

9.5 REMARKS BY THE ASHANTI REGIONAL MINISTER

The Ashanti Regional Minister was represented by Mr Joseph Donkor, the Regional Economic Planning Officer. He said the Regional Minister was attending another official meeting that was why he could not be present at the workshop. In his prepared speech, he thanked the organizers for involving him and other stakeholders in the preparation of the ARSDF in accordance with the recently passed Land Use and Spatial Planning Act, 2016 (ACT925). He said he had been following events related to the preparation of the ARSDF since he launched it on 12th July 2016 and was impressed about the progress made so far by the project team and appealed to them to continue with the same pace to ensure that the project is completed within the contract period. He too corroborated what the chairman and the National Director of TCPD had said and stressed the importance of spatial plans in the development not only at the regional levels but also at the district and local levels. He appealed to the consultants to critically examine the data they have

collected and ensure that they make recommendations that reflect the reality on the ground. He appealed to the participants to examine the presentation of the consultants critically and take active part in the group discussions that follow the presentation. He said he would be following events after the workshop and would be actively involve to ensure that the project is completed as stated in the Terms of Reference and within the contract period

9.6 PRESENTATION OF SCENARIOS AND OTHER RECOMMENDATIONS FOR DEVELOPING ASHANTI REGION BY CONSULTANTS OF SPATIAL SOLUTIONS

The consultants presented Kumasi in relations with major towns in ECOWAS Region. It was pointed out that Kumasi is located in a strategic place where major routes in ECOWAS countries pass and went further to state that “Kumasi has grown over the past 200 years into one of the main trading centres of west Africa.” “.....Kumasi, at the peak of the ‘golden triangle’, is a strategic link between the more urbanised and developed coast and the rest of the country”.

The coast is where there is large scale industrial investment...Kumasi is the informal capital....but through its size and trade links a city of regional status. *Kejatia one of the largest open markets in the whole of West Africa..... the Suame Magazine is the largest open artisanal manufacturing centre in the whole of Africa and also doubles as the largest vehicular parts sales centre in the country*”

9.7 BACKGROUND TO THE ASHANTI REGION SDF SCENARIOS

9.7.1 KEY CHARACTERISTICS OF ASHANTI REGION ECONOMY

1. Services Sector

This sector is dominated by informal services with very little or no level of value addition and very low contribution to GDP. Hawkers, water sellers, wholesalers, repairers of automobiles, hair dressers, kiosk operators who dominate Ashanti Region’s urban landscape are typical employees in this sub-sector. This sector accounts for 62% of employment in the Region and it is estimated to rise to 89% by 2036 at current rate. This is followed by accommodation and food services sub-sector which employs seven percent of the workers in the region. While Agriculture employs 26% going down to 10% by 2036

2. Economy- Main Features

1. Agriculture and industry are dwindling in favour of services
2. Concentration of manufacturing and industry in KMA
3. Agriculture continues to have a potential but only in outlying districts
4. Rapid urbanization is a threat to agriculture in Kumasi
5. Potential for a science based tertiary education hub (KNUST, CSIR Technology School, College of Agriculture) to link with informal industry and Agriculture

3. Infrastructure

1. The region is well connected with trunk roads
2. Trunk roads conditions are very poor in isolated cases
3. Feeder roads are evenly spread except for the north- eastern parts

4. Poor surface condition of feeder roads
5. Defunct rail network

4. Population and Human Settlement

1. Most populous region in Ghana with a population of 4.7million
2. Projected population of 8.7million in 2036
3. Highly urbanized (60.6%)
4. Some districts experiencing population decline

5.Social Development

1. Good coverage of primary health care facilities (70% of health facilities in the region are CHPS) but more teaching hospitals required, considering populations served.
2. Need for major psychiatric hospital.

KMA leading in social service provision but has the challenge of urban poverty. Sekyere Afram Plains is a lagging region in terms of social services

6.Geophysical Characteristics

1. Suitable soil for agricultural development
2. Availability of Natural Resources (minerals and tourist sites)
3. Strategically located for trade and transportation

7.Environment, Forest and Climate Change

1. Mountain area ecosystems within the deciduous forest zone, marked by relatively low temperatures.
2. The region has significant carbon stocks in its deciduous forest zone, which can contribute immensely to climate change mitigation and adaptation efforts.
3. The status of Lake Bosomtwe as Biosphere reserve is an opportunity for conservation of the lake and associated landscapes to benefit rural communities in the catchment area.
4. With a fast- growing population and a fragile economic base, sustainable economic growth is a clear priority, therefore the following two scenarios have been developed for discussion:

9.8 SCENARIO 1: FOCUS ON INVESTMENT IN AGRICULTURE

9.9 SCENARIO 2: FOCUS ON INVESTMENT IN INDUSTRY, MINING AND TOURISM

9.10 SCENARIO 3: FOCUS ON INVESTMENT IN AGRICULTURE

What is it?

Socio-economic transformation led by investments in the agricultural sector through the effective and efficient utilization of the production chain. The underlying conditions related to this are:

1. Efficient and Effective utilization of Land
2. Improved methods of farming-(scientific and mechanized)
3. Adding value through processing- (semi/finished)
4. Provision of the necessary infrastructure
5. Which would lead to Transformation of the economy from peasantry to mechanization and industrialization

Supporting pillars of the Agriculture Scenario

1. Infrastructure
2. Irrigation and water systems
3. Energy,
4. Warehousing
5. Improvement of roads and railways
6. Improvement of education
7. Research and Development
8. Finance
9. Financing by Government, Private Investment and Donors
10. General skills

STRENGTHS AND WEAKNESSES OF AGRICULTURE INVESTMENT SCENARIO

11. STRENGTHS

12. Relatively equitable spatial development
13. Important for food security
14. Capitalizes the existing employment base/structure of the zone
15. Lays the foundation for industrialization

WEAKNESSES

1. Adverse environmental impact- Degradation of forest cover through mechanized agriculture
2. Relatively slower rate of transforming the economy
3. High cost in the provision of infrastructure (per unit cost becomes very expensive)
4. Less room for skills and technology transfer

B. SCENARIO 2- FOCUS ON INVESTMENT IN INDUSTRIES, MINING, AND TOURISM

Rapid urbanization in Ghana over the past three decades has coincided with rapid GDP growth, helping to create jobs, increase human capital decrease poverty and expand opportunities and improve living conditions for millions of Ghanaians. Urban population grew at 4.4 annually 1984 – 2013 - *Rising through cities in Ghana 2015*

9.11 COMMENTS ON PRESENTATION BY PARTICIPANTS

Presentation of the consultants was followed by general discussions, comments, questions and answers as shown below

1. The consultant failed to deal with availability of land for investment in the two scenarios. The consultant assumes that land would be available which is not always the case
2. Services and Tourism should be another scenario considering the role services and tourism play

In Ashanti Region

3. Consider the environmental impact in each of the scenarios
4. The consultant should deal adequately with Energy and ICT sectors in the presentation
5. In the agriculture- focused scenario, the consultant should show how education, Health and other social services would feature
6. The consultant failed to deal with Infrastructure that comes with the agriculture scenario
7. The consultant failed to state Industries that would come out of the agriculture scenario
8. The consultant failed to state the role to be played by oil and gas deposits at Afram basin. Check from GNPC
9. Always involve Asantehene's Land Secretariat when planning in Ashanti Region
10. Consider role of human settlements in the agriculture focused scenario
11. Consider role of agriculture in the industries focused scenario
12. Consider role of mining in the agriculture focused scenario-eg Small scale mining- "galamsey"
13. Make recommendations to guide animal rearing/ husbandry in agriculture focused scenario. This would go a long way to reduce conflict between Fulani Herdsmen and farmers in the Ashanti Region

9.12 GROUP DISCUSSIONS ON SCENARIOS

Discussions/ comments on the presentation was followed by group discussions. Participants were divided into four groups as shown below to discuss the scenarios presented by the consultants.

Members of the groups reflected on the zones used during the Districts workshops. Groups selected their own leaders to guide discussions and secretaries who took notes of what were discussed as shown below. Spatial Solutions consultants were attached to the groups as facilitators. Each group made a presentation of what were discussed in their groups and comments were made on the presentation by participants

GROUPS FOR DISCUSSIONS

ZONE 1

- 1 Stephen Kankam
- 2 Obuasi Municipal
- 3 Adansi North
- 4 Adansi South
- 5 Amansie Central
- 6 Bosome Freho
- 7 Bekwai
- 8 Ashanti Akim Central
- 9 Ashanti Akiim South
- 10 Bosomtwi
- 11 KNUST
- 12 TCPD (Head Office)
- 13 Ghana Tourism Auth
- 14 EPA (Accra)
- 15 Chairman

ZONE 2

- 1 Christopher Cripps
- 2 Ahafo Ano North
- 3 Atwima Mponua
- 4 Amansie West
- 5 Ahafo Ano South
- 6 Ejisu Juaben
- 7 Atwima Nwabiagya
- 8 Atwima Kwanwoma
- 9 Asokore Mampong
- 10 TCPD (Kumasi)
- 11 Reg Econ Planning
- 12 Ghana Highways Auth
- 13 TCPD (Head Office)
- 14 NDPC (Ashanti Region)

ZONE 3

- 1 Dr Benjamin Doe
- 2 Mampong Municipal
- 3 Offinso North
- 4 Afigya Sekyere
- 5 Offinso Municipal
- 6 Ejura-Sekyedumasi
- 7 Afigya Kwabre

ZONE 4

- 1 Peter Owusu-Donkor
- 2 Ashanti Akim North
- 3 Sekyere Afram Plains
- 4 Sekyere South
- 5 Sekyere Kumawu
- 6 Sekyere East
- 7 Sekyere Central

8	Kumasi Municipal Assembly	8	Ghana Education Serv
9	TCPD (Kumasi)	9	Min of Food and Agric
10	Ghana Health Service	10	TCPD (Kumasi)
11	Ghana Statlst. Service	11	Lands Commission
12	Dept of Urban Rds	12	Dept of Feeder Rds
13	Traditional Auth	13	TCPD (Ashanti Region)
14	EPA (Ashanti Region)	14	Kofi Kekeli (TCPD)

9.13 GROUP 1 NOTES OF GROUP DISCUSSIONS ON ARSDF SCENARIOS AGRICULTURAL LED SCENARIO

Group Suggestion: The agricultural led scenario has triggered industrial and manufacturing activities for agro processing. Therefore, tourism and services should be considered as stand-alone scenario. This is partly because the Ashanti region has a unique culture; is the cultural hub of Ghana

Agricultural productivity should identify rivers and seasonal flows including data on such rivers and flows. Sources of water for irrigation should also be identified. Need to check with the relevant institutions such for hydrology data.

Care should be taken not to allow mechanization to be overly focused on monocrops. Food crops should be considered seriously.

Land tenure in the Ashanti region should be considered as strength for the Agricultural led growth scenario. This is because the Ashanti King has oversight responsibility over land within the region and makes the land less fraught with litigation.

Soil suitability analysis should be completed for the clusters identified for the production of certain crops to ensure optimal productivity.

Land Banks is very important to spearhead the agricultural led growth scenario. Land Banks should be considered strongly and the areas for the banks identified. There are models with the Free Zones Enclaves in Tema and elsewhere in Ghana. Sparsely populated areas such as the Sekyere Cluster should be the starting point because of its comparative advantage in terms of land availability and sparse population.

Agricultural led scenario should include the creation of decentralized service centers in the agricultural clusters for agro- processing and distribution. This will ensure that services are not concentrated in Kumasi. This decentralized service centers require supporting infrastructure and services such as roads, power, water etc. Creating more road accessibility to the service centers will contribute to ensuring that services are not concentrated in Kumasi.

Environmental and Social implications of agricultural led scenario

The Sekyere area is a fragile ecological area which is gradually transitioning into the Savanna. Relatively low rainfall regimes in this area should inform strategies for development of irrigation agriculture in this cluster. Agricultural productivity in this cluster should take into consideration pollution of Volta lake because of the proximity to its tributaries.

Labour force for agricultural productivity should be considered with mechanized agriculture. Especially, there is opportunity in the processing sector to employ more labor force, particularly those to be displaced with the introduction of mechanized farming. Also push factors like the need for labor for processing will result in settlement development in the agricultural clusters and provision of supporting services which will all contribute to decentralizing services from Kumasi. Note that population in urban areas like Kumasi will not immediately decline but will increase at a decreasing rate when these service centers in the agricultural clusters are functioning.

