Government or Governance?

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Wageningen University and Research

Master Thesis

Understanding the influence of key principles for effective spatial and landscape development from developed and developing world perspective

A Market development in Ghana

By

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ABSTRACT

Much has been written especially in the western world about the perceived shift from government to governance in spatial development and across the spatial planning and architecture trajectory. However, the idea remains very much at a high level of hypothesis as few research and empirical cases have confirmed this new paradigm. Little contextual evidence of such shift is uncovered despite much rhetoric to the contrary. Part of these research tends to look at potential modes of government and governance which mostly excludes the key principles that can be adopted to overcome the barriers to effective spatial and landscape development. This is not a novel research, instead, it is a welcoming addition to understand "In what way do key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana?" through the lens of government and governance.

For many in the Global South, and even in the so-called developed world, it is not yet uncovered as to which approach is best for which purposes. Hence, the study aimed at providing answers to how rule of law/power, collaboration, and organization as key principles can help to address the barriers to effective spatial and landscape developments. To provide answers to the research questions, the study adopted qualitative approach through semi-structured interviews, observations, and policy document analysis to understand the influence of these key principles in overcoming barriers to effective spatial and landscape developments. The study reveals that, the operational key principles need to be strengthened and be modified and the plausible approach to do that is by blending government and governance style and not dominating the use of one or moving from one to another. Which I conclude to say, 'Don't reject and replace but reconsider'. Only in this way will spatial and landscape developments be effective.

Keywords: Government, Governance, Spatial development, effective, organization, rule of law/power, collaboration

PREFACE

Ghanaian spatial and landscape interventions have always fascinated me. Sometimes, I am not sure why there seems to be less progress in planning, landscaping, architecture, and water/flood management. Born in the country, I have seen its higher education and state institutions making several efforts to address issues that confront the society but there is little success to boast of. Documentaries, stories, literature, and films about the changing form of Ghana's spatial landscapes from pre-colonial and post-colonial era have always interested me. I have come to a conclusion that maybe the approach to which these spatial and landscape issues are addressed can be revisited. This resulted in the subject of this MSc thesis where I look at **government** and **governance** approach to ascertain how they can help the **key principles** for development in **overcoming barriers** that confront **effective spatial and landscape development**.

Six months later, the research is completed of which this report is the result. I would therefore, like to convey my sincerest gratitude to the subsequent people for imparting me with the adjuration to embark on my work. First and foremost, I would like to express my deep sense of gratitude to my supervisor **Wim van der Knaap**, who shepherded me through the bulk of the work. His invaluable intellectual guidance and constructive comments and criticisms were vital to the development of this work. Sir, your valuable contributions will always be treasured. I additionally want to express my heartfelt gratitude to all my thesis peer groups, and individuals who supported and assisted me during the data collection exercise. The helping hand we extended to each other and the good jokes we shared about the life of a Spatial Planning Student will forever be a memorable one. Such opportunities are not easy to be identified. Again, my profound gratitude goes to the key informants and the interviewees for their cooperation and most importantly, providing me with all relevant information.

I have acquired so much knowledge on research skills during these six months and you have all contributed to this success for which I am most grateful.

I hope you enjoy reading this MSc Thesis.

Desmond Y.A Lartey
Wageningen, February 2021

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Government officials, civil servants, citizens, and politicians all siting around the same table. They sit and discuss spatial and landscape planning issues.

An image of a traditionally common practice but has been rare for a long time rendering some spatial and landscape developments ineffective.

Image source; vectorStock

1.1 Introduction to research

Spatial planning developments and implementations are carried out under a government or governance approach (Allmendinger, 2009; Westerink et al., 2017; Xu et al., 2010). Sometimes the two approaches are used simultaneously (Wegener, 2012). While few spatial developments are successful in the global North, there are many physical projects identified as ineffective due to the approach used (Davis, 2005). Further, Landman (2004) asserted that spatial development in the global South especially in Africa has only seen minimum effectiveness at best and at worst, a tremendous negative effect on the urban landscape. In contrast to the developed world, spatial development across Western Europe has seen a surge in its effectiveness (Allmendinger, 2009). Looking at (Zubarevich, 2019; Lindblom, 1959; Morphet et al., 2007), most academic literature has dealt with the processes and modes of ensuring effective spatial development but as to which context, elements and principles can overcome challenges/barriers for effective spatial developments are seemingly ignored. In my opinion, the governance and government of planning landscapes and how to ensure its effectiveness has been partially addressed or to some extent overlooked.

Spatial planning has undergone several progresses from the 'master planning tradition' into a more progressive strategic form to contain the increasing urbanization rate (Odendaal et al., 2016). There are still debates persisting over the efficacy of the spatial planning interventions and approaches introduced in the developing world/global South. Seemingly, these interventions have not been able to confront the increasing pressure of urbanization. Ultimately, the contention lies between whether to use government or governance approach. In the developed world, the emergence of 'development-led practices' has been noticed in many of the western and Nordic countries as an opportunity to revise its approach for a more mixed public control over spatial development (Buitelaar et al., 2011; Gerber, et al., 2016; Zakhour et al., 2018; Humer, 2018).

For this research I used some elements (governance, government, key principles, and effective spatial development) to ascertain how different contexts looked at the issues of government, governance, and their role to effective spatial development. In this research, where there is government, i mean a state centered approach to spatial developments (Metze, 2010). Governance also implies state, private or individual organization collaborating towards spatial developments (Ostrom 2010; Driessen et al., 2012). For clarity sake, government and governance are sometimes denoted as 'approach(es)' to prevent repetition. By effective spatial and landscape development in this research, I refer to the distribution of people and activities in spaces of various scales that has achieved the specific or performing purpose to which it was intended for, either for governments, locals, developers, and users of space (Morphet, 2010).

Academic Relevance

Several research have been conducted to ascertain what contribute to the effectiveness of spatial development in the academic discipline (Lindblom, 1959; Morphet et al., 2007; Faludi, 2010; Wegner, 2012). Some, including Needham and Hartmann (2016), have gone so far as to analyze that property rights recognition backed by the instruments of land policies and institutional practices are trademarks for effective development in the West. Consequently, academic research in the South have also paid less or no attention to spatial regulation, principles/elements for effective development, and what context is necessary to apply either of the approaches for effective development. For example, Odendaal and McCann (2016), worked on 'spatial planning in the global south' but they only focused on the way in which spatial plans contribute to urban restructuring. I agree that literature has recognized the shift from government to governance (Gjaltema et. al., 2020; Schmitt et al., 2018; Bulkeley et al., 2005; Metze, 2010), but what seems entirely missing is the approach plausible to overcome barriers for effective development.

Undertaking this research is an addition to the knowledge already available on the use of government or governance approach for effective spatial developments.

Societal Relevance

Effectiveness in spatial plans in the West is a paradigm (Needham, 2000). In contrast, landscapes in the South are characterized by urban sprawl, congestion, overcrowding, and poor sanitary conditions (Cobbinah et al., 2017; Kassa, 2013). Next to these are power, poverty, colonialism, gender, local economics, financial issues, and many other (social) factors also very important. Meanwhile, countries in the global South particularly in Africa have several opportunities such as social cohesion and integration which is a good asset for spatial development (King, et al., 2010). This research seeks to understand the influence of the key principles for effective spatial development, and to ascertain how far the principles have been implemented, how it is growing, changing/evolving in a market redevelopment in Ghana. According to Boamah and Amoako (2020), the key challenge to spatial development will include land litigation and absence of institutional frameworks to deal with such problems. Others, like Watson (2009), Korah et. al., (2017), Amoako, (2016), and Cobbinah et al., (2017), have also analyzed that, challenges to effective spatial and landscape development in the South is due to less political commitment and financial impediments. Seeing through the potentials in the South, the research will look at how they can facilitate the use of both or either of the approaches to effective developments.

1.2 Problem Description

According to Wegener (2012), the paradigm shift from government to governance is a long way to achieve effective sustainable development. In his spotlight in a sense of the developed world, the shift must be put in question so that the states do not lose sight of planning for social and economic inclusion and making the least advantage better-off. He further analyzed that in the West, the best approach is to ensure decisions making at the appropriate level of government at which not any interest is achieved but the common welfare of the beneficiaries is pursued, he argued. But the question about what is appropriate at which time and for whom remains unanswered. Paradoxically, I argue that the bureaucratic nature of most African government systems and its effect on spatial planning is an indication that a change of approach to spatial planning is perhaps, required. Literature suggested that experiences and spatial planning practices from the Ruhr agglomeration project in Germany was an example of decision making at the higher levels of government than the local level (Wegener, 2012). Although, European institutions propagates bottom-up planning, its spatial planning practices are highly centralized (Oxley et al., 2009). Opponents of a governance approach to planning argued that there are historical examples of originally prosperous human societies that disappeared because they over-exploited their ecological resources due to the fact that everything was left to be negotiated between the private and public sectors (Diamond, 2011).

Furthermore, current concerns on sustainable developments (Ringius et al., 1996; Bansal, 2002; Hussin et al., 2013) fit within the body of this research. This is because, all sustainable developments have a distinct spatial dimension. Decisions about locations, workplaces, demarcation and sharing of leisure facilities have impacts on the (17) sustainable development goals, described by the UN (SDSN, 2015). Recently, these internationally agreed goals with targets are broadly accepted as an important political 'instrument of value' (Ntona et al., 2018). This is because they provide a "globally shared normative framework" that is in line with major internally acceptable conventions and other tools of internal laws by catalyzing action, fostering collaboration between members of the international community and mobilizing stakeholders (SDSN, 2015). I referred to the UN SDGs because the outcome of the 2012 UN conference

on sustainable development suggested an "*inclusive and transparent intergovernmental process for elaborating a set of action-oriented and universally applicable goals to contribute to the implementation of fair, equitable and balanced geographical representation, as well as involvement of relevant stakeholders, including civil society, the civil society and the scientific community*" (SDSN, 2015 paras 245-252). These insights institutively elucidate the importance of looking at government and governance principles, on how they can be used to improve the lives of people.

Consequently, more and more of decision powers have now shifted from the central government to the local and private actors in public interests and participation across the Globe (Wegener, 2012). Counterintuitively, does the decline in landscape developments exceed the process capacity of the democratic society? Certainly not, because, making decisions at the lowest level by public participation through the negotiations between private and public actors strengthens the principles on which planning was introduced, i.e., inclusiveness (Porter et al., 1999; Newman, 2008). Under the influence of neo-liberal economic theories, many powers were shifted from central government to private actors (Wegener, 2012). But it seems to me that we have all passed the traditional stage where the government sets its framework and operates independently of the private agencies or vice versa. There is the need of a flexible system of communication and adjustment between private and public actors called governance (Metze, 2010).

In sum, it is now obvious that to create high quality residential, and workplace environment, and deal with inequalities, the influence of governance is needed more (Van Buuren & Driessen, 2014) than any other approach even though Wegener (2012) proposed a democratic decision at a higher level above local level i.e., more government, less governance. There seems to be a contention of ideologies here, But we also need to check which approache can help overcome the challenges that confront spatial development, and which context is necessary to apply either approach because it is also believed that 'not everything works everywhere'. In general, it can be noticed that countries are in different phases of developments and they use different methodologies which are tailored to their national capacities, resources, and needs. Which means, a national approach and its impacts cannot be simply added or superimposed to another. This is why this research is relevant.

1.3 Rationale

I am studying key principles for effective spatial and landscape development because I want to find out which approach (government or governance) or a combination of these approaches in one way or another will be plausible to overcome barriers to effective spatial development. Ecological and climate changes are increasingly gaining momentum in the international repertoires which in my opinion has a direct relation to how landscape developments can be managed. Therefore, if Luhmann, (1986) is right about his predictions over the future ecological challenges and how they might exceed the problem of professing a governance approach, then this research is important because it uncovers the issues around both approaches and further states which approach, or way is best.

1.4 Research objective

The objective of this research is to understand the influence of key principles in addressing barriers that impede spatial development through the lens of government and governance.

Preliminary main research question

In what way do key principles help to overcome barriers that hinder effective spatial and landscape developments?

CHAPTER 2

Conceptual framework

2.1 Introduction
2.2 Government
2.3 Governance
2.4 Shift from government to governance
2.5 Effective spatial development
2.6 Key principles
2.7 conceptual framework
2.8 Operationalisation

Just like the function of a google map. This theoretical framework provides a guideline/direction to approach the practical case.

It also provides a road map on which the research is anchored.

Image source; ASCOprojects

2.1 Introduction

This chapter provides the theoretical framework for the thesis. The framework first describes government and 3 principles of government in (2.2), and governance as well as 5 principles of governance in (2.3). It also elaborates on the purposive transition from government to governance which is recognized in modern literature for spatial developments (2.4). The next section also explains what effective spatial and landscape developments will mean for this research (2.5). I will further elaborate on all the 9 principles (2.6). I made one addition to the principles after consulting some policy documents and literature (2.6.9). I used these 9 principles as the framework of analysis, and this is summarized in a conceptual model (2.7). Criteria for selection of case study (2.8) and finally, operationalization (2.9).

2.2 Government

According to Rhodes (1996), government is described as the state of steering the affairs of people for a greater good. After World War II, state officials in attempt to revitalize deteriorated cities made all spatial activities to be highly centralized due to security and social reasons. Planning systems which were decentralized were no longer introduced. There was a desire to protect historical places, ecological places (Luhmann, 1986) and the fear of unequal distributions. It has been identified that, to ensure equal allocation of state resources and doing away with inequalities have been the central motivation for spatial planning to be centralized (Kay, 2009). Accordingly, the government form of planning sees spatial planning as reducing complexity, and therefore a kind of system rationality in which a social system maintains its existence (Wegener, 2012).

2.2.1 Principles of Government

Accordingly, there are three (3) main principles of government. All governments spatial planning interventions have a feature of inclusiveness, participation, and public interest. Healey (1997), talking about collaborative planning, illustrated how essential collaborative and participatory process of planning will result in effective development. In her work, she argued that involving people not only on institutional bases is a proper way to spatially address the needs of people. In Healey (2003), collaborative planning as a formal planning procedure is a good approach to know the public interests. In her case, the treatment of context (protecting indigenous right) through emphasis on collaborative procedures are crucial. Consequently, who to be involved, how to do that and at what level are they to be involved is still debatable. Many critics of collaborative planning commented on her treatment of context, treatment of institutionalism, emphasis on 'process', 'lack of a social theory', and treatment of power. Few critics were fueled by those made of the rational planning process itself. These critics argued that the treatment of collaborative or participatory planning and the diverse enterprise of the planning theory mostly neglect 'context' and focused too much on process.

Tewdwr-Jones et al., (1998) made a broader claim that the principle of government as a participatory or collaborative planning lacks an adequate base in social theory and a neglect of power. In the last few years, state-centered planning is unwillingly failing to transfer power. Under the disguise of participation, government sparsely takes the required information to be used in planning, but these are hardly true reflections of societal needs. The continued use of a government approach in spatial

developments create diverse hindrances to attain effective spatial development in most countries, especially in the Global South (Watson, 2009).

2.3 Governance

The center of urban political choice has been governance and the different segments of all city administrations appears to embrace different values (Pierre, 1999). For this reason, the framework developed in this research additionally explains the principles of governability and on what circumstances or grounds it can help to address barriers to effective spatial development. Consequently, it has been noticed that, thinking and practices of spatial planning have been shaped a lot by theories of governance and how governance as a tool can be beneficial within the Western European milieu. Steurer (2013) described governance by using the definition provided by Gamble (2000), as: "*the ways in which governing is carried out, without making assumptions as to which institutions or agents do the steering*" (Steurer, 2013, p.388). Many authors, including Emerson, Nebarchi and Balogh (2012, p.2), used a more elaborated form by describing governance as "*the process and structures of public policy decision making and management engaging people constructively across the boundaries of public agencies, levels of government, and/or the public private and civic spheres in order to carry out a public purpose that could not otherwise be accomplished*". All these interpretations seem to suggest how things are carried out without making assumptions on which institutions are engaged to carry out that purpose.

I suggest here that although theories of governance provide a new approach in analyses of urban politics in spatial planning, it is also essential to acknowledge the significance of the context within which urban governance should be used in spatial developments. The basic argument presented can be summarized, urban governance needs to be understood as a process blending and coordinating public and private interests for effective development.

2.3.1 Principles of governance

According to Van Buuren et. al. (2014) and Leibovitz (2003), there are five (5) governance principles for developments and capacities that can be distinguished. To some extent, they serve as good indicators for effective spatial development. These principles are institutions, organization, resources, collaboration, and learning. By learning in this research, I refer to Hurlbert & Gupta (2015) double and triple loop learning which I elaborate in (2.6.4). Simply put, learning is the capacity for any system to manage, monitor, evaluate, examine and improve governance operations. Collaboration is the ability to ensure a coordination action between actors on different administrative levels and policy domains in public and private domains.

The various gaps in government that have been outlined indicate that many spatial plans failed because they do not embrace the use of proper collaborative and participatory planning processes. Resource is the capacity and availability of policy instruments and financial resources. In the Netherlands for example, after the economic crisis in 2008 and 2009, it adopted the principle of incrementalism, thereby allowing many private actors, companies and organizations to participate in Municipal spatial developments (Buitelaar 2016; Gerrits et al., 2012; Roodbol-Mekkes et al., 2015). Here, it is important to note that, political and economic environments or circumstance permit policy instruments to be designed in such a way that it allows certain forms of approach to spatial developments. Organization as a principle of governance is the allocation of responsible public or private organizations and leadership. Whereas institutional is the presence of cultural values, legal provision and decision-making procedures. All these principles will be elaborated and its implications for this research will be highlighted.

2.4 Shift from government to governance

The shift from government to governance according to some scholars is an empirical fact that can be seen everywhere (Frederickson, 2005). Unfortunately, when all the principles of government and governance are not clearly used, spatial plans become rarely effective. Many also argued that both government and governance are analytical constructs or descriptive models, likewise some say they indicate prescriptive models. The underlying principle is that there is a changing role of government in this type of new society, a society where the government can no longer steer affairs. The new paradigm suggest that governmental actors are now dependent on each other and collaboration in decision making for the common good of societies is required.

Even though there is an explosion of research (Klijn et al., 2003; Osei-Kyei et al., 2015; Ke et al., 2010; Cheung et al.,2012) on public-private partnerships and extensively defined, the issue of which approach (government/governance) can be adopted has been left largely unanswered. Urban governance is going through an urgent or haphazard reform in many nations and cities (Gleeson et al., 2005). In many instances, innovative attempts to make reforms have failed due to the inability of cities to develop their 'civic capacity' (Page, 2016).

Accordingly, the process of planning and managing cities has not been a monopoly of the formal institutions of government. Instead, forces that are "outside" the formal public policy process exert an indelible impact on the morphology and development of urban centers in the Third World (Betsill et al., 2006). Now, there are diverse groups of societies particularly the poor that shape the form and activities of cities outside the normal or acceptable structures of states. Therefore, failure to acknowledge and accommodate this new paradigm renders physical developments ineffective. Governance through informal arrangements is about how some forms of coordination in various institutions and organizations' effort prevail over others. "*It is about mobilizing efforts to cope and to adapt; it is not about absolute control*" (Stone 1998, p.26).

The basic argument presented here can be summarized. That is, urban governance needs to be understood as a process blending and coordinating public and private interests. As regime theorists have long argued, governing the city and its exchange with private actors is a task that is too overwhelming for public organizations to handle alone, especially in handling spatial or physical developments. According to Smith (2010), it was also realized that the urban governance process is shaped by means of political, financial, and social value systems from which the urban regime derives its legitimacy. However, although these collaborative strategies strengthen the governing capacity of local authorities, they also disclose these organizations to the entire thrust of political pressures from private business and civil society. Consequently, urban governance and government needs to be recognized as a two-simultaneous approach for channeling and fulfilling spatial planning objectives through the public-private border.

2.4.1 Barriers pertaining to the two approaches.

There are still barriers to the two concepts (government and governance) described in (2.2) and (2.3). Uittenbroek et al. (2013) and Moser and Ekstrom (2010) talking of adaptive governance identified several barriers faced by government and governance operations in the three (3) phases of development. Indeed, spatial planning will at all course face challenges or barriers in its operations. What is more relevant is how any of the two concepts can help to overcome the challenges. The three (3) phases of policy making are understanding the problem, planning the necessary measures, and managing the implementation (Uitenbroek et al., 2013), (See fig 2.1). Also, Moser and Ekstrom (2010) further developed a set of

frameworks for the barriers. These barriers according to their work are "Technological, financial, informative/cognitive, social/cultural, and organizational/institutional".

In this research, I used the key principles I explore from (Van Buuren et. al., 2014; Leibovitz 2003; Healey 1997; 2004; Gupta et al., 2010) to understand how they can help overcome Moser and Ekstrom (2010)'s barriers to spatial developments. Figure 2.1 is a description of barriers and the phases of developments where they can be identified. If these barriers can be overcome, then the principles can fully be in operation for effective development. In table 2.1, I introduced the rule of law/power as an additional barrier to the principles. This is because, the neglect of the rule of law/power is very detrimental to spatial and landscape developments (Moroni, 2007; Forester, 1982).

The process of policy and plan formulation either by governance or government consist of three phases: understanding the problem, planning the actions, and managing the selected options. These phases can be developed into sub-processes, usually identified as the rational comprehensive or traditional planning process.
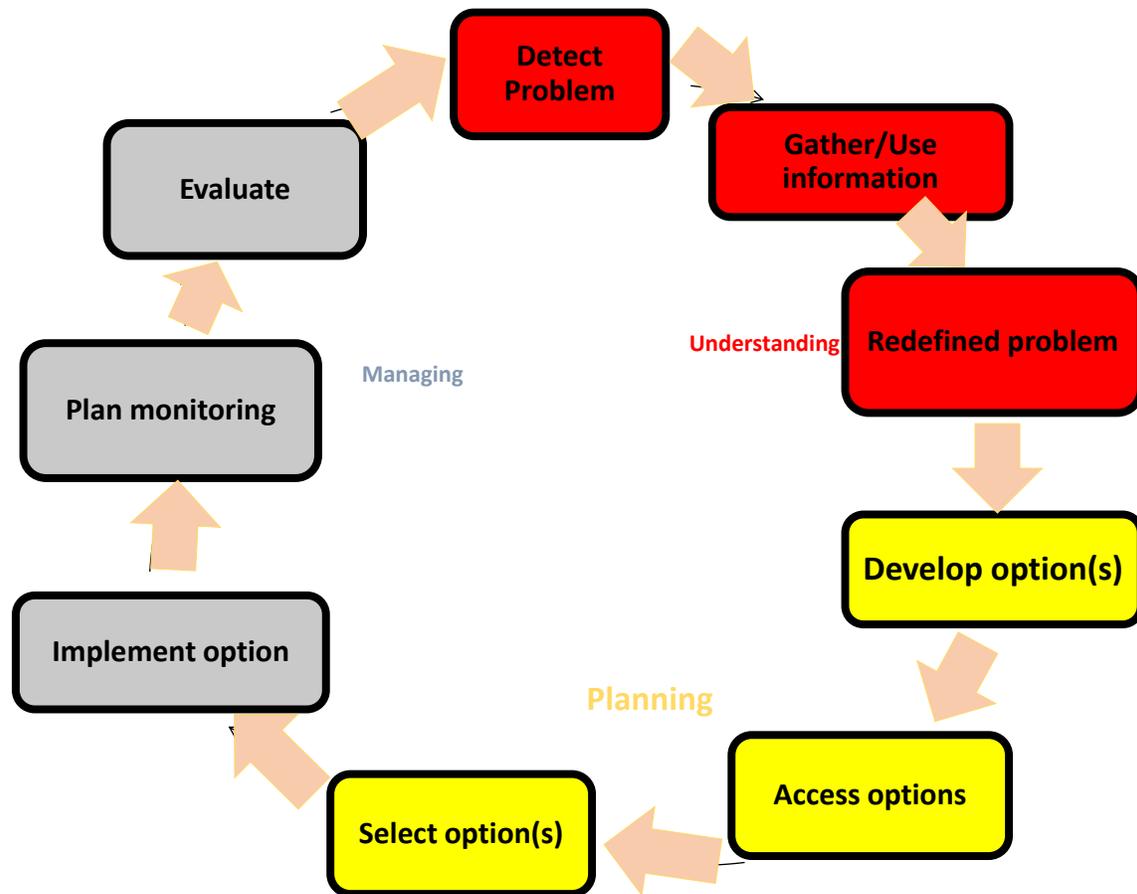

Figure 2.1: The Phases and sub-process of policy and plan formulation under government or governance

Source; *modified from Moser and Ekstrom, 2010.*

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Table 2.1: Different barriers at different phases of development *(Source; Adapted and modified from Moser and Ekstrom, 2010; Uitenbroek et al., 2013)*

Type of barriers	Descriptions	Present in Phase
Rule of Power/spatial regulations	The lack of clear power and distinction of rules for any spatial plan	Understanding, Planning
Financial	Inadequate resources relevant to run spatial plans. Lack of research funds to delve into spatial planning and organization	Managing
Organizational/Institutional	Barriers that are related to insufficient governance such as incompetence, low political will/support, fragmentation and pluralities of institutions, lack of coordination and insufficient organizational cultures. Lack of political commitment and undefined role for local authorities	Understanding, Planning, and Managing
Social/cultural	Differences in Values, believes and perception of operations by public, private and individual or groups	Understanding
Informative/cognitive	The lack of knowledge and understanding of the nature of 'effective' spatial planning	Planning, Understanding
Technological	Lack of technologies that are necessary to be used in carrying out spatial designs	Planning

.

2.5 Effective spatial development

Ordinarily, making something effective could be interpreted by many to mean different things. Similarly, different words and connotations could be given to what is effective but will mean the same thing. For planning, architecture, landscaping, and all associated physical and spatial developments, by effectiveness, I mean performing the purpose of a certain development by the standard or goal to which it was intended to achieve (Morphet, 2010). Janice Morphet argued in her book 'Effective practice in spatial planning' that spatial planning in most scenarios concerns itself with delivery. According to her, providing developments to address issues that confront the environment, society, and economic is delivery. Consequently, the shift in the discipline from delivery to policy in the post 1979 period has still left planning focusing on addressing

specific needs and making sure that whatever is 'delivered' serves a specific purpose (Morphet et al., 2007). For many in the planning discipline, the regulatory phase of planning is their only experience of practice because implementations of spatial developments are left to private investors under the auspices of neoliberalism (Olesen et al. 2012; De Silva et al., 2003). Tett (2009) had also added his voice by arguing that public policy and service delivery should be shaped around individuals and places instead of organizational and administrative principles. This spikes up the debates and discussions around governance and government (Metze, 2010) on what approach will service 'delivery' be anchored.

