Effective and Efficient Development Control Pattern of Urban Land-use in Abia State, Nigeria.

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Abstract

This paper presents an assessment of five (5) selected Towns of human settlements from Aba North Local Government Area of Abia State to affirm the effectiveness and efficient Development patterns of urban landuse control. Issues examined include effective implementation, proper monitoring and management of urban space, to ensure compatibility of landuse and prevention of environmental problems. The implications of these issues were on the need for sustainable sound urban growth and development data collation was by the administration of structured questionnaires on household heads using simple sampling techniques. Data were analyzed using simple descriptive statistical methods in a table form based on the set objectives, the study revealed that compliance to development control in the study area has not been effective due to poor and unequipped planning agencies and poor perception among others. This paper concluded by recommending ways to improve sustainable practices in the control and management of urban development.

Keyword: Development control perception, public interest, Access to Basic facilities, Environmental quality, Abia State.

Introduction

It has become increasingly clear that effective and efficient implementation of development plans, specially, urban development plans with regards to sustainable human settlements depends critically on the quality of the development patterns of urban landuse control. This is because development control is very essential in the management of urban space to ensure compatible use of land and to prevent environmental problems. It provides the channel through which development plans issues and priorities are articulated, projects planned

and properly implemented with inter-sector complementarily accomplished. That is, without an efficient development control machinery and processes, development plans implementation will be largely ineffective. Besides, what use is it for a good development plan, if not effectively, efficiently, planned, controlled, implemented, maintained and sustained Department of Urban and Regional Planning standards Federal Republic of Nigeria (FRN), 1992ab; FRN, 1988; Okpala, 2009; Emenyeonu & Anyanwu, 2017; Emenyeonu & Anyanwu, 2019]

Thus, all towns should have an effective development control system based on planning standards streamlined from national laws, capable not only of making plans on paper but of controlling and guiding development on the ground. That is paper plans are useless, unless the capacity on the ground are physically implemented, because development in recent times has increased with dominant features such as haphazard growing shanty towns of slum and squatter settlements in and around the selected study areas of Abia State. However, high rate of urbanization and deforestation has doubled the increasing deterioration of the environment, resulting from overcrowding, inadequate infrastructure and utilities, crime, pollution, housing problems and unemployment. These features and treads are making urban development and control of landuse planning activities more expensive and somewhat impossible to ensure orderly growth of human settlements (Emenyeonu, 2012, Emenyeonu & Anyanwu, 2017; Emenyeonu and Anyanwu, 2019). It should be noted, that professional planner's practices were based on the use of plans to encourage and ensure a good healthy environmental delivery, safety, convenience, amenity, economy and aesthetics, beauty are maintained for the purpose of guiding proper development of human settlements. It is essentially crucial for planners to make use of these plans so produced for sound development control. That is plans represent a vital instrument to facilitate landuse planning and management processes.

Furthermore, these processes involve implementing planning standards to achieve the goal and objectives of physical development plans which can be termed effective development control that is sustainable. Thus, sound development control removes displeasing views that stems on various problems which affect people's livelihood. It checkmates rapid population growth, poor transportation system, housing shortages, poor transportation system, housing shortages, inadequate electricity and water supplies. Migration, waste management and food insecurity among others that are eating deep into the fabrics of the study area. Therefore, poor development control is an ineffective tool that only sustains environmental problems and greatly reduces environmental quality and public interest (Emenyeonu & Anyanwu, 2017; 2019). No wonder Emenyeonu and Anyanwu (2017;2019) observed that effective and efficient development control is used to control rural and urban environment, prevent conflict that may arise from individuals and public interest in development. In fact, it enhances harmonious relationships between and within landuses. According to Emenyeonu and Anyanwu (2017;2019), sound development control ensures the regulation of landuse planning such as residential, commercial, industrial, recreational, educational, agricultural and other landuses zoned carefully and properly guided and developed optimally for the study area. This is increasingly clear now that effective and effective implementation of development plans particularly urban development plans relies seriously on the quality of development control system [Emenyeonu and Anyanwu, 2019].

According to Okpala (2019), Emenyeonu and Anyanwu (2019), while continuing to foster and facilitate the development planning process therefore, much greater attention and emphasis than hitherto needs to be given to the implementation elements, considering that the quality of effectiveness and efficiency for landuse planning, implementing and managing urban development control and its infrastructures have decisive impacts on their ensuring outcomes on the rural and urban landscape and its services.

Principal Objectives

The principal objectives of this study were to:

- Identify the associated problems
- Examine the needs for development control
- Analyze the perception and impartation of development control
- Suggest ways for improving development control.