Alternative sources of power such as solar, biogas and small dams should be considered in the agricultural clusters to enhance productivity.

Implementation Opportunities and Challenges for Agricultural Led Scenario

1. High cost of road construction, especially in the southern forest areas
2. Competition of with illegal small scale mining activities for prime agricultural lands.
3. Presence of knowledge based institutions in the region such as KNUST, crop research, kwadaso agric. Etc..
4. District capitals may serve as service centers and have infrastructure available and developed.
5. Stable Chieftaincy regime in the region is an advantage.
6. Need to update soil suitability maps for the agricultural clusters.

INDUSTRIAL AND MINING LED SCENARIO

NOTE: oil find in the voltarian basin will be a game changer and therefore should be strongly considered. One suggestion was to leave the resource in the ground without exploitation in our lifetime but left for future generations who may be smarter!!.

Implication of oil and gas on the ARSDF include the following;

1. Employment
2. Housing
3. Infrastructure development
4. Movement of labor force to the area
5. High cost of living but overall positive impact on the economy
6. Agriculture will grow to feed the oil industry and increased population

Need detailed environmental impact studies to understand implications

ROLE OF GREATER KUMASI ON INDUSTRIAL LED SCENARIO

Other satellite markets should be created and made operational. Although new market is being created, it cannot accommodate many people. Satellite markets will reduce congestion in the center. This can be done by creating conditions for operating in the center to be expensive and thereby discouraging business activities here. For instance, taxes, fees, increases in rents and utility services are all tools for disincentivising operations in the center.

Other markets should be developed to compete with the Kumasi central market. Functionality of Boankra will ensure the latter happens. The center should only be maintained for tourism and as financial center. This strategy should further be explored at lower tier level of planning. The balancing of services at the center and outside of it should be addressed at the lower tier level of planning,

GROUP 2

ADDITIONAL INPUTS AND INFORMATION IN THE SCENARIO

AGRICULTURE LED SCENARIO

1. 1000 hectares of land for modified cocoa production and processing in Sekyere South, Agona and Nsuta
2. Banana production in Effiduase
3. 400 hectares of land at Asokore for informal rice research
4. Kwabre areas should be developed as dormitory towns to Kumasi
5. Forest plantations at Afram Plains
6. Land tenure issues should be considered
7. Fish farming at Tano Odumase (Agona district)
8. Cocoa production forest zones (Ahafo Districts)
9. Oil palm plantation should be encouraged
10. Incorporate cocoa roads in the proposals

Measures to improve production

1. Good market prices for farmers
2. Government commitment and infrastructure development
3. Preservation of farm produce to increase self- life of vegetables
4. Tax holidays to processors
5. Revamp and build industrial free zones (Ampabame)
6. Marketing of industrial zones
7. Research and development in agriculture

8. Kumasi as knowledge based economy
9. Funding of agriculture researches

Priority areas

1. Roads and railway
2. Energy and power
3. Water

Other priority Urban Centers next to Kumasi

1. Ejisu
2. Offinso
3. Mampong
4. Ejura etc

INDUSTRIAL LED SCENARIO

1. Mining and its effects on environment and public health should be considered
2. Suame magazine has acquired a 400 hectare land at Nkawie as future area.
3. Advertisement and marketing of industrial zone
4. Boankra inland port should be looked at
5. 100 hectares of land acquired at Kwase (Ejisu) for maize production

WHAT PLANNERS CAN DO TO FACILITATE ARSD IMPLEMENTATION

1. Proposals in the ARSDF should be extracted and District Planners and incorporated in the District MTDP

Supporting Agencies and Mechanisms for implementation

Agencies

1. Government
2. Private sector
3. District Assemblies (market the plans and proposals)

Mechanism for implementation

1. PPA
2. Government led

GROUP 3**A. POPULATION AND HUMAN SETTLEMENTS**

1. Most populous region in Ghana with a population of 4.7m
2. Projected population of 8.7m in 2036
3. Highly urbanized with 60.6% of population living in urban areas
4. Some districts are experiencing population decline

B. SOCIAL DEVELOPMENT

1. Good coverage of primary health care facilities-70%

C. GEOPHYSICAL CHARACTERISTICS

1. Suitable soil for agriculture development
2. Availability of natural resources- minerals and tourist sites
3. Strategically located in trade

D. AGRICULTURE DEVELOPMENT PATH

ZONES

1. Sekyere Cluster
2. Ahafo Ano Cluster
3. Adansi Cluster
4. Kumasi Cluster

E. STRENGTH

1. Relatively equitable spatial development
2. Food security
3. Capitalize existing employment based structure of zones
4. Lays the foundation for industries

F. WEAKNESS

1. Adverse environmental impact
2. Relatively slower rate of transforming the economy
3. High cost in the provision of infrastructure (per unit cost becomes very expensive)
4. Less room for skills and technology transfer

G. AGRICULTURE LED SCENARIO

1. Small scale industrial site should be sited close to raw material base for processing
2. Agriculture mechanization centres and market centres sited at raw material base area
3. Agriculture should be mechanized to attract the youth
4. Agriculture areas should be provided with improved road network and condition, reliable electricity supply
5. Improved road network and condition should be provided to link agriculture, market, and mechanization centre to facilitate transportation of goods
6. Storage facilities should be provided and improve the existing ones
7. Chiefs should be collaborated to identify land owners and farmers to negotiate for sale of land for land security of tenure
8. Ranching system should be established at Sekyere Agriculture zone
9. Potential market and mechanization centres of Agogo, Effiduase, Bodomasi, Dawia, Drobonso
10. Increase agriculture support services
11. Existing storage facilities at Ejura should be reactivated
12. Solar energy should be promoted I areas electricity Is less served
13. Provide road network to link zones to other regions to facilitate movements especially Agogo Maame Krobo
14. Provide ICT centres at agriculture zones to provide information to farmers
15. Affordable houses should be encouraged at agriculture zones to attract and retain
16. Agriculture market and mechanization (Zone 3)- Nkawie, Mankranso
17. Aboaso should be bulk breaking point for yam market
18. Gyakoba in Atwima Nwabiagya District is noted for ginger production

H. FOCUS ON INVESTMENT IN INDUSTRY, MINING AMND TOURISM

1. Compactness- High productivity
2. GDP growth- Urban growth

GROUP 4

The following are additional inputs and information in the Scenario

A. AGRICULTURE LED SCENARIO

1. 1000 hectares of land for cocoa production and processing in the Sekyere South District (stretching within Agona, Nsuta and Kona area)

DISCUSSION: Feasibility studies have already been undertaken, site acquired and the new technology is also available for easy implementation. The seeds are genetically modified with growing period of about 18 months. The company will also build and provide road infrastructure to link all urban areas

2. Banana and Rice Production in Effiduase

DISCUSSION: The area supports banana and rice production and the willingness of farmers to cultivate these crops is increasingly high. The DA has also been encouraging farmers to go in to the field because of high demand, farmers are also guaranteed with good ready market.

3. 400 hectares of land at Asonkore for Rice Research and Cultivation

DISCUSSION: Due to influx and rapid expansion of the spare parts industry and related activities in the area coupled with little space and increasing land values in Kumasi Magazine and the growing pollution in the area, it is authorities of the Suame Magazine wants to relocate to bigger and better area for its growth and expansion.

4. Kwabre areas should be developed as dormitory towns to Kumasi

DISCUSSION: it is already serving as dormitory town to Kumasi because of urbanization and migration.

5. Forest plantations at Afram Plains

DISCUSSION: Investors have already purchased lands to invest in forest plantation as a means getting carbon emission gains and helping mitigate the negatives of climate change.

6. Land tenure issues should be considered

DISCUSSION: Land Tenure System in the region is should be considered as it adversely or otherwise, to large extent the feasibility of plan implementation. It can be regarded as a potential if land administrative procedures are not bureaucratic and tedious.

7. Fish farming at Tano Odumase (Agona district)

DISCUSSION: The area has potential for fish farming and DA too is motivating farmers to start into fish farming

8. Cocoa production forest zones (Ahafo Districts)

Cocoa production do well in the forest areas especially the Ahafo Districts and should be included in the scenario

9. Oil palm plantation should be encouraged

DISCUSSION: Oil palm plantation and processing should be included in the scenario, this will improve their livelihoods and value addition to raw materials.

10. Incorporate cocoa roads in the proposals

DISCUSSION: Cocoa roads as major intervention by Cocobod to improve access to cocoa producing areas should be incorporated in the overall infrastructure development of the region.

Measures to improve production

The following measures were identified as major ways to improve agriculture production, they are as follows:

1. Good market prices for farm produce to motivate farmers and prevent post-harvest losses
2. Government commitment and infrastructure development: Government must be committed to providing infrastructure such as roads, water, extension services, improved seedlings and varieties to farmers so as to increase production and outputs.
3. Preservation of farm produce to increase shelf life of vegetables: simple technologies should be employed such as the use of simple processing machines by farmers and government to preserve perishable crops such as vegetables.
4. Tax holidays to processors: Government should give tax incentives and tax holidays to people in processing to motivate and ensure continuous value addition.
5. Revamp and build industrial free zones (Ampabame): Ampabame Industrial Free Zone should be revamped, marketed and published well to boost foreign Direct Investment
6. Research and development in agriculture: CSIR and other related institutions and offices must be resourced very well to enable them undertake more research in agriculture for overall productivity.
7. Kumasi as knowledge based economy: Kumasi Urban Center should be used as knowledge based center where all researches and experimentations be done to findings communicated to agriculture centers to facilitate agricultural development
8. Funding of agriculture researches: Government and the private sector should support in providing funding for agriculture researches.

Priority areas for investment

The following areas were identified as key prioritized sectors to boost the economy of the region. They include the following.

1. Roads and railway
2. Energy and power
3. Water

Other priority Urban Centers next to Kumasi

1. Ejisu
2. Offinso
3. Mampong
4. Ejura etc

B. MANUFACTURING AND SERVICE LED SCENARIO

1. Mining and its effects on environment and public health should be considered

Small scale illegal mining poses a great threat to the environment and human health and should be taken seriously in the plan.

2. Suame magazine has acquired a 400 hectare land at Nkawie as future area. Suame magazine as the largest open spare parts market is growing rapidly over the years, the growing increasing in infrastructure deficit and poor planning, a future site is suitable to ensure orderly development and infrastructure development
3. Advertisement and marketing of industrial zone: Free zones in the region has to marketed and packaged very well for foreign investment.
4. Boankra inland port should be looked: Boakra inland port should be revitalized to serve as bulk breaking point to ease congestion of Tema port.
5. 100 hectares of land acquired at Kwase (Ejisu) for maize production: the site has been acquired for production.

Agencies for Implementation

1. Government
2. Private sector
3. District Assemblies (market the plans and proposals)

Mechanism for implementation

1. PPA
2. Government led

9.13.1 PRESENTATION BY GROUPS

At the end of the discussions groups presented their findings as shown above. There were general discussions on the presentations but there were no specific changes that were made in the findings. 9.0

9.14 CHAIRMAN'S CLOSING REMARKS

In his closing remarks, the chairman for the occasion thanked organizers for selecting him as chairman for the occasion. He also thanked the resource persons for their presentations but called their attention to the comments that have been made by participants during the workshop. He pointed out that the consultants should make sure that they are reflected during the preparing the final report. In particular, the consultants should consider a third scenario recommended by participants focusing on Services and Tourism. He also thanked the participants for the active part they took during the workshop and appealed to them to continue to take interest in the project.

9.15 CLOSING REMARKS BY THE PROJECT MANAGER

The Project Manager thanked the chairman for guiding deliberations of the workshop. He also thanked all the groups for the active part they took during the group discussions and said the project team had taken note of the comments made by participants during the workshop and

efforts would be made to consider them during the preparation of the report on draft preferred scenario for further discussions.