2.6 Key principles for effective development

Section (2.2) and (2.3) partly explained the key principles for effective spatial development which are derived from the two approaches. The subsequent sections explain them in detail. For every principle, I also stated what the taken message from literature is and their implications to this research which is denoted as 'what is suggested'. According to (Healey 1997; 2004; Gupta et al., 2010), there are three (3) principles of government, they include participation, inclusiveness, and public interests. (Van Buuren et. al., 2014; Leibovitz 2003) on the other hand have also identified five (5) governance principles. They are institutional, organization, resources, collaborative and learning. I added rule of law/power (Forester, 1982; Moroni, 2007) which is not directly recognized as a principle in literature although it plays a major role in spatial development. These key principles I have identified from literature will serve as the conceptual framework for analysis. It is important to disclose that, all these principles are derived from literature in the developed world which I will use to interpret and make suggestions that will be tested with the case study in the developing world/global South.

2.6.1 Public interest

Spatial planning interventions aim to justify their choices through the concept of public interest. Today, many in the social and political sciences still believe that an effective development in every society is dependent on what people want. Accordingly, Alexander (2002) illustrated four forms of public interest used to justify the spatial allocation of resources for effective development. He distinguished them as utilitarian, unitary, deontic, or dialogic. He argued further that, the outcome of a planning intervention can vary based on the form of public interest used.

The **Utilitarian** form involves the aggregation of all individual preferences and interests (Alexander, 2002). Questions on who gets to participate and how to deal with the motivation of participants are seemingly ignored but need to be considered. Often, utilitarianism is used in government approach and is parallel to hierarchism. In effect, a predicate to regulations, rule of law and a leviathan approach (see Hobbes, 1970). The effectiveness of a spatial plan could best be assured when the aggregation of all individual benefits is put into effect.

The **Unitary** concept of public interest is based on the 'collective moral imperative' which outweighs individual or private interests (Alexander, 2002). For example, universalized behavior and concerns on the need for a market center will legitimize plans likewise its effectiveness because all community and society will believe the intervention will serve a specific purpose. Rawls (197) and Hardin (1968) wrote about a sense of responsibility in decision making, and planning with ideological community norms, statutory plans, societal values, and theories of justice. These authors illustrated a sense of community actions backed by conscience, but they still do not help us to comprehend the determination of a moral imperative behind any spatial development. It is therefore imperative to understand what aspect of the collective moral imperative of a society needs to be inculcated in spatial plans for it to be effective.

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According to Alexander (2002), the **Deontic** approach is by upholding individual rights through the protection of property rights and the bundle of rights. If a spatial development tends to be incompatible and conflicting with individual and property rights, it is certainly not going to be effective. The deontic approach has been criticized on the grounds of foundational and substantive claims. Foundational explains that deontic obscures the basic principles of public interests, while the substantive claims also attack the approach from ethical and political principles. Counter-intuitively, I argue that there is no equality of individual rights. Some individual rights are more valuable than others. But I also assert that, spatial developments need to recognize property rights in the implementation of it plans.

A **Dialogic** approach is an interactive process. This involves different stakeholders, actors, and affected parties in an interactive approach to determine a common public interest. Critiques include how the approach invalidates the public interest as a criterion for any priori evaluation of proposed action (Alexander 2002). Another critique is that it assumes unquestioned acceptance of the democratic processes and institutions that frame it. This is tricky, because there are questions on whether legislative or consultative procedure policies are in the public interest. In Patsy Healey's (1997) collaborative planning, a formal planning procedure is good and effective if there is collaboration and involvement of key stakeholders.

What is suggested?

Spatial planners, city officials and Metropolitan Assemblies are challenged in the developing world to deal with a large variety of different interests. Some interests overlap, others become very difficult to include in spatial development plans. To avoid these conflicting frames and controversies between the approaches, I suggest that there is a consideration of a wide range of assessments for the various interests. It is suggested that, city plans can give room for reflexivity and ambiguities. Due to overlapping and conflicting interests, there can be a possibility of no one-dimensional approach but a kind of spatial development direction that gives room to embrace the interests of people in the future.

2.6.2 Participation

In cities of the developing world, the concept of participation is highly recognized to be the backbone of every successful and effective spatial development (Ghose, 2003). Sloganeering about participation in development today no longer occurs without a challenge (Porter et al., 1999). In most instances, particularly in regions of the world where there is a weak democratic system, all sectors of the region, including planning, suffer from the consequences of failing plans. That is why participation as a concept should be highly embraced in the preparation of a spatial plan. Most developments are left to die-out after several years of completion mainly because citizens had less knowledge and interests in it. The trend towards more interactive and participatory planning will have a tremendous repercussion in the way planning is practiced, going a long way to ensure its effectiveness (Geertman, 2002).

The field of spatial and landscape planning have been growing rapidly at a speedy pace and in unforeseen directions. Today, it is even more complicated, integrated, partnership oriented, strategic, and more future oriented. Spatial plans for development become more complex and dependent on how well it includes the ideas of people. The questions raised mostly under the concept of participation is who will participate, when, and at which level. These challenging questions often become barriers for city officials because it is still not clear to identify who has interest and who does not, likewise which views to be taken and who to ignore. The concept is now a legal requirement or prerequisite for most governmental decision making in the Western world (Creighton, 2005). Although the concept is highly overrated in the global

South, sometimes its usage and practicalities are under contentions (Watson, 2015). The academic and professional debate on whether municipalities do the so-called "citizen or stakeholder participation" is still a social and institutional loophole.

What is suggested?

It can be suggested that a holistic wide range of participatory processes identifying all concerns of people in the spatial developments is required. To do that, planning both under government or governance approach in the developing world can synchronized between the experts, technocrats' ideas, and those to which the plans are made for. The question on how to deal with the motivation of participants are seemingly ignored. Also, how do you deal with those who do not care, do you ignore them or not? How do you motivate those who care? And how do you motivate those who can, such as experts, local entrepreneurs, and private agencies? How do you motivate those who also feel responsible to participate? (Hartmann, 2012).

2.6.3 Inclusiveness

Inclusiveness as a principle for effective spatial development is equally important and similar as participation and collaboration. Most governance and government theorists categorize inclusiveness under a deliberative governance (Metze, 2010) where there is democracy, accountability, and transparencies in all planning activities. Deliberative polls and mini public are mostly adopted as tools of a deliberative process to ensure inclusion. Mini public uses random selection and/or targeted invitation. Because there are a wide range of interests, conducting polls to sort the opinions of beneficiaries is a crucial element in spatial and landscape planning. It is stated by Chambers (2003, p.312) that "*in general, we need to promote procedures that empower citizens while safeguarding their autonomy*." This principle ensures that there is inclusion of all arguments and concerns raised.

In addition, it includes open, inclusive, reciprocal deliberations about topics and exchange of arguments and perceptions. Further, inclusiveness attempts to model what the public would think. The polls method includes random selection, and sometimes selection from the random to declare a representation of the population. These processes provide a more informed public opinion, and therefore, a more informed decision making which is the most ideal strategy to have a decentralization of power.

What is suggested?

Inclusiveness is one of the ideal solutions to decrease tension between a state-centered plan and the citizens. It is seen to deal with the 'crisis of steering' (Metze, 2010). Whether government or governance approach, it is always imperative to clearly outline the procedures of an inclusive spatial development plan. On one hand, participation may not always be favorable since it can only represent the voice of the majority. On the other hand, inclusiveness promises at least two democratic improvements either under governance or government approach; first, reflectivity by individuals using conversation for more informed and supported decision making, and then leading to a more credible decision making. It is suggested that municipalities and metropolitan assemblies in the developing world can stimulate the inclusive quality of conversations, that is exchange of arguments and reflexivity (Metze, 2010) whereby these conversations are transparent and accessible to all.

2.6.4 Learning

Osslon et al., (2006) talking about adaptive governance identified learning as a principle on which we can make the most effective plans. Any given system should have the capacity to manage, control, and monitor. Consequently, reporting and analyzing progress of spatial planning in any phase of development offers a platform to learn from mistakes. According to Hurlbert and Gupta (2015), double loop learning provides opportunities for questioning assumptions and 'mental models' that forms the basis for strategies required to solve problems. Social learning can be stimulated by involving all necessary actors at multiple levels of the project planning processes.

Furthermore, a diffusion and translation of new knowledge and practices needs to be supported. That is, creating a continuous feedback between research and implementation, and potentially transforming societal attitudes and motivations (Cumming et al., 2013). Research is done by gaining knowledge through certain surprises that might occur during or after the implementation. Here, the opportunities created for norms and values that underpin assumptions to be questioned and reflected upon create another avenue to understand what might go wrong (Pahl-Worstl, 2009). These are at a human scale, seeking for improvements in management and producing results that are easily observable. In case of a certain project being successful, they can be diffused and replicated or be adapted (Clark et al., 2009) in other jurisdictions. This is also stated by Brunner (2002) to be a proven means for innovation, learning, and improvement.

What is suggested?

Because research, learning and experimentation are part of planning, plan makers in the developing world can consider a broad perspective to societal spatial plans. I suggest here that there can be an established feedback loop between science and policy effects on spatial development. This is because I notice that plans can be effective when there is a free flow of information on what science predicts, and citizens' views into the spatial policies.

2.6.5 Collaborative

Healey (1997) collaborative planning expressed her disbelief in the formal or traditional planning approach. Oftentimes, rational comprehensive planning has not proven to be the best considering wider concerns raised by beneficiaries of spatial plans. Collaborating planning discourse seems to be gaining recognition across UK public policy circles (Wilkinson et al., 1999; Worpole et al., 1999). In recent years, new forms of partnerships have appeared in Europe with new partners and new practices. Unfortunately, there are no clear guidelines to their collaborative qualities. This has fueled many critical commentaries from planning theorists on the operationalization and use of collaborative planning ideas.

Consequently, collaboration includes the process by which relevant stakeholders are involved in all decision-making processes. According to Gray (2007), collaboration is concerned with planning and organizing the process with participants or working with a facilitator or mediator. I agree with Wildavsky, (1973) that the goal of planning activities should induce a kind of change otherwise we do not plan at all. Therefore, the appropriate way to include the demands of wider groups of stakeholders is to invite them to collaborate. This is best achieved when the problems are framed in a way that each stakeholder is either part of the solution or problem. When stakeholders feel interdependent, they are encouraged to participate and allow in-depth analysis on thoughts and decisions (Gray, 2007). Often, the participation of the "community", business organizations and NGOs are emphasized in collaborative governance (Huxham et al., 2000).

What is suggested?

As Healey (1997) argued in chapter 8 of collaborative planning, governance and government processes are not recipes. They should be critical and important aspects of making spatial and landscape development effective. This principle as I noticed can be a unique construction in specific situations. Although there are many critics on the context, process, institutional, social theory etc. what is suggested here is that effective spatial developments are the ones which has it feature of bringing together all relevant views and suggestions into plans. The different levels of collaborators can also interact and exchange knowledge, ambitions, and insights with other actors in the developing world.

2.6.6 Resources

According to Schneider (2008), many city land use patterns are characterized by single-use, low-density, leapfrog urban growth on city outskirts. All these unfortunate features of spatial developments are believed to have resulted due to inadequate financial resources to fully implement plans as planned. Today, various land uses exhibit inefficient patterns that are of a major concern to sustainable development (Leccese et al., 2000). The spontaneous and organic planning that characterized many European planning after the economic crisis in 2008 is an indicator of how resources is a relevant principle for effective development. Lack of funds allowed the government to tender state projects to private and individual projects. Although municipalities at that time had a strict process and a road map for the developments, projects were organically developed ruining the beauty of landscapes (Gerrits et al., 2012).

Moreover, lack of clear financial policies for spatial development could render a spatial development ineffectively. This is because, long term projects with different phases of completions, need strong capital base funding. Any delay in the acquisition and use of funds to implement such development jeopardize the whole project's function in its entirety.

What is suggested?

The growing concern on climate change and sustainable development is alarming globally. Increasing technical and economic separation, deterioration of environment, loss of agricultural land, erosion of architectural heritages has consequences which cannot be overlooked (Leccese et al., 2000). Effective spatial development can address these sustainable environmental issues. Although other principles are necessary to address this, resource as a principle is significantly relevant, and proper attention can be placed on it in the developing world. Policy instruments by municipalities and metropolitan assemblies should include and align their values with other private and individual actors on multiple institutional, organizational levels and time scales.

2.6.7 Organization

In countries of the developing world, there are presumably no organizational structures for the planning and execution of spatial plans (Larbi, 1996). Organization is the allocation of responsible public or private actors and leadership. In Ghana for instance, there are many pluralities in government organizations. Too many organizations doing the same thing but with little or no results (Acheampong et al., 2016). Until now, planning as a government institution in Ghana works under the ministry of environment science and sports. Such a big 'umbrella' under which planning operates has influence on its operations, especially in the acquisition and allocation of resources. There are still no clear responsibilities on who does what

(Acheampong et al., 2016). The inability of power to be decentralized to the local governments to include their ideas on plans have raised a lot of debate among beneficiaries, local and central government (Owusu, 2005).

What is suggested?

I suggest here that the principle of organization and how they are operated has a feature of re-distributing control and functions. Also, proper leadership and a clear assigning of roles is something I noticed as needed and can be put to question if indeed we want to ensure effectiveness of spatial developments in the developing world. Even when the governance approach is used such that there are a wide range of organizations at different levels, attention is needed so that there are no pluralities in private and public organizations.

2.6.8 Institutions

Institution can suggest the presence of legal provisions, cultural values/ideas and decision-making procedures. As addressed earlier, multiple institutions or organizations working on the same thing sometimes creates redundancies and irregularities. In Ghana, there are so many planning regulations which are outmoded and do not stand the test of time (Koral et al., 2017). Also, Acheampong et. al., (2016) asserted that effective integration across several policy domains and between spatial scales is something indispensable in dealing with the inherently complex process of plan formulation and implementation. Currently, there are two distinct but separated planning systems in Ghana; an established development planning system and a newly instituted spatial planning system. Consequently, both have legal provision but are also reasons for the ineffectiveness of the nation's spatial developments.

Often, 'spatial' is unknowingly separated from socioeconomics in planning (Acheampong et al., 2016). These dispersed systems have created separate institutional and legal frameworks as well as policy instruments to accomplish the task of planning. This institutional messiness is evident in even marketplaces and other public domains. However, the divergent and often conflicting goals, regulations and policy formulations that characterizes many spatial developments today should be a prerequisite of integration of institutions across policy domains and between policy levels or scales (Nadin, 2007; Counsell et. al., 2006).

What is suggested?

Within the context of institution as a principle, it is suggested that mechanisms to ensure effective policy integration of institutions in the developing world is required. Also, there should be a presence of traditional and strategic regional planning and a culture of strategic partnerships among local authorities. It is also suggested that there can be proper institutional arrangements and a sustainable source of finance. Duplicitous institutions can also be ripped off so that primary but decentralized institutions could focus on their functions without any barriers from parallel institutions. Some form of institutional reform and restructuring is necessary to establish integrated planning (Acheampong et. al., 2016).

2.6.9 Rule of law(legitimacy)/power

The effects of planning processes can be long lasting and impact both the space itself as well as its current and future users. To produce results with relatively positive views, governments and planners must create trust between the governed and the regulatory bodies (Needham, Buitelaar and Hartmann, 2018). Although

power distribution is rarely equal, various types of legitimacy can justify the allocation and distribution of resources to make it effective. Three types of legitimacy have been described by scholars. Scharpf (1970) identified input and output legitimacy, those identified with institutions and results respectively. Meanwhile, Vivian Schmidt (2004) wrote about throughput legitimacy which concerns itself with processes. Input legitimacy consists of the institutions and the state bodies that are recognized by public orders and regulations to act on behalf of planning.

Throughput legitimacy on the other hand involves the procedures and processes (collaborative, interactive, stakeholder participation) that legitimize planning activities. While spatial planners could argue to represent input legitimacy due to the legislative power assigned to them by law, spatial planning activities specifically concern themselves with throughput and output legitimacy. The absence of consultations, collaboration, and inclusion in planning process will significantly impact the public perception of the legitimacy of a specific spatial development in question and certainly make it ineffective. Most output and throughput procedures have been top-down and lack participation which results in most disproportionate benefits. The context, agencies and the systems that shape the interactions in dialog during decision making are always essential to justify the effectiveness of spatial developments (Fainstein, 2000).

What is suggested?

Needham and Hartmann (2016) talking about planning by law and property right asserted that there are two ways of spatial planning, i.e., by legal or by agreements between public and private actors which compliments these distinctions in two dimensions as power and spatial level. The government has the power, and it is suggested to delegate its power or transfer power (governance) where necessary to private institutions who might have interest in the planning and allocation of spatial resources. In terms of power, it is suggested that elected bodies can set the framework for private decision and governance as a flexible avenue for collaboration and agreement between public and private actors. Only legitimate plans will achieve the purpose to which it was made for (effectiveness). I noticed that the current neo-liberal economic ideology could influence the transfer of more decision power to private actors in the developing world.

2.7 Conceptual model

In figure 2.2, I show the conceptual model which will act as a lens to explore how these principles are relevant to the topic of this project 'understanding the influence of the key principles for effective spatial and landscape development'. It will also serve as a guide or road map on which the research will be anchored with effective spatial development as the end-goal. To get to the end goal, principles of both approaches are required to help overcome the associated barriers. Identifying the key principles for effective development is structured by the nine (9) principles from the two approaches. For this research, I will combine the principle of participation and inclusiveness, likewise institution and organization which sums the principles to seven (7). I do this because these are more overlapping principles, and it seems prudent to combine them to tailor the discussion into a more focused one.
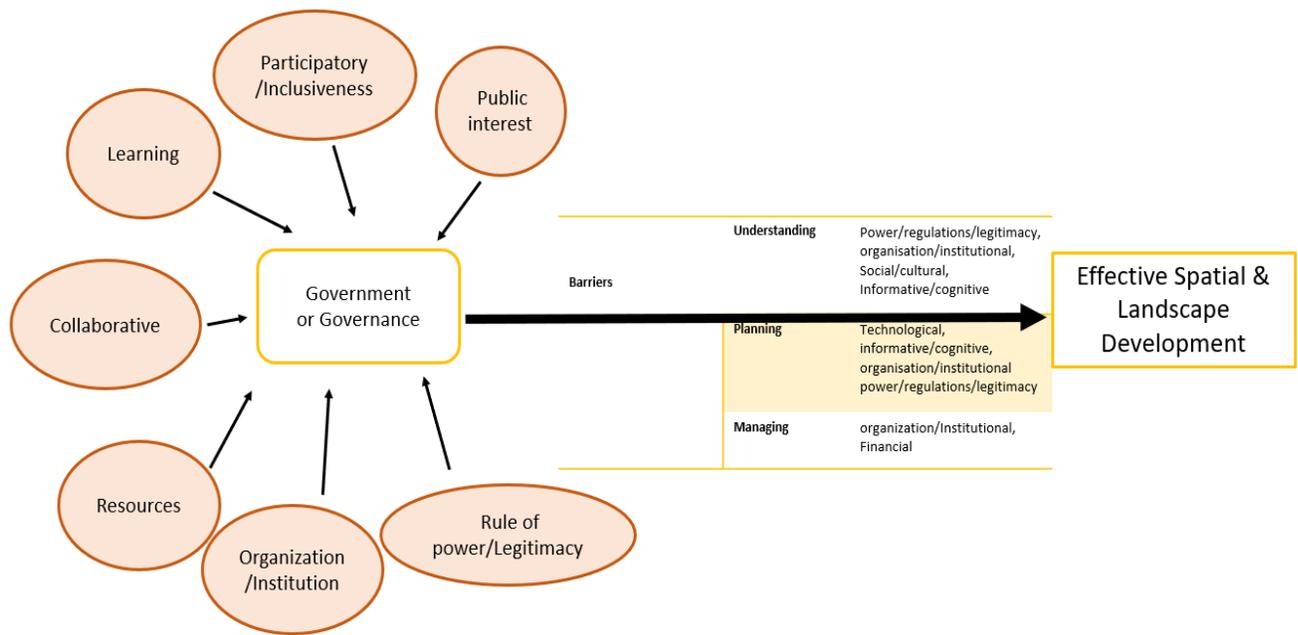
Figure 2.2 A Conceptual Model for government and governance to effective spatial and landscape development

2.8 Criteria for selection of case study

There are several urban activities happening nearly everywhere today. But the one that is consistent and gaining momentum in shaping the form of cities is definitely urban redevelopment. Many scholars have argued that cities in the South and in the developed world have faced a certain form of infrastructural decay (Couch, 1990; Couch et al., 2003; Obeng-Odoom, 2016). Redevelopment in these cities has characterized the "*conversion of industrial activities to apartments and retail units and commercial art space, the pedestrianization of shopping centers and opening up of waterfront walkways, a sprouting of high-rise up-market residential blocks and shopping malls as well as newly officially designated public spaces not too far from branded restaurants, coffee houses and bars*" (Lovering, 2007, p.344). There is no doubt that recent academic and social research has associated itself with urban regeneration and redevelopment and to some extent, their effects on climate change.

Ghana makes a significant place case for the study of any urban redevelopment due to many reasons. First, according to Cobbinah et al. (2017), Ghana is one of the few African countries that has 51% of its population permanently residing in urban areas. These population are mostly in Accra and Kumasi (Ghana Statistical Service, 2012) and even the secondary cities are fast growing and getting closer to a million mark (Ghana Statistical Service, 2019). Second, there is no doubt that this phenomenon has rippling effects on the urban infrastructure. Markets, housing, water, roads, electricity, sanitation among others are continually overburdened (Cobbinah et al., 2015; Obeng-Odoom, 2009).

In an attempt to reduce population burden on the market infrastructure and to prevent small markets from decay and breakdown, city authorities decided to undertake the Kejetia Redevelopment Market in 2015. The facility will have 6500 leased stores commercially, 5400 stores closed, 800 kiosks, 50 restaurants, 40 livestock stores, 210 fish monger and butcher spaces and community facilities of 1800 square meters and expected to cover a total area of 172,197 square meters (Kumasi Metropolitan Assembly, 2016). To

many that live in Ghana, it was an incredible breakthrough for the economy and for everyday activities to be revitalized.

Nonetheless, the initiation, funding, execution, allocation, and other phases of this project has derailed the importance or purpose to which it was set for. This according to many researchers and media outlets makes the market ineffective and have some effects on its neighboring environments (Boamah et al., 2020; Dansoh et al., 2020; Okoye, 2020). Due to the traditional and inclusive culture of this area, it was also expected that all due processes and due diligence will be followed by the central and metropolitan assembly in consultation with the chiefs and traditional rulers of the area, but it was otherwise (Dansoh et al., 2020). As an observer and researcher, it seems to me that the various key principles that are necessary to overcome all these challenges with the projects were not utilized or perhaps attention were not placed on them to ensure the market's effectiveness.

It is not clear which approach was used. Whilst many talks about the government style, others also talk about the governance style. In highlights from recent literature (Boamah et al., 2020; Dansoh et al., 2020; Okoye, 2020), it appeared that these principles (Rule of law/power, collaboration, organization/ institutions) are useful for this case but were sparsely identifiable or used. This is why the research seeks to explore them in detailed for this case and it will help to answer the main question of this research *"In what way do key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana?"* Consequently, I used this case study because the context is widely recognized in academic and economic watch in Africa. It is also noted to have had several setbacks in its approach (government and governance) from initiation, completion and allocating phases of the project (Sickenga, 2011; Asante, 2020) see the market location in context (figure 2.3). It is also the biggest redevelopment market in West Africa (Hadithi.africa).

Additionally, I partly used the 'Barcelona model/case of planning to draw comparisons and insights to see how the principles were used there and how they can be improved, modified in the Ghana case. Despite a high patronize in central government planning in the Netherlands and in Germany (Van Assche et al., 2012), the city of Barcelona offers intriguing and unique characteristics of an example of how the principles of governance and government could make spatial developments effective. I did not intend to do an in-depth study on the Barcelona case, instead, to understand from literature, how these principles have also evolved, and put in use, comparatively to the in-depth analysis in Ghana.

Figure 2.3. Location of Kejetia-Redevelopment Market

19
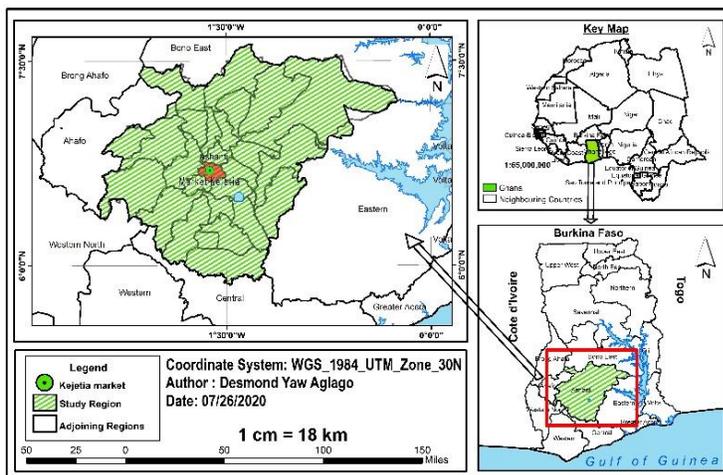
2.9 Operationalization

It is not sufficient to underscore the importance or relevance of these key principles I have reviewed but also to tailor it into the research topic and to figure out how each of them can be made manifest in empirical terms. Table 2.2 gives an overview of the translation of the used principles in literature into tangible terms that can be adopted for data collection and analysis. The focus will be on what each principle means in summary, and 'what is suggested' after the literature review. This exercise does not only help me to start thinking about possible interview protocol or guides, but it also helps me to garner all knowledge about the subject matter of this research (government/governance) as a framework for analysis. For time and research duration factor, I will focus on only three (3) of the key principles in operationalizing. These three (3) principles are Rule of law/power, organization/institutions, and collaboration. In my opinion, these three highlights each of the approaches. They are not one-sided but are picked from both government and governance principles I have reviewed in literature.

But first, the principles are refined in the research sub-questions which will help to provide answers to the main question: *"In what way do key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana?"*.