In 1988, the Nigeria town planners registration decree defined the concept of development control as the theory and practice of town and city planning (Urban and Regional Planning) by ordering and controlling the sitting and erection of building development and other structures as well as the provision of open spaces and such similar uses of land that satisfy socio-economic needs of the citizens, prevention of conflict among competing interest on Land [FRN, 1988, FRN, 19992ab; Yakeen, 2006; Emenyeonu and Anyanwu, 2017, 2019].

According to Yakeen (2006), Nnah, et al (2007), Emenyeonu (2012), Emenyeonu and Anyanwu (2007; 2019) note that development control of urban landuses is the process ad procedure entailed in the planning standard concerned with controlling, regulating and restraining, keeping in order to check material change on land and buildings. Keeble (1969), Adrill (1974), Vegale (1975) and Ekpo (1982) noted that it is a physical planning vital tool for regulating, vest raining and keeping in order and checking changes on landuse which are in conflict with the wish of the developer and public interest concerning the growth of towns, cities and country cy ministry on adequate planning standards for all aspects of landuse through the provision of adequate lighting, ventilation, open space and other things that make for comfortable living aimed at ideal towns, social control, production of good health, guiding development according to plan and resolving conflicts. That is, development control stands out as the heart of environmental quality that ensures technically that all uses of urban and rural lands exercise some form of discipline in land development which conforms with planning rules and regulations.

In conclusion, Aluko (2000) defined the concept of development control as the process of implementing building and subdivisions regulations and specifications with a view of ensuring that physical development in urban and rural (Lands) areas proceeds according to planning standards in the interest of the public.

Research Methodology

This study used secondary and primary data collection. The secondary data collection involved published and unpublished materials internet services among others. Also, the study adopted a research design approach which entailed a simple random sampling technique process in collection of primary data. Thus, in order to understand the study area, five (5) towns namely: Eziama, Ogbor-hill, Umuola-Okpula, Osusu and Umuokoji respectively were selected from Aba North Local Government Area as case studies for Abia State. Data collection was by the administration of structured questionnaires. That is 325 questionnaires were administered using interview and simple random techniques indicated as 65,65,65,65,65, household heads were sampled in Eziama, Ogbor-hill, Umuola-Okpula, Osusu and Umuokoji respectively. The questionnaires were analyzed using simple descriptive statistics as indicated in table 1, 2, 3 & 4 respectively. Besides, reconnaissance survey, oral interviews and observations of buildings, streets, access road, drainage, utilities and community facilities provided the needed guides for identifying problem associated with development control, building sitting, construction and appearance conformity to the measures of public interest were utilized for this study.

The Study Area

Location of Study Area

The study area is Abia State, located in the South-Eastern part of Nigeria, between Latitudes 40451E and 6000'N of the Equator and longitudes 7099'E and 8009'N of the Greenwich meridian. It is bordered by Imo State in the East and politically share common boundaries with Anambra, Enugu and Ebonyi States to the North-West, North and North-East respectively was adopted, while 5 (five) towns were selected as case studies for Abia State as shown in figure 1