9.16 CLOSING AND DEPARTURE

The workshop ended at 4:30pm with a closing prayer by Mrs Nayram Akuti TCPD District Director of Kwabre East District Assembly

10 REPORT ON WORKSHOP ON ARSDF PREFERRED SCENARIO

VENUE OF WORKSHOP: TCPD PROJECT OFFICE CONFERENCE ROOM, ACCRA

DATE OF WORKSHOP: 13TH DECEMBER, 2016

10.1 INTRODUCTION

The workshop started at 10.10am on 13th December, 2016 with an opening prayer by Mrs Freda Cudjoe an Assistant Town Planning Officer at the Head Office of TCPD. This was followed by the introduction of participants at the workshop as shown below. In all 26 participants attended the workshop as shown below. TCPD National Director introduced seven newly employed Assistant Town Planning Officers who are undergoing training before being transferred to the regional offices of the department. A representative of the NDPC was present at the workshop. EPA was invited to attend the workshop but no representative attended the workshop. Present at the workshop were four consultants from Spatial Solutions Limited who served as resource persons at the workshop.

10.1.1 Participants

TCPD Head Office:	19
NDPC	1
TCPD Ashanti Region	2
Spatial Solutions:	4
Total:	26

10.2 PARTICIPANTS

TCPD HEAD OFFICE

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11.	L. Z. DAKURAH	TCPD	0244738766	Ldakura2000@yahoo.com
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13.	PROSPER DETORNU	TCPD	0208774401	femiprozey@yahoo.com
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10.4 REMARKS BY THE NATIONAL DIRECTOR OF TCPD

The National Director of TCPD welcomed participants to the workshop. He said the consultants have already presented scenarios for the ARSDF at a workshop in Kumasi on 1st December 2016. At that workshop participants made recommendations to be considered by the consultants in arriving at a preferred scenario for the preparation of the ARSDF. He said the main purpose of the workshop in Accra was to examine a draft preferred scenario which has been proposed by the consultants with the aim of making the necessary comments to assist the consultants and the client to arrive at a preferred scenario for the preparation of the ARSDF. He therefore appealed to participants at the workshop to take active part during discussions to enable them make recommendations that are implementable. On that note he called on the consultants to start their presentation

10.5 PRESENTATION OF PREFERRED ARSDF SCENARIO BY CONSULTANT

Dr Christopher Cripps and Mr Peter Owusu Donkor took turns to present the process Spatial Solutions went through to arrive at the preferred scenario for the preparation of the ARSDF. They referred to discussions at a workshop with stakeholders on development of scenarios on the

ARSDF held in Kumasi on 1st December 2016 and went ahead to discuss the preferred scenario as follows:

1. Investment in Agriculture

The main driver of growth and development in the sector was observed to be the agro-processing investors, who create the demand for crops. Therefore, the investors in crops such as oil palm, cocoa, maize etc should be attracted to the region with tax incentives, available sites etc. Processing could be done in rural areas to take pressure off Kumasi, but the higher cost of servicing and access, must be considered.

The availability of research facilities in the region must be used, for better understanding of soil types, water availability, and which were the most productive crop areas of the region for the crops. Main cash crops are cocoa, oil palm, rice, cashew, maize, ginger, plantain, vegetables and fruits. Poultry, beef and fish. Processing type of each was identified

Land tenure is very important, especially for commercialisation of agriculture. Chiefs should be collaborated with to identify land owners and farmers to negotiate for sale of land for agriculture. An improved road network is needed to link agriculture, mechanization/input centres, and markets in other regions.

It was also noted that for areas within the region that are within 50 km of Kumasi City Centre, service centers were establishing themselves on the edge of the city. In some areas, farmers were even moving to live in Kumasi to take advantage of improved facilities, while commuting back to their land for farming. Markets that have always been in Kumasi Centre (Moro, Bantama, Asafo, Kejetia), were now moving to the periphery, but the towns beyond **could be** declining or turning into dormitories for Kumasi

2. Investment in Industrial Sector

It was agreed that Kumasi is a center for the whole of West Africa, as evidenced by the fast growing Kejetia Market and Suame Magazine. The Main places for industrial sites are in Kumasi, Obuasi and possibly Nyinahin. These are the main urban centers in the region identified in the NSDF. Boankra Inland Port / Ampabame and Suame are key sites in the Industrial Scenario. Small scale gold mining continues and must be recognized; other potentials are at Nyinahin (Bauxite) and Afram Plains (Oil and Gas)

3. Investment in Service Sector

A Service Sector Scenario was called for at the Kumasi workshop, not least because of the importance of culture of the Region. Eighty percent (80%) of the Sector is estimated to be informal, mostly in food and other retailing.

The location and status of markets in Kumasi center and periphery and the future of the city centre is key. In addition, markets in rural towns and growth centers are important stakeholders emphasized the importance of tourism in the economy, for which the region contained rich resources including wild life parks and cultural sites

The ICT sector is also an important aspect of the Region's economic development in respect of extending credit in the informal economy, information and skills transfer, potential for marketing and employment opportunities through social media, and Business Process Outsourcing and others. This scenario also highlights how solar power as a low-cost and reliable power source

and other off-grid and low tech technologies such as rainwater harvesting, KVIPs for sanitation, motorbikes / ocada and are growing rapidly in more dispersed settlements which counters the "Compact City" development scenario as the only option for achievement of a modern lifestyle.

4. Proposal for the Preferred Scenario

Context: National SDF

Kumasi has grown into one of the main trading centres of west Africa.

“.....Kumasi, at the peak of the ‘golden triangle’, is a strategic link between the more urbanised and developed coast and the rest of the country”.

The coast is where there is large scale industrial investment...Kumasi is the informal capital.....

Main Aim of the ARSDF

The proposed main aim of the Ashanti Region SDF is to achieve economic growth. In order to be able to afford the imported goods for a modern lifestyle, the focus has to be on production of tradeable goods, especially for export, to pay for these items.

*The only way that poverty can be reduced, is for income levels and GDP per capita to rise faster than the population growth. If the population is to double, then GDP must more than double in order for income levels to increase. Therefore, growth in per capita GDP is a huge challenge. **All other measures should be seen in context of the need to meet this challenge.***

Basis of Preferred Scenario

- Projected decline in Agricultural employment
- Increase in Industrial
- Big Increase in Services
- Rural Areas and Agriculture Declining
- Ongoing Increase in Urbanisation

West African Regional Context

National Context

Preferred Scenario-Agriculture

Productivity is led by demand from Agro-processing.

The SDF can assist with attraction of investors by identifying the location of services sites for processing, with tax incentives for exports, **fast and cheap access to the growth centers in the West African Region, low cost and reliable energy, and water for production.** The sites must be the most economical in terms of access, energy and water, and NOT for spatial balance or administrative priority

“.....our new Kumasi processing plant puts ADM in a stronger position to become the preferred global supplier of cocoa and chocolate solutions. The facility is comprised of a

bean warehouse, a processing plant and a finished goods warehouse that sit on a 75,000 square-meter site.

About

ADM

Every day, the 28,000 people of ADM turn crops into renewable products that meet the demands of a growing world. we convert corn, oilseeds, wheat and cocoa into products for food, animal feed, chemical and energy uses. Our global headquarters is in Illinois, and our net sales for 2009, were \$69 billion.”

All of the supporting activities, research into soil types, systematic land demarcation and agglomeration to create commercially viable (mechanised and much more productive) farms, water resources, irrigation potentials, improved storage, bulking and marketing facilities, all of these have to be driven by the agro-processing priority. The one aspect of agriculture that will not be driven in this way is food security. This is a cross-cutting necessity for all urban and rural areas which must also be carefully monitored and provided for, especially where commercialisation is taking place.

Preferred Scenario- Industry

The rate at which Agriculture can transform the economy is relatively slower than manufacturing. In the industrial scenario, the potential for attracting FDI once Phase One of the Kumasi Ring Road, and rail access to Tema have been completed has been pinpointed both in the GKSDP and the NSDF. This will be located in and around Boankra and the Ejisu corridor.

10.5.1 COMMENTS ON PRESENTATION OF CONSULTANT

Presentation of the Draft Preferred ARSDF Scenario was followed by general discussions/ comments by participants at the workshop

1. Present three ARSDF Scenarios as agreed by stakeholders at a workshop on scenario development in Silicon Hotel, Kumasi on 1st December, 2016 before developing the preferred scenario. These are scenarios based on the following: Focus on Agriculture; Focus on Industrialization; Focus on Services and Tourism
2. Cancel the statement that the aim of the ARSDF is for the region to produce enough raw materials for export in order to get adequate financial resources to import goods and services from abroad
3. Cancel the sentence which states that the recommendation of the consultant is also in line with the Manifesto of the New Patriotic Party (NPP)
4. The consultant should provide spatial dimension of the three scenarios before preparing the preferred scenario
5. State clearly long, medium and short term goals and objectives of the ARSDF and relate these to the TOR
6. The ARSDF should not concentrate on only economic indicators in order to make recommendations on location of land uses. Consider also availability of land, social development, equity, distances between services, political boundaries, special characteristics of districts etc
7. Give reasons for dividing the region into four zones

8. Show areas in the region with oil and gas deposits and state the estimated reserves
9. Map showing the preferred ARSDF Scenario appears to be overcrowded. Use that map as basis to get other scenarios already mentioned in 1 above
10. Centres have been recommended to be created in selected districts in Ashanti Region but no roles have been assigned to these centres. Each centre created should be given specific roles to be played in the development of the region based on specific characteristics of the area. For example: availability of raw materials; location of the area in relations with other settlements in the region; potential to serve as a growth pole etc
11. Relate your recommendations to the NSDF and other previous studies like the Greater Kumasi Study by JICA
12. Thematic maps should be provided- agriculture, industry, tourism and services
13. Use standard colours and symbols to show land uses. For example, roads, railways, water bodies etc

10.6 Concluding Remarks by the National Director of TCPD

In his closing remarks the National Director of TCPD thanked the consultants from the presentation. He however urged the team to take into consideration the comments made by participants and ensure that they are reflected in the draft ARSDF to be presented to stakeholders in January 2017. He also thanked participants for taking active part during discussions on the presentation by the consultants.

10.7 The Way Forward by Project Manager of Spatial Solutions

The Project Manager of Spatial Solutions thanked TCPD for the opportunity given the company to present the draft preferred scenario on the ARSDF for discussions. He said the consultants have taken note of comments made on the presentation by participants at the workshop and assured all that they would be considered during the preparation of the Draft Final Report on the ARSDF

10.8 Closing

Closing prayer was given by Mrs Freda Cudjoe to end the workshop 2:30pm

11 REPORT ON WORKSHOP ON PREFERRED SCENARIO

VENUE: SILICON HOTEL, KUMASI

DATE: 17TH JANUARY 2017

11.1 PARTICIPANTS

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11.3 INTRODUCTION

The workshop started at 10.37am on 17th January 2017 with an opening prayer by Francis Adjei Assistant Town Planning Officer at the Ashanti Regional Office of TCPD and one of the TCPD Counterpart Staff attached on the project. This was followed by the introduction participants at the workshop as shown above. In all 20 participants attended the workshop as shown below. Present at the workshop were five consultants from Spatial Solutions Limited who served as resource persons at the workshop.

Participants	17/01/17
TCPD Head Office:	5
Regional Directors:	5
TCPD Kumasi :	5
Spatial Solutions:	5
Total:	20

11.4 REMARKS BY TCPD ASHANTI REGIONAL DIRECTOR

The Ashanti Regional Director of TCPD welcomed participants to the workshop. She said stakeholders met at the same venue on 1st December 2016 to discuss draft scenarios for the preparation of the Ashanti Regional Spatial Development Framework. Comments were made on the draft scenarios for the consultants to consider when developing the preferred scenario. The consultant has developed a preferred scenario since that meeting in December 2016. She explained that the purpose of the current workshop was to discuss a draft preferred scenario prepared by the consultant, make comments on it for consideration of the consultant to enable it prepare a Draft Ashanti Region Spatial Development Framework for further discussions by the Regional Oversight Committee in February 2017. She further explained that some of the Regional Heads of Department in Ashanti Region were not able to attend the workshop because of the burial ceremony of the Asantehemaa that taking place in Kumasi within that week. She however appealed to the participants to take active part in the discussions that would take place after the presentation of the preferred scenario by the consultant to enable them make useful comments on the draft scenario. On that note the Regional Director of TCPD invited the consultant to present the draft preferred scenario on the ARSDF

11.5 PRESENTATION OF SUMMARY OF KEY FINDINGS BY STEPHEN KANKAM

Stephen Kankam of Spatial Solutions started the presentation of the preferred scenario on the ARSDF by giving summary of key findings under five thematic areas from data collection and analysis as follows:

11.5.1 Population and settlement pattern in Ashanti Region

- Most populous region in Ghana (4.7million) – due to natural increase
- Projected population of 8.7million in 2036
- Highly urbanized (60.6%) – 2 districts completely urbanized and 6 with 50% of population in urban areas
- Hierarchy of settlements: Kumasi as the prime city; Konongo, Agogo, Abuakwa, Mampong, Ejura, Bekwai and Effiduase as 20-50k; 15 settlements 10-20k; 36 settlements of 5-10k

11.5.2 Economy and Employment

11.5.2.1 Agriculture

- Agriculture is dwindling in favour of services
- Agriculture continue to have a potential but only in outlying districts
- Region has potential in the production of 7 major crops – plantain, cassava, yam, corn, rice, cowpea and groundnuts
- Rapid urbanization a threat to agriculture
- Potential for semi-processing of horticultural crops is high

11.5.2.2 Industry

- Industry employs 14% ; mining engages 8%, construction 4%

- Mining remains the driving force of the industrial sector
- Seventy-three (73) mineral deposit sites and two huge Bauxite and Diamond fields
 - Large scale mining potential in the bauxite deposits at Nyinyahin, when connected with the existing rail and processing/export from nearby Awaso in western region
 - Concentration of manufacturing and services in KMA
 - Kumasi Metropolitan Area (KMA) houses most industrial establishments in the region eg. Suame mechanic chain shops

11.5.2.3 Services

The Sector constitutes 59% of jobs in the region; higher than the national average of 43%. However, mainly low skilled services-led type.