Sub-Questions
   a. To what extent do rule of law/power influence the use of an approach (government/ governance) for effective spatial development in Ghana?
   b. To what extent has collaboration as a principle influenced either approach (government/ governance) towards achieving effective spatial development in Ghana?
   c. To what extent does organization/Institution as a principle influence an approach towards effective spatial development in Ghana?
   d. How do the 3 key principles influence each other to address the barriers for effective spatial developments in Ghana?

Table 2.2: Operationalization of principles used in the Research

Principles	Meaning/ description	Suggested approach
Rule of law/power	Justifying effective spatial development through public consent and the rule of law/power (government)	It is suggested that government has the power but be delegated or transfer part of its power (governance) where necessary to private institutions who might have interests. In terms of power, elected bodies can set the frameworks for private decision and governance as a flexible avenue for collaboration and agreement between public and private actors
Collaboration	A transition of government to governance where relevant stakeholders are identified and involved in decision making	Collaboration should not be a recipe but an integral element of spatial development. Collaborative qualities of every project should be seen clearly and not as a passive approach
Organization/ Institution	The allocation of responsible public, private organization and leadership The presence of legal provision and decision-making procedures	Avoid duplication of organizations. Clearly states which roles do organizations (private/public) play in a specific project. Redistribute power to the local level and not (central) government centered. Decentralize institutions and assign active roles in plan implementation. Recognize only relevant institutions in spatial regulations. Role playing should be integral part of spatial regulations. Integrates institutions across policy domains
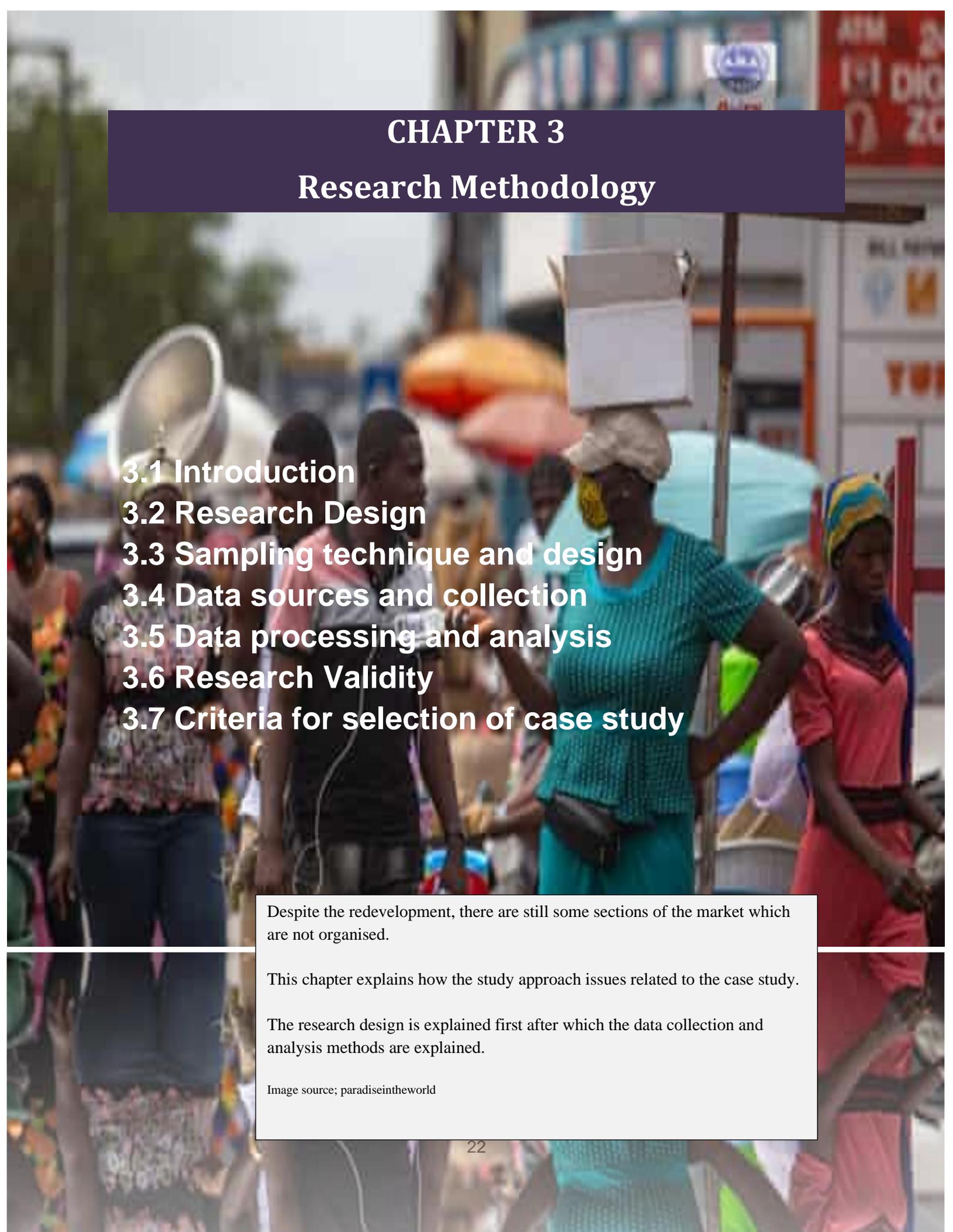
CHAPTER 3

Research Methodology

3.1 Introduction
3.2 Research Design
3.3 Sampling technique and design
3.4 Data sources and collection
3.5 Data processing and analysis
3.6 Research Validity
3.7 Criteria for selection of case study

Despite the redevelopment, there are still some sections of the market which are not organised.

This chapter explains how the study approach issues related to the case study.

The research design is explained first after which the data collection and analysis methods are explained.

Image source; paradiseintheworld

3.1 Introduction

This chapter represent the methodological approach to the study. It also justifies the choice of research design (3.2), research strategies and the sampling technique (3.3) that was used for the research. I also explain the data sources (3.4), i.e., the first-hand information which is the literature review on the topic. Further, I will describe the strategies as well as data processing and analysis (3.5) under which this research was anchored. Research validity (3.6) is also elaborated. All these are integrated to achieve the objectives of this research. Understanding the influence of the key principles to effective spatial developments is the focus of this research and that is deduced or drawn from a set of empirical data approaches and data collection. The validity, consistency, and accuracy of this study is highly dependent on its methodological approach.

3.2 Research Design

There are three (3) major designs that could be adopted to attain the research objective for every research. They are quantitative, qualitative, or mixed methods. Similarly, Olckers (2011) in his work explained a research design as a broad strategy adopted to tackle a problem. It thus provides an overall framework that constitutes specific procedures for the purpose of data collection and analyses. Consequently, it also articulates the kind of data required, methods of data collection and analysis and how the consolidation of these can help answer the research questions. A careful review of the literature on research designs also exposed four major types. These include the case study design, cross-sectional design, the longitudinal design, and the experimental research design.

I choose for this research a *comparative study* to understand the influence of the key principles to effective spatial and landscape development. After analyzing the strengths and weaknesses of the various types of research designs, the *case study research design* is adopted since it has an advantage of flexibility and is best used when a detailed and an in-depth analysis of a single or dual case is desired. It is mainly a common inquiry for an in-depth analysis of events surrounding government and governance. I employed the use of a case study because it generates questions of 'why', 'how' and 'what' which often are explorative and descriptive in nature (Saunders et. al, 2016). Depending on the nature of this research, the research study makes use of a *qualitative approach*. Many literatures has established emphatically that qualitative research is the right design for understanding a phenomenon (Silverman, 2014 & 2015; Fuseini, 2016). The selection of this technique is for the purpose to develop an understanding, reveal the complex stakeholder narratives of the subject matter, clarify, explain, intricate, and justify which approach (governance or government) is plausible to effective spatial and landscape development.

3.3 Sampling technique and design

Purposive sampling and snowballing technique were adopted due to the nature and objectives of this research. This was used because specific information from the experts, those in charge of spatial planning development, and the users of space were required to understand the phenomenon. The choice of the sampling technique was dependent on the theoretical elements underpinning this study that straddles the concept of governance and government. It can be argued that key informants/participants who are purported will not reflect the true nature of the studied phenomenon, but the focus of this research and the time bound

is a good premise to make a counter argument. One respondent who is key in decisions regarding the redevelopment will lead or propose other informants who will be useful.

3.4 Data sources and collection

This research used an *abductive reasoning* approach for the data gathering. Which means that it involved a highly iterative, exploratory process, and a spiral pattern rather than a linear sequence of activities. Abduction reasoning for this research meant that the research moved back and forth from the theories of the key principles to the observed data (deduction) and from data back to the theory or principles identified in literature (induction) (Suddaby, 2006). According to Verschuren et al. (2015), data is primarily collected through triangulation which is relevant for the credibility of qualitative research (Vennix, 2012). Data for this research was collected in three (3) different ways.

First, a ***literature study*** which formed a major section of this research and the development of the theoretical framework. The literature study was the 'skeleton' or framework on which further data collection were conducted. Second, ***policy-study*** was conducted to get an impression on the concept of government and governance and how they play a role in spatial and landscape development in global North and in the global South. These insights from the policy study formed the basis of interpretation of the empirical data gathered (Vennix, 2012). It is important to note that all these principles of government and government identified were somehow deduced in many years ago where government actions were not clearly outlined or be noted as positively or negatively influencing spatial and landscape development. Therefore, the principles were used as background knowledge on which the interview protocols were designed. Third, ***semi-structured interviews guide in English*** *were* used as a data collection instruments.

Some argue that key informants or purposive sampling technique for qualitative research do not portray the true picture of the real course of problems and challenges in its entirety. Counterintuitively, interpretivism does not support positive social science that seeks the view of an outsider, objectives, and deductive perspectives of a social context. Instead, it takes an insider's view of social context and their common-sense meanings (Gephart, 2018). Lastly, the research made use of physical ***observations*** on site and during the interview to impact the richness of the data and its analysis. Observation is a significant research-approach in qualitative research according to (Vennix, 2012). Unfortunately, it was not possible depending on the current corona restrictions on travelling. Three (3) enumerators were trained to administer the interviews and they observed some essential things that were used for the analysis.

3.5 Data processing and Analysis

The analysis of all the data gathered from the interviews was processed in three phases. That is data preparation, data identification and data manipulation (Merriam et. al., 2016). ***Data preparation*** involved the transcription of the consented English and Ghanaian language (Twi) audio-recorded interviews as well as typing 'field notes' containing 'observations' and reflections. Exact word-to-word transcription of the study participants was made. I tried to avoid too many corrections of grammatical errors made by the interviewees. Morris, (2015, p.122) have asserted that "*often it may be grammatically incorrect but rich in meaning and imagery…… if you tidy it up, you risk losing the richness of the language used*". Under ***data identification***, I made used of the ATLAS.TI, and NVivo designer software for the analysis. Different CAQDAS were used to establish some data trends, similarities, and differences in the data. This allowed easy coding and categorization of the raw data into themes. In this research, the assignments of codes

resulted in the development of themes. The 3 selected key principles informed the designing of the interview protocols.

In the last stage, ***data manipulation***, notable or concurrent quotes were grouped together under each of the key principles of the theoretical framework. Then the unique quotes from each interview transcripts were deduced to correspond to one of the themes. Coding was made for each respondent which eventually helped in narrowing down to select dominant codes to be focused on the discussion session. Interpretations of the data formed the basis of the discussion. Instead of a literal description of the data, I was rather interested in abstraction, and using the related concepts identified in literature to describe the phenomenon (Merriam et. al., 2016).

Research Positionality and Reflexivity

I draw on Barba Lata, (2015, p.156) work on typology and object formation that, *"…...the act of endorsing or objecting to a certain agenda, as well as refraining from taking any side is intimately linked to the issue of objects formation*". Indeed, how one is raised, the surroundings, and 'what one observes is what one makes of it'. In a typical qualitative research such as this, it is always paramount for the researcher to declare his/her position because it has large effect on the data collection, analysis, and interpretation of findings. I agree with Bourke (2014, p.2) that "*the nature of qualitative research sets the research as a data collection instrument and therefore it is logical to expect the beliefs, political stance, educational background race, class, socio-economic status, gender etc. affecting the research processes*". In fact, I disagree with Adu-Ampong et. al. (2020) and Fuseini (2016) who stated in their work that the researchers account affects how the research reports and interpretations are organized. This is because, having an objective, and goal to achieve in a research gives no room for demographic influence in a research report in my opinion. Nevertheless, I will agree that "*if we acknowledge the discomfort and reflexivity work through it…... we garner unique insights into the complexity of social reality*" (Corlett et. al., 2018, p.396).

I studied Human settlement in University of Science and Technology-KNUST, Ghana. I have worked with some metropolitan assemblies as an intern and a teaching and research assistance in the department of planning, KNUST, Ghana. My knowledge and experience on landscaping, architecture and building construction was a providence for me to appreciate the irregularities and ineffectiveness of spatial planning. In recent times, it is noted across various spatial developments in Ghana that there seems to be no integration between the operations of spatial plans and how they are spatially implemented (Korah et. al., 2017). This notion has aroused my interests to investigate the roles and dimensions of a governance and government approach in spatial and landscape developments. I do this because I want to understand how various key principles can help to overcome barriers that hinder effective spatial and landscape development through the lens of government and governance. But first I will explain how the data collection instruments were finalized as well as a description of the data collection.

3.5.1 Preliminary Interview protocols

A preliminary interview protocols were made because based on the literature and policy documents reviews, the researcher needed to think through a set of possible questions that will give answers to the research questions. This was also a refinement exercise to ascertain which questions can be directly linked to a principle to solicit the relevant information. The formulation of the question is also dependent on who the respondent is. After this, some questions were modified, taken out and new ones added in the final interview protocols.

Table 3.1: Developing potential interview protocols from selected key principles.

Principles	Question(s) one could ask
Rule of law/power	How is input legitimacy addressed in this project, are there any lapses? What do you think about the use of collaborative, consultative, inclusion and diverse views in this project? Do you think that this project has served the purpose to which it was made? How do you assess that
Collaboration	How do you frame the problems to address to the various stakeholder? How do you align the interest of the different stakeholders? In what context or aspect of this project is/was collaboration essential
Organization/ Institution or spatial regulations	What organizations are involved in this project? At what level is an organization recognized and invited to be involved in the planning? Is there any collaboration between the levels of government (Regional, municipality, districts) What difficulties do you find with the spatial regulations governing spatial development? To what extent does aspect of law influence positively/negatively in the planning and implementation of the plans? How do you ensure effective policy integration? What form of institutional reform and restructuring do you think can be done to curb the difficulties of the law that made plans ineffective

3.5.2 Description of data collection

As indicated in (3.1), finding answers to the sub questions required a thorough data collection methods, processing, and analysis. After the data was gathered from the (23) English and Twi interviews, data preparation, identification and manipulation were done to tailor the responses to the objective of the research. Thirty-four (34) codes were assigned to the transcribed interviews. After assigning the codes, the dominant and congruent ones were grouped into (7) substantive code groups. These (7) code groups were later grouped into (5) themes under which the analysis has been presented. Grouping them into themes were shown graphically to appreciates the various individual code and their indicators as well as how they are

directly or indirectly linked to the Unit of enquiry groups (UEG-1,2,3). These distinguished indicators under the code groups formed the basis for the analysis and interpretations.

Key Participants	Description	Number sampled	Language used
Unit of Enquiry/Group 1 (Users)- Code- 'UEG1'			
Traders (5)	These are people who sells in the stalls mostly females who have either been affected directly or indirectly by the redevelopment	UEG1 1-5[1]	Twi- Nb, translated by the researcher
Buyers (2)	People who patronize items/goods from the market.	UEG1 67	Twi Nb, interpreted by the enumerator
organisations/ unions and associations (Leader-8, Organiser-9 **Leadership of the market (Meat chief-10; Cassava Queen-11)/**	These are the market queens, meat chief, commodity leaders and association executives who are concerned with the management, planning, reporting, and advocating for the interest of their members	UEG1 8-11	English mix with Twi- Nb, translated by the researcher
Shop owners (7)	These comprise of people who sell in the completed Kejetia redevelopment. Some were in the old place	UEG1 12-18 Nb, 2 in the old place and 5 in the new Kejetia	Twi- Nb, translated by the researcher
Unit of Enquiry/Group 2 (Bureaucrats)- Code- 'UEG2'			
Metropolitan Planner (Employee) **Regional Planning Directorate (Ministry)**	These are people providing technical and administrative expertise on the redevelopment during the initiation, relocation, and allocation phases of the redevelopment	2	English
Local councilor (Assembly member)	This is a mediator between the community, the users of the market and the Metropolitan assembly at the local government level	1	English

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[1] UEG1,2,3 is used to denote the separate group responses. For clarity sake, T is Traders, B-Buyers, ML-Group of Market leader (8-11), S-Shop owners. 'UEG1' was further separated due to the large number of people interviewed in the that code group -hence, UEG1(1-18)

Transportation Planner at Regional Directorate	This collaborated with the metropolitan assembly to facilitate the blending of transport and trading activities	1	English
Unit of Enquiry/Group 3 (Custodians of the land)- Code- 'UEG3'			
Traditional authority	These are custodians of the land and very instrumental in decision making of projects on their customary lands	1	English
Total		**23**	

For this study, I used the subject-topic of the research, that is governance, government, effectiveness, rule of law, collaboration, and organization/institutions as a 'bait' to draw information from the respective respondents. Using this approach was relevant because it provided an opportunity for me to start a discussion that is primarily important to my research. See figure 4.1 and 4.2 to understand the nature of the old Kejetia and new Kejetia market.

Although it was first stated that only leaders (Key participants) will participate in the interview, the approach was later changed to include other variety of people i.e., traders/buyers and other key informants. For this research, I adapted Robert Yin (2011) and Stake (2010) characterization of 'qualitative interviews. This means that there was not a set of questions which were strictly made (either open or closed) to be asked. Instead, the questions posed to all the participants followed a set of liberal, thematic, and an in-depth conversational discourse which varied depending on the context of the research question, and the setting under which the interview was conducted with the research objective as a guiding principle. Same categories of questions were presented to all respondents. Which means that the questions to every respondent were covering all topics. This was done because only in this way can the researcher derive a variety of 'perspectives' and understandings about the system of governance and government approach used in the Kejetia redevelopment. The data were collected through a literature study, policy study, interviews, and observation. I believe that this approach to the research was appropriate given the current COVID-19 restrictions.

The theme in every sub-question was posed to respondents to know what they think about it, on which further probing on main questions were made. It is important to note that, the current corona measures did not permit the researcher to conduct an in-person interview. Rather, 3 enumerators were carefully selected/chosen to conduct the interviews with a group of participants. These three (3) enumerators undergo a 2-day online training and coaching on how to solicit information relevant for this study. Reluctant participants who were not comfortable on being recorded and inability to trust the enumerators were rescheduled to conduct the interview on-phone directly with the researcher. The researcher also followed up on the enumerators and the participants to ask further responses which were unclear. Almost all, except 3 interviews, were audio-taped with permission from the participants. This allowed me to use direct quotes in chap. 4 to enrich the analysis.

Responses from some shop owners and the traditional authority were based on a recorded live broadcast interview session. Respondents were grouped into (3) main categories. These categories of groups were used as unit of analysis and interpretations for this research.

3.5.3 Research Position on Preliminary findings

The researchers' position is relevant in every research. Methods should not be an escape from assumptions and reflections (Wagenaar, 2011). This according to (Silverman, 2014) is an important exercise for the researcher to keep the research focus and direction on track without deviation from the research objectives. While I carefully had preliminary or preoccupied ideas, I was objective in my analysis and discussion session because often, what is expected can prove to be otherwise after data processing. This is because "*we need to constantly confront our assumptions with insights from fieldwork and reflections on concepts…….. Even if the data corroborate what we already know, they often provide an unanticipated specification of the theory and when it does not change theory, it becomes enriched*" (cf. Wagenaar, 2011 p.264). I only used these as a basis for assumptive discussions and further grounded it up with the data materials gathered during the interviews. While surprises are expected, I reflected on these to see if what was expected was achieved or not achieved and what the underpinning reasons could be, because *"…...more often, the data surprise us because they do not fit our a priori theory or they simply doesn't explain what the respondents says(….) no matter how data speak to us, they speak to us at all because we bring a preliminary understanding to our analysis of them*" (Wagenaar, 2011 p.265)

The first preliminary finding i preconceived was that, to overcome 'financial barriers' to 'effective spatial and landscape development', I anticipated that it is important to use the principle of 'collaboration'. Secondly, I anticipated that 'Governance' is a plausible concept/approach to which public and private co-funding, co-planning, organising and implementation of projects can be successful to serve the purpose to which it was intended for, either for developers, government, and users of space. Furthermore, to overcome 'organisational barriers' such as duplication of institutions, I anticipated that the principle of 'institution' can be adopted. Also, a 'Government' approach is plausible for this case. This is because, government through its legislative instruments can regularise institutional bodies for the course as a sole mandate. See (7.2) for my reflections on these preliminary findings I have stated here.

3.6 Research validity, reliability, and trustworthiness

The technique of triangulation and intertextuality was used to check external validity. Interviews conducted were proof-read and vetted to find out if there are any gaps. This was done to make sure that data collected were relevant and seek to address the objective of this research. To check internal validity, separate drafts were shared to peer thesis colleagues and researchers to check project procedures, data gathering, analysis and interpretations.

CHAPTER 4

Data collection and Analysis

4.1 Introduction
4.2 Description of data collection
4.3 Rule of law/Power
4.4 Collaboration
4.5 Organisations/Institutions
4.6 Key principles
4.7 Process related issues
4.8 Transparency
4.9 Summary of findings

Despite some sections of the (old) market still in disorder, the redevelopment market now shows orderliness. Traders are easily identifiable, and buyers can know what to buy easily.

To understand the existing frames of government and governance in the Kejetia redevelopment, this section provides results and findings under every research sub-question/ operational key principles.

Image source; Brixlandscapping

4.1 Introduction

Governance and government approach are used in managing and ordering the use of landscapes in both the developed and the developing world. Consequently, there are several barriers (Moser and Ekstrom, 2010; Uittenbroek et al., 2013) see table 2.1 that confront efforts to effective spatial and landscape development. Therefore, understanding the influence of key principles to overcome these barriers requires an in-depth analysis of a variety of data and information. It is important to state that, there are other variety of information such as policy document analysis, and theories that offered diverse insights to understand the subjects of this research.

This chapter present the results of the data collection under every research sub-question (4.3, to 4.5). It helped the researcher to ascertain if these questions are answered indeed or not. The chapter also elaborate how the data was generated, organized, manipulated and what the results are. Each result tries to answer the main question and the current situation based on the questions operationalized (2.9). I also present a summary (4.8) of findings. The analysis was carried out based on three (3) units of enquiry. That is, the users of the space and their leaders, leaders and heads of the decision-making body, and the traditional authority which is simply denoted as UEG1, UEG2, UEG3 respectively. See figure 4.1 and 4.2 to appreciate how the old and new market look like.

Figure 4.1 The old Kejetia Marketplace and Busstation, (Graphic online 2015)
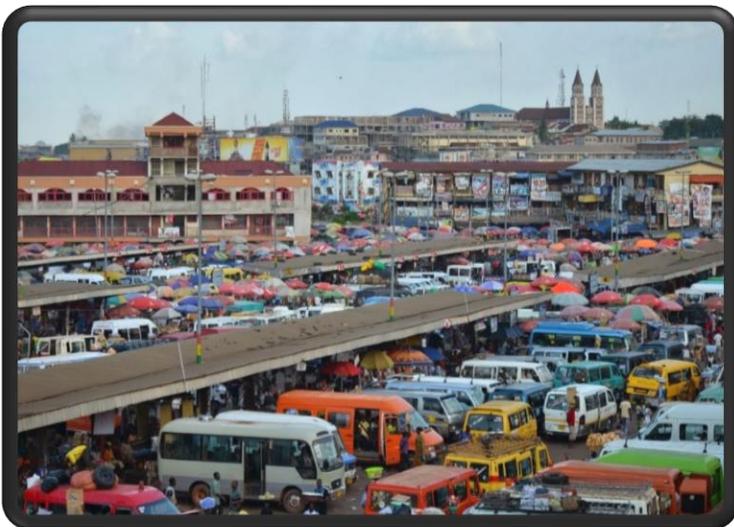
Figure 4.2 The new Kejetia redevelopment and the old situation (Kumasi Metropolitan Assembly, 2020)

4.2 Rule of law/power

To what extent do rule of law(power) influence the use of an approach (government/governance) for effective spatial development in Ghana?

Many west African market redevelopments have diverse challenges they face from the project initiation, relocation and to the allocation stage. Through a policy analysis (Spatial development framework, V.II, 2015-2035) of Ghana, it was anticipated that the rule of law and how people exercise their power could have some tremendous positive effect to addressing the barriers of effective spatial development. In the case of the Kejetia redevelopment, rule of law and power is hardly understood by participants.

Figure 4.3 indicators for the Rule of law/power as a key principle

Figure 4.3 is an illustration of individual group responses on the principle of rule of law/power. For a more descriptive analysis, they were grouped into 5 elements/indicators to understand the perspectives of the different 3-groups. According to 'UEG1' respondents, they are primarily unclear about who has power and at what point they can exercise it. They do not know what to do and how to exercise their power.

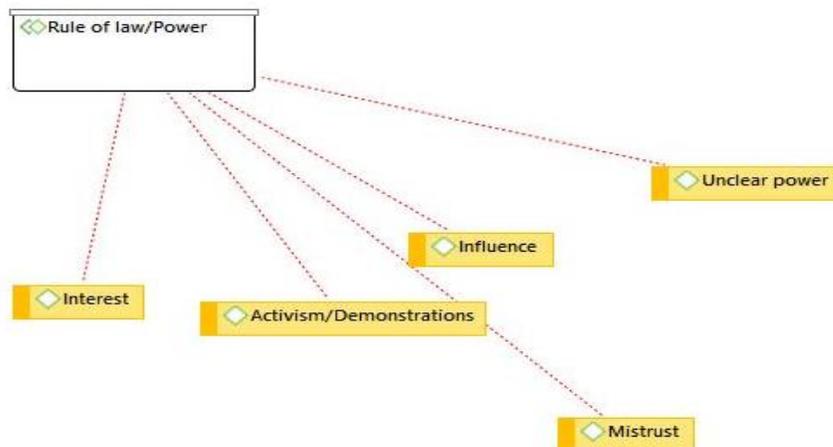> *"...During projects like this, sometimes it is unclear who has to do or say what. That is why we always go for demonstrations to make sure whoever is supposed to change something will see on television and do it…… Our organization and union leaders should be given more power and be recognized. Because all of us cannot be at the meetings. So if they don't respect our views, we will also go for demo. (UEG1)- T4".*

On one hand, 'UEG1' are more inclined towards understanding and recognizing how much influence they can have on the redevelopment of the market to make it effective, but they are not sure how to exercise those powers.