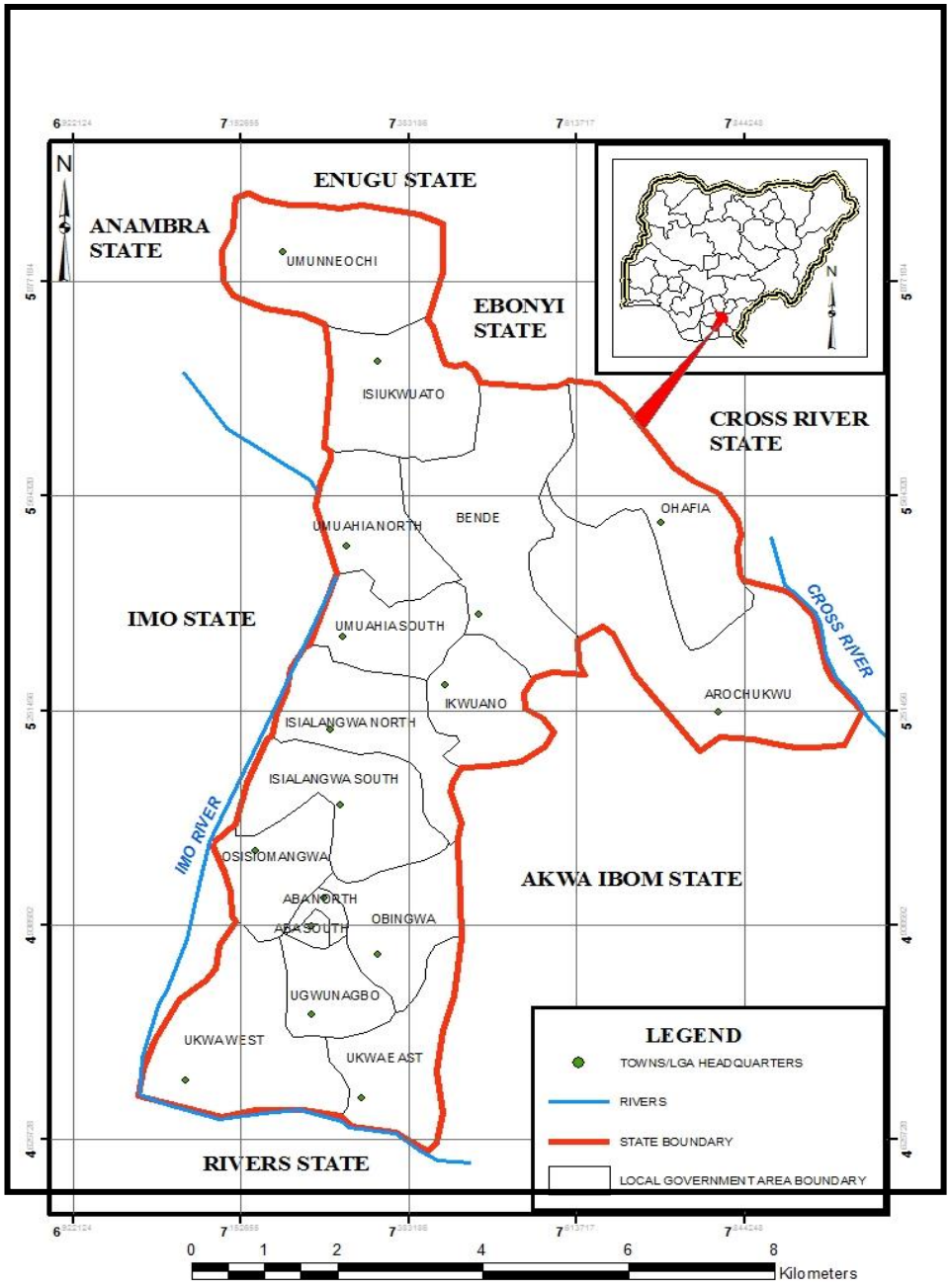


Figure. 1:- Map of the Study Area.

Source: Ministry of lands and Town Planning Authority Administrative map of Abia State on scale of 1: 250, 000 (1992).

Results and Discussion

Research findings were based on set objectives that guided this study. Respondents that were interviewed affirmed their responses on key problems associated with development control such as waste disposal, parking spaces, building extension, access to utilities among others as shown in Table 1

Table 1 Variation in the levels of Basic (facilities) Development control indices

Categories	Variables/ options	Eziama Respondents Number %		Ogbor-Hill Respondents Number %		Umuola-Okpula respondents Number %		Osusu Respondents Number %		Umuokoji Respondents Number %	
Methods of waste disposal	Burning	10	15	13	20	17	26.1	10	15.49	12	18.46
	Open dumping	17	26	20	31	18	28	17	29.38	21	32.30
	container Pit	5	8	5	8	6	9.2	5	8.38	6	92.3
	Water	4	6	5	8	4	6.1	4	6.15	4	6.15
	Public/	4	6	5	8	4	6.1	4	6.15	8	12.30
	Municipal	20	31	12	18	12	18.4	15	26.07	10	15.41
	Contention	5	8	5	7	4	6.1	5	8.38	4	6.15
	Total	65	100	65	100	65	100	65	100	65	100
Parking spaces	Available	10	15	5	8	2	3.46	0	00	5	8
	Not available	35	54	38	58	33	50.14	35	54	40	61
	Obstruction to traffic/public use	20	31	22	34	30	46.40	30	46	20	31
	Total	65	100	65	100	65	100	65	100	65	100
Building Extension	Extended	20	31	25	38	15	23	26	40	28	43
	Not Extended	45	69	40	62	50	77	39	69	37	57
	Total	65	100	65	100	65	100	65	100	65	100
Access to Utilities	Availability of Pipe-borne water	15	23	17	26	10	15	13	21	11	16
		0	00	0	00	0	00	0	00	0	00
		15	23	18	29	27	41	30	46	25	38
	Availability of Electricity/power supply	5	8	10	15	5	8	7	11	9	13
		10	15	10	15	13	21	11	16	14	21
		20	31	10	15	10	15	4	6	6	12
	Access Rooms with cross-ventilations	65	100	65	100	65	100	65	100	65	100
	Total										

Source: Authors Field Survey 2018

The study also observed layouts, set-backs of buildings, open spaces and aesthetic appearances of structures as well as the need for development control to achieve improved living standard and maintained environmental quality suitable for public consideration geared towards sustainable development of