Kumasi alone has 54 % of service sector jobs. MMDAs in the Northern and Eastern parts of KMA have relatively high levels of services jobs.

History, tradition, religious beliefs and culture place have potential to boost tourism led services jobs in the Region

11.5.3 Infrastructure

- The region is well connected with trunk roads
- Trunk roads conditions are very poor in isolated cases
- Feeder roads are evenly spread except for the north eastern parts
- Availability of internet and fiber optics in urban areas
- Absence of rail network – this has affected commercial activities between the AR and CR and WR
- Concentration of telecom masts around Kumasi and major urban areas

11.5.4 Social Development

- Good coverage of primary health care facilities (70% of facilities are chps)
- Potential to create a niche of science based tertiary education hub (KNUST, CSIR Technology School, College of Agriculture).
- Potential for University to link with industry, non- formal sectors (SUAME), Agriculture sector.
- KMA leading in terms of social service provision. Challenge of urban poverty. Sekyere Afram Plains is a lagging region in terms of social services.

11.6 Environment and Climate Change

- Temperature records in the region show a generally warming trend; transitional zone is observed to be experiencing longer mean warming periods than the deciduous forest zone.
- Rainfall decreased over the period from 1921 – 2010 by 28.0 mm, representing about 22% decrease; high uncertainty in rainfall projections

- Region has significant carbon stocks in its deciduous forest zone, hence can contribute immensely to climate change mitigation and adaptation efforts.
- The status of Lake Bosomtwe as Biosphere reserve presents opportunities for conservation of the lake and associated landscapes to benefit rural communities in the catchment area.

11.7 COMMENTS BY PARTICIPANTS ON KEY FINDINGS

1. Under tourism the consultant failed to mention the role of craft centres and Kente weaving in Ashanti Region. Make this correction
2. The consultant should mention Kumasi Magazine as an area that can be used by trainees during their internship period
3. Under population talk about migration leading to increase in population in the region but the consultant restricted itself to natural growth
4. Discuss trade and commerce between neighbouring countries and Ashanti Region
5. Stress the significant role played by history and culture in Ashanti Region in the summary of findings
6. Under hierarchy of settlement Obuasi was left out. Ensure that this is corrected in the Draft Final Report
7. Deal adequately with waste management in Ashanti Region in the presentation.
8. The consultant to go into details of energy supply in the Region
9. Large scale mining was discussed in the presentation but small scale mining was neglected. Ensure that this omission is corrected in the Draft Final Report

11.8 PRESENTATION OF PREFERRED SCENARIO ON THE ARSDF BY PETER OWUSU-DONKOR SPATIAL SOLUTIONS PROJECT MANAGER

Peter Owusu- Donkor started the presentation of the preferred scenario by stating the vision of the ARSDF as follows:

“By 2036 Ashanti Region will be a region where people enjoy a high quality of life within a healthy, inclusive and sustainable physical, socio-economic and cultural environment” Based on this he went further to discuss the preferred scenario under **Population Projections, Development of Clusters and Development Zones. Under each of the scenarios he discussed strengths and weaknesses**

6.1 Agricultural Led Scenario

6.1.1 Strengths and Weaknesses

Strengths

- **Relatively equitable spatial development**
- **Tree crops planting** can help in carbon sequestration and protection of the environment
- **Ensures Food security** as prescribed in the MOFA agricultural policy

- **Capitalizes on the existing employment base/structure** of the region

Weaknesses

- Adverse environment impacts from fertilizer and other chemical, clearing of land also result in environmental degradation
- Relatively slower rate of transforming the economy as against an industrialized economy

High cost in the provision of infrastructure (per unit cost becomes very expensive)

11.9 Services, ICT and Tourism Development

11.9.1 Strengths and Weaknesses

Strength

- Less adverse environmental impact: investments in this sector create less environmental degradation
- Compact development

Weaknesses

- Impact of globalization – cheaper goods from China and other countries may weaken the economic development
- Weaker educational and skills gaining levels
- Loss of revenue as a result of the huge presence of the informal sector

11.10 Industrial Led Development

11.10.1 Strengths and Weaknesses

Strength

- Economies of scale (Internal and external)
- Efficient cost in the provision of major infrastructure
- Easy access (efficient) to market
- Room for specialization
- Quickens the process of economic transformation
- Knowledge spillover and technology transfer

Weaknesses

- Spatial development inequity/unbalanced spatial equity Concentrated Development is forecast to result in economic growth in existing centres and key corridors, whilst restraining development outside the main urban centres.
- Highly skilled human capital requirement

11.11 PROPOSALS FOR PREFERRED SCENARIO

1. Proposal for Infrastructure

2. Proposal for ICT and Energy Development
 3. Proposal for Tourism Development
 4. Harmonized Development (Dispersed Concentration)
 5. Environment and Climate Change Proposals
 6. Main Features/Advantages
- Sustainable and equitable levels of economic prosperity and employment
 - Diversification of the economy away from its dependence on the informal service sector towards priority strategic sectors such as tourism, agriculture, and knowledge-based industries
 - Overall improvement in quality of life for most citizens;
 - Reduced disparity between rich and poor and less social exclusion;
 - Improved accessibility to employment opportunities, service provision and cultural and recreational facilities and a sustainable relationship between economic, social and natural environments.

11.11.1 Multiple Network scenario

Emerging gateways Scenario

Objects of Emerging Gateway scenario

- Revert the pace of deindustrialization in the Region
- Position the region in the current global value chain addition network
- Encourage development of higher income earning employment opportunities in industry and higher services sectors
- Make Ashanti Region a major manufacturing area in Ghana and West African Sub-region (Greater Kumasi and Obuasi)
- Enhance spatial equity in social service provision through development of secondary towns/gateways
- Improve connectivity between major centres in the region

Advantages of the Gateway scenarios

- Faster means of ensuring economic growth via concentration of economic/industrial activities compared to network approach
- Some of the emerging gateways have existing technological basis for scaling up
- If properly managed is more cost efficient as infrastructure provision becomes cheaper compared to network approach
- Has the benefit of attracting higher investments as market base or population threshold already exists?

Disadvantages

- Weaker linkages with rural settlements
- Over-reliance on raw materials processing industry
- High infrastructure investment requirements (power, energy and transportation-railway) to make it feasible

11.12 COMMENTS ON PRESENTATION OF PREFERRED SCENARIO

1. Vision statement on the ARSDF should be brief but comprehensive enough to capture all essential proposals that would lead to improvement of the lives of people living in the region during the plan period
2. Relate the vision of the ARSDF to the vision of the NSDF
3. Cancel one of the “Regions” in the vision statement
4. Redistribute the projected population in space during the plan period
5. Consider colours used for the Development Zones
6. Consider Strategic Environmental Assessment (SEA) under each of the scenarios
7. Under the vision statement, cancel the word “inclusiveness”
8. Label the Development Zones
9. Consider proposals in earlier studies like the Greater Kumasi Study, NSDF, Ejisu SDF, Western Region SDF etc and state how they relate to the present study
10. Identify the boundary of Ashanti Region on the map
11. Consider improvement of roads in Akomadan and Offinso areas
12. Present two scenarios and advance reasons for the selection of one to be implemented over the plan period.
- 13 Get a preferred scenario out of the two scenarios for further discussions at another workshop
14. Consider making a proposal for the development a New Town as proposed in the NSDF

11.13 ARSDF IMPLEMENTATION STRATEGY BY DR BENJAIN DOE

Who Should Be Involved – Main Actors

National and Regional Levels

Disseminate Framework to national agencies individually, and collectively through the GSGDA and National Infrastructure Plan

Publicise Approved Framework widely and Use to attract and inform entrepreneurs and investors through the GIPC Kumasi / Ashanti Region desk.

Disseminate; ensure use during Private Sector and CSO project planning processes

The Regional Physical Planning Department is therefore to monitor the implementation of the ARSDF and report to quarterly / bi-annual meetings of the SPC.

Take Initiative in major projects (Transportation Projects, Educational and Health Projects)

11.14 District Level:

District SDFs must be mindful of the following:

Improve transport links (Road agencies) for:

Connecting agricultural production areas to markets and agro-processing sites

To facilitate commuting to urban nuclei, and that feeder roads align with the national highway and urban road networks

Promote Urban Centers as identified in the ARSDF as agro-processing and manufacturing areas for raw materials from surrounding production areas and Districts (GIPC and manufacturers associations).

Districts must agree and then designate and support growth centers as shown in the plan

District SDFs to show protected areas and incorporate national / regional landscape corridors which facilitate retention of wildlife and bio-diversity.

District level institutions to address issues of natural hazards and climate related disasters, and to implement climate resilient programmes and projects

11.15 Phasing of ARSDF Projects and Programmes 2017-2037- under Agriculture, Industries, Infrastructure, Tourism, Services, Environment etc

COMMENTS BY PARTICIPANTS

1. Consider the role of District Assemblies during implementation of the plan
2. Include NDPC in the list of agencies to be involved in the implementation of the plan
3. Consider the planning years of the plan
4. Correct names of institutions to be involved in implementing the plan. For example: Land Use and Spatial Planning Authority; Irrigation Development Authority etc

11.16 REMARKS BY NATIONAL DIRECTOR OF TCPD

In his closing remarks the National Director of TCPD thanked participants for attending the workshop and taking active part during discussions. He was however not happy about the poor attendance by the Regional Directors of MDAS in Ashanti Region. He pointed out that with the passage of the Land Use and Spatial Planning Act (ACT 925) it is mandatory for Regional Heads of Department as members of the Regional Oversight Committee on Spatial Planning to attend such workshops and urged the Regional Director of TCPD to inform other Regional Directors who were not present at the workshop about the law for them to comply accordingly. He was however happy that those present, took active part during discussions and made useful comments on the Draft ARSDF Preferred Scenario for the consideration of the consultant. On this note he urged the consultant to take note of comments on the Draft Preferred Scenario and prepare the Draft ARSDF to reflect on the comments made at the workshop

11.17 THE WAY FORWARD

The project Manager of Spatial Solutions thanked participants for attending the workshop and taking active part in the discussions that followed the presentation of the consultant. He said the

consultant had taken note of all comments made during the workshop and would prepare a Draft Report on the ARSDF that reflects on the comments made at workshop for further discussions at another workshop in February 2017

11.18 CLOSING PRAYER

Chapman Owusu Sekyere a Deputy Director at the TCPD Head Office gave the closing prayer for the workshop to end at 3:15pm

12 REPORT ON TECHNICAL WORKSHOP ON DRAFT REPORT ON ARSDF

VENUE OF WORKSHOP: Silicon Hotel, Kentinkronu, Kumasi

DATE OF WORKSHOP: 22nd February 2017

12.1 PARTICIPANTS

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4	DR. BENJAMIN DOE		SPATIAL SOLUTIONS	0207309937
5	DR.OWUSU- ANSAH			

12.2 INTRODUCTION

The workshop started at 9:50am on 22nd February 2017 with an opening prayer by Joseph A. Agaliga, Assistant Town Planning Officer at the Ahafo Ano North District Office of TCPD. This was followed by the introduction participants at the workshop as shown above. In all 42 participants attended the workshop as shown below. Present at the workshop were five consultants from Spatial Solutions Limited who served as resource persons at the workshop.