> *".....We did not know what to do when we heard they were going to sack us. We all started talking to ourselves and I told my members that I will follow up and will tell them what we should do next because they cannot sack us from here just like that: (UEG1)-ML 8-11".*

On the other hand, the bureaucrats 'UEG2' appear to have had some ideas about how to exercise their power to make sure the project is implemented. Because their mandates mainly lie within the use of law, they easily know what to do and at which stage to do something.

> *"...Because I am an assembly member, I am automatically part of the decision-making body at the Assembly's sub-committee meetings: (UEG2)".*

The UEG2 followed the input, throughput, and output legitimacy to legitimize their power and actions on the redevelopment of the Kejetia Market. Under input legitimacy, they used the planning codes, and the rule of laws which has designated Kejetia and its environment as a transport terminal instead of a trading/commercial hub. *".... So we sent the case to high court. The high court throwed our case away so we were guilty. The ruling said that 1. Kejetia is meant for bus stops but not market so we had no right to send the assembly/local government to court: (UEG1)- ML 8-11"*. The traders knowing how they can influence the process of the redevelopment presented their case to the supreme court to negotiate for a fair hearing and compensation.

> *"......So, after the demonstration at the Brazilian embassy, we were told to bring our demands and we told them they should give us fair treatment. So, the leader of the trader's association at that time called an executive meeting and told us that he has gone to take a lawyer for us. This is because we must value our properties and document the value and worth of all our properties and how much we are to be compensated. With this, we will be able to say our demands clearly during the negotiations: (UEG1)- ML 8-11"*. Despite all these efforts their case was thrown out again by the high court.

> *Also, the local government used the throughput legitimacy to legitimize their actions when they called the leaders of the association for fair negotiations. "....we made a platform to inform the transport operators about the project by briefing them on the benefits as well as challenges that may be encountered during implementation....... The committee had several meetings with the Transport Department and came out with a work plan as to how stations/operators will be relocated back to the facility (modalities). A total number of one hundred and eight (108) slots for terminal allocation was distributed to about seventy-four (74) stations who were previously operating at the old terminal: (UEG2).* These negotiations were triggered by the demonstrators of the associations that existed at that time. *"........ The media also helped us because they were always filming the protests to catch the public and government attention: (UEG1)- ML 8-11"*.

Even after the completion (output legitimacy) of the first phase of the redevelopment, traders and shop owners exercised little or no power in the allocation phase. This has even triggered further issues rendering the redevelopment ineffective. According to UEG1, they are only at the receiving end of information which makes the exercise of their power and influence a difficult task in the Kejetia market.

> "……They told us they will make lifts for us so that the old people don't have to use the stairs. Now they came back to tell us that we must pay 20 cedis each for that, how?[2]. There were also no streetlights in some of the places during evening. We complained, and now they wanted to add all those charges to our monthly dues. They told us to pay 50 cedis, but there is no proof of any electric meter that we should pay. We have told all our members that no one should pay that money or cooperate: (UEG1)-S18".

Figure 4.4 Excerpts on legal challenge as a results of neglect of power, (source: Trade Organiser, 2020)

According to UEG1 (users of space), it was identified that most people participated in the demonstration exercises that were organized because of the seemingly suppression of their power, (see figure 4.4). They thought they had much influence, and their voices should be heard but they were ignored. "…..The law should work. If they are to relocate us to a place before they start work, then they should do that, they cannot take our power from our hands and just sack us and start a project……We have been trading here for a long time. So even though the project is good for the country, our interest is also important: (UEG1)-T3". According to the traders, they claimed they had high interest in the redevelopment because that is the economic activity they have engaged in several years. By paying monthly and 'ground' dues, they have legitimate interest and should therefore be given power to influence the redevelopment processes.

> "…We pay dues and ticket in the unions and for the assembly. So we had to talk otherwise no one will listen to us. We pay 2 cedis, so every year is 720. We have paid until 2015. So if there is going to be a new market we should be addressed first. Those who sell plantain, cassava and everyone want a place in the new one: (UEG1)-T3".

Furthermore, UEG1 was also unclear about their level of influence and power and that is increasingly creating a mistrust in the actions and decisions made by the local government. "…….. But even our perception about the government deceit at that time was right. Because now, they gave the petty traders only

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[2] 1 Ghana cedis is equivalent to 6.7 Euros, therefore 20 cedis is 2.98 Euros, 50 cedis is 7.46 Euros.

160 stalls out of 720 they promised us in 2015. And they have even shared it to the executives and some people who have money: (UEG1)-T3" While they became helpless about these situations, they still did not stop agitation, but the local government was somehow unconcerned about that.

> *". ..... So the agitation started but what they were saying is what they wanted to do. So the agitations didn't stop and we went to meet the regional minister at that time. So we told him that we are all Ghanaians and if such project is coming into Ghana, there should be a registrations and assurance of members but nothing is happening. So he said that is a nice concern and so he instructed the assembly told them to do registration and we also started our own registration. So we were compiling our data while the government was also doing theirs: (UEG1)- ML 8-11".*

In addition to that, the UEG1 still could not trust the government approach towards spatial development. "......I don't trust the government and KMA again because this is what they have done since I started working here. They take monies, promise us something but never do it. .... And even before the sharing of the new Kejetia, we had several agitations.... After we lost the first court case, we went to the appeal court: (UEG1)- *ML 8-11*". The users of the area believed that, their concerns, activism, and demonstrations even after the completion of the first phase of the project is an indication that the project has not being effective. "...Even now, people are back on the streets to do the same thing which the government wanted to prevent...... The market is there, people can't enter to sell and there are a lot of people around the road still selling: (UGE1)- *ML 8-11*".

Further response trends and pattern in the analysis suggested that, where all the respondents under UEG1 talked about interests and how they are unclear about their power, they are likely to hit the street for protest or present their case in court. According to them, they had made up their minds not to cooperate to any unilateral decision by the local government.

> *".....There were also no streetlights in some of the places during evening. We complained, and now they wanted to add all those charges to our monthly dues. They told us to pay 50 cedis, but there is no proof of any electric meter that we should pay. We have told all our members that no one should pay that money or cooperate: (UEG1)-S18".*
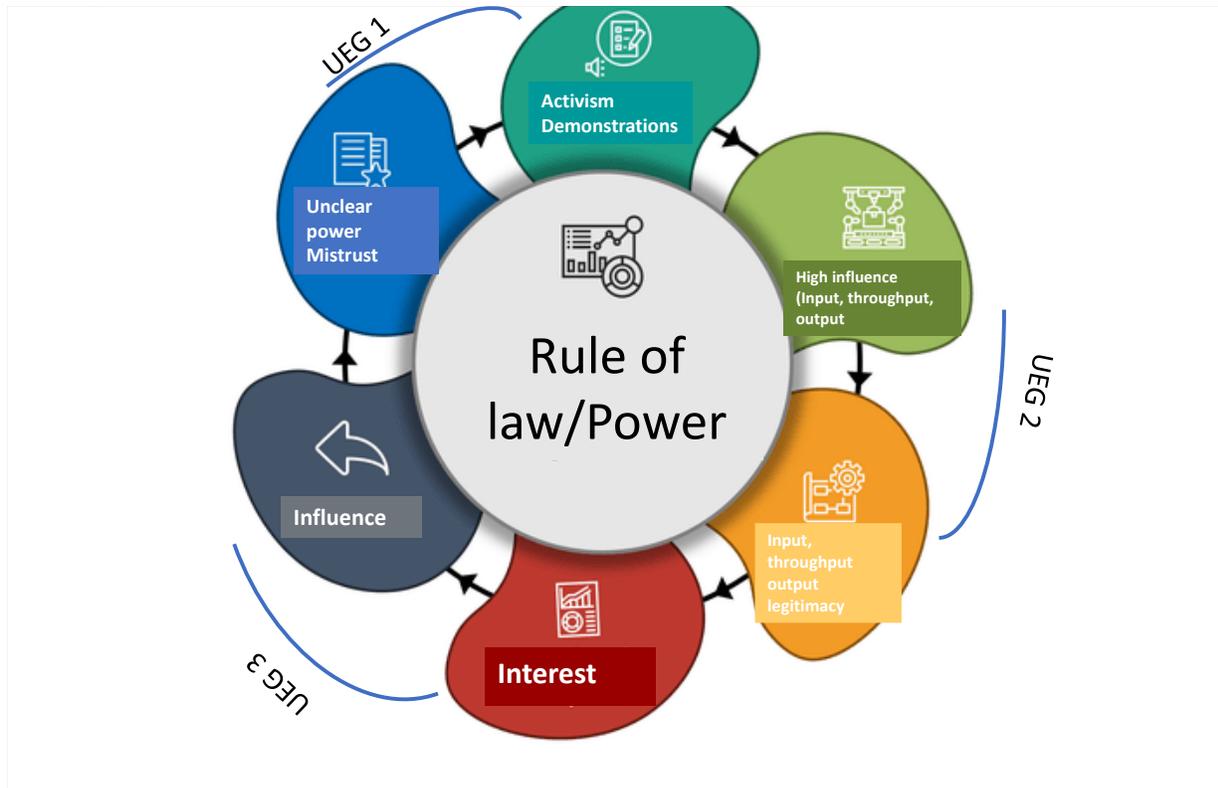
Figure 4.5 Distinguishing code group responses[3]

Figure 4.5 indicates which indicators are directly linked to the separate code groups. It is important to note that, according to the traditional authority-UEG3, their power always lies in their ability to possess the land and to make sure there is peace and harmony. They have high interest to ensure that the people of land are fairly treated and respected (see figure 4.5). According to them, they make sure to resolve all court cases soon enough to speed up the redevelopment processes. "......By the help of the Ashanti King, we have been able to resolve all the major court cases that were preventing us from moving ahead. A lot of negotiations have gone on with the traders and everyone from the start of the project to the completion....... we have visited this place to make sure that everything is in order so that when the time is due for us to open it, it will not cause any problem: UEG3". They have high influence, but they are also overwhelmed by the growing anger and mistrust of protesters and traders about how they are being treated by the local government.

While each group has their own understanding and perspective about the elements/indicators of rule of law, the traditional authority (UEG3) remained unbiased, independent, and indecisive about rule of law/power. They are distinguished because they are not allowed/ are cautious to meddle in government/governance issues. They try their best not to portray their preference for either side as established by the law (Administration of lands Act, 1962).

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[3] Where I use UEG2 and UEG3 without indicating which respondent, it applies to all the individual responses in that code group.

4.3. Collaboration

- **To what extent has collaboration as a principle influence either approach (government/governance) towards achieving effective spatial development in Ghana?**

All the response groups appeared to have had knowledge about the concept of collaboration to address the barriers towards effective spatial development. Respondents were asked their perception and how they think about the principle. It was interesting to know that they attribute collaboration to some success in the current status of the redevelopment. Interestingly, collaboration is not easy as UEG1 said, except that there should be collaboration in all levels and phases of the redevelopment and not only at the beginning. "………More participation and dialogues are need at all stages not just one or two people or stages; (UEG1)-T3".

On the contrary, analysis of UEG3 responses indicated that, due to the national interest in the Kejetia redevelopment, they cannot invite every individual who had concerns to the table for negotiations because that will mean they need to build or provide stalls for every trader in the city. "……Fine, if you were about 3 or 4 children hanging around there, you can still go and hang around there in the new market. For that one, we have solved that problem already. Because we are not building 1000 of stalls for everyone. If we do that, then in Kumasi you will have to provide 1 stall for everyone who is hanging around on the street. The government has not gotten the capacity for that; UEG3".
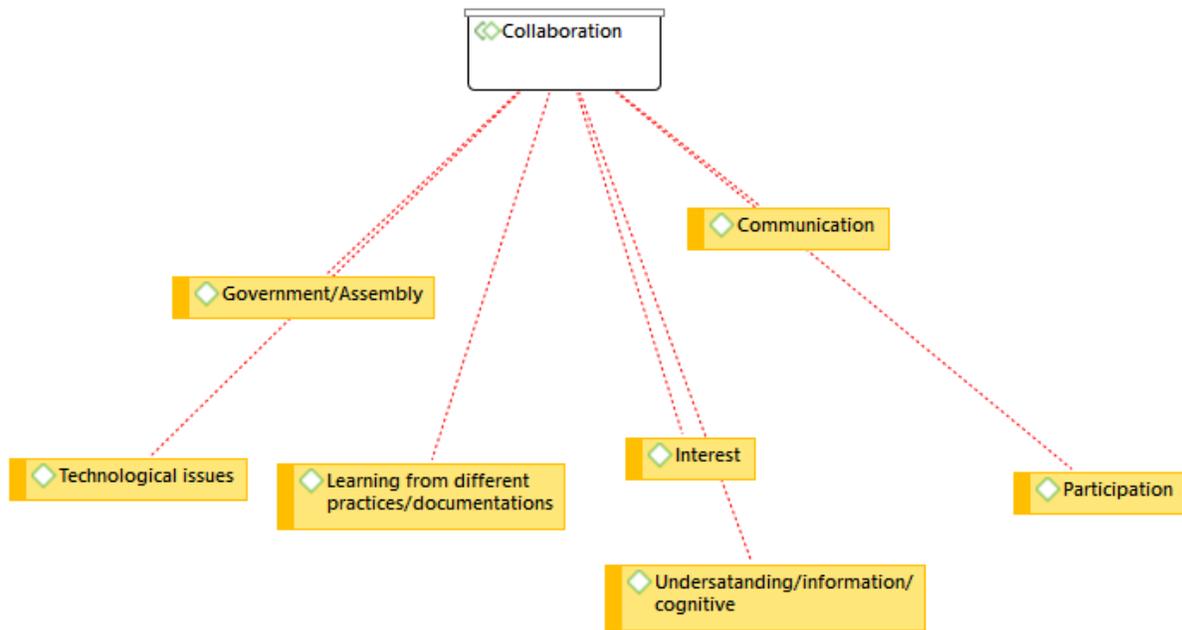
Figure 4.6. Indicators for collaboration as a key principle

In figure 4.6, responses from all response groups were put together into 7 elements/indicators. As stated earlier, the principle of collaboration is widely understood and appreciated by all code groups. Respond group UEG1 thinks they have more interest and as such, their views should be included in the decision making. On the contrary, UEG2 thinks this is a government/national project and as such, individual

preferences cannot be hijacked at all stages in the redevelopment. UEG3 tries to be a mediator between the two to ensure the project is implemented on schedule. UEG3 directly commented about the issue of participation and understanding as a tool to ensure harmony between the users of the space and the local government officials. "…..So, look, we have to help the politician, because if we don't do that and help them, then the pressure will go on they will say 'momma y3n stall na mo amma y3n stall' (……you promised to give us stall and you didn't give it to us: (UEG3)". One interesting and distinguished element was on technological issues. UEG1 believed that the current roof leakages and lighting issues in the new Kejetia happened due to the lack of communication and the inability of city officials not being able to learn from experience from similar projects across the country.

"……One of our challenges is that the stairs they made for us is not good. Look at me, I am an old lady, I have a problem with my knee. How do you expect me to use these stairs up and down? They told us they will make lifts for us. Now they came back to tell us that we must pay 20 cedis each for that, how. If they had learnt from previous works, there would have been no problem now. There were also no streetlights in some of the place during evening. We complained, and now they wanted to add all those charges to our monthly dues. They told us to pay 50 cedis, but there is no proof of any electric meter that we should pay. We have told all our members that no one should pay that money: (UEG1)-S18".

In addition, the UEG2 indicated that the government and the assembly has always being on the side of the citizens and that it is why it always takes the forefront and perform major roles. According to the leaders of the trade organizations, paying monthly and yearly dues legitimize their stay and trading activities in the area. For this reason, they have higher interest although they might have less influence on the redevelopment procedures. "…we pay ticket 2 cedis a day, 50 cedis a month, 7.2 million a year: UEG1-ML 8-11".

"….. Sometimes the assembly comes with warnings because we have not paid our dues. The last time they came, they told us that we have not been keeping where we are clean so they will sack us soon…….. Up till now, we still go for meetings and pay our dues but no important development or good news: UEG1-T1".

Nonetheless, UEG1 anticipated that having a thorough participation with the individual groups within the market and other key and traditional councilors would have boosted their trust in the local government. "……Let say you go to Takoradi and you want to do a similar project, there are leaders in every place. You should involve them so that they can also influence and explain it to their people. You should also involve them and be open to them, the period, duration, circumstances that will happened during and after the project. Since the circumstances and all other things will not be the same after completion, you should give them assurance. You give them assurance by registering them and telling them that they will have a next of kin in their absence: (UEG1)- ML 8-11". The unilateral decisions taken by the government and assembly with less participation with the internal governance structure of the traders sparked several protest and delay in the redevelopment.

Moreover, understanding is an important ingredient to an effective spatial development, but this was a major barrier for this case. According to the local government-UEG2, the traders with their governance approach was messy and they could not collaborate with them to a greater extent at the beginning of the project. "…So maybe next time, the traders should strengthen their organisations so that their leaders are one and not divided about what they want. Because that was a big challenge. They should also communicate well to their members to minimize the fighting and demonstrations that went on: UEG2". In addition, the users of the space accorded to the fact that how were disintegrated

and that affected their influence in the decision-making process. "......We are not together, that did not help because we were too many and everyone has their own demands and preferences. The assembly and even some leaders of the trader's unions took advantage and started to compromise. They saw that if we are one team, we will fight against their decisions. That is why they were behind the scenes creating multiple and new associations just to disintegrate us: (UEG1)- *ML 8-11*".

In other to keep the timeline of the project, the local government needed to do things unilaterally hoping to have a 'behind the scenes talks' with the executives of the users of the space. This approach to an extend could not help but only worsened the case as protesters got to the street all the time. According to the local government, the traders and their private organizations lost confident even in the traditional system. The UEG1 still believed that the behind-the-scenes negotiations with the traditional authority (UEG3) was useful but some local officials in charge of the eviction, relocation and allocation exercises were the problem.

"……We told them our complains and they said they are opening a temporary relocation place for us at race court. That is the relocation centre so we should not worry. The manager in charge of the relocation exercise at that time told us that our group was anti-government. The manager saw us as anti-government, so we were not given some place to sell in the relocation centre. But we were the largest group. Of all the groups, we were about 2283. All the other groups combined don't even reach our numbers: UEG1-ML 8-11".

The local government wanted to use the traditional councilors as a channel of communication ('behind the scenes') so they can appeal and present their ideas to the traders. Although the 'behind the scenes' approach helped a bit, it was more challenging. According to the shop owners currently in the new Kejetia, communication was something uncommon during the development phases of the project. "....... There are a lot of challenges that we are facing here now. We communicated to our executives to the local assembly, but they are not listening to us. The amount they charged us here for the use of the facilities are too much: (UEG1)-S18". They asserted that, even their executives and leaders could not have more information let alone them. They were carried away by the lack of communication and information in an important redevelopment project such as this. "..........there were no normal meetings with the mayor or the assembly. Everything we heard was they were sacking us.......Before all these we did not know that they were going to sack us so soon from the place. We did not know that the project was soon going to be started. Someday we came and they have covered the whole area......Communication is important so that every party understand each other: (UEG1)- *ML 8-11*".

Also, they believe that the current technological issues on lighting, lack of orderliness in some sections of the new Kejetia is a result of lack of participation and communication. "......We have already made a complain to the assembly that there are head potters surrounding the new market. So people feel lazy to enter here if they can get everything to buy from the head potters. They told us they will drive them all away to allow buyers enter directly in the new facility to buy for us but they have still not done it: (UEG1)-S1". Because there is no communication in their current location, there are always issues with leakages, congestions, and inconsistent rules on the use of the basic amenities in the new Kejetia which is increasingly becoming a problem.

"...I am not going to pay any additional money because the old government promised us during the registration period that they will bring us back when they are done, so why are they now

charging us for the use of space. They did not communicate to us about a change in plan, so we went to the streets to protest. I still prefer to live in a larger market with some of my friends here and sell but not the new place: UEG1- ML 8-11".

Figure 4.7. Traders demonstrating due to lack of understanding and non-participatory process
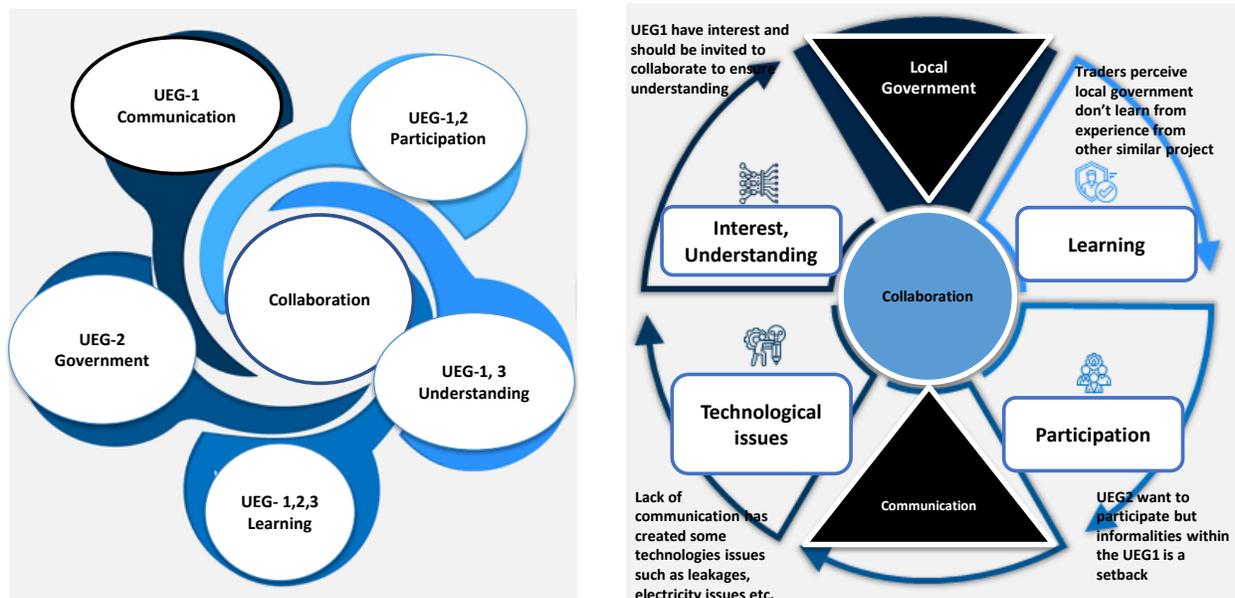
Figure 4.8. Distinguishing code group responses

In sum, most respondents were positive about the principle as a success to the current state of the project although they expected an in-depth governance approach instead of a unilateral government approach. Because every respond group have a strong perception about a particular element, there are always tradeoffs as every group thinks the use/neglect of an element will be in their advantage/disadvantages, Figure 4.8 is an illustration of which individual elements are directly link to which response group, and their tradeoffs. It is also important to state that, people's interest in the project is directly related to their understanding of what the project collaboration procedures should look like[4].

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[4] In the diagram, the element of interest and understanding are put together which depict the perspective of the response group.

UEG1 still believe that there is no harmony between local government and the users of the space. They believed that constant and open communication is the solution, but little has been done "......We have heard that some of the places are leaking. So even after they move us in, they should come again and ask from us how we fill about staying here: (UEG1)-T5". Consequently, due to the lack of an in-depth collaboration in all stages of the redevelopment process, there were series of demonstrations with the media and on the street. Figure 4.7 is an illustration of some the social media and street protest by the users of the space.

In a general sense, about 75% of the traders, the traditional authorities and the local government think the redevelopment is currently effective due to the level of collaboration they had. The traditional authorities confirmed that, they could not collaborate in every stage. If they do, they would have to address complains of all the market institutions and the demands by the internal and external governance arrangement of the market. This would have delayed the expected completion date of the project as the city was increasingly filled up with filth, traffic, and congestion.

4.4 Organization

- **To what extent does organization/Institution as a principle influence an approach towards effective spatial development in Ghana?**

How institutions are organized can influence the effectiveness of a spatial development. When organized properly, they can also help to address some barriers to effective spatial development. For this study, it was indicated that the way and manner in which unions and organizations are set up, turns out to be messy and has eventually created inconveniencies and inconsistencies in the negotiations and discussions around the redevelopment.
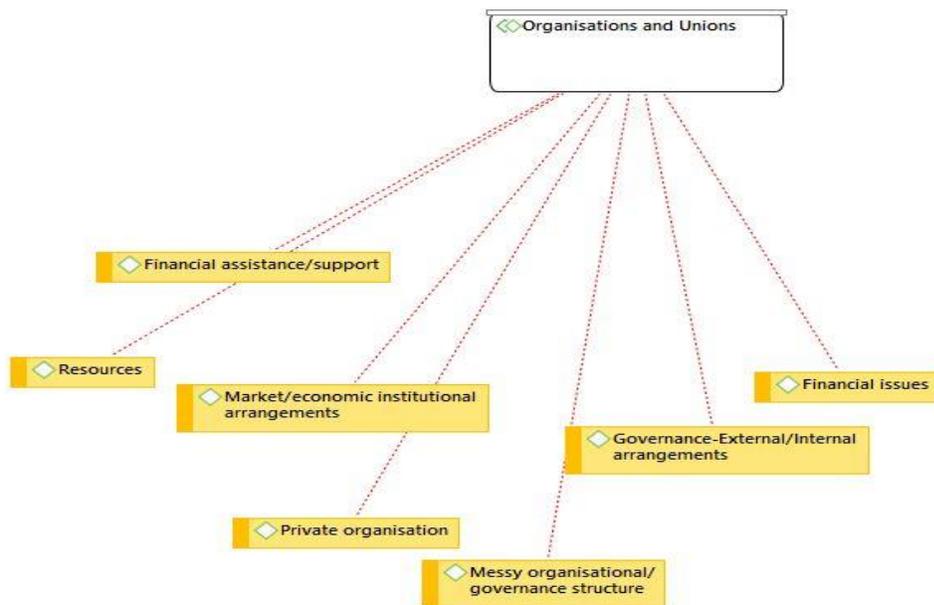

Figure 4.9. Indicators for organisations/institutions as a key principle

In figure 4.9, there are various indicators that are connected to every response group or category. The compilation of these 7 individual code responses was further grouped into 6 focused elements (see figure 4.10). The element of resources according to the data is irrelevant to UEG2 as they did not encounter any resource barrier because this was a foreign funded redevelopment project. Aside this, all remaining elements is directly linked to UEG1 and UEG3.

