

## ABSTRACT

Recently, urban informality has become a buzz word in the urban land use planning discourse. Various writers postulate its emergence especially in the city to the failure of the market economy to adequately provide the needs of the increasing urban populace, inappropriate laws governing urban areas, incapable urban management organisational frameworks, the result of abuse of power by governance organisations and actors, among others which have developed into various theories. However, very few of these interactions have translated to finding the synergies between the urban small-scale informal business and urban land use planning to integrate them for sustainable urban development especially in developing countries. Under this dilemma, incorporation of urban dwellers in the small-scale informal business in contemporary cities is an important challenge for urban land use planning in developing countries. A first step to this - the focus of this research – is to understand the small-scale informal business in terms of, among others, its characteristics and its relations with regulatory settings and, as well as, the statutory planning practices and the institutional provisions in place in reference to the small-scale informal business. Mapping our understanding of the small-scale informal business on the contemporary planning practices and institutional setting helps us identify planning challenges and potential areas for intervention – the normative objective of this research.

The analysis of this research is based on empirical evidences collected from two sub-metropolitan district councils of Kumasi in Ghana. The choice of the city is informed by its relatively high population density, unique land tenure system and high concentration of the small-scale informal business, while the study settlements with different regulatory setups offers options to related small-scale informal business with regulatory setting. Following a case study research approach, both quantitative and qualitative research methods including questionnaire survey, interviews and group discussions have been administered to gather empirical evidences. Again, a PGIS approach was employed in a neighbourhood each of the two study settlements to gather evidences on its appropriateness to effectively integrate the small-scale informal business into urban land use planning.

The research identifies that the small-scale informal business contributes to urban growth through employment of majority of the active labour force, as a revenue generation base for the city government through the payment of fees/rates/licences, the provision of essential goods and services to the majority of urban dwellers, and the preservation of cultural heritage through the continues production and sale of indigenous goods and services. With regards to the land use, their land uses were mostly fine-grained and mixed-use of interrelated activities which led to cluster formation in certain areas. Again, those engaged in trading and services tended to locate in feet-passing areas in the CBD and major roads in mostly ephemeral structures requiring little land size as compared to artisans, craftsmen and other manufacturing workers who were located mostly outside the CBD in relatively permanent structures requiring relatively bigger land sizes. Moreover, the institutional set-ups regulating urban land use planning were many and antiquated with their organisational set-ups incapable to adequately manage the city. Additionally, even though the small-scale informal business was largely the same in character, there were some peculiarities among them which are very important for any integration process.

The research suggests the adoption and implementation of innovative approaches in order to be able to integrate the small-scale informal business into urban land use planning for sustainable urban development especially in cities of developing countries. Accordingly, it suggests the establishment of a spatial observation system (SOS) for urban land use planning. Furthermore, it also suggests building the capacity of the local governments and their sub-structures.