Participants 22/02/17

TCPD Head Office:	9
Regional Directors:	10
District TCPD Officers	18
Spatial Solutions:	5
Total:	42

12.3 REMARKS BY TCPD ASHANTI REGIONAL DIRECTOR

The Ashanti Regional Director of TCPD welcomed participants to the workshop. She said since July 2016 stakeholders have taken part at various stages of the process for the preparation of the Ashanti Regional Spatial Development Framework. She referred to the presentation of the Draft Inception Report on the project by the consultant which set the tone for data collection and analysis and validation of the data by the stakeholders at various levels. She referred to stakeholder consultations on the project which took place in the Districts in Ashanti Region as well as Regional Technical Meetings held to discuss proposals of the consultants leading to a workshop on Preferred Scenario for the preparation of the ARSDF. Comments made during these stakeholder consultations have been considered by the consultant to guide it to prepare a Draft Report on the ARSDF. She explained that the purpose of the workshop was to discuss a Draft Report on the ARSDF prepared by the consultant to enable the Technical Heads of Departments in Ashanti Region make comments on it before presenting it to a larger group of stakeholders for their comments to enable the consultant prepare a Final Report on the ARSDF. She thanked the Regional Heads of Departments for taking part in all the processes for the preparation of the ARSDF TCPD and appealed to them to take active part in the discussions that would take place

that day after the presentation by the consultant to enable them make useful comments on the Draft ARSDF. On that note the Regional Director of TCPD invited the consultant to present the Draft Report on the ARSDF

12.4 PRESENTATION OF DRAFT REPORT ON THE ARSDF AND IMPLEMENTATION STRATEGY

Peter Owusu- Donkor and Dr Benjamin Doe took turns to present a report on the ARSDF. Peter Owusu- Donkor presented the existing characteristics of Ashanti Region. These include physical characteristics- climate, vegetation, topography and the environment. The advantages and disadvantages of each and how these affect the physical development of the Region. He also dealt with the economy and employment, population and its spatial distribution, social services like health and education and infrastructure such as water, energy, roads, railways and air transport. On the other hand, Dr Benjamin Doe discuss strategies for implementing the 20- year Regional Spatial Development Framework and the estimated cost of major investment in the framework. Based on these a vision statement was presented by the consultant which formed the basis for strategies for making proposals in the ARSDF

The consultant said the ARSDF is not just a one-off plan, but is also part of a Planning System which is subject to a cyclical, systematic process of review. It needs to be continually supported institutionally by dedicated human resources, and permanently maintained, monitored and upgraded. The System must have the correct vertical and horizontal links to other sectoral and local government agencies and be in a form which will make it easy to share data and work together for common objectives. These agencies are key to the implementation of the Framework, and they have been participants in the process as stakeholders. This understanding of the need for connectedness has informed the preparation of the ARSDF. The consultant emphasized that the ARSDF is not a national plan, it is not a district or city plan, it lies between these two levels and identifies the key settlements, economic strategies, infrastructure and environmental issues which must be considered at regional level.

12.5 Vision of the ARSDF

Based on the planning work and consultation for the ARSDF, the proposed Vision for the next 20 years for the Spatial Development Framework of the Ashanti Region is that:

“By 2036 Ashanti Region will be a leading place in the Sub region for economic prosperity where people enjoy a high quality of life within a healthy, inclusive and sustainable physical, socio-economic and cultural environment”

After giving information on the basic facts of the location and geophysical characteristics of the Region, the Existing Situation Report examined the Ashanti Region under the following headings:

1. Population and Settlement Pattern
2. Economy and Employment
 - Agriculture-Food crops, cash crops,
 - Industry
 - Services and Tourism

3. Technical Infrastructure

- Road transport
- Rail transport
- Air transport

4. Special Projects

5. ICT

6. Energy- Electricity, Biomass and LPG

6. Water Supply- Surface Water, Underground Water, Piped Water Supply

7. Education and Health Care

8. Basic Services

8. Environment and Climate Change

12.6 Spatial Strategy

The consultant said for planning purposes the Spatial Development Framework has grouped the Region and its Districts into five Planning Zones known as Development Zone

To address the challenges emanating from the analysis the consultant divided the Ashanti Region into Development Zones and made specific proposals to address them within the 20-year period. Under each Development Zone the consultant proposes growth poles and growth centres. These are based on similarity of ecological characteristics, natural resource endowment, economic activities within the development zones, strategic location of important settlements and growth corridors. Growth centers have been identified in each development zone. The different array of these factors make each zone unique, with unique patterns of investment and production in each of the zones

The proposed Development Zones and their District capitals are:

A. Adansi Amansie Development Zone

1. Adansi South – New Edubiase
2. Adansi North – Fomena
3. Amansie Central - Jacobu
4. Bekwai Municipal - Bekwai
5. Obuasi Municipal - Obuasi
6. Bosome Freho – Asiwa

Major towns in the zone include Obuasi, New Edubiase, Bekwai, Fomena. Location of Lake Bosomtwe is an environmental asset and tourist potential. Major crops produced include cocoa,

oil palm, citrus and cassava. Proposed industries include aluminium industries, food processing especially cassava processing industry. Potential to improve mining in the zone. Tourism promotion utilizing Lake Bosomtwi and existing and future hotels

B. Ahafo Atwima Development Zone

1. Ahafo Ano North - Tepa
2. Ahafo Ano South - Mankranso
3. Amansie West – Manso Nkwanta
4. Atwima Mponua – Nyinahini

Major towns include Tepa, Mankranso, Jacobu, Manso Nkwanta, Nyinahini. Major crops include cocoa production, oil palm. Major industries include poultry, food processing and mining (Newmont at Ahafo).

C. Sekyere Offinso Development Zone

1. Mampong Municipal – Mampong
2. Offinso Municipal – Offinso
3. Offinso North – Akomadan
4. Ejura Sekyeredumase – Ejura
5. Afigya Sekyere – Agona
6. Sekyere Central – Nsuta

Major towns include Mampong , Ejura, Agona, Sekyedumase, Akomadan, Offinso,. Crops produced include maize, vegetables, oil palm. There are sites for ecotourism. Proposed food processing industries in Akomadan and Ejura especially maize and tomato processing

D. Asante Akim Afram Plains

1. Asante Akim North - Agogo
2. Asante Akim South - Juaso
3. Asante Akim Central - Konongo
4. Sekyere Afram Plains - Drobonso
5. Kumawu Sekyere - Kumawu
6. Sekyere East – Effiduasi

Major towns include Kumawu, Agogo, Konongo, Juaso, Effiduase. Major crops include maize, cocoa, oil palm. Cattle rearing is done on a large scale but because of activities of Fulani Nomadic Herdsmen there is serious environmental degradation in the zone. It is proposed that the Drobonso area is reserved for mechanized agriculture to produce especially maize. Meat processing industry is proposed to be located in Konongo. Maize processing industry is however

to be located in Ejura. There is potential for ecotourism because of existence of caves and other natural features

E. Greater Kumasi Development Zone

1. Kumasi Metropolitan Assembly - Kumasi
2. Asokore Mampong - Asokore Mampong
3. Atwima Kwanwoma - Ofoase
4. Bosomtwe - Kuntanase
5. Afigya Kwabre - Kodie
6. Ejisu - Ejisu
7. Kwabre East - Mampong
8. Atwima Nwabiagya – Nkawie

Greater Kumasi Zone is the most populous in the region with about two thirds of the regional population. KMA is the core of the region and is the most populated metropolitan area in Ghana. The zone is strategically located in Ghana and is well noted as a major commercial center where all major roads across the country connects and terminates. Other important settlements in the zone are gradually being incorporated into the core thus making Kumasi a major urban center in the sub region. The NSDF recommended Kumasi to be developed as a city region therefore its influence over the rest of the zones and Ghana as a whole in terms of national development cannot be underestimated. The consultant accepted recommendations of the NSDF and that of the Greater Kumasi SDF and Structure Plan

12.7 Implementation and Costing of the ARSDF

The consultant presented proposals for implementing the ARSDF pointing out that there are some proposals that have to be implemented by national bodies, some by regional bodies and others by districts. Some proposals are to be implemented and funded by the private sector while others are to be implemented by the private and the public sector. The consultant went further to list agencies responsible for the implementation and funding of the proposals. Implementation of the proposals was also phased out at 5- year intervals within the 20- year period. The ARSDF is to be constantly monitored and revised every five years to reflect on changing trends

Estimated Cost of ARSDF Proposals

Proposals	Cost (US\$M)	%
1. Urban Expansion-	946-----	5
2. Energy	4594-----	33
3. Water	1952-----	14
4. ICT	235-----	2
5. Roads	4186-----	44
6. Rail	1660	

7. Airport	300
8. Environment	186-----2
Total Cost	-----12,139.00

12.8 GENERAL DISCUSSIONS/ QUESTIONS/ COMMENTS ON PRESENTATION OF THE DRAFT ARSDF BY THE CONSULTANT

Presentation of the Draft Report by the consultant was followed by general discussions, questions and comments by participants as shown below. The consultant thanked participants for the comments made on the presentation and promised to amend the Draft Report to reflect on the comments made at the workshop in the Final Report

1. Vision statement on the ARSDF should be brief but comprehensive enough to capture all essential proposals that would lead to improvement of the lives of people living in the region during the plan period. Put a small team together to work on this. Consultant may involve some staff of TCPD in this
2. Relate the vision of the ARSDF to the vision of the NSDF, the Greater Kumasi SDF/ Structure Plan etc
3. Use more than two factors to divide Ashanti Region into Development Zones
4. It is better to locate the meat processing industry in Agogo the source of raw material (cattle) instead of Konongo
5. Give good reasons for locating aluminum factory in Obuasi but not Nyinahin where you have proposed bauxite would be exploited in commercial quantities
6. Consider Strategic Environmental Assessment (SEA) of the ARSDF in the Final Draft Report to be discussed by all Stakeholders
7. Consider Oil and Gas exploration currently going on in Afram Basin in Asante Akyem North Municipal Assembly. Contact GNPC for more information on this
8. Find another way of labeling/ identifying the Development Zones. For Example- Zone A; Zone B; Zone C or Zones 1,2,3,4 if the consultant thinks using traditional names may lead to conflicts among Traditional Rulers in the Region
9. Consider proposals in earlier studies like the Greater Kumasi Study, NSDF, Ejisu SDF, Western Region SDF, NIP, Ghana Railways Master Plan etc and state how they relate to the present study
10. Consider links between major towns. Eg: Nyinahin and Bibiani.; Nynahin and Obuasi; Offinso and Mampong; Nynahin and Mampong etc
11. Consider improvement of roads in Akomadan and Offinso areas
12. Give convincing reasons for not using projected populations of Ghana Statistical Service but using projections of National Population Council
- 13 Population working in the agriculture sector has gone down in the Region and those in the service sector has gone up. Under normal circumstances this would have led to a significant growth in the economy of the Region but from your own figures this has not been the case. Give reasons to this special case in your final report

14. Consider making a proposal for the development a New Town as proposed in the NSDF
15. Include NDPC in the list of agencies to be involved in the implementation of the plan
16. Consider the possibility of aligning the planning years of the ARSDF with other plans in the country
17. On internet facilities note that not all residents in the Region have to be served by fibre optic. Others can also be linked with the internet using wireless network
18. On hierarchy of settlements proposed by the consultant in the ARSDF- Consider previous studies like the NSDF, Study by Ministry of Local Government and Rural development etc
19. The consultant should consider/ mention the present government development agenda in the proposals
20. Take a second look at Offinso as growth centre in addition to Akomadan. Also, Agogo as a growth centre in addition to Konongo
21. The Consultant showed a map indicating how Ashanti Region would look like in terms of physical growth in 20 years if nothing is done to halt the present physical growth pattern. Another map has to be prepared showing how the Region would look like with all the interventions proposed by the consultant
- 22 On implementation Strategy, include Forestry Commission as one of the organizations to be involved in the Barekese Water Expansion Project
23. The planning period should be 2016- 2036 and not 2016- 2037 as indicated in the implementation strategy by the consultant