Currently, there are about 13 trade union organization and institutions. "......So, during the validation, the different groups and organisations moved from 7 to 13, fine. So, they use percentage, based on your group numbers to share the spots. Our numbers we presented at the court were 2878. But we were provided 792. So, they did it on percentage-wise: (UEG1)- *ML 8-11*". According to UEG1, these are what they know[5]. Which means that there are even more or 'behind the scenes' that were also requesting that their views and interests be met by the local government during and at the end of the redevelopment. Further, the association leaders made this assertion because the total number of stalls they were promised is not what was given to them. The leaders of the unions further indicated that, the local government said there were other people they had to attend or meet their demands too. Due to mistrust and the inability of the government to include people's ideas in large projects such as this, it became clear to the traders that they needed to strengthen their governance structures to make sure their interests are met.

"........Aaah[6]....when they told us they were going to build a new one, we did not understand. Because in Ghana here if someone is going to do something for you and there is an agreement, the person will mostly not follow them but will rather give the thing to someone who has money. There was the need to negotiate so that we all have an understanding: (UEG1)-T4".

Consequently, their motivations were that the government approach used in similar projects in the country did not help them, that is why they had to form many coalitions and unions to be strong enough for their views to be heard. To some extent, some of the associations became useful as they made some changes in the original plan of the project.

"...I don't see any problem with the many unions. What I know is that they were all helping us to go for demonstrations. But everyone has their own demands. We all cannot have the same demands. But maybe if we have some private firms who brought us all together, whether you are a plantain, spices, meat, or fish seller that would have been effective: (UEG1)-T1".

When asked whether the creation of many associations were useful, the respondents in the respond group 'UEG2- 'Assembly member' believed they were relevant. "......I think they were useful. Because sometimes we the assembly members cannot always push for them at assembly meetings so when they formed the groups and had their leaders, they made some changes. For example, about the arrangements of the tenant agreement. At first, the assembly proposed that for every 5 years, people should renew their tenant agreement, but the traders wanted it to be theirs forever. And the assembly accepted their concern finally: UEG 2".

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[5] There were also multiple/unnumbered other unregistered/unrecognised unions and association who were also in the scene.

[6] An expression of disbelieve and anguish about how a certain activity was carried out.

On the contrary, the Metropolitan planner and the Regional directorate within the 'UEG2' think the creation of multiple organizations were a problem. These organizations within the internal and external governance structure have increasingly grown to be messy. Pradoxically, some traders believe that even after dissolving some unions, the remaining ones who were still many were useful. "......But there were still some concern associations who were not dissolved. Their motive was to make sure that everyone had their shops after completion as the assembly has promised: UEG2".

Analysis of the trader's responses indicated that, their leaders take dues from them and try to make their voice heard in the general assembly meetings but hardly do city officials make those views materialized. They pay monthly and yearly dues for the use of a space in the market, therefore, if there are any arrangements to redevelop the market, they think it should be left to the private and the internal governance structure of the market to make their own arrangements about the redevelopment. Again, the registrations and other arrangements conducted by the local government without collaborating with market traders and their leaders plus other private institutions is the reason why some still believe the redevelopment has not been effective. This is because, even after the registration exercises, some traders were not given a spot for both the relocation and allocation exercises. Those who were evicted without giving a relocation center went into other neighboring and satellite markets to trade thereby making those places congested.

Figure 4.10. Distinguishing code group responses

Respondents in UEG1 raised more concerns about their desire for the local government to switch from its approach of handling a project of this nature to more governance by using the market institutional arrangements. "......Everyone here is using a loan to work. Some of our colleagues they sacked has still not gotten a place to work. They have demolished all their structures and did not even give them this new place. This could have been solved if the eviction process were left to our market leaders to do.

Some of them have high blood pressure now, some have died, and others still don't know what to do: (UEG1)-S7".

Financial issues were major problem to UEG1 as the government eviction was impromptu and they could not seek any financial assistance or support from any private business organizations "..... There was no compensation for us. It was a problem. Because some of the traders had gone for loans and people's money for their business. So, they should have compensated those people or everyone. They did not even pay money to those who had their own shops. But they said in other to get the new one, you have to pay for it. So that is why we went to court, they are still on the court case till now: (UEG1)-T4". Accordingly, all respondents in the different response group agreed that there is the need for organisational reforms as they believe the messy nature and organisational arrangements does not encourage a governance approach for a project in this nature.

".... This is good but some of the leaders did not manage their organisations well. So maybe there should be formalized institution/organization with regulations so that we can trust them well: (UEG1)-T4". ".... We should come together and involve the assembly or government officials in our talks. The government should also work with our leaders at the assembly to help our demands being met".

According to 90% of the traders-UEG1, if everything were done by the governance approach, maybe things would have been more effective. As it stands now, some members have moved back to the streets and road-tops to do their daily trading activities. That is exactly what the redevelopment was supposed to stop from happening.

".......I think this project is not effective. It is not because why is it that some people are selling in the new place and some of us are not able to get the new place. Not all people are able to make large sales now like we had before. What is the sense if you make a new market and most people have gone back to the CBD to sell by the roadside and block roads: (UEG1)-T3".

In addition, the leaders responsible for the internal and external arrangement of the market agreed that, if there were a lot of negotiations where they were allowed to manage their own people, they would not have experienced the same problems they are encountering now. They were not requesting for a full takeover of the redevelopment process but a combination of the government and governance approach to handle this project where the government will exercise an oversight responsibility. With the harsh treatment given by the local government as they claim, some traders are currently in bankruptcy, some in high debts, and others have serious health issues because they were unprepared for the eviction exercise.

"...The assembly and government should give us grants and compensation so that when you are evicting people, they can pay back their loans: (UEG1)-T5". "........ The government do not take us seriously. We also need some small loans and support from the private business organisations to support us so that we get good and cheap meat to sell to our customers: (UEG1)- ML 8-11".

The market and institutional arrangements that were made to get financial assistance and resources for traders were blocked due to how the local government dealt with the whole procedures of the redevelopment. Analysis of UEG2 responses indicated that, the internal governance structure and market arrangements were not formalized. "......Some organisations were not part but because the previous ones lost trust in the process, everyone came up with a different organisations which were not even recognized and became so many: UEG2". Also, the unions were too many and they all had diverse views on how to organize themselves to demand what they need. Because the project was an eminent one to decongest the Central

Business District and make the city clean, they could not wait any longer to address all court and pending negotiation before they can proceed with the redevelopment.

"……. What I can say is that everything they said during the collaboration and negotiations were done for them. Some of their demands were too high for the government and this was also a foreign support project. So we don't have to waste time. We only have to do things quickly and start the project: UEG2".

"……..A lot of people did not get the place because they did not take most of the announcement and what we were doing seriously…… The only challenge we had was about the relocation. I wish everyone could have been given a place and be registered. But to my knowledge not everyone got a place at the relocation centre. Even with the new place, not everyone was given. Those who have money have bought more stalls and are using it: UEG2".

4.5 Key Principles

- **How do the 3 key principles influence each other to address the barriers for effective spatial developments in Ghana?**

To be able to understand the 3 key principles and how they influence each other in addressing the barriers to effective spatial development, the research employed the use of the code-pattern and co-code occurrence analysis. Figure 4.11 illustrates which point does the different responses talked about a particular key principle, the direction and density it takes, and how related they are to each other. Intuitively, the traders-UEG1, leaders-UEG2, and the traditional authority-UEG3 believed the governance structure of the market to be a leading role in a big spatial redevelopment of this nature. According to UEG1, the market governance structure has been made in such a way that at least every user of space in the market is part of an institution or organization.

"……So, we quickly formed groups and unions with leaders. So we talked to our leaders and they also lodged the complains to the assembly and government. After that, they talked to us and there was an understanding about who should be registered: (UEG1)- T4. "…. We form the groups according to, hard wares, cloths etc. So, we formed those associations and unions so that no person's shop gets missing: (UEG1)-T5. But later, it came out that some leaders went to take money from people. So, they later dissolved many of the groups……. But there were still some concern associations who were not dissolved. Their motive was to make sure that everyone had their shops as the assembly has promised us: (UEG1)-T5".

In figure 4.11, I used the letter 'A1' as a sample to denote how the principles and issues are connected and how much responses from the various code groups are linked to the barriers. For example, those commodity associations have rules and Internal arrangements/structures in which they follow to address any internal or external issue. Constant communication, collaboration and participating with the local government would have been a better strategy to overcome barriers of resources, understanding, and mistrust, that sparked up activism/demonstrations.
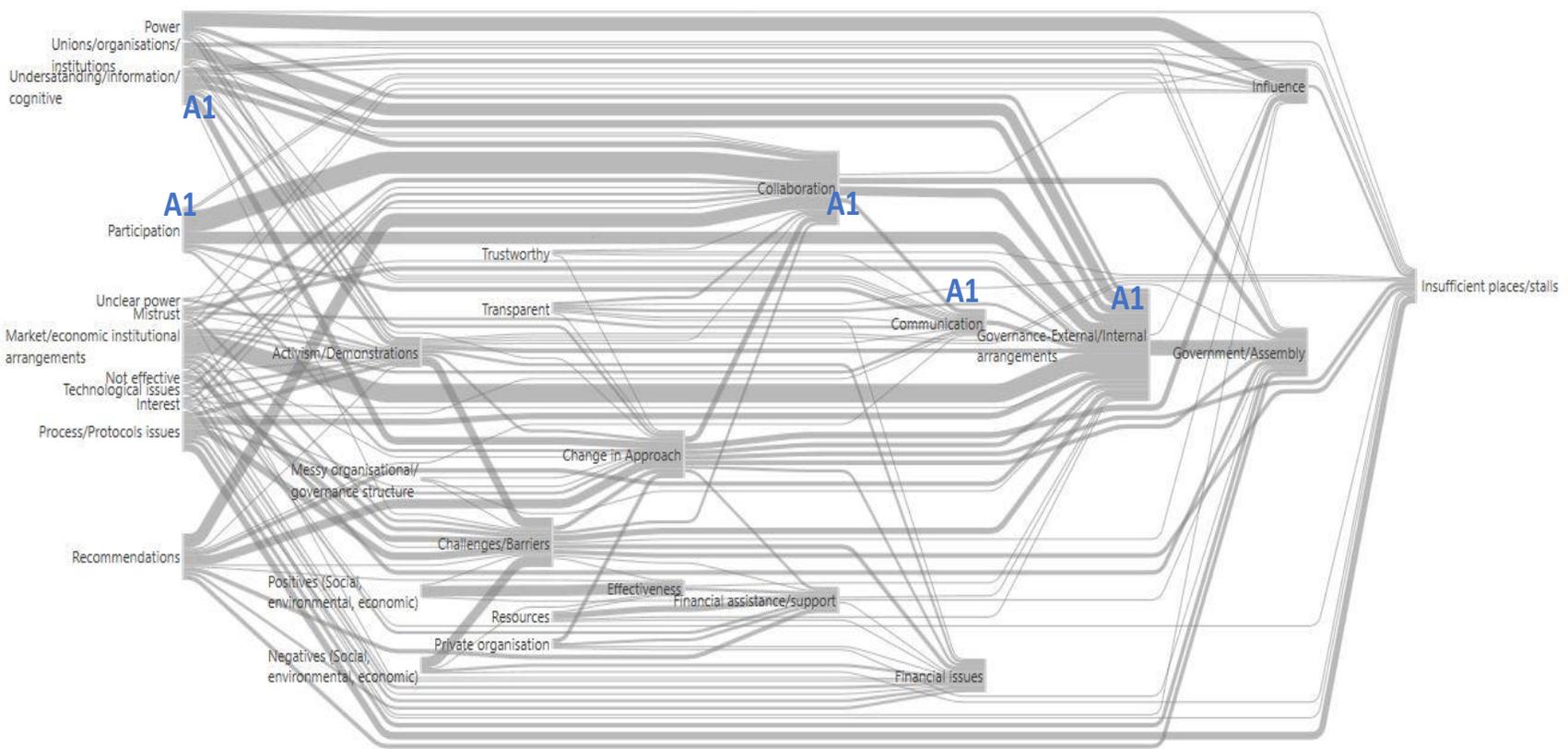
Figure 4.11. Trends and patterns of responses and how the principles influence each other

According to the local government-UEG2, they also believe that if the internal and external governance arrangement of the market is organized, regularized, and formalized, the government institutions will have confident and engage them in almost all phases of the development. Intuitively, when the governance structure within the market is organized, it could influence the level of collaboration which will in turn address issues of misunderstanding and financial challenges that traders faced during the relocation exercise.

In addition, it was identified that, who had interest and how much power and level of influence they can have on the project was not known. "…. We know the assembly has power, but they abuse it. Some even go behind to take monies from people so that they can get relocated and get a stall in the new place: UEG1". Although the traders feel they have rights to their property (space/location for trading), their cooperation level was low and chaotic because they did not know how to use their power. Also, everyone seems to follow the rules of the land, but they still want to form groups, get the support, and help from private business and social organizations to negotiate on their behalf.

"……. we need a private organisation to help us when anything as relocation is coming so that they can be tough to the government: UEG1-M10……..Also, our association leaders helped. Because they talked to the leaders in the general assembly meeting so they agreed to change what they were initially going to charge us: T2".

Understanding the rule of law and power is essential to address many challenges they faced, especially at the implementation stage. Although this is a central government spatial redevelopment project, the local government will at all cost legitimize her activities using the law by which the traders and their associations would be reluctant to agree or cooperate. Although the demonstrations were impediments to the smooth implementation of the project it helped to some extent as the local assembly did things quickly.

"……….After that, we had several demonstrations to make sure that our demands and compensations will be addressed…….. The complains and demonstrations were many and so that influenced the schedule of the project. Everything was done speedily so that people will come back to trade and stop demonstrating: (UEG1)-T2". It is clear that, how the different groups perceived the determinants of the 3 key principles in addressing the barriers would be an important stepping stone for a reflection.

4.6 Process related issues

Throughout the data and analysis, it was clear that the redevelopment had gone through a lot of systemic and bureaucratic challenges that could have been avoided. The processes and procedures were too cumbersome and a bit chaotic because they were not clearly laid down to be followed. Further, there were also some external pressures/influences that contributed to the messy nature of the governance and institutional arrangements throughout the redevelopment process i.e., (eviction, relocation, and allocation). These process related issues are more opinionated and informative which is an essential element for discussion (see 5.2) to address how they unfolded and the necessary preventive mechanisms that can help prevent such situations from happening in any future spatial redevelopment.

4.7 Transparency

Another important theme that came up from the results of the data was the lack of trust and transparency. The users of the space have consistently lost trust in city officials in the government approach used. Perhaps, that is why they have consistently hit the streets to protest. On one hand, they think the government have collaborated with them but on the other hand, they felt to be 'left in the dark'. They believe some that some agreements they had during the negotiations with the city official and the traditional authorities was not what have been implemented. They feel betrayed and blame the local government for not being transparent. This new insight from the data will also require a thorough discussion (see 5.3) which will include how events evolved thereby creating room for lack of trust and transparency. Various mechanisms will be explored to ascertain how a future spatial development can be done on trust and transparency.

4.8 Summary of findings

Generally, results have been presented in line with the various research sub-questions. The indicators and elements under every key principle were used as the basis for the analysis and interpretations. Linkages and points of divergence across and within the various response groups have also been distinguished. Table 4.2 illustrates the key notes and the 'take-home message' that will serve as a steppingstone for the discussion.

Table 4.2 Summary of findings.

Key Principles/Themes	Keynotes	Stating the obvious?
Rule of law/Power (4.2)	Users of the space have little knowledge about power or there is power suppression by local government.	Traders and other users of the space follow the rule of law whereas the local government uses the rule of law to legitimize (input, throughput, output) plans and their decisions
Collaboration (4.3)	Users of the space think they have high interest but have less influence on the decision-making process of the redevelopment. The local assembly wants to use the governance approach, but the internal governance arrangements of the market is messy.	Local government thinks members cannot be asked to collaborate in all stages to make a significant change in the project because it is a national or regional project with a specific purpose in mind. Traders and leaders of the market think collaboration is a good principle for the current success of the project, but it was improperly done.
Organization/Institutions (4.4)	Too many institutions to deal with. Lack of trust in city officials resulted in the formation of messy organization and institutions. The local government sees a prospect in this principle, but they can hardly involve all these unions and address their demands due to their numbers	Organizations are not formalized. Making it difficult to use the governance approach. The private organizations have less input and recognition in the local assembly's decision making.

Key principles (4.5)	The understanding of each principle influences why decision were made or how things were done or even supposed to have been done by the response group	Because of the barriers that could render development ineffective, it is important to see the tradeoffs of the applied principles to address all relevant concerns
Process related issues (4.6)	Lack of collaboration resulted in the inability to capture all traders for the relocation and allocation exercise	There are currently people who have gone back to the street and road-top to trade because they have not been given a spot in the new Kejetia. Many also think they will not get their daily sales in the new market when they move there. Some parts of the city are still congested with difficulty in mobility.
Transparent (4.7)	There is lack of trust. The government approach is not trusted by the users of the space due to previous experiences. Lack of trustworthiness is the result of the activism/demonstrations that characterize the redevelopment of the market	Lack of transparency has made the users uncooperative to city officials about the use of the new Kejetia. They think all information about the acquisition of the new spots are still not known to the public.

CHAPTER 5

Discussion of findings

5.1 Introductions
5.2 Process related issues
5.3 Transparency
5.4 Discussing the findings.

There are some elements of all the principles being used in the Kejetia redevelopment.

in this section, I explain their interpretations and its implications for this research.

Image source; fcghana.org

5.1 Introduction

Here, I discuss the result as well as explain how the indicators (see chap 2) explain the empirical data and materials gathered. In this way I test the theory in chapter 2 with the data collected. This chapter will also provide a discussion following the analysis and interpretation of the empirical data presented in chap 4. Additional insights from the data (see 4.6, 4.7) is added to this chapter and interpreted in (5.2, 5.3). In sum, this chapter covers a description, summary, interpretations, and discussions of key highlighted issues.

5.2 Process related issues

It is important to note that, even though to some extent the indicators (described in chap 4) can be seen or were applied in the different phases of the redevelopment of the Kejetia Market, there were some external or 'behind the scenes' issues that hindered a fully implementation of the 3 key principles. One feature of the market is it socio and cultural composition. Although not a segregated market, it was identified that traders have formed several unions and groups sometimes based on religion, ethnicity, and commodity type. *"…. We formed groups, hard wares, cloths etc. so we formed those associations and unions so that no person's shop get missing: (UEG1)-T5*". In the market, there are different groups and segment of people who understand a common language and do a common trading commodity[7]. These segment or accumulated groups of people are essential for easy identification and registration before the beginning of the redevelopment, but this market governance style was neglected by the local government and eventually became a huge setback to the smooth implementation of the project.

According to the trade union executives, if there were proper liaisons between the government and the internal governance arrangement of the market, it would have been easy to get the number of traders during registrations so that each one of them would have been given a relocation and allocation spot. The local government did not utilize the culture and social compositions properly during registrations that made several traders not able to be granted access to a relocation or allocation spot. Response from the local government indicated that the registration exercise conducted before the demolishing was a bit chaotic because the traders could not organize themselves because a lot of people appeared to have joined multiple associations with different and inconsistencies in demands. Further, the local government argues that the traders with their governance attributes can be formalized and be strengthened in their processes and procedures. Only in this way will their compositions be recognized and be utilized.

"…So maybe next time, the traders should strengthen their organisations so that their leaders are one and not divided about what they want. Because that was a big challenge. They should also communicate well to their members to minimize the fighting and demonstrations that went on: UEG2".

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[7] These separations can also be made due to ethnic origins. There are also some special commodities that are traded by a certain group of people which makes them easy to be identified.
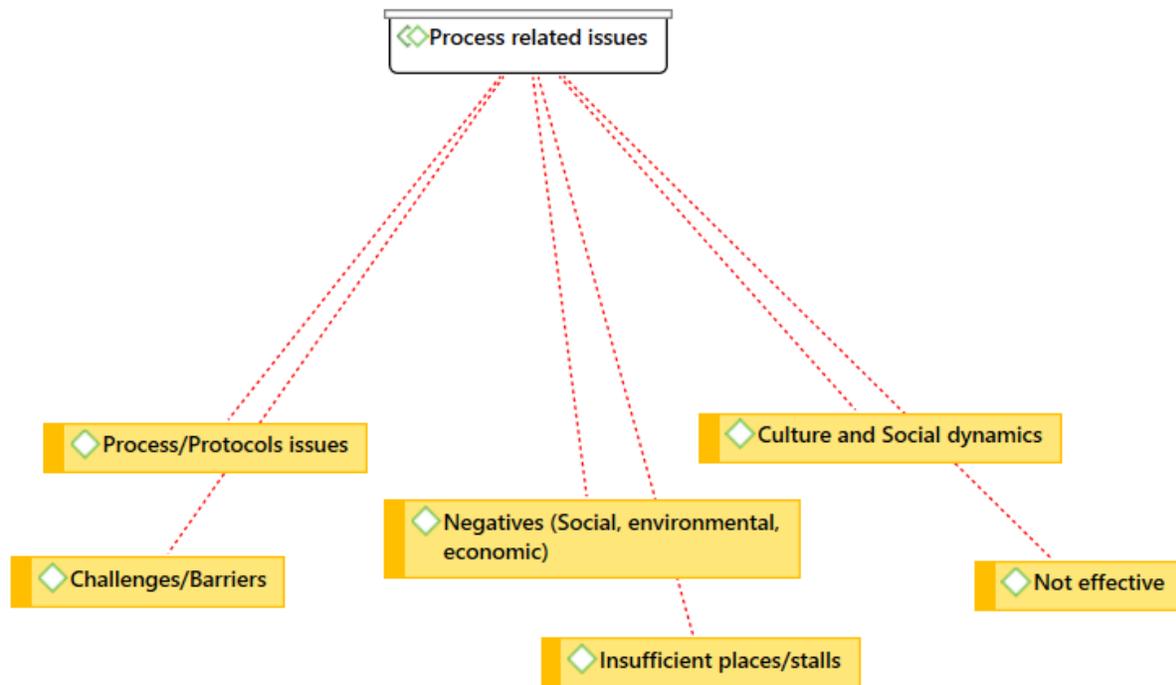
Figure 5.1 Indicators of process related issues

Figure 5.1 illustrates the different elements from all the response code groups, UEG1,2,3 that gives an overview of the process related issues. The responses from all groups were grouped into 6 distinct elements. UEG1 is directly linked to all the 6-elements. UEG2 only had problems with how the institutions and association within the market were organized which does not encourage them to collaborate fully with the users of the space. They were also concerned about the lack of trust the traders have lost in them and the inability of the people to cooperate. UEG2 also asserted that, communication flow was a big challenge to create a mutual understanding between the local government and the traders. They believed that most messages they expected the leaders to convey to their members were miscommunicated and that could be the reason why they were always slashed with legal cases.

"…. One major challenge encountered during the initiation period was lack of cooperation on the part of the transport operators as well as threats of legal action. This was addressed by the setting up of the relocation committee that had representatives from the various transport unions. The committee after every meeting briefed and explained processes of the redevelopment to the transport operators through their union executives and this built some form of trust: UEG2".

The argument I present here is that, although these traders have a 'structured' government arrangement, often, the local government see them as not capable of handling or managing big government projects like this themselves. Elwert et. al. (1983) which is also cited in van Donge (1992) refuted this assertion that markets are disorganized due to their informalities. Instead, they have argued that "*West African markets are organized, they are also formalized in their own understanding to protect each other in cases of hardship and in extreme situations against their common adversary, government*" (van Donge, 1992, p.185). Interestingly, people are best managers of themselves because they may know how to handle

situations like redevelopments to make sure the process and procedures are followed accordingly. In Ghana for instance, the Trade Union organization has been in place for almost three (3) decades. Their growing membership in the last few years across the country is the reason why they need not to be entirely neglected.

Furthermore, there were some social-economic and environmental issues that excited traders about the government decision to redevelop the Kejetia Market. *"……We complained to them that the place was very dirty…. there were always some Burkina cars who park in front of where we sell our things, so we do not get customers……We had no parking spaces, toilets and urinals were all in bad shape…. They left because market was not good: (UEG1)- ML 8-11"*. Despite they are enthusiastic about the redevelopment exercises, there are also some issues currently with regards to daily sales, taxes, and duty charges and the use of the facilities in the new market.

In my opinion, many scholars could be too quick to tag economic activities in the West African Markets places as informal. Although Anyidoho & Steel (2016a) and Boapeah (2001) supported this assertion, the Kejetia market and its institutions take many forms of governance and it will be misleading to conclude that the informal nature of the market is a contributing factor to why there are high charges of taxes and utility fees. The argument is that due to its 'formality', there are usually some form of orderliness in the financial arrangements for the payment of taxes and dues to either the local government or the market associations. Therefore, I argue that the move to redevelop the old Kejetia market into a 'formalised' market hub cannot be a reason to charge high taxes and user fees.

In addition, Owusu & Lund (2004) has argued that revenues from market contributed to the largest portion of the total revenue generated by the local, district and the municipal assemblies and continued to grow due to the increase in fees and taxes. This was evident from their studies conducted in Dunkwa and Twifo Praso (Ghana) where local government revenue reports suggest that market revenues accounted for about 90 percent of the internally generated funds (IGF). These huge sums of money are expected to address some of the challenges that these new markets face. But in the case of the Kejetia market, traders continued to complain about their financial instabilities due to high charges and poor daily sale including technological issues where city authorities have made no effort to address them.

"I do not make more sales. People do not like to walk in here but prefer to stand by the roadside and sell. Business is not good as it was in our old place. We pay for our own refuse collection and we pay for tickets all the time….. There is no promotion in the market, they are not buying anything here. The place is empty. In the new market here, the authorities have blocked the roads that leads people here. People are not coming here. So sales is very bad…. We only sell small products, and our daily sales are not even 500 cedis. So why is the assembly charging us 200 million and 300 million. We don't have that big money to pay. Even as I came here, sometimes my only sales I made for the day is just 100 cedis. They don't buy things here like we use to be in the old place. …..We need customers to come into the market to buy. There are no buyers. That is our problem here….: (UEG1)- ML 8-11".