12.9 CONCLUDING REMARKS BY NATIONAL DIRECTOR OF TCPD

In his concluding remarks, the National Director of TCPD thanked the consultant for the comprehensive presentation. He also thanked participants for the active part they took during discussions of the presentation of the consultant. He said another workshop would be held in the middle of March 2017 to hold further discussions on the Draft Final Report on the ARSDF. He said that workshop would involve a larger number of stakeholders. He therefore appealed to the consultant to study the comments made on the draft report and prepare a Final Draft Report that reflect on the comments at the present workshop. H

12.10 CLOSING

The workshop ended at 3:00pm with a closing prayer by Mr Agaliga the District Town Planning Officer of the Ahafo Ano North District Assembly

13 REPORT ON A MEETING ON STRATEGIC ENVIRONMENTAL ASSESSMENT ON THE ARSDF

VENUE OF WORKSHOP: EPA BOARD ROOM, ACCRA

DATE OF WORKSHOP: 4TH APRIL, 2017

13.1 PARTICIPANTS

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13.2 CHAIRMANS OPENING REMARKS

The meeting started at 2:30pm in the Board Room of EPA, Accra. The Chairman welcomed EPA officials and Spatial Solutions Consultants to the meeting and said the purpose of the meeting was for consultants of Spatial Solutions to present a paper on SEA on the ARSDF for comments before presenting the same paper to guide participants at a stakeholders' workshop on SEA on the ARSDF in Kumasi on 7th April, 2017. He therefore called on those present at the meeting to take active part in discussions that would follow the presentation of the consultants so they would

be able to offer inputs that would go a long way to assist the consultants during the workshop on the SEA in Kumasi. After a brief introduction of participants at the meeting as shown above, the consultants were invited to make a presentation

13.3 PRESENTATION OF THE CONSULTANTS

Using Power Point Steven Kankam and Justice Nana Inkoom represented Spatial Solutions to make a presentation as follows:

13.3.1 Overview of Presentation

- Environmental Issues
- Underpinnings of the Scenarios and Proposals
- Process and Methodology for the SEA Approach
- Assessment Tools
 - Opportunities and Risk Matrix
 - Ecosystem Services Assessment Approach
 - Feedback

Environmental Issues

- Natural Resources
- Depletion of water resources
- Illegal mining activities
- Negative human impact on Lake Bosomtwe
- Warming temperatures and declining precipitation

Socio-cultural

- Rapid population growth; increasing urban poverty
- Population decline particularly in rural settings
- Defunct rail network; poor surface conditions of feeder roads
- Unequal geographical distribution of healthcare delivery

Economic

- Low skilled service-led economy
- Under-development tourism potential
- Decline in agricultural productivity

Institutional

13.4 Underpinnings of the Scenarios & Proposals Under the ARSDF

SDF THEMATIC AREAS

- Population
- Infrastructure
- Agricultural
- Services
- Mining & Industrial

Population and Settlement Theme:

- Hierarchy of Growth centers, Catchment Areas and Development Zones

Proposals and Strategies

Develop regional green network around major urban centers

Develop greenbelt around major settlements

Promote development of 9 regional urban growth centers

3.5 Infrastructure Theme:

Proposed Transportation Network

13.4.1 Definition of SEA

“The formalized, systematic and comprehensive process of evaluating the environmental effects of a policy, plan or programme and its alternatives, including the preparation of a written report on the findings of that evaluation, and using the findings in publicly accountable decision-making” Brown & Therivel et al. (1992).

13.4.2 Processes

- Stakeholder Analysis
- Stakeholder Workshops/Institutional Analysis
- Expert Judgement
- Application of SEA Tools

13.4.3 Assessment Tools:

Opportunities & Risk Matrix

- Policy No
- Theme
- PPP
- Environmental Evaluation
- Opportunity
- Risk
- Neutral

13.5 Optimization

- Precondition

- Implementation/ Institution

13.5.1 Four Pillars of Sustainability:

- Natural Resources – NR
- Socio-cultural conditions – SC
- Economic Issues – EC
- Institutional Issues – INS

13.6 DISCUSSIONS AND COMMENTS ON THE PRESENTATION

Presentation of the consultants was followed by general discussions, questions and answers and comments by participants at the meeting

1. Presentation of the consultants is comprehensive but too technical for stakeholders to analyze and make adequate inputs to assist the consultants to prepare a SEA Report on the ARSDF
2. How do the tools used here relate to the Scenarios on the ARSDF?
3. Use some of your tools presented here as recommendations of the ARSDF
4. At what stage of your presentation relate to scoping, recommendations, and indicators for monitoring?
5. The presentation was not clear on the scenarios. Modify the presentation to make the scenarios clear
6. State clearly the assumptions underlying the three scenarios
7. State clearly what is to go into the matrix presented here
8. Consultants should give opportunities for stakeholders to make inputs in the SEA. A set of simple guidelines should therefore be prepared by the consultants to guide stakeholders during group discussions
9. Under opportunities and risks, state institutions that would deal with them
10. In the preferred scenario, state the risks and how they can be addressed and even turned into opportunities
11. Use institutional analysis instead of stakeholder analysis
12. Make recommendations to mitigate risks and institutions to deal with the risks
13. In group discussions to be held in Kumasi all groups should discuss the same topics
14. Before group discussions in Kumasi, the consultants should make a presentation to guide the participants to enable them to make inputs for the preparation of the SEA Report on the ARSDF

The Project Manager of Spatial Solutions thanked participants at the meeting for the comments on the presentation. He said Spatial Solutions Consultants had taken note of the recommendations made on the presentation by participants and would ensure that they are incorporated in the paper before the workshop in Kumasi on 7th April, 2017. In addition, the consultants would discuss the draft report on the SEA on the ARSDF with EPA in Accra before presenting it to the client

13.7 CONCLUDING REMARKS BY THE CHAIRMAN

In his concluding remarks, the chairman thanked the consultants for the presentation and assured them that EPA was always available to hold further discussion on the SEA if there is a need for it and therefore they should not hesitate to contact it when the need arises. On that note the meeting ended at 5:00pm

14 REPORT ON WORKSHOP ON DRAFT FINAL REPORT ON THE ARSDF

VENUE OF WORKSHOP: ROYAL LAMERTA HOTEL, KUMASI

DATE OF WORKSHOP: 6TH AND 7TH APRIL, 2017

14.1 PARTICIPANTS

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	Samuel O. Mensah	Atwima Mponua D/A	DPO		atwimamponua.2004@yahoo.com
DISTRICT TOWN PLANNING OFFICERS					
	Evelyn Kusi	TCPD – Bosomtwe	District Officer		scantyeve@yahoo.com
	Francis Danso	K. M. A.	Metro. Director		nanabean2@gmail.com
	Gideon Ebo Tetteh	Asante Akim North - Agogo	District Director		geton4b@yahoo.com
	Abigail Bonnah	Asante Akim Central & South	Municipal Director		abyyguul@gmail.com
	Benjamin Agyenim-Boateng	K.M.A.			benagyenimboateng@gmail.com
	Joseph A. Agaliga	Ahafo Ano North	Dist. Director		josephagaliga66@gmail.com
	Akosua Konadu	AMMA	Municipal Director		akosadumanyah@yahoo.co.uk
	Kwasi Agyeman	K. M. A.	T. P. O.		k.agyeman73@gmail.com
	Kwadwo Asiamah B.	Afigya Kwabre	District Director		asiamahb@gmail.com
	Emmanuel C. Cofie	TCPD – Ejisu	Municipal Director		chrstnquophi@gmail.com
	Frank N. Frimpong	TCPD – Bekwai	Municipal Director		Frimpongf83@yahoo.com
	Ama Kyerewaa Attakorah	TCPD – Regional			amakerewaattakorah@yahoo.com
	Samuel Owusu Afriyie	TCPD -	District Director		naaspat@yahoo.com

	Adjei Francis Kwasi	TCPD - Regional			adjeifrancis1971@gmail.com
	Salia Nuhu	TCPD - Offinso	District Director		salianuhu@ymail.com
	Isaac Owusu Mensah	TCPD – Mampong	Mun. Director		isaacowusumensah@gmail.com
TCPD ASHANTI REGIONAL OFFICE					
	Linz Takyi-Boampong	TCPD - Regional	Administrator		
	Esther O. Asiedu	TCPD - Regional	Secretary		
DISTRICT CO-ORD. DIRECTORS					
	Dorcas Baidoo	Ahafo Ano South	DCD		maamedorci@gmail.com
DRIVERS					
	Gospel Nana Asuako	TCPD – Kumasi			
	Seth Appiah	TCPD – Kumasi			
	Oppong K. Isaac	EPA			
	Kofi Sarfo	Mampong			
	Kwabena Koduah	EPA – Konongo			
	Kwaku Aboagye	MOFA			
	Tetteh	LAP			
	Kwadwo Aboagye	MOFA			
	Isaac Okyere	PLD – Kumasi			
	Eric Donkor	bosomtwe			
OTHERS					
	Abena Fosu Boampong	Ghana Tourism Authority	Architect	0268440336	
	Margarete Achiaa	A A H C	Registrar	0509845775	
	Isaac Nsiah Fosu	OTEC FM	Reporter	0208308532	
	Asiedu Poku	Planner/ Chairman	Fmr. TCPD National Director	0208136071	
	K Owusu-Akyaw	Planner/Business man	Fmr. TCP Regional Director	0206785245	
	Prince A. Anokye	KNUST	Planner	0244437042	
	Baffour Kwaku Ofori II	Ash Reg House of Chiefs	Asuboamanhen e	0244567094	

14.2 INTRODUCTION

The workshop started at 9:30am on 6th April, 2017 with an opening prayer by Abigail Bonnah, Assistant Town Planning Officer at the Asante Akyem Central District Office of TCPD. This was followed by the introduction of chairman by Evelyn Kusi of the Bosomtwi District Office of TCPD. This was followed by introduction of participants at the workshop as shown above. In all 92 participants attended the workshop as shown below. Present at the workshop were seven consultants from Spatial Solutions Limited who served as resource persons at the workshop.

Participants

TCPD Head Office:	5
Regional Directors:	14
TCPD District Directors	18
District Development Planning Officers	29
Land Adm Project (LAP2)	3

KNUST	1
NDPC	1
Ashanti Regional House of Chiefs	2
Media	1
Private Sector	2
Spatial Solutions Consultants	7
Drivers	8
Total:	92

14.3 CHAIRMAN'S OPENING REMARKS

The chairman of the workshop Mr Asiedu Poku a former National Director of TCPD thanked organizers of the workshop for recognizing and making him the chairman of various workshops since the project started in July 2016. He said he was grateful for the honour given to him and promised to guide deliberations of the two- day workshop to a successful conclusion on Friday 7th April, 2017. He appealed to participants to assist him in his task for the two days. He appealed to participants to take active part in the discussions during the workshop and avoid fidgeting with mobile phones during the period of the workshop

14.4 REMARKS BY TCPD ASHANTI REGIONAL DIRECTOR

In her prepared speech the Ashanti Regional Director of TCPD said “This Framework is a fall out from the National Spatial Development Framework and pursuant to section 52 (1) of the Land Use and Spatial Planning ACT of 2016 Act 925. Consequently, it was launched on the 12th July 2016, at this very place. Spatial Solutions Ltd, a Ghanaian consulting firm was contracted to assist the TCPD now LUSPA to prepare the framework. Since then, a series of stakeholder meetings have been held to facilitate the preparation of this Framework. This is a spatial strategy to guide the development of the Ashanti Region for the next 20 years. Technical workshops and meetings have been held with Heads of Department and Agencies to validate data gathered by the Consultants and also to solicit inputs from their respective sectors. Focus group workshops have also been held for both Spatial and Development Planners of Districts apart from the Greater Kumasi Zone. These were held at Obuasi and Mampong during the latter part of 2016.

Again two workshops and meetings have already been held this year to come out with the preferred development scenario for the Region.

Today the whole Region is here – The Greater Kumasi Sub-Region and the remaining twenty – two (22) Districts. In effect we have a full house. The influence of the Greater Kumasi Sub- Region cannot be underestimated nevertheless the Framework presents opportunities within the other twenty two (22) Districts and positions them to contribute to the development of the Ashanti Region.

I would encourage us all to make contributions and recommendations to firm up this framework. Please do not hesitate to fill in the where there are any data gaps, with regards to content and in terms. It is my fervent hope that we would leave here with the firm assurance that this Spatial Development Framework presents our vision on the socio-economic development of the Ashanti Region without compromising on its environmental integrity but lending itself to resilience, inclusiveness and equity.