Furthermore, the current financial instabilities among traders is due to the neglect of the market institutional financial arrangement. The financial market arrangements that came in the aid of these traders before and during the eviction process could have provided financial aid to evicted traders to minimize their financial burden. *"……Yes, there is, if you have like 500 million they are charging and you go to some of the banks, they will take the money and take the information of the new stalls you are going to purchase from the assembly. So they will support you and when you pay the money to them after some time, then they will give the documents of the new stalls to you back. It is like collateral; they take your stall papers and help you pay the amount of the stall if it about 500 million"*. According to UEG1-traders, all the arrangements made

for them by the private business and economic organizations did not materialized because those private organizations were sidelined by local government even though they had a good plan to ease their financial burden.

More so, about 60% of traders who were not pre-informed before the demolishing got their items broken or in bad shape. On the one hand, it was also identified that, some traders did not get access to the relocation and allocation stalls. On the other hand, UEG2 believed these things happened due to the systemic issues and strong governmental approach that must be followed before one is assigned a place in the new Kejetia. Those who have money bought more stalls and are using it. UEG1 claimed that the due process they were told to follow by the local government is not what others followed. According to traders, there were also 'behind the scenes' arrangements where people did not follow the protocols but rather went to their relatives and acquaintances at the local governments to secure the stalls in the new market. Some people who had money even went to the extent of buying multiple stalls and hoarding them whilst the original traders were denied access to the place. For this scenario, there was no governmental or governance style but a seemingly corruption style and power impact that characterized the whole allocation exercise. The users of the space considered all these discrepancies and process related issues to be rendering the redevelopment of the market ineffective. This is because they think the insufficient stalls have made traders to go back to the street to trade contrary to the purpose on which this market redevelopment was carried out.

"......The assembly later started to register us and some of our leaders also started to register us. They said they were not sure if the assembly registrations will capture all our names in the systems. We were also not given any membership card in the registration by the government……. Even now, they are done with the first phase of the market but many of my people were not given a place to sell. So I decided not to go into the new place: UEG1- ML 8-11".

The response group UEG1 inidcated that, the Kejetia redevelopment is a very good initiative but it will require a collaboration(governance style) from both parties and strict laws (governmental style) that will regularize and formalise all internal and external activities of the market. I argue that the local government should move towards a governance style in their approaches. These internal structures usually have rules that guides the operation of the market. This is an essential ingredient which is decsribed by (Awuah, 1997) as a political unit for ordering and manging the use of the space and cannot be neglected by the local government in a big redevelopment project such as the Kejetia Market.

5.3 Transparency

Response code group 'UEG1' and 'UEG3' were very particular about the issue of transparency. UEG1 indicated specific instances where they supposedly believed that there was no openness in the activities of the local government. "…*Another challenge is also that things were not so clear to us….There was no transparency. If they are evicting us and we are not going to get our place back, they should tell us but they didn't, that was the challenge…… They should work with us and be truthful and transparent: (UEG1)-T3*". Other traders recommended that transparency could be a significant ingredient that can be applied to address the challenges they faced.

"...People should be truthful and do as they say……Transparency of information is important, maybe they could have told us before long time so that we are able to plan and understand them well: (UEG1)- ML 8-11".

Analysis of responses from UEG1 clearly indicated that, there should be a change in approach towards any future redevelopment. It was identified that, most government officials who championed organizing and the implementation of the project were not transparent in their dealings with the executives of the traders' association. Literature (Virtudes, 2016; Allmendinger, 2016; Janin, 2017) revealed that the new models of spatial and landscape governance are now being studied thereby increasing a transparent public participation process with more information and communication to the citizens is vital. Here, transmitting of information and being open to the citizens and key issues directly or indirectly to their interest is sometimes a feature of a 'good' governance and government arrangements. This will help to create more responsibility in the decision-making process of the spatial development (Bourgoin et al., 2011). The argument is that the result of a good governance and government approach is understanding. If citizens are cut off from being informed, or truth not being told and trust not being built, how are they able to cope with situations after the completion of the redevelopment of the market.

In many instances, the heads of the market institutional arrangements were not informed about a change in decision. They will only realize the change when things are already done. For example, they were told initially that, because they have been trading in the area for decades, they will be the first to be registered and given a spot after completion for free of charge. *"..........Even where they were supposed to share or give to us, they did not, other areas that are not in the new market are what they have shared to us. But the former president told us that, when they are done with the redevelopment, we will be the first people they will look to. Daasebre Osei bonsu the former Asafo chief who was involved and represented by the Asanteman council also said the same thing. The chief of the Asante kingdom also said same thing. Everything is on record but now everything is not like what they promised: (UEG1)- ML 8-11"*.

These promises were not implemented. Instead, the local government told the users of the area to pay some amount of money for the use of the space in the new Kejetia. When these statements were challenged, they then reversed it to a payment (depends on the size of the allocation) and 5-year renewal of the tenant agreement which is currently changed to a payment ownership when a trader pays his or her first initial amount for the use of the facilities. Even though some of the changed decisions were overturned and normalized, the users of the area believe that they should have been informed about the change. Information is a source of power in the planning process (Forester, 1982). Consequently, if the users had realized a change in what was initially agreed upon, they could have strengthened their internal market institutions for financial assistance from the private organizations.
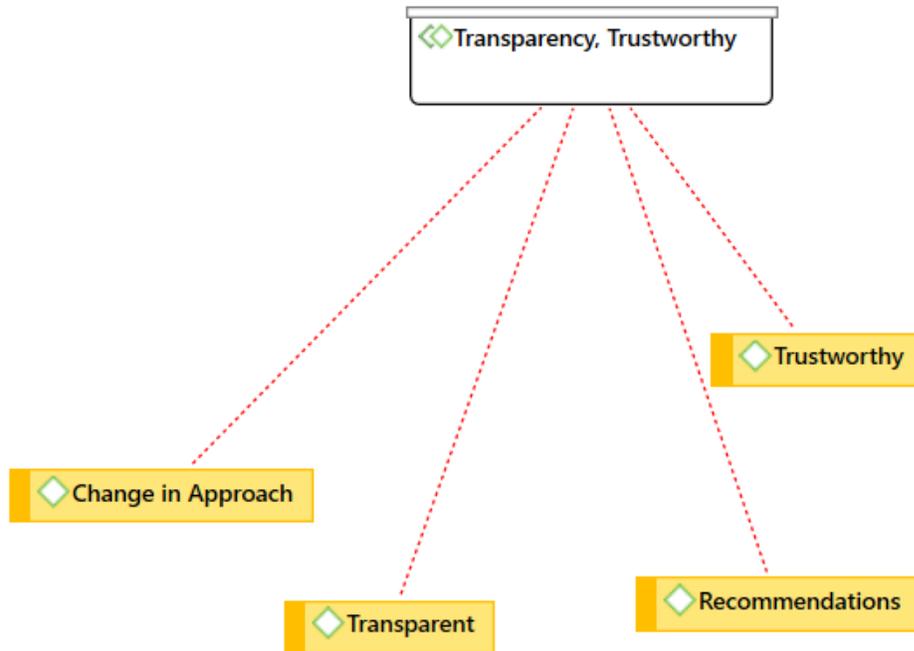
Figure 5.2 Indicators of transparency

The reported issues about the subject of transparency from the response code group (UEG1 and UEG3) were trustworthy, and a desire for a change in the government approach in dealing with spatial and landscape developments. There were also some recommendations (see figure 5.2) that were given by UEG 1, 2 and 3 to ensure that the issues of transparency would not be a challenge for any future event.

In addition to that, traders- UEG1 also reported a lack of transparency and trustworthiness within their own governance structure. One of the governance attributes of a West African Market is its political structures. They have internal and external governance arrangements. In its internal arrangements, there are two types of political entities: market leadership and commodity leadership. Every commodity sold and specialized retail section has an organization or association they form. Sometimes they even form a union which will include other specialized retail section in a neighboring market (O'Neill, 2006). The section in each of the markets has a representative/leader whose title is mostly associated to the commodity traded. For instance, a meat chief, tomato queen mothers, yam queen mother or cassava queen. According to (Awuah, 1997), this is identified as the smallest political unit managing the internal affairs of the market. The terminology of a 'queen mother' is an indication that the person has utmost power in the market which is usually a title given to women who have a high seat in the traditional authority system.

"......We form groups, hard wares, cloths etc. so we formed those associations and unions so that no person's shop get missing. But later, it came out that some leaders went to take money from people. So, they later dissolved many of the groups. So, they advised us that those groups were not important because the leaders are taking people's money and spending them: (UEG1)-T5".

On the one hand, the internal arrangements are how internal planning and managements of activities of the market are carried out. In cases like this, the leaders try to register their members with assurance that they will make sure they are given a spot after completion of the redevelopment. To the trader's knowledge, their executives and union heads registered only few people who had money and a bit influence in the market. They even took money from people in the name of registering for stalls which they did not give them after

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completion of the first phase. *"……There is no transparency, we have seen that some stalls are empty and have not been given to people, but they told us the stalls allocations are done: (UEG1)- ML 8-11"*. On the other hand of external governance arrangements, the leaders attend meetings during general assembly sessions where the views and demands of their members are put forward for discussion and consideration (Solomon, 2006; Clark, 1997; Ayittey, 2006). In most instances the traders said their leaders were conniving with the local assembly and compromising on the demands of their members.

"……. The leaders are in bed with the current administration, mayor and they have compromised a lot of things. Our vigil was covered by angel tv. They are not even able to tell us how much it will cost us for giving us the stalls. They have showed us that this is our portion but there is no proof that this is for us so we can share to our members. So up to date we are still not given or allocated the stalls although they have showed us our 160 stalls: (UEG1)- ML 8-11".

The lack of trust was the reason many of them left some associations to form new ones with the believe that those new group leaders could be trusted and make their demands known to the local government without compromising. *"……The leadership is the problem because they are in bed with the current mayor. Our interests were to get compensation and have a fair share during allocations. Currently we have not been allocated…….. Even now, some leaders compromised themselves and they decided to connive with the authorities for their own personal gains.: UEG1- ML 8-11".*

Analysis of the research conducted in Ibadan, Nigeria by Oladepo (2016, p.88) indicates that *"the emergence of a market leader was informed by success of a market woman and in fact, the ability to mobilize for the administration of markets, that is, the collection of levies and organization for social events, determined who got nominated'.* In Sierra Leone, the research conducted also indicated that *'a market leader emerges by providing to be trustworthy and experienced"* (Solomon, 2006, p.417). The performance of their duty is not only for a specific commodity but constitute external negotiations and ceremonies for the general good of the market. Some of these leaders were not transparent in their activities. As indicated in literature (Awomolo, 1998), their additional functions were to maintain peace withing the market users, enforce rules and ensure discipline, organize self-help projects, administer 'lost and found' property and resist any interference or external pressures from leaders of other markets and the local government. Some of them fall-short in executing these duties due to their lack of transparency thereby giving room for messy organizations which did not provide a good atmosphere for a productive participation and collaboration. Despite all the trustworthy issues, about 80% of the users of the area believed that the Kejetia market redevelopment could have been far better and effective than it is now if there were transparency.

"……. our ideas were useful to some point but because the local government and our union executives did not tell us everything about the project before they sacked us, everything was in a bad situation for us and them. But they listened to us when we said the relocation centre cannot take all the traders so they should open it up and register us: (UEG1)-T1".

5.4 Discussing the findings in line with research sub-questions

It is important to state that, all the 7 key principles that formed the conceptual framework (see figure 2.2) for this research were equally relevant. According to the respondents in all the response categories (UEG, S, ML UEG2, UEG3), the principle of learning, resources and public interest are less relevant as they did not see that been used in the process of the market redevelopment.

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The previous chapter (4) has offered a presentation of the results to answer the main question which will then be followed by a discussion of the findings in a broader perspective of the literature and any other external factors. The aim of this research was to understand the influence of the 3 key principles to overcome the barriers to effective spatial development. In chapter (4), I have presented the analysis per case of the 3 key principles and how they were used in the Kejetia redevelopment. Section (5.2) and (5.3) are further interpretations and discussions which appeared to be an emerging theme necessary to be discussed as a steppingstone for some conclusions to be made. This was added because they were consistent themes in all responses which required further discussion and to underscore its implications for this research. It is now clear how the 3 key principles were used in the Kejetia redevelopment, obvious statements about the discrepancies in the usage, how they can be modified, and how they have evolved over time to address these barriers in any future event have been stated. Also, how the key principles influence each other to deeper our understanding of the principles has also been shown graphically in figure 4.11. All of this leads to answer the main question: *"In what way do the key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana?"*

In the subsequent subsections, the research seeks to discuss the issues surrounding the various 3 key principles from the analysis with support from literature and external information. For clarity sake, I pitched every principle against ('Vs'.) the barriers so that it is clear how the research position itself in demonstrating how the principles can help overcome the barriers.

5.4.1 Linking findings to strategic planning and policy

The Ghanaian land is under a statutory plan. Which means that since 1945, the whole land was declare as a plan. Strategically, the Spatial Development Framework (SDF) elucidates the necessary dimensions and guidelines to which all national and regional plans should be made. Looking at the Kejetia market location, it was an old transport terminal as captured in the original formal regional plan. And of course, that is why the court rejected the claim of the traders that the land belongs to them for trading activities. That seems right for the local government to go ahead and evict traders in the early stage of the redevelopment, but my interpretation and argument of this is that there could have been laid down policies put in place to handle traders who have been using the location for almost 5 decades. Additionally, there appears to be no policies that are documented and shows a procedure on which any of the key principles could be used. Surprisingly, the planning and architectural education in Ghana is so clear on how through practice, Ghana has adopted the principle of collaboration in its spatial and landscape development. Consequently, it absence or perhaps lack of clarity in the policies guiding the SDFs for every region, cities and towns are reasons why there is always chaos in redevelopment activities in the country.

5.4.2 Context/geographical link to findings

Although I can suggest the functions of strategic planning systems as considerably generalizable, several results study has shown some heterogeneity that characterizes the implementation of it. Seemingly, there appears to be a general perception about a fully public control in strategic plans and policies. It is important to state that, a need for a revision in these SDFs and its accompanying policies are required. More so, the location of the market serves as the center of the country as well as serving as a bridge between the north and south of Ghana. Consequently, urbanization and its consequences made people trooped in thereby making the area a fully a commercial location instead of a transport hub. People are attached to their location and means a lot to them. Urbanization and its economic hardship over the years have compelled people to

use places that they are not entitled to and eventually change the land use of it. It does not imply their power can be subverted or be ignored in decision making process for this market redevelopment.

5.4.3 Rule of law vs. unclear power (RQ1)

Rule of law has always been the backbone of many spatial planning interventive programs. Often, how it is understood and used by those in power could contribute to how successful or effective the spatial development will be. In practice, I will agree that "*planners work in the face of power manifest as the social and political management of citizens' trust, consent, knowledge and attention*" (Forester, 1892 p.67). In the Ghana case, even though the local governments tried to use 'power' to provide some social and economic interventions, they are often seen as abusing power or nevertheless subverting the very people to which their spatial development will benefit. In the case of the Kejetia market redevelopment, the authorities appeared to have exercised the principle of rule of law through the lens of input, throughput, and output legitimacy.

Accordingly, citizens and users of space also poses some 'power' due to their interest and influence they think they have on the place. Some of them have high interest on the virtue that the location for their trading activities is a dwelling place for them for more than 3 to 4 decades. Some spots/stalls are even passed on from generation to generation which automatically makes them hold a kind of property right to the location although administratively it may not be legally theirs. Also, the users of the area pay taxes and yearly dues for petty developments in the market. All these are an agglomeration of evidence that their power cannot be ignored.

According to Forester (1982), if planners ignore those in power, they assure their own powerlessness. The argument is that, if planners and local government officials understand how power relations works thereby improving their structure of the planning process, they can scale-up the quality of their analysis and empower the users of the space. Consistently ignoring traders and other users of space resulted in the countless demonstrations and court issues that impeded the smooth development of the project (see figure 4.4). Whenever people are unclear about their power and how to exercise them, they are easily moved by misinformation and distorted communication to their own advantage for a negative action. That is why addressing unclear power must begin from recognising the power of the various parties (see figure 5.1). The effects of planning processes can be long lasting and impact both the space itself as well as its current and future users. In order to produce results with relatively positive views, governments and planners must create trust between the governed and the regulatory bodies (Needham, Buitelaar and Hartmann, 2018). By building trust, you empower citizens (see figure 5.1).

Although power distribution is rarely equal, various types of legitimacy can justify the allocation and distribution of resources. Nevertheless, it should be use in such a way that there is no dominance in one approach. This will ensure an equal distribution of power. Although the local government used a lot of input legitimacy, they could have equally given a similar proportion of attention to throughput legitimacy.

While spatial planners could be argued to represent input legitimacy due to the legislative power assigned to them by law, spatial planning activities specifically concern themselves with throughput and output legitimacy. The presence or absence of consultations, collaboration, and inclusion of the diverse views in the planning process will significantly impact the public perception of the legitimacy of a plan in question. Most output and throughput procedures have been top-down which resulted in most disproportionate benefits. Analysis of the UEG1 indicates that, although they have attended several consultations and negotiations, these are always motivated by a plan already in action which they were not consulted or perhaps disagreed to. While this situation could impede the effectiveness of this project, I argue

that there should be diffusing and explanation of the limitations of power to the stakeholders involved. When this is done properly, the users of the space will be conscientized that they have power, but it is limited. This is what I proposed as political management of citizen trust (see figure 5.1).
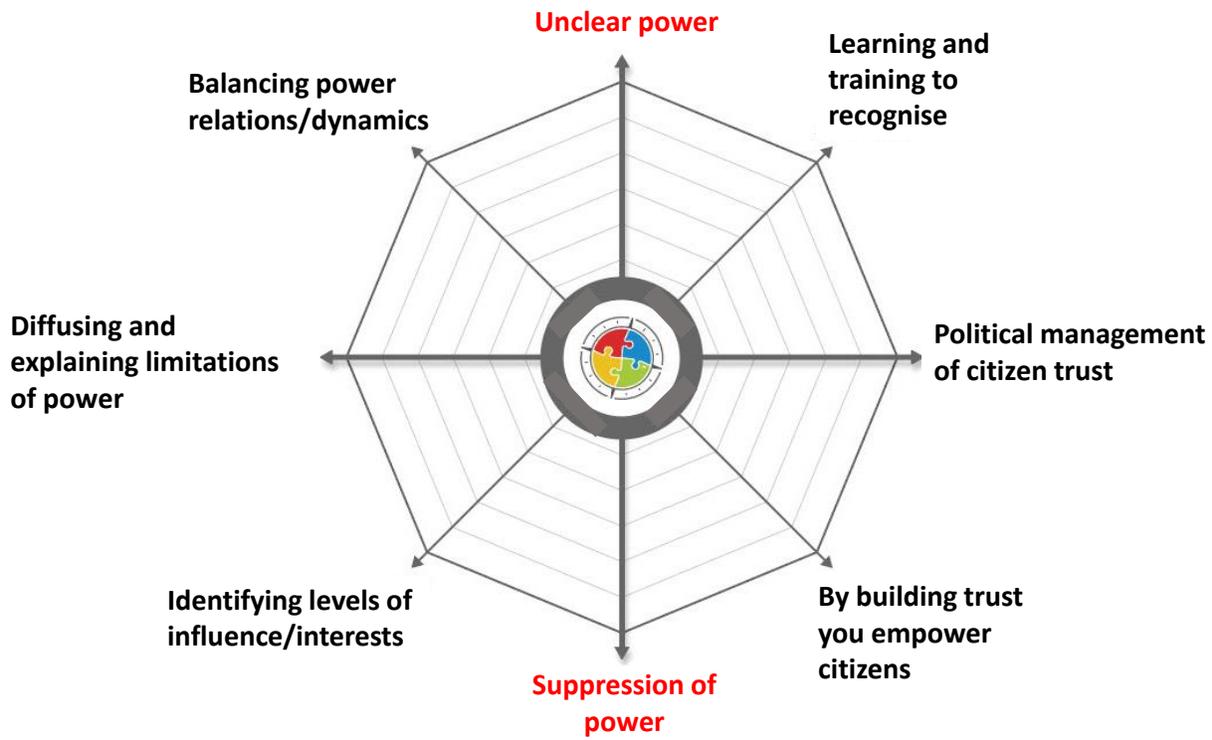

Figure 5.1 Summary of how the principle can overcome the barrier

I present how the principles can help to overcome the barriers in figure 5.1. I used a 'web' illustration to demonstrate an ideology to balance and exercise equal strength and power among key actors, i.e., local government and the users of space. Based on the result of the data collection, the 'red' lettered words are the barriers, and the various 'black' lettered words shows how overcoming the barriers can be done.

Planning intervention requires different forms of justification because they affect property rights. Consequently, how to satisfy affected groups creates dilemmas. Although city officials within the confinement of the rule of law and enforcement cannot satisfy anyone, they should still ensure a clear explanation and limitations of power to the users so that traders are clear about where their power lies and how to exercise them for any social or economic redevelopment.

5.4.4 Collaboration vs. transparency, understanding, socio-cultural (RQ2)

Planners often have less or little influence on the implementation of plans that they will produce, perhaps due to the level of political satisfaction the project might have. This in my opinion is why collaboration with the users of the space becomes an important asset to shape the political purposes of spatial developments. The exercise of political power has often been seen as exercising a legitimate power whereas many opponents of collaboration argues that too much collaboration diminishes the autonomy and administrative power of planning authorities for landscape activities (Healey, 2003; Agger et al., 2008).

Consequently, city officials are puzzled with whom to collaborate, when to participate and at which level they are needed. This dilemma has thwarted the essence of collaboration in several spatial

developments. Many critics of collaborative planning commented on Patsey Healey's treatment of context, treatment of institutionalism, emphasis on 'process', lack of a social theory, and treatment of power. Few critics were fueled by those made of the rational planning process itself. These critics argued that the treatment of collaborative or participatory planning and the diverse enterprise of planning theory generally neglect 'context' and focused too much on process.

In the case of the Kejetia market redevelopment, the argument about 'context' and 'emphasis of process' were indicators the local government considered in their redevelopment processes. This is because, although traders and the traditional authority have high interest in the project, the context of the project as a national economic asset seemingly did not encourage them to involve too many people in the development process. This is because if they focus too much on collaboration processes, then they will not fulfill the goal of the project. Nevertheless, I propose that addressing the barrier of transparency, social-cultural and understanding should begin from blending citizen and political interests and not only focusing on 'context' (see figure 5.2). I agree with Swyngedouw (2004) to argue that the 'glocalization' of economic activities has provided opportunity for both global and local scales to be important nodes in the 'glocalization' process. If spatial development has to be effective, then a good approach will be to include a national goal as well as a civic or societal goal. In Healeys' world, collaborative planning (throughput) is essential for planning actions, but these acts are mostly misrepresented and inappropriately exercised. The context, agencies and the systems that shape interactions in dialog during decision making are always essential to justify the allocation of resources (Fainstein, 2000).

A major point of contention in the Kejetia redevelopment is regarding the question of developments on ancestral and indigenous/ self-allocated lands of traders. They have traded there for 2 to 4 decades and they hold some 'connection' to the location in the urban setting. Although the court ruling indicated a win for the local government, it does not take away the essence of collaboration due to the bonds and ties the traders have had with their location of trade for decades. This is why I also argue for open and transparent communications within and externally for both parties come to the table for an understanding (see figure 5.2). Consequently, the fragmented system of governance has created difficulties in administration and coordination of services (Kearns, 1995). That is why collaborative governance is perceived by many as a tool to discipline citizens through a manageable form of citizen participation where resistance to urban spaces is not encouraged and power relations remain unchallenged (Peck and Tickell, 2002; Gough, 2002; Brenner and Theodore, 2002a).

I argue that, the essence of possessing power for a political or democratic course is gradually loosening due to the way in which collaboration is carried out in the developing world. Constant communication of events and activities to the users of space does not diminish the power of city officials but strengthens collaborative governance. This will reduce the agitation and activisms that always characterizes major public projects in the developing world (see figure 4.7) and even in the developed world. This is because, the less collaboration and participation, the less transparency and understanding of the project will be. Evidence from Staeheli (1999) pointed out that the right to participate and to negotiate in decision making and governance is a critical right afforded by citizenship. It is also important to point out that the state willingness and ability to provide space and environment for citizens to obtain a more powerful and inclusive voice is very significant (see figure 5.2). An open and inclusive collaborative principle will help to overcome barriers of understanding and transparency issues. Some optimistic viewpoints in literature also concur to this opinion that collaborative governance can provide citizens with so many new opportunities to negotiate and renegotiate power structure thereby balancing power relations (Elwood and Leitner, 2003; Ghose and Huxhold, 2001).