On behalf of the Acting CEO of the LUSPA and on my own behalf, I welcome you to this Workshop.”

14.5 REMARKS BY THE NATIONAL DIRECTOR OF TCPD (LUSPA)

In his opening remarks the National Director of TCPD dwelt on contents of the new Land Use and Spatial Planning ACT of 2016 Act 925. He said the ACT is a comprehensive law which all planners in the country should get copies and read to be conversant with its provisions. He said this would go a long way to assist them in their day- to day practice as planners. The law defines the roles of all stakeholders in the practice of land use and spatial planning in Ghana from the local level to the national level. Officials in the Districts and the Regions have special roles to play in plan preparation and implementation in their areas of operation. They would be responsible for preparing Regional and District SDFS. They would be part of specific committees set up under the law to see to plan preparation and implementation of their Districts and Regions. He therefore appealed the participants to take active part in discussions during the workshop to enable the consultants come out with proposals that reflect the reality on the ground in Ashanti Region

14.6 REMARKS BY THE COORDINATOR OF LAND ADMINISTRATION PROJECT (LAP2)

The LAP Coordinator, Dr Benjamin Quaye commended TCPD for its ability to complete most activities under the LAP project successfully. He said TCPD was able to complete all activities under LAP 1 successfully culminating in the passage of the Land Use and Spatial Planning Law (ACT925) in 2016. He said he had been following the implementation of the ARSDF project and he hoped the consultants would be able to produce quality work judging from reports LAP had so far received from them

14.7 REMARKS BY REPRESENTATIVE OF ASHANTI REGIONAL MINISTER

The Ashanti Regional Minister was represented by Mr Joseph Donkor, the Ashanti Regional Economic Planning Officer. He said the Regional Minister was attending another official function that was why he could not be present at the workshop. He thanked the organizers for involving him and other stakeholders in the preparation of the ARSDF in accordance with the recently passed Land Use and Spatial Planning Act, 2016 (ACT925). He said the RCC had been following events related to the preparation of the ARSDF since it was launched on 12th July 2016 and was impressed about the progress made so far by the project team and appealed to them to continue with the same pace to ensure that the project is completed within the contract period. He too corroborated what the chairman and the National Director of TCPD had said and stressed the importance of spatial plans in the development not only at the regional levels but also at the district and local levels. He appealed to the consultants to critically examine havoc being caused by illegal miners (**GALAMSEY**) to the environment and make proposals to address it. He referred to the programme on the second day of the workshop which would be used to discuss the Strategic Environmental Assessment (**SEA**) of the ARSDF. He said the SEA is an important part of the ARSDF and appealed to the participants to examine the presentation of the consultants critically and take active part in the group discussions that would follow the presentation. He said he would be following events after the workshop and would be actively involved to ensure that the project is completed as stated in contract

14.8 PRESENTATION OF DRAFT REPORT ON THE ARSDF

Peter Owusu- Donkor represented Spatial Solutions Limited to present a summary of the Draft Final Report on the ARSDF. Peter Owusu- Donkor presented the existing characteristics of

Ashanti Region. These include physical characteristics- climate, vegetation, topography and the environment. The advantages and disadvantages of each and how these affect the physical development of the Region. He also dealt with the economy and employment, population and its spatial distribution, social services like health and education and infrastructure such as water, energy, roads, railways and air transport. Based on these a vision statement was presented by the consultant which formed the basis for strategies for making proposals in the ARSDF

The consultant said the ARSDF is not just a one-off plan, but is also part of a Planning System which is subject to a cyclical, systematic process of review. It needs to be continually supported institutionally by dedicated human resources, and permanently maintained, monitored and upgraded. The System must have the correct vertical and horizontal links to other sectoral and local government agencies and be in a form which will make it easy to share data and work together for common objectives. These agencies are key to the implementation of the Framework, and they have been participants in the process as stakeholders. This understanding of the need for connectedness has informed the preparation of the ARSDF. The consultant emphasized that the ARSDF is not a national plan, it is not a district or city plan, it lies between these two levels and identifies the key settlements, economic strategies, infrastructure and environmental issues which must be considered at regional level.

14.8.1 Vision of the ARSDF

Based on the planning work and consultation for the ARSDF, the proposed Vision for the next 20 years for the Spatial Development Framework of the Ashanti Region is that:

“By 2036 Ashanti Region will be a leading place in the Sub region for convergence of economic activities where people enjoy a high quality of life within a healthy, inclusive and sustainable physical, socio-economic and cultural environment.”

After giving information on the basic facts of the location and geophysical characteristics of the Region, the Existing Situation Report examined the Ashanti Region under the following headings:

1. Population and Settlement Pattern
2. Economy and Employment
 - Agriculture-Food crops, cash crops,
 - Industry
 - Services and Tourism
3. Technical Infrastructure
 - Road transport
 - Rail transport
 - Air transport
4. Special Projects
5. ICT
6. Energy- Electricity, Biomass and LPG
7. Water Supply- Surface Water, Underground Water, Piped Water Supply
8. Education and Health Care
9. Basic Services
10. Environment and Climate Change

14.8.2 Spatial Strategy

The consultant said for planning purposes the Spatial Development Framework has grouped the Region and its Districts into five Planning Zones known as Development Zones

To address the challenges emanating from the analysis the consultant divided the Ashanti Region into Development Zones and made specific proposals to address them within the 20-year period. Under each Development Zone the consultant proposes growth poles and growth centres. These are based on similarity of ecological characteristics, natural resource endowment, economic activities within the development zones, strategic location of important settlements and growth corridors. Growth centers have been identified in each development zone. The different array of these factors make each zone unique, with unique patterns of investment and production in each of the zones

The proposed Development Zones and their District capitals are:

A. Obuasi Development Zone

1. Adansi South – New Edubiase
2. Adansi North – Fomena
3. Amansie Central - Jacobu
4. Bekwai Municipal - Bekwai
5. Obuasi Municipal - Obuasi
6. Bosome Freho – Asiwa

Major towns in the zone include Obuasi, New Edubiase, Bekwai, Fomena. Location of Lake Bosomtwe is an environmental asset and tourist potential. Major crops produced include cocoa, oil palm, citrus and cassava. Proposed industries include aluminium industries, food processing especially cassava processing industry. Potential to improve mining in the zone. Tourism promotion utilizing Lake Bosomtwe and existing and future hotels

B. Tepa Development Zone

1. Ahafo Ano North - Tepa
2. Ahafo Ano South - Mankranso
3. Amansie West – Manso Nkwanta
4. Atwima Mponua – Nyinahini

Major towns include Tepa, Mankranso, Jacobu, Manso Nkwanta, Nyinahini. Major crops include cocoa production, oil palm. Major industries include poultry, food processing and mining (Newmont at Ahafo).

C. Mampong Development Zone

1. Mampong Municipal – Mampong
2. Offinso Municipal – Offinso
3. Offinso North – Akomadan
4. Ejura Sekyeredumase – Ejura
5. Afigya Sekyere – Agona
6. Sekyere Central – Nsuta

Major towns include Mampong , Ejura, Agona, Sekyedumase, Akomadan, Offinso,. Crops produced include maize, vegetables, oil palm. There are sites for ecotourism. Proposed food processing industries in Akomadan and Ejura especially maize and tomato processing

D. Konongo Development Zone

1. Asante Akim North - Agogo
2. Asante Akim South - Juaso
3. Asante Akim Central - Konongo
4. Sekyere Afram Plains - Drobonso
5. Kumawu Sekyere - Kumawu
6. Sekyere East – Effiduasi

Major towns include Kumawu, Agogo, Konongo, Juaso, Effiduase. Major crops include maize, cocoa, oil palm. Cattle rearing is done on a large scale but because of activities of Fulani Nomadic Herdsmen there is serious environmental degradation in the zone. It is proposed that the Drobonso area is reserved for mechanized agriculture to produce especially maize. Meat processing industry is proposed to be located in Konongo. Maize processing industry is however to be located in Ejura. There is potential for ecotourism because of existence of caves and other natural features

E. Greater Kumasi Development Zone

1. Kumasi Metropolitan Assembly - Kumasi
2. Asokore Mampong - Asokore Mampong
3. Atwima Kwanwoma - Ofoase
4. Bosomtwe - Kuntanase
5. Afigya Kwabre - Kodie
6. Ejisu - Ejisu
7. Kwabre East - Mamponteng
8. Atwima Nwabiagya – Nkawie

Greater Kumasi Zone is the most populous in the region with about two thirds of the regional population. KMA is the core of the region and is the most populated metropolitan area in Ghana. The zone is strategically located in Ghana and is well noted as a major commercial center where all major roads across the country connects and terminates. Other important settlements in the zone are gradually being incorporated into the core thus making Kumasi a major urban center in the sub region. The NSDF recommended Kumasi to be developed as a city region therefore its influence over the rest of the zones and Ghana as a whole in terms of national development cannot be underestimated. The consultant accepted recommendations of the NSDF and that of the Greater Kumasi SDF and Structure Plan

14.9 GENERAL DISCUSSIONS/ QUESTIONS AND ANSWERS/ COMMENTS ON PRESENTATION OF THE DRAFT ARSDF BY THE CONSULTANT

Presentation of the Draft Report by the consultant was followed by general discussions, questions and comments by participants as shown below.

1. Relate the vision of the ARSDF to the vision of the NSDF, the Greater Kumasi SDF/ Structure Plan etc
2. How does the ARSDF fit into the long term plan and medium term plan of the NDPC?
3. Consider Strategic Environmental Assessment (SEA) of the ARSDF in the Final Draft Report
4. How does the ARSDF fit into the present Government's policy of one District one factory
5. Reconsider the proposal of building additional Teaching Hospital in Ashanti Region. Improvement of some District Hospitals in Mampong, Agogo etc may be considered
6. Consider reducing missing links in the road network in the Region. Eg: Nyinahin and Bibiani.; Nynahin and Obuasi; Offinso and Mampong; Nyinahin and Mampong etc
7. Consider preservation of wetlands in the Region in the ARSDF
8. Proposals on by passes should be linked with proposed land uses in order to reduce "ghost" towns while at the same time reducing "congestion" along new by passes
9. Consider movement of products from the proposed factories in Akomadan for distribution in Kumasi, Accra and other major towns in Ghana
10. Make proposals for alternative industries to sustain Obuasi in the event of ASHGOLD moving out of the town
11. Growth poles in the agriculture proposals should go with irrigation projects in the Region
12. Consultant, TCPD and LAP should consider making a similar presentation to the Ashanti Regional House of Chiefs and politicians
13. Consider a new airport for the Region in your proposals
14. Consider upgrading some of the settlements in the Region

The consultant thanked participants for the comments made on the presentation and promised to amend the Draft Report to reflect on the comments made at the workshop in the Final Report

14.10 CHAIRMAN'S CONCLUDING REMARKS

The chairman thanked participants for taking active part during discussions at the workshop and appealed to them to show the same interest in discussions on the Strategic Environmental Assessment (SEA) on the ARSDF that would be the focus of discussions on the following day 7th April, 2017. On that note the first day's deliberations ended with a prayer by Agyenim Boateng at 2:15pm

14.11 DAY 2- 7TH APRIL, 2017- STRATEGIC ENVIRONMENT ASSESSMENT (SEA) ON THE ARSDF

14.12 INTRODUCTION

The second day's discussions started with a prayer by Agyenim Boateng. In his opening remarks the chairman once again welcomed participants to the workshop and thanked them for taking active part in discussions during the first day of the workshop after the consultants had presented the summary of the ARSDF. He said the second day of the workshop would be devoted for discussions on the Strategic Environmental Assessment (SEA) on the ARSDF and appealed to them to show the same interest in the discussions as they did during discussions on the day one of the workshop. On that note he called on environmental experts to take over discussions on the SEA. The consultants were assisted by Mr Oteng the Ashanti Regional Director of EPA and Nana Prempeh also of Ashanti Region EPA in presenting guidelines to assist participants during discussions on the SEA on the ARSDF that day. Participants were divided into four groups as shown below for discussions on the SEA on the ARSDF

The consultants explained an eight column matrix developed with the following headings;

1. Proposal/ strategy number
2. Development scenario
3. Proposal / strategy
4. Environmental Evaluation
5. Optimization
6. Pre-condition
7. Implementing institutions
8. Recommendation

The assessment focused on the following 4 main pillars of sustainability;

- Opportunities and risks to natural resources
- Opportunities and risks to socio-cultural issues
- Opportunities and risks to economic conditions
- Opportunities and risks to institutional issues

The opportunities and risks associated with each proposal and strategy were evaluated by stakeholders. A colour coding scheme was adopted in the evaluation. This provided a quick visual impression of the performance of each ARSDF proposal/strategy against the four main areas of sustainability.