Transparency

Recognising sense of
space/belonging, state
willingness

Blending citizen and
political interests/goals

Reorganisation systems
and structures to
facilitate collaborations

Open and transparent
communications
internally and externally

Social-
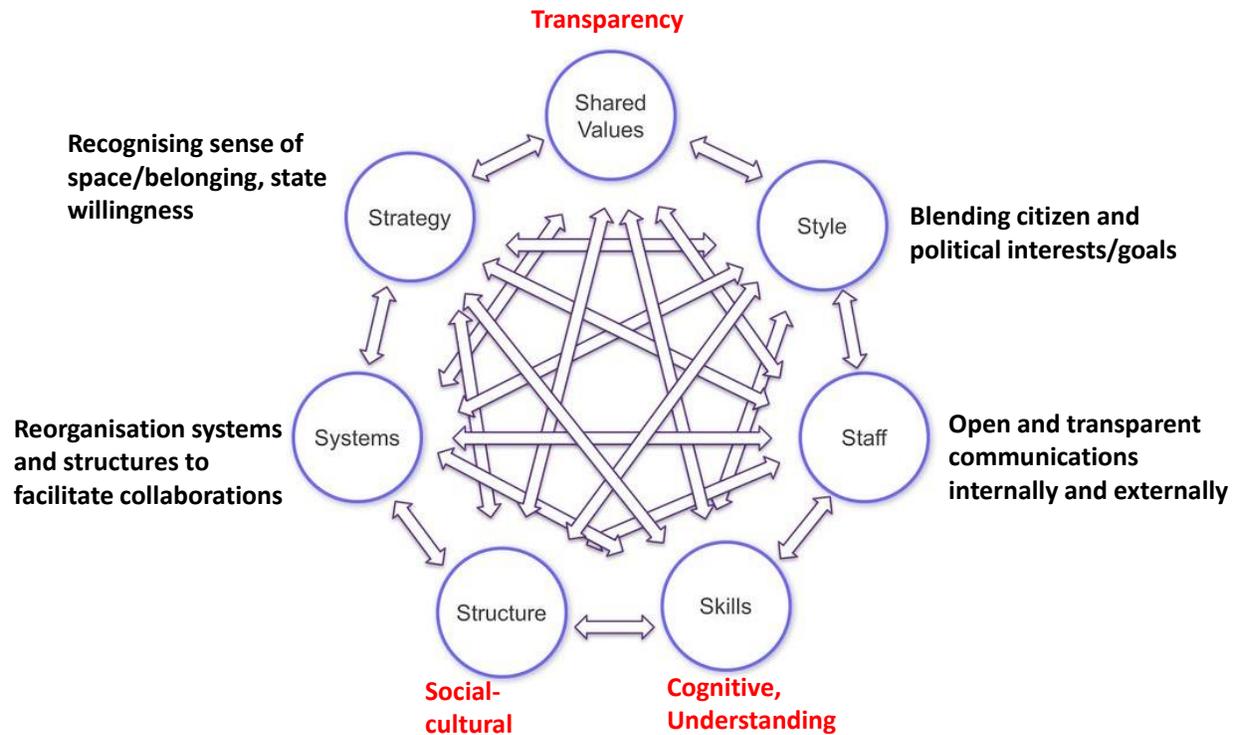cultural

Cognitive,
Understanding

Figure 5.2 Summary of how the principle can overcome the barrier

I illustrate how the principles can help to overcome the barriers in figure 5.2. I adapted an S-like shape and 'strokes lying on each other' illustration to demonstrate an ideology that each party (users of space and local government) needs each other. Whether one party has more power or less power do not necessarily remove the essence of collaboration. Based on the result of the data collection, the 'red' lettered words are the barriers, and the various 'black' lettered words shows in which manner (style, skills, structure etc.) the barriers can be addressed.

Whether power corrupts or not, the absence of power can be a frustrating moment. That is why the governance and government of landscapes must still ensure to exercise their legally mandates in contexts of economic power and or by politics to ensure democratic citizen participation and collaboration in the planning process so it becomes a reality and not just a mere romantic promise (Howe & Kaufman, 1979). I can also agree that "*the collaborative governance model with its structure of public-private partnership, has provided an opportunity for majority citizens to gain a voice in the reshaping of urban space at the local scale*" (Ghose, 2005 p.72).

5.4.5 Organization vs. messy institutions, organization structure and finance (RQ3)

West African markets have been characterized as informal (Silva, 2016; Myers, 2011; Freund, 2007; Murray & Myers; Forster, 2016). Even though these assertions are a mischaracterization in recent times, I partially agree with the western perception of informal characterization of West African markets. In my opinion, this feature can be highly attributed to the disorderliness. For the developed world, the disorganized markets are due to the concept of chaos, illegality, disorder, unauthorized, and unlicensed of socio-economic activities. This research situates the case of the Kejetia market organization and institutional structure to see

how they have evolved and to a greater extent, how they can help to address barriers of spatial development mentioned by *Uittenbroek et al., (2013)*.

According to Uittenbroek et al. (2013), the institutional and organizational barriers are related to insufficient governance such as incompetence, low political support, no public pressure, fragmentation and pluralities of institutions, lack of coordination and insufficient organizational cultures as well as lack of political commitment and an undefined role for local authorities. Even though this research has established that there was some form of organizational and institutional arrangements in the Kejetia market, their roles could have achieved many results in the planning and managing of the redevelopment. In section (4.5), it is established that the traders had external and internal governance structures which allows them to form institutions and unions to protect their right and interest identified as political unit (see figure 5.3).

In figure 5.3, I propose that this political unit should be the starting point of recognition and then go through a set of procedures which is denoted as 'arrow circles. Evidence from the data illustrated a messy organizational structure and these procedures depicted in the figure 5.3 can be adapted to regularized and formalized the market organizational structures. The procedure ends in finalizing an active organization and documentation to strengthen the capacity of the market political unit. This will help the market to be more organized for the local government to move towards a governance style whenever there is any future intervention. The analysis indicated a duplicitous organization and institutions that were not formalized for a 'good' collaboration with the local government. These discrepancies can be interpreted as reasons why the local government could not fully integrate the market organization dimension into the planning and implementation.

Figure 5.3. Summary of how the principle can help overcome the barrier.

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I present how the principles can help to overcome the barriers in figure 5.3. I adapted a 'linear and circular shape' illustration to demonstrate an ideology that formalising and restructuring messy organisations will require a pattern to be followed. Consensus building between the local government and the market structure will also require sitting around the table to discuss possible ways to handle spatial development issues. This approach will move towards blending the government and governance style. Based on the results of the data collection, the 'red' lettered word is the barrier in the centre which needs to be addressed. And the various 'black'/'white' lettered words shows the manner in which addressing of the barriers can be done.

Consequently, increasing local characterization of a market as informal areas by local officials is the reason why they made no effort to regularize and formalize these organizations who play vital roles in the market in my opinion. It is paramount for city officials to always draw a distinction between formal and informality of markets. Kejetia economic activity has been in existence for almost 7 decades. People make a living there and eventually forms groups. Their contribution to national development through payment of duties and taxes formalizes their stay and local authorities should make conscious effort to formalize and recognize their role during redevelopment projects. It is important to state that even new and unauthorized market centers should be recognized, and their trading leaders needs to be featured in every planning procedures.

Based on her research on a certain Nigeria market, Faith Ikioda (2012, p.24) asserted that, "*the formal marketplace is a designated location managed by the public organizations, such as the state or local government. Formal marketplaces generally support formal trading, characterized by the selling of legal goods and services within established premises and licensed business*". Alternatively, she further argues that "*informal marketplaces are market that are not officially recognized by the state and therefore not subject to most government control*". Intuitively, the characterization of markets by municipal and metropolitan assemblies as informal places implies that it is a nonpayment of municipal or national taxes which is false-true. These smaller activities pay dues and have leaders that settle disputes and ensure peace and harmony in the place. The neglect of this fundamental attribute will mean that these leaders will be impediment to the smooth implementation of the project as it was in the case of the Kejetia market. The series of activism, demonstrations and media backlashes were all organized by these leaders (see an image from a video in figure 4.4).

Accordingly, market centres have not been represented properly in the discourse of municipal and urban regeneration (Ibem, 2013). Although they have a messy intuitional structure and governance arrangements, the traders in these market areas engage in landlord-tenant relationship with local governments (Awuah, 1997) which implies they have the legitimate right to demand for a fair and transparent participation in the process of the market redevelopment. Nevertheless, I noticed that how these institutions and organisations are formed needs attention and procedural outlines (see figure 5.3). In the old Kejetia market, the organisations were formed based on commodity type. Which means that 20 different commodities will have (20) organisations. All of these have different interest and sometimes completely different governance structures. This makes it difficult to create harmony in demands whenever there is an eviction. These multiple organisations also became a breed of misinformation and misrepresentations. It became a business venture for some leaders to make their way out at the expense of other traders. Because the planning institution and local assembly could not engage all, some of the decisions taken were miscommunicated which could not help but only increase tensions and agitations.

The argument is that these issues could have been avoided or better still be anticipated and catered for. They could do this by providing some analysis of communicative distortions that would allow actors to anticipate and respond to these distortions or communicative influences. If the local government had

recognised the power of these organisations and understood the power relations, they could have addressed their information constraints and counteract or avoid those distortions. The local government made the argument that they did involve the primary organisations such as the trade unions and the shop owners, but my argument is that, when checked, more recent projects and new scholarly ideas of stakeholder and citizen participation in the Kejetia redevelopment, I found little democratic and broad stakeholder consultation with the different organisation. Clearly, negotiating with one or two of the organisations is not enough when others are also affected and wish to be involved.

5.4.6 How principles can Influence each other (RQ4)

In the case of the Kejetia redevelopment, it is now evident how these 3 key principles have evolved and were used. It is important to note that, in using these principles, other administrative and systemic barriers were encountered. In one way or another, these principles have also helped to overcome some barriers that could have halted or even avoided the implementation of the project. The challenges raised during the implementation of this project has also created awareness on the importance of increased community involvement and social cohesion as well as the role of parties concerned in jurisdictional or territorial development in the implementation of every city or state project.

Even though local governments and parties involved will not have a shared vision and consistent direction for the spatial development, it is significant to see how power relations can be balanced for the 'good' of the project motive and deliverables. One of Uittenbroek et al. (2013) barriers to spatial development was cognitive/informative. While Uittenbroek et al. (2013) explained its damaging effect to effective spatial development, Moser and Ekstrom (2010) had gone so far to identify at which stage of the development phase this could be identified. Accordingly, I argue that the use of collaboration as a principle by recognising the various organisation and institutional heads for an active consultation and participation of activities is a very good instrument to effective spatial development. This solves all activism and protests that came because of the neglect of the governance style.

According to United Nations (2008, p. vii), effective spatial development "*helps to avoid the duplication of efforts by actors such as government departments, commercial developers, communities and individuals*". As it was in the case of the Kejetia redevelopment, a lack of communication and transparency 'left the users of space in the dark' and this contributed to messy organisations. Although they already had some trade unions and organizations, they were not messy in structure. The lack of information, and the neglect of social and cultural dynamic by the local government were reasons why traders had to form or join so many organisations. This means that the recognition and formalising of institutional power through the rule of law can be instrumental to address the barrier of messy organisations as illustrated in figure 5.3.

Although planners have little influence to correcting procedural issues especially when the state has a political interest, they can still use Forester's (1982) incrementalism informational approach to gain power to do what is right because it will respond directly to organisational needs and not only the political needs of the state. "*......Despite the fact that planners have little influence upon the structure of ownership and power in this society, they can influence the conditions which make citizens able (or unable) to participate, act, and organise effectively regarding issues affecting their collective lives*" (Forester, 1982, p. 67). Planners can make the redevelopment process more democratic and more technocratic to move towards blending government and governance style of managing spatial landscapes.

CHAPTER 6

Theoretical Interpretation and Discussions

6.1 Introduction
6.2 Barcelona case
6.3 Entry points
6.4 Relating to the main question

For a broader perspective, and to see which elements can be learnt from the developed world, I look at the Barcelona case.

New insights and new elements are deduced to see how they can help improve upon the situation of the developing world.

Bold statements about the researcher's positions are made and an 'overarching concept' is designed to support the claims.

6.1 Introduction

Here, I will be reasoning from a specific observation (Ghana case) to more broad generalizations (developed world perspective). The previous chapter has discussed the various findings with supporting literature and external factors as well as what the implications mean for this research. In this section, a comparative case in Spain is used to draw lessons from the developed world perspective of an effective spatial and landscape development by looking through the lens of government and governance operations. A case in Spain is used because there is an explosion of literature (Segura et al., 2017; Marshall, 2014; Paül et al., 2005) that explains the success of Spain's spatial planning from which lessons can be drawn. Also, the context of the Kejetia market and why it was redeveloped fit well in the context of the Spanish approach of planning i.e., 'Business, economic and tourism services.

Rather than focusing on a particular project as it was for the case of Ghana, I will look at the growing literature and works from academics (Miles, 2005; Garcia, 2005; Monclus, 2003; Balibrea, 2001) on the Barcelona urban redevelopment and its governance and government approaches. Perhaps, new insights, additions and modifications can be made to come up with a comprehensive approach on how an ideal government and governance style to effective development can look like. It is not to juxtapose ideas and experiences from developed countries on the developing world but how to look at the odds and potentials from both sides to shape spatial landscapes.

6.2 Barcelona case

According to Degen et al. (2012) redevelopment in Barcelona has widely been celebrated for its successes in combining cultural strategies and urban regeneration to address socioeconomic problems. One of the barriers to effective spatial development identified in this research was linked to the principle on socio cultural aspects (see table 2.1). This is the differences in values, believes and precept of operations by public, private and individual or groups. This barrier as recognized in the Kejetia redevelopment was a huge blockage and its neglect led to a misunderstanding and mistrust between the users of the space and local government. It was identified that the socio-cultural determinants and how they are handled during project of such nature will determine whether citizens have fully understood the processes of the redevelopment or not.

Literature (Valls et al, 2013; Marshall, 2004; Marshall, 2000; Blanco, 2009) suggested that, the Barcelona approach of planning landscapes can be applauded for its integration of the cultural and social dynamics. It has been argued that culture in Barcelona has been given a legitimizing role to unite an increasingly socially heterogenous society and thus has been used as a tool to redefine an ambiguous notion of social cohesion (Degen et al., 2012). Today, a strong cultural infrastructure has been made available in all districts and metropolitan parts of the city which has necessitated the effort to reach out to all sections of the population. In effect, socio-cultural elements have been utilized to make sure that users of the space have a say.

Review on further literature (Casellas & Pallares-Barbera, 2009; Monclus, 2003; Marshall, 2000; McNeill, 1999) indicated a historical antecedent that set a certain precedence on how governments interventive programs should be handle during the period of democratic governance. Barcelona's modernization since 1975 and the democratic elections of 1979 has been shaped by three phases of urban transformation, stable governance and shifting weight of private sector influence in public policy decision making. Citizens were given a right to choose their own district officials which was mostly not the party in

government. The persistent demand from the neighborhood civic movement made this happened and citizen became a body of political scrutiny. This allowed state officials to recognize citizen participation and civic ideas in the design of its urban policy. According to Gonzalez et al. (2005), the city's innovative mix of cultural activity and urban regeneration was distinguished by a unique governance style based upon a strong citizen support. The inclusion of citizens through democratic participation has not yet been criticized because urban quality and social dignity have been combined with the aim of enhancing social cohesion and a sense of belonging to the city. Although today, the approach is receiving pressure from international economic and globalization, the concept is widely implemented, and practices can be learnt.

As it was in the case of Ghana, the district, municipal and metropolitan officials are not chosen by the citizens, instead by the ruling government. This makes them go scot free in any of the decisions they undertake whether they are good or bad. In the case of the Kejetia redevelopment, a social dimension of the traders is introduced (see 4.4). These different socio-cultural groups are the foundation for the creation of the organization which is an essential political unit of the internal and external governance structure of the market. This means that a neglect of the socio-cultural dimension of the users of space will mean a neglect of their institutional and organizational heads. This was evident in some stages of the redevelopment process that necessitated activism and protests on the streets. The continuous neglect of the market governance structure resulted in countless court cases which delayed the successful implementation of the project.
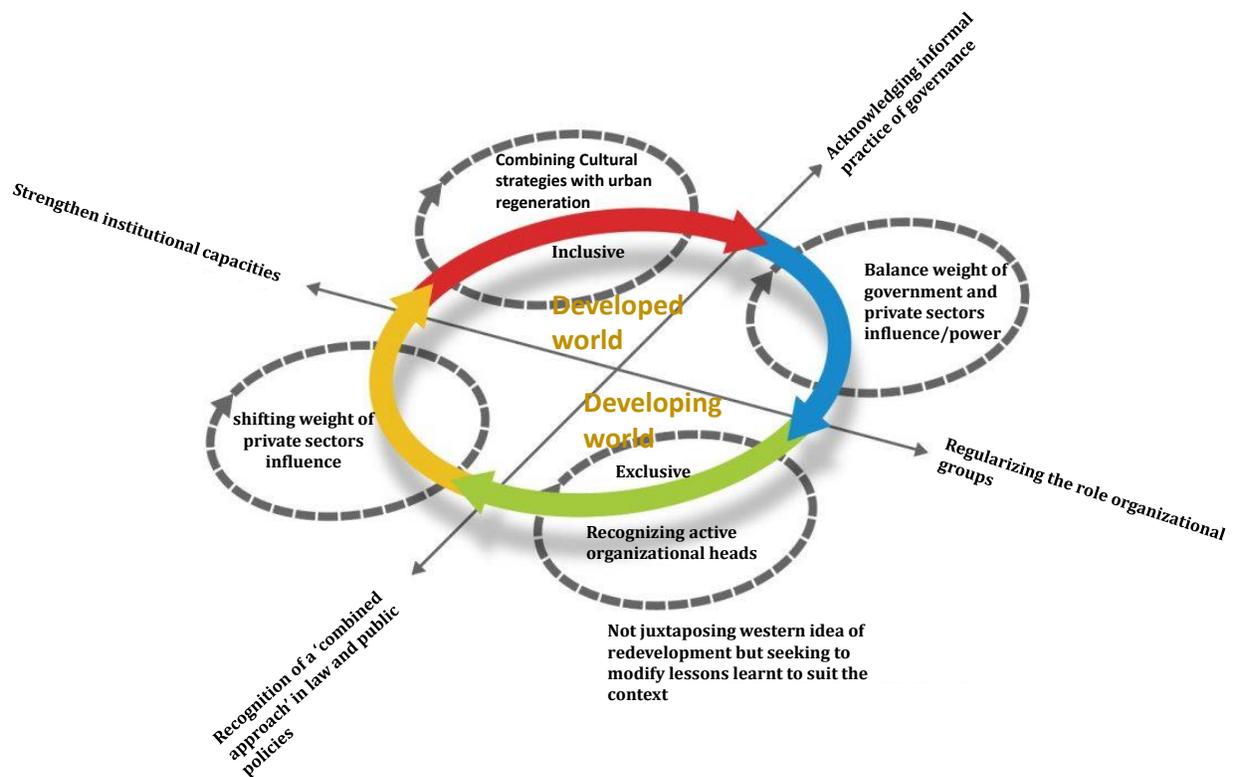
Figure 6. 1. Summary of developing and developed world perspectives

In figure 6.1 I illustrated a summary and features of the developed and developing world perspective of special development which is separated by two 'diagonal arrows'. The Barcelona case shows an inclusive spatial development process (government and governance style) while the developing country, using the case of Ghana shows an exclusive approach (more towards government style). The 'coloured big arrows' indicates a circular approach where the developing countries can adopt experiences from the Barcelona case

by following the suggested points in 'black lettered'. By balancing weights of government and governance, I suggested that it can help move towards an inclusive approach where cultural strategies and fabrics of the market (governance style) will be inculcated in all spatial development in the developing world.

Accordingly, urban regime analysis has shown that urban political coalitions show a certain flexibility when there is a need to change a certain direct in long term-term orientations (Dowding, 2001; Blake, 1999). The analysis from the paper (Gonzalez and Healey, 2005) indicated that, this flexibility not only occurs at the traditional (formal) level in changing laws and government decision but also in the informal practices of governance. Seemingly, it appears that there is no such law yet to supress or neglect citizen culture and democratic involvements but their presence in law for an inclusion has not yet shown any positive impact yet in the global South. Although the Barcelona case has continuously be changed according to national shifts in the mode of regulation, it has not yet affected the significant recognition and participation of the users of space.

Furthermore, talking about culture and how it is used in the Barcelona case, one of the issues raised by the Kejetia market redevelopment is the juxtaposing of a foreign concept of a market economy. According to the leaders, they believe that even though such project has a national and political interest, there was less consultation and involvement of the traditional authority and the users of space on what will be good for the citizens. There were less consultation and understanding which resulted in a sudden eviction and eventually a collapse in traders business activities. According to the users of space, they believe that Ghana has its own way of trading activities and that should be featured in a project as this. If these ideas in the project were not 'imported' and implemented but rather high consultations were made, the redevelopment would have been more effective than what is seen now.

I proposed in this research that while there should be a need to collaborate with private sectors and shift weight of private sector influence, there is also the need to not juxtapose western physical structure concept of redevelopment (see figure 6.1). Consequently, Political elites have transfer foreign practices or urban regeneration practices from one urban context to another, forgetting that urban development is a deeply historical and place-specific phenomenon (Turok, 2009; Moulaert et al., 2007). Socio-culture in its widest imagination is regarded as a crucial pillar of economic development in the post-industrial city (Degen et. al., 2012). One essential lesson from the Barcelona case is that it identified the leaders of the active neighbourhood associations, institutions, union and incorporated their views in the city's governing coalition. That was a tremendous approach that led to an attempt to deal with citizens inputs/suggestions on urban issues such as health, public spaces, education etc.

6.2.1 Essential elements to consider for an ideal government and governance

The new ideas identified from the Barcelona case is its integration of social-cultural and citizen democracy into its urban policies. This is not quite different in a typical democratic governance environment like Ghana. But often, the problem has always been on how to understand and use these key elements for a greater course. For the case of Ghana, districts are not ruled by a party different from the government in power. There is no room, therefore for citizens to influence the definition of economic development the city will take (Social Polis, 2008). Nevertheless, there is still a public court of opinion and sentiments that mostly put pressure on government officials to do the right thing especially during urban regeneration activities that will require a sudden eviction and relocation of people. In most cases, due to political benefits, the state put a 'deaf ear' to complains of traders and other users of the space like transport operators and still go ahead to do what they have determined to do. In this way, I argue that developing countries can adopt a system of

governance for urban policy where there is an acknowledgement of the citizens will (see figure 6.2), such that they have a referendum on how they will want the project to be delivered before any of such developments are initiated.

Adding to rule of law and making provisions in the regulatory frameworks for public policies

Acknowledging the role of citizenship in democratic governance

Sense of belonging ownership and protection

Integrating social-cultural and citizen democracy

More decentralisation at the local level to allow district to choose their own leaders and vote on urban policies

It will encourage active participation

Public-Private partnership for national and local developments
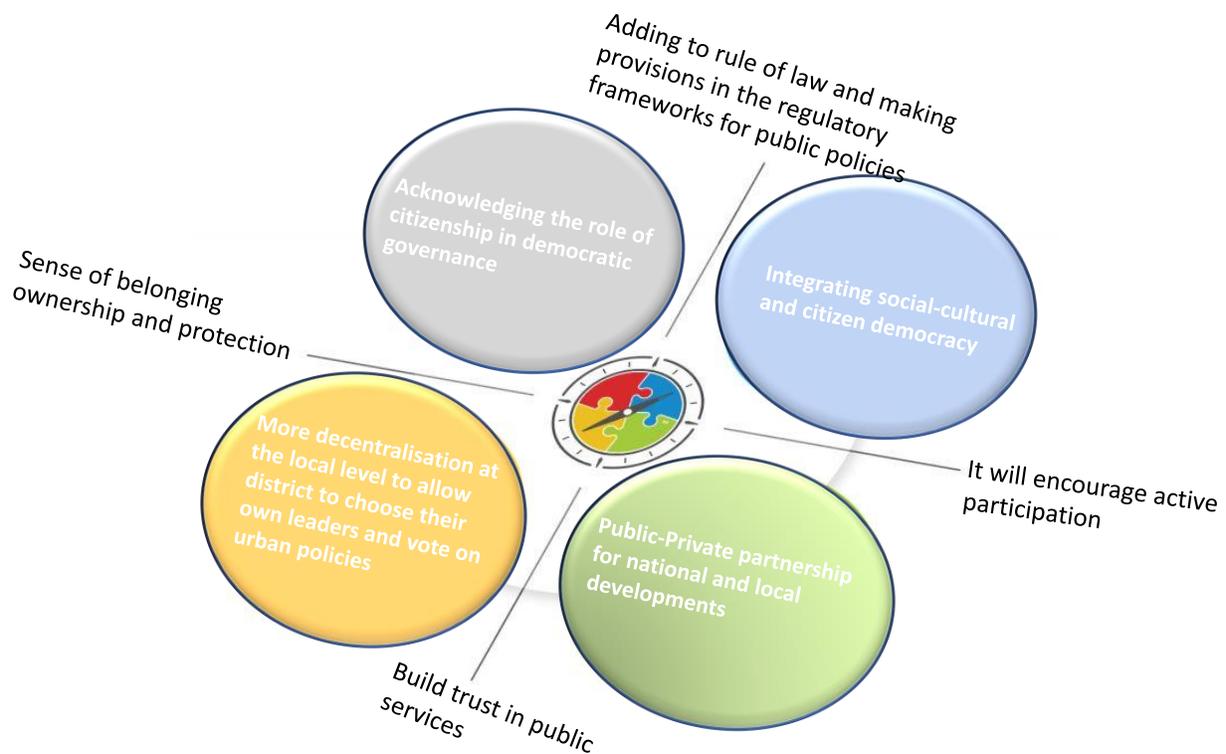
Build trust in public services

Figure 6.2 Lessons learnt and the developed world perspective about government and governance.

Figure 6.2 illustrates the new ideas and insights derived from the Barcelona case and it implications for the Ghana case or this research. They are divided into four quadrants. Intuitively, depending on the barriers confronted with the spatial development, if one 'block' of suggestion and insight is adapted and used either in isolation or a combination with the other, it can help strengthen the government and governance style. With both ends of the division I further proposed what the result and implications could be when either one or two suggestion of the 4-quadrants is adapted.

In addition, the issues of citizen participation and collaboration between private organisations is something that can also be learnt from the Barcelona case (see figure 6.2). The city through it public-private initiative raised funds to acquire old and abandoned industrial sites to build social housing and other essential infrastructure to address the need of the people. Although culture and citizen participation were not explicitly mentioned in policy documents in the first phase of the Barcelona case, it helped to foster a collective Catalan identity and democratic citizens. From the issues discussed in (see 4.2 to 4.5), I noticed that developing countries can also learn not to make citizens a 'rubber stamp' for any spatial developments but allow the users of space to make an active participation at all levels of developments. It does not necessarily have to be mentioned in policy documents, it can be a practice that can be adopted and be strengthened in its usage. This encourages and build trust in local governments and create a sense of belonging and identity for the users of space (see figure 6.2). Thus, creating a society in which consensus is

built through dialogue between government and citizens who are organised in the neighbourhood grassroot associations.

6.3 Entry point

It is now clear from the various sections of this thesis and from literature ((Degen et. al., 2012; Albrechts, Healey & Kunzmann, 2003; Ghose, 2005) that there are several challenges that confront every spatial development. What is important are the tools and mechanisms that are relevant and 'good' to overcome those challenges (barriers) to effective development. Even in the so-called developed countries, there is a movement to recompose governance and government relations to break away from the functional organization and to widen governance relations to incorporate new ways significant to local community stakeholders (Maginn, 2007). I categorically state that, this research according to its findings and analysis and a review of literature and other policy documents will situate/align itself on the assertion that the plausible lens to look at the issues to effective spatial and landscape development is a 'combination of both government and governance approaches' and not adopting to one or another. Consequently, a shift from a hierarchical top-down approach to spatial development in Europe even though they have a model of decentralized systems is an indication that developing countries who are struggling with decentralization and to some extent citizen democracy can adapt a combination of both approaches. In this research, there seems to be a synergy of principles that is ideal for a government and governance approach to effective spatial development. However, there are also some areas for modification and improvements in the developing and developed world perspective.