Compatibility Matrix

The compatibility matrix was used to compare the way in which different proposals/strategies outlined in the ARSDF interact with each other. Sometimes proposals/strategies are mutually supportive, but at other times they can work against each other. The aim of the compatibility matrix is to determine the degree to which proposals/strategies support or work against each other – in other words how compatible they are. The matrix was created by:

- listing a set of proposals/strategies down the rows in the first column.
- listing these same proposals/strategies across the columns in the top row.

Stakeholders at the workshop provided explanation where proposals/strategies were observed to conflict each other. Having created the matrix, a review group was formed to review the individual proposals/strategies. Two persons were selected from each group as shown below to review individual proposals and strategies

GROUP 1

NO	NAME	DESIGNATION	ORGANIZATION	TELEPHONE NUMBER
1	Christopher Ofosu			0208825098
2	Joseph Donkor	Reg Econ Plan Officer	Ash Reg Coord Council	0244844570
3	Asiedu Poku	Retired TCPD Director		0208136071

4	Francis Danso	Metro Director	Kumasi Metro Assembly	0247427425
5	Kwasi Agyemang	Assistant TCPD Officer	Kumasi Metro Assembly	0244695276
6	P A Anokye		KNUST	0244437042*****
7	Yaw Opoku	Asst Dev Plan Officer		0549278111
8	Fred Agyemang	MPO	Obuasi Mun Assembly	0208185110
9	Edward Takyi	Asst Dev Plan Officer	Adansi South Dist Assembly	0249239604*****
10	Victor Owusu-Asamoah	DPO	Adansi North Dist Assembly	0246128024
11	Emmanuel Amoakohene	Asst Dev Plan Officer	Bekwai Mun Assembly	0208080102
12	Fank Nkansah Frimpong	District TCPD Officer	Bekwai Mun Assembly	0243506665
13	Isaac Kwame Ellimah	DPO	Amansie Central D A	0244624560
14	Abenaa Fosu Boampong	Architect	Ghana Tourist Authority	0268440336
15	Mohamed Munzanmill	Asst TCPD Officer	TCPD Head Office	0249481997

Focus Group

**P A Anokye KNUST 0244437042

**Edward Takyi DPO- Adansi South DA-0249239604

GROUP 2

NO	NAME	DESIGNATION	ORGANIZATION	TELEPHONE NUMBER
1	Joseph Y Nibert			0202026411
2	Samuel Owusu Afrane	TCPD Officer		*****
3	Dorcas Baidoo	DCD	Ahafo Ano South DA	0202353204
4	Collins Osei Kofi		Atwima Kwanwoma	0244241456
5	Truelove Antwi		Ahafo Ano South DA	0244740564
6	Ali Sulemana		AWDA	0246311732 *****
7	Busia Benjamin Opoku		Ahafo Ano North DA	0208166904
8	Baffour Kwaku Ofori II		Asuboamanhene	0244567094
9	Margaret Achiaa		Ash House of Chiefs	0509845775

10	Joseph Abrong Agaliga		Ahafo Ano North D A	0244622130
11	E D Ntiamoa		Ahafo Ano DA	0242683814
12	Kyei- Barffuor Frimpong		AKDA	0244744339
13	Samuel Owusu Mensah		Atwima Mponua D A	0208157834
14	Agnes Afi Adusei - Agyemang		Department of Feeder Roads	0200696134
15	Akosua Konadu		TCPD- AAMA	0201343520
16	Benjamin Agyenim Boateng		TCPD- KMA	0244696651
17	Afua Mireku (Mrs)		Lands Commission	0200353244
18	Evelyn Kusi		TCPD- Bosomtwi D A	0242165904

Focus Group

**Samuel Owusu Afriyie- TCPD

**Ali Sulemana- Amansie West DA 0246311732

GROUP 3

NO	NAME	DESIGNATION	ORGANIZATION	TELEPHONE NUMBER
1	Habib Naana Aisha			
2	Atuahene Yaw Owusu			
3	Salia Nuhu			
4	Kwadwo Asiama Boakye			
5	Isaac Owusu- Afriyie			
6	Paa Kwesi Simmons			*****
7	Collins Ohene Gyan			*****
8	Abdul Rashid Tamimu			
9	J K Baah- Darkwa			
10	Twene K Donkor			

11	Dwomo Desmond			
12	Celestina Deku			
13	Godwill Elorm Fiagbey			
14	Usama Samu			
15				
16				
17				
18				

Focus Group

**Isaac Owusu- Mensah

**Paa Kwesi Simmons- Ejisu- Juaben Municipal Assembly

GROUP 4

NO	NAME	DESIGNATION	ORGANIZATION	TELEPHONE NUMBER
1	Joyce Afukaar	Regional Director	TCPD	
2	D Owusu Ansah			
3	Samuel Armah Andoh	DPO	Asante Akyem South DA	*****
4	Joseph Bashir Asibi	DPO	Asante Akyem Central DA	*****
5	Adjei Francis Kwasi	TCPD Regional Office	TCPD	
6	Denis Nabare	DPO	Sekyere East	
7	Michael Osei Amanfo		GES, Kumasi	0208250995
8	Amma Kyerewaa Atakora	Regional Office	TCPD	
9	Maud Gbekor- Kove	Regional Office	DUR	
10	Abigail Bonnah	PPD	Asane Akyem Central/ South	
11	Eunice K Baluah	ADPO	Asane Akyem North	
12	Gideon E Tetteh	Asst Planning Officer	TCPD Ashanti Akim North	
13	Isaac Noble Eshun		Forestry Commission	
14	Richard Darko		Kwabre East D A	
15	Patrick Apraku	Senior T P Officer	TCPD Head Office	
16	K Owusu Akyaw		Private Sector	
17	Dr Benjamin Doe	Consultant	Spatial Solutions	
18				

Focus Group

- **Samuel Armah Andoh- DPO- Asante Akyem South
- **Joseph Bashir Asibi- DPO- Asante Akyem Central
- ** Gideon Tetteh- TCPD Officer- Asante Akyem North

FOCUS GROUP FOR FURTHER DISCUSSIONS

The stakeholders could not complete discussions on the SEA and therefore it was decided that a focus group made up of two participants from each group would meet for further discussions on the SEA at a date and venue to be communicated to them by EPA and TCPD in order to get a comprehensive report as input for the preparation of the SEA Report by the consultants. Participants selected from each group are as shown below

GROUP 1

P A Anokye KNUST 0244437042
Edward Takyi DPO- Adansi South DA-0249239604

GROUP 2

Samuel Owusu Afriyie- TCPD- Nkawie- 0244214714
Ali Sulemana- Amansie West DA 0246311732

GROUP 3

Isaac Owusu- Mensah- TCPD- Mampong-0244036902
Paa Kwesi Simmons- Ejisu- Juaben Municipal Assembly-

GROUP 4

Samuel Armah Andoh- DPO- Asante Akyem South-0242269244
Joseph Bashir Asibi- DPO- Asante Akyem Central- 0244594234
Gideon Tetteh- TCPD- Asante Akyem North- 0205098678

14.13 CHAIRMAN'S CLOSING REMARKS

The chairman thanked participants for their cooperation during the two days of the workshop. He said participants had taken active part during discussions after technical presentations by consultants and the EPA. He appealed to the consultants to incorporate recommendations of participants in the Final Report of the ARSF. He repeated his appeal for TCPD and LAP to look for funds for the consultants to present the ARSDF to the Ashanti Region House of Chiefs and the DCES in in Ashanti Region. On that note the two- day workshop ended with a prayer by Agyenim Boateng at 2:30pm

15 REPORT ON A WORKSHOP ON STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) ON THE ARSDF

VENUE OF WORKSHOP: SILICON HOTEL, KENTINKRONO, KUMASI

DATE OF WORKSHOP: 20TH APRIL, 2017

15.1 PARTICIPANTS

No	Name	Designation	Organization	Phone No	Signature
1	Stephen Kankam	Consultant	Spatial Solutions	020667038	skankam@henmpoano.org
2	Justice Nana Inkoom	Consultant	Spatial Solutions	0202647454	justinkoom@yahoo.com
3	Dawood Abass	Programme Officer	EPA, Ashanti Region	0240241291	
4	Samuel Oteng	Director	EPA, Ashanti Region	0501301613	
5	Peter Owusu Donkor	Consultant	Spatial Solutions	0243382397	podonkor@yahoo.com
6	Oppong Peprah	Consultant	Spatial Solutions	0244586474	opeprah2007@yahoo.com
7	Amma Kyerewaa Atakora	TCPD Officer	TCPD/ LUSPA Kumasi	0504627752	
8	Paa Kwesi Simmons	Dev Plan Officer	EJMA, Ejisu	0244851461	
9	Isaac Owusu Mensah	Town Plan Officer	TCPD/ LUSPA	0244036902	
10	Gideon Ebo Tetteh	Asst TCPD Officer	TCPD/ LUSPA	0205098678	
11	Joyce Afukaar	Deputy Director	TCPD/ LUSPA Ashanti Reg	0244624763	
12	Emmanuel Cofie	Town Plan Officer	EJMA, Ejisu	0208478837	
13	Rosamund Edusei	Consultant	Spatial Solutions	0244647378	
14	Collins Ohene Gyan	Dev Plan Officer	AMMA, Asokore M	0244162412	
15	Edward Takyi	Dev Plan Officer	Adansi South DA	0249239604	
16	Prince Anokye	Senior Lecturer	KNUST	0244437042	
17	Aikins	Driver	TCPD, Kumasi	0275647294	

15.2 INTRODUCTION

The workshop started at 9:30am. After opening prayer by Gideon Tetteh, Samuel Oteng, the Regional Director of EPA said the purpose of the workshop was to continue the discussions on the SEA on the ARSDF started on 7th April, 2017 at the Royal Lamerta Hotel in Kumasi. He said discussions would continue to centre on **opportunities and risks analysis to determine the sustainability of proposals and strategies on the ARSDF and internal compatibility analysis to determine internal inconsistency of proposals and strategies on the ARSDF.** In view of this participants were divided into two groups as shown below to review what the groups had done on 7th April, 2017 on the SEA. At the end of the discussions the two groups concluded that by the results of their analysis opportunities far outweigh internal inconsistencies and therefore the proposals and strategies should be supported

15.2.1 OPPORTUNITIES GROUP

1. Edward Takyi- Adansi South District Assembly
2. Rosamund Edusei- Spatial Solutions Consultant
3. Emmanuel Christian Cofie- TCPD, Ejisu-Juaben Municipal Assembly
4. Stephen Kankam- Spatial Solutions Environmental Specialist
5. Dawood Abbass- EPA, Ashanti Region
6. Prince Anokye- KNUST
7. Peter Owusu- Donkor- Spatial Solutions Project Manager

15.2.2 INTERNAL INCONSISTENCY GROUP

1. Isaac Owusu- Mensah- TCPD, Mampong
2. Paa Kwesi Simmons- Ejisu- Juaben Municipal Assembly
3. Collins Ohene Gyan- Asokore Mampong Municipal Assembly
4. Joyce Afukaar- TCPD Ashanti Regional Director
5. Gideon Ebo Tetteh- TCPD- Ashanti Akim North
6. Amma Kyerewaa Attakorah- TCPD, Ashanti Regional Office
7. Justice Nana Inkoom- Spatial Solutions Environmental Specialist
8. Samuel Oteng- EPA, Ashanti Regional Director

15.3 CONCLUDING REMARKS BY THE REGIONAL DIRECTOR OF TCPD

In her concluding remarks the Ashanti Regional Director of TCPD thanked participants for the active part they took during discussions at the workshop. She also thanked the consultants and officials of the EPA for their guidance which enabled participants to utilize during discussions in order to arrive at conclusions on the SEA on the ARSDF. She further said TCPD was available to provide further inputs to consultants if need be to enable them prepare a credible ARSDF. On that note the day's workshop ended at 2:00pm with a closing prayer by Gideon Ebo Tetteh