In Ghana for instance, the country holds a prestige for a decentralized democratic governance mandated by law. In as much as local governments would want to use the rule of law and power to support the execution of a plan, there is always an element of citizen participation. Increasingly, research (Abrahams, 2010; Humphrey, 2007) support my argument that there cannot be a hijack/dominance of one approach, say government, even though the governance arrangements are deteriorated and un-functioning. From the empirical evidence from the field, it appears that there is some form of understanding to work together but there is not yet a reform in the use of the (3) key principles which will be satisfactory enough for all parties involved. In the developed countries particularly in Europe, an environmental, social, and economic agenda is very strong and linked in part to environmental movement's emphasis on sustainable resources concerned with the quality of life in places (Albrechts et al., 2003). Developing countries like Ghana has not yet reached an urgency for economic and environmental consciousness and that could be why private, civil group and Non-governmental organizations are needed to be regularized and formalized in national, regional, and local level developments so that it doesn't reach a point where the people and the environment are no longer considered as interested partners in any spatial developments.

6.4 Relating to the main RQ- Seeing through government and governance

In this section of the report, the research proposes an 'overarching concept' that captures all relevant insights from literature, experiences from the Barcelona case and empirical findings from the case study. It also provides what the important challenges are for every key principle and suggests what is important to be done to change the way and manner in which the key principles are used. The research also reflects on the

contributions made to the 3 key principles to support the argument that blending both government and governance style is a plausible approach to effective spatial developments.

Accordingly, there should always be local response to local problems which is appreciated by a local political process. In this way, there is always room for a broad social and political consultation that addresses concerns and provide answers to current and to some extent future questions that may come up. In this overarching concept, the research argues based on the empirical data that there should be effort to recompose government. There should be a breakaway from functional organisations typical of many national and local government social interventions (see figure 6.3). Participatory process should be diffused to the lowest level. This encourages citizen democratic participation for the users of the social intervention.

In the concept, it is suggested that what an ideal government and governance approach for a spatial development could look is when there is a recognition of influence and interests of the various groups that are partially or fully affected by a decision of the project. The principle of power/rule of law if used in a manner that give respect to how much interest the various stakeholders have, will help to overcome Moser and Ekstrom (2010) barriers of mistrust, unclear power, court delays, demonstrations, and activism that comes because of neglect by the local government. All requests made by the users should have a response which will reconcile and address all related issues. This helps to balance power relations between the local governments and the users of space. It will even go a long way for people to feel their power have not be subverted, hence own ownership of the facility and protect it.

Moreover, the concept captures the principle of collaboration and its influence it can have on the barriers to effective spatial development. Collaboration is a contested mechanism which many government institutions have used in their own way. In many instances as it is in the case of Ghana, it appears that the principle was used but how it was used in the Kejetia redevelopment was not satisfactory according to the data gathered. The different stages of legitimacy i.e., throughput legitimacy should be strengthened. All collaborators are equally important. The social and cultural fabric of the market governance structure that was ignored during the planning, eviction and allocation phase of the redevelopment is the reason they were confronted with insufficient market stalls which resulted in street protests. Collaboration involves participation but a situation where information is withheld or not diffused to users of space for an understanding will eventually breed mistrust and lack of transparency and trustworthy. Also, there should be transparency in all negotiations in the decision-making processes. This collaboration as a principle serves as a 'good' platform to harmonize all government and governance instruments for an effective development.

In addition, the principle of organisation and institutions needs to be reorganised and a 'good' regulatory framework needs to be put in place. As it was in the case of Ghana, the messy organisational and institutional landscape did not encourage a participatory architecture environment. Instead, it became difficult for city and planning officials to fit the governance structure of the market which was primarily in small groups with less or no regulatory framework for contacts and negotiations. In this concept, it is expected that the various institutions, organisations, and unions are reorganised to fit well in the government framework and procedures for city interventions. This will also go a long way to address all financial issues the traders faced. Even currently, many of them are not able to secure a new stall because they are not able to pay for it. Formalising and institutionalising these groups will provide a good and trusted atmosphere to welcome private business organisation to support the traders during those difficult times.

Going forward, an ideal concept for a mixed government and governance approach to effective spatial and landscape development should be one that seeks to erode the influence of national politics in local political organisation and respond to grassroot recommendations and agitations to create leverage. Furthermore, it should also seek to value place quality and citizenship like the experience from the Barcelona

case where it included environmental and social composition of a place whenever there is an intervention. This research concludes that a rebuilding of connections between stakeholders, civil societies, and the economy considering the context of this market development is desired. 'Don't reject and replace, but reconsider' i.e., don't reject government and replace governance or vice versa but reconsider the blending of the two approach is the underlying message this research put forth. In this way, the combination of government and governance style will be plausible for effective spatial and landscape development.

Figure 6.3 is a combination of the various parts of this research. The concept is divided into three sections by a 'red-dotted' line. In each compartment, I point out the barriers in 'brown-lettered' and the principles in 'blue-lettered' words. What is needed to be done and the actions to take are denoted in 'green-lettered' words. The arrows and circles running from one section of principle to the other denotes how connected and interdepended they principles are. Depending on the situation, it is possible to adopt one of the compartments (principles and its suggestions) or use the others as complimentary. The goal of this research was to understand *"In what way do the key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana"*. If the proposed 'overarching concept', which is a summary of empirical data, analysis and experiences from the Barcelona case has responded to that goal, then the objective of the research has been achieved.
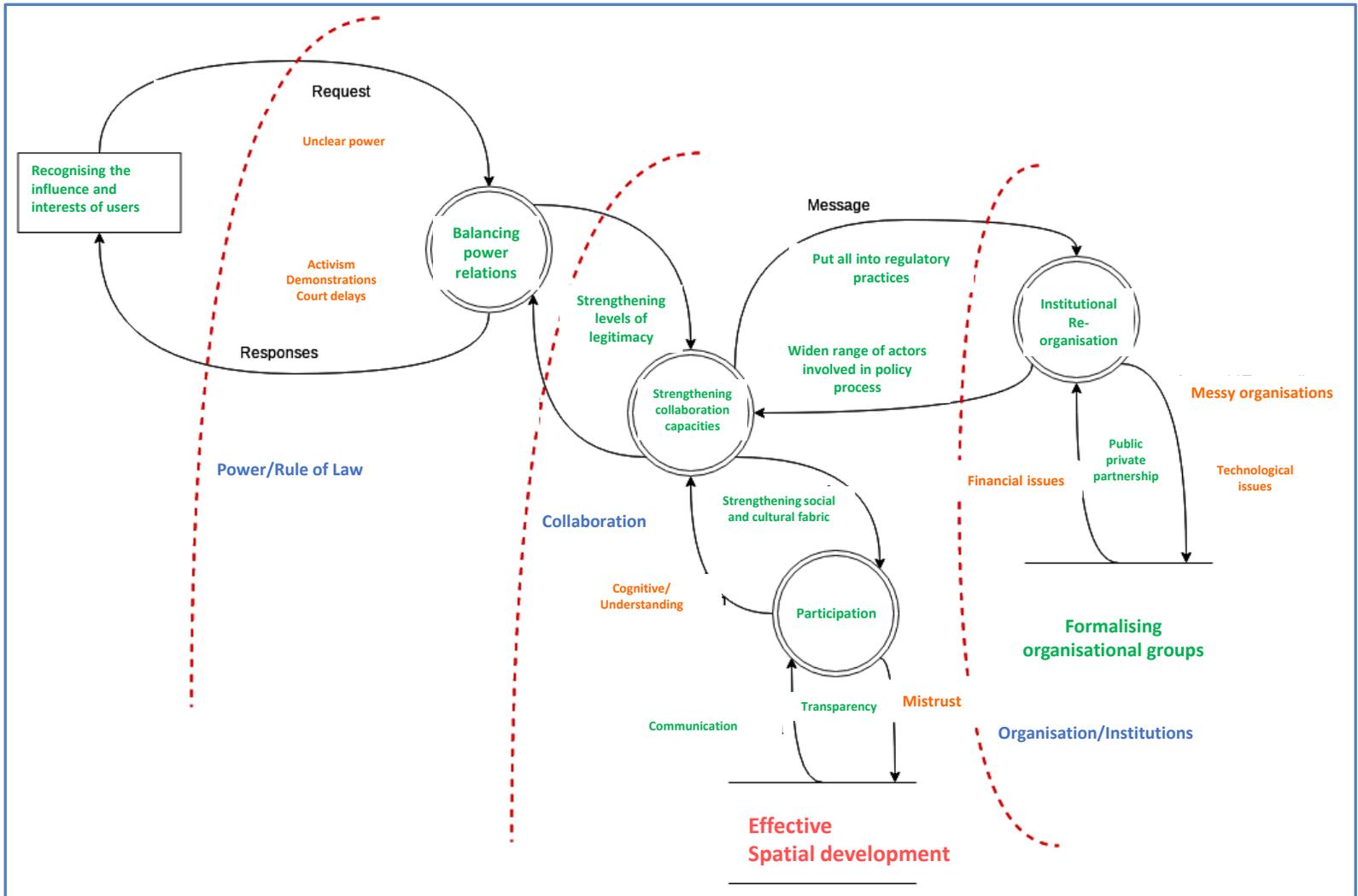
Figure 6.3 How a 'balanced government and governance approach to spatial planning can look like; barriers in brown; principles in blue; actions in green;

Chapter 7
Reflection

Here, I look back on the research procedures, theories, methodology and approached used. I do a reflection on it to appreciate the trustworthiness and validity of the research. Elements that were not supposed to be used as indicators for the research are mentioned and reasons given.

Essential elements that were supposed to be added but were not added are also mentioned and reasons given. I do this because it informs the reader the perspective of the researcher and what could have been added or removed as well as how things could have been done differently.

Image source; thrive-global

7.1 Introduction

This chapter reflects on the research aims and the extent to which they are fulfilled. The usability of the research questions, theoretical and methodological framework are also discussed to ascertain whether they provided a 'good' framework for this research or not. I will also reflect on some obvious limitations of the research. Whether the processes and procedures followed to carry out this research were proper will also be reflected on.

7.2 Reflection on preliminary findings

Before the field work, the researcher anticipated a set of findings (see 3.5.3) that were likely to be identified after data processing and analysis is done. Here in this section, I checked to see if what I anticipated after literature and policy document reviews matched with what was found after data collection and analysis. Interestingly, there were no direct responses from interviewees on how to deal with these barriers by using each of the 3 key principles. Seemingly, the users of the space commented about financial difficulties which they attributed it to the dominant use of the government approach during the different phases of the redevelopment.

According to users of the space, there was less collaboration and lack of transparency which resulted in the sudden eviction. Even after the sudden eviction which resulted in the collapse of trader's businesses, their internal governance structure made it possible for them to collaborate with some private and business organisations like Yaa Asantewaa Rural bank and others. This arrangement was supposed to help to sustain their businesses after the eviction and to help them to acquire a new spot when the redevelopment is complete. Because there was no or less collaboration for co-funding of traders' business, these private organisations who came in their aid had to discontinue their support due to lack of recognition of their role by the local government during the redevelopment processes. I did not anticipate before the analysis. But from the national reports of the project, it was believed that there is some form of governance arrangement to allow private business organisation to support the users of the space. Further, the traders were promised to be given a spot for free after completion because that was primarily their trading spot. After the data analysis it was discovered that there was a change in agreement. A change in agreement by the local government should have necessitated the inclusion of private agencies to lay down frameworks by which traders can be supported financially to acquire a spot in the new Kejetia.

In addition, before the field work, the researcher thought these duplicitous organisations were for a good course, but it turned out to be that most of them had created nuisance and they were not formalised which became difficult for the local government to integrate them in the decision-making processes. I thought the arrangements towards this project is something that has rendered the Kejetia redevelopment effective, but it appeared that the wide range of responses from the users of space have a contrary view although they still believe there are some positive prospects.

7.3 Research-questions and aims

The primary aim of this research was to understand the influence of the key principles in overcoming the barriers to effective spatial and landscape development. This research additionally intended to identify all the available key principles for effective development from literature. By using the government or

governance approach, it seeks to explore which approach is plausible to overcome barriers that impedes the effectiveness of spatial developments. To do this, multiple sub questions were deduced and formulated to structure the research towards its objective. The idea was to break the research into pieces which when brought together as a whole will answer the research main question; *"In what way do the key principles help to overcome barriers that hinder effective spatial and landscape developments in Ghana?"*

It can be said that the primary aim of this research is achieved. This is because, there was an exploration of literature to identify which key principles could be important for spatial developments (see 2.6.1 to 2.6.9). These key principles were picked from analysis from the two approaches (government and governance). It is important to note that, there could be other principles but what would be relevant to work with for this case was chosen. This was followed by thought-through analysis of the 9 principles to see which of them will be convenient and will fit well considering the time stipulated for this research. The sorted key principles were then operationalized (see 2.9) to fit into the Ghanaian case. Out of the 9 principles, 3 were chosen to have fitted well for the case. All the sub-questions were not only relevant for the findings of this thesis, but it also helped to structure the thesis content, arguments, and prepositions.

7.4 Theoretical and conceptual framework

Because of the nature and understanding of the key topics of the research (Government, Governance, key principles, effective spatial and landscape development) and as perceived by different literature, it was relevant to go through several literatures to ascertain which of them provide a good argument as well as able to fit well for the case. This is not a novel research instead; it seeks to understand the usage and evolution of the identified key principles in a case (market development) which is widely perceived as not being successful. The description of the 9 key principles which was integrated into (7) became the framework for inquiry and analysis. By knowing how it has evolved over time, the researcher makes an argument on how it can help to overcome the barriers that confront spatial and landscape developments.

It was a hard time trying to squeeze the 7 key principles into only (3) in other to operationalize the case in Ghana. Using all 7 principles could have helped to provide some fundamental supporting arguments for some assertions I have made in this research. For example, the absence of analysis on 'public interest' does not really support my argument that a combination of both approaches is plausible for effective spatial and landscape development. This is because, whether we use both approaches or just one, there is always a 'water bed effect' for the choice of public interest (Deontic, Utilitarian, Unitary, Dialogic). Even so, I still argue that a choice for one of these public interests in helping to overcome the barriers will only perpetuate complains that city officials neglect the ideas of citizens in social interventions. However, it would also have been better if the various barriers identified (see table 2.1) also focused on only one barrier in a certain phase of development, say 'Planning or Managing'. There would have been a definite response by looking at the literature from the developed world and empirical data from a developing country. Dealing with only one key principle say 'collaboration' and it's challenges or how it is in conflict with effective spatial development would also have provided an in-depth argument to back the prepositions made in this research.

7.5 Reflection on methodology

All the analysis of data derived from respondents on the various sub-questions fit well in this research. However, process related issues and transparency and discussed (5.2, 5.3) did not fit well and poses some challenges because I did not think about it going into the data collection exercises. They were new findings;

hence it was difficult to fit in the research report. Alternatively, it should have been anticipated earlier to be able to situate it properly in the interview instruments and analysis. This way, it would have formed part of the general literature search and be part of the data collection instruments. Nevertheless, I think its location in the research and how it is expatiated is a welcoming additional ingredient to the research output.

For every qualitative or quantitative research, there will be some limitations. That is why it is important to outline them to deal with credibility and trustworthiness of the study (Creswell et al., 2017; Queirós et al., 2017). I agree with Vennix (2012), who argued that Observations are an important research-strategy in qualitative research. In dealing with this limitation, the researcher using virtual means capitalized on mannerism, tone of speech, mood, aggressions, and other voice attributes of the interviewee which is also an essential element for data collection and analysis (Kawulich, 2005). The enumerators were also asked about the mannerism and tone of respondents.

Furthermore, conducting interviews in a commercial or marketplace can be a difficult and self-stressing task for both the interviewer and interviewee. Ikioda (2013) and Clark (1994) have argued that conducting a research in a West African marketplace can be a challenging task. Indeed, this is an important observation that stresses the difference between global North and South approach to governance and government. And I agree especially because in the South, traders have built a level of mistrust already in city officials and may undoubtedly categorize any elite trying to solicit information from them as a politician or another person from the local government which will make them uncooperative. This can be seen in Hill (1963, p.444) who confirmed that "*African markets is one of the most uncomfortable and inconvenient places in the world in which one could conduct a respectable fieldwork*". See Figure 4.1 to understand how difficult it will be to conduct an interview in such a noisy environment. Figure 4.2 shows the new Kejetia which is easy to identify traders and talk to but not a convenient environment for a respectable fieldwork.

Audio-taping interviews are sometimes difficult to transcribe due to noise and other metal clinging in the background. Where noise was intense, enumerators had to stop and carefully write key points from the responses. Some respondents even halted the interview for almost 10 to 15 minutes to attend to their customers which they will obviously find to be more important than any activity not involving business transaction. Neighboring traders also interrupted. Some portions of the transcribed interviews were missed due to noise and bad internet and network connections. To some extent, the researcher could not tell a participant to leave his or her premise to a quite location as it will seem unethical. In sum, these issues are important to note but had little consequences on the research output and discussion because they are taken care of.

7.6 Process

The first step of this thesis was to find a topic. It was not just about finding a topic but finding a research topic that suits my interest. By my interest, I mean for my internship and for future goals, ambitions and carrier path. Coming from a developing world, I have developed a mindset that seeks to take administrative positions and find answers to issues that confront spatial and landscape developments. This intrinsic values and traits motivate me to take issues from the top (Government) but also look at how things can be done appropriately to include those at the bottom (Governance) for an effective and harmonizing landscape. But I am also interested in comparing cases and learning from different practices. That is why I decided first to look at an in-depth case in both the developing and the developed world for this research.

Figure 7.1 Simplified thesis learning process

The next stage was to narrow the 'interest topic' into a specific and operational research topic that is doable and hence, the framing of the research topic. I further elaborated the theoretical and methodological framework on how the data collection will be organized and analyzed considering the Corona effects. It was decided that the initial selection of the case study would be revised to do a single and in-depth case study on Ghana while I used the literature in the developed cases for instance the Barcelona case to explain some of the findings and see if some experiences and practices can be learnt. Also, initial ideas to use all the (9) key principles as a framework of analysis for the research was revised during the start colloquial in consultation with the thesis supervisor and other thesis peers. I am confident all these were motivated by the uniqueness of the thesis and time constraints.

Collection of data went on smoothly because the data collection instruments were revised a couple of times to make sure the interview protocols seek to get information relevant for analysis and discussion likewise providing answers to the main research question. Because the researcher is familiar with the Ghanaian policy documents, conducts, social and environmental landscape, it was easier to read in between the lines and find who and where to get information. The only thing missing was the desire to be on the field which is understandable as the current situation will permit. The theoretical and methodological framework provided a structured foundation to gather information from the developed world for comparison. Findings were presented and discussed with colleagues in a thesis group and other roommates who found the thesis topic interesting. This gave me new insights in the results and the interpretations of it.

The process of this thesis went very smooth. It was difficult working alone most of the time. Because it was opposite in the case of some colleagues in other department who work in groups on one subject at the lab and depart to write separate thesis reports. I have learnt new things especially on chapter 4 (data analysis and findings) although I have reservations on how it was done. In my opinion, presenting too much of empirical data/quotes takes away the researchers control on the work even though the

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researcher is also required to look beyond the empirical data. Nevertheless, this novel approach did not have any negative effect on my analysis. I think it even allowed me to speak more to the issues and refer to these quotes easily in the discussion session which would have been difficult to do when I was going to move back and forth with the transcribed interviews. I have also learnt some additions on research procedures and processes. Thus, how it was done logically from the conceptual model, operationalization of research questions data collection, analysis, and the interpretations. In addition to this is how I was coached to write and reason from globally, nationally, and locally, I underestimated the depth of the thesis processes.

The only challenge is that I felt motivated to bring in new ideas which was not prevented anyway but the research/thesis guidelines show that the master's thesis is also another form of training/learning to do a 'bigger' research which is directly opposite to what I thought. Besides, I think this same training was given to me in my bachelor education except that there is a little addition, new insights, and inspiration in the master's thesis training.

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Appendix 1- Overview of the other Key principles

Principles	Meaning	Suggested approach?	Question(s) one would ask?
Public interest	Justifying the effectiveness of spatial development	Deal with a large variety of different interests. Consider a wide range of assessment for the various interests. Give room for reflexivity and ambiguities. Avoid a one-dimensional plan.	How do the two cases deal with differing interests about spatial development Do you think that everyone is involved How do they justify the effectiveness of the market using the different forms of public interest
Participatory	A conscious effort to involve citizens in spatial plans	Consider at which levels needs participation Which sections of the population did not participate Consider a holistic wide range of participatory processes Synchronize ideas of experts, politicians, technocrats	How do you deal with those who do not care, How do you motivate those who care How do you motivate those who can participate, like, experts, local entrepreneurs, and private agencies? How do you motivate those who also feel responsible to participate? At what level of this project was participation done
Inclusiveness	Seeking citizen ideas and actively involving them in all spatial planning process	Unlike participation or collaboration, this should be deliberative Mini public and deliberative polls can be conducted Promote procedures that empower citizens while safeguarding their autonomy	What kind of deliberative involvement approach was adopted Is the effectiveness or ineffectiveness of this project justifiable based on inclusiveness
Learning	A given capacity to manage, control and monitor spatial developments	Reporting and analyzing spatial planning procedures/progress Conduct risk or pilot experimentation of spatial plans Research and implementation should be interlinked Translation of new knowledge and practices should be supported Create a feedback loop between science and policy	What research ideologies were embedded in this project Are there any medium or platform for knowledge sharing and enhancement on the project How is the project monitoring process of this project from initiation, completion, and usage
Resources	The availability of finance and policy instruments for implementing a spatial development plan	Clear financial policy plan should be available for all projects Highly centered government project with less governance (private and individual organization) poses risk to project funding	How do you source for funding What principles guides the acquisition of funds for projects of such nature

Appendix 2: Semi-Structured Interview Guides/ Protocols

A. <u>To what extent do rule of power/legitimacy influence the use of an approach (government/governance) for effective spatial development in Ghana?</u>

Understanding how power is influenced, power-interest dynamics and relations

1. What was/is your role in the redevelopment of the Kejetia Market
2. What were the justification for the redevelopment of this market? Has there been any other similar project that the local government has done in the city?
3. What has been the major problems (social, economic, physical, environmental etc.) in market (before and after completion) on your city. Specific problems in relation to the market and the neighboring communities.
4. What influence do you have on this project in addressing these problems?
5. What is your level of interest in this project?
6. To what extent do you see your power in decision making, having influence on the activities in this project?
7. Do you see any hindrances on your power and influences on this project? What were the obstacles (Financial, technical, others)
8. How did you use your power you have mentioned to surmount these obstacles during the development phases of the market?
9. How do you think your influence can/or has helped to overcome a certain barrier of this project?

B. <u>To what extent has collaboration as a principle influence either approach (government/governance) towards achieving effective spatial development in Ghana?</u>

Understanding how information is disseminated

1. At what point did the local government begin stakeholder engagements and which stakeholder were invited. How did you select them?
2. Can you recall the resolutions at your first collaborating meetings?
3. How do you communicate your ideas to the decision making of this project?
4. Who attend meetings on your behalf in this project?
5. What did you discuss about these things (The details of the project and design, notice to relocate, registration-what role did the local assembly play, relocation, allocation)? What project info did you disclose to the collaborators
6. What is your general opinion about the manner in which these exercises were carried out
7. Which of the general issues were of particular interest to you, can you explain why you think it was so and how did that influence your decision to partake in the collaboration?
8. How were you communicating your ideas in decision making of this project?
9. Do you think that your contribution to this project influenced it taking a certain form of direction?
10. Can you say or mention certain ideas you put forth during the collaboration phases that had a change in the original plan or procedure you were initially told?

11. Can you reflect on/describe how the collaboration process was done(notice to relocate, registration, relocation, allocation etc.), how were you called, who called, how was your ideas documented (framing of the problem), did you find it a cumbersome process?
12. What were the challenges you encountered during these processes and why do you think you encountered such challenges?
13. Did you make any compromises, do you think that you had your expectations and requests met and how did you align your interests with the interests of other collaborators?
14. In what way do you think the collaborating exercises could influence or could be used to address the barriers/challenges of this project or any project of this sort in the neighboring communities?
15. How has the collaboration shaped the form of this project?

C. **To what extent does organization/Institution as a principle influence an approach towards effective spatial development in Ghana?**

Understanding the complex relations in dealing with so many and duplicitous organizations with different interests and regulatory frameworks

1. What were the driving forces that led you to accept the idea that redevelopment of the market was necessary (social, economic, environment, Political, history)?
2. Which other institutions, organizations and agencies do you think are/were directly involved in this project?
3. At what level is an organization recognized and invited to be involved in the planning?
4. How do you describe your institution/organization's collaboration with them? What do you do when you want to or take an initiative or propose something which is not in the original plan?
5. Can you describe the collaboration between you and the levels of government (Regional, municipality, districts)?
6. What regulations or rules were available to guide the various institutions you were working with?
7. What difficulties do you find with the spatial regulations governing spatial development?
8. What do you say about their numbers, are they many, few, why do you say so, do you think that their numbers and how you work together with them has any positive/negative influence on this project.?
9. Can you explain/describe a challenge you have faced as a result of working with these institutions?
10. How do you think the institutions you work with can be regulated in such a way that they can overcome challenges you have encountered or currently encountering in this project?
11. What form of institutional reform and restructuring do you think can be done to curb the difficulties of the law that made plans ineffective

D. **How do the 3 key principles influence each other to address the barriers for effective spatial developments in Ghana?**

Understanding how principles could work together to overcome barriers. Government or governance, or a combination of both

1. I will present some sets of 7 key principles to you and tell me how directly and less directly you think any of them can address a particular challenge you have mentioned in your responses. Explain each of your responses

2. I will present to you some barriers and tell me in your own understanding which of them can be addressed directly and less directly by the 7 principles I showed you before

3. Can you also tell me if this puzzle you have just done is something easy to do in practice under government, governance or even a combination of both? How and why do you say so
4. Do you think the purpose to which this redevelopment was carried out has been achieved? Why do you think so base on the response you have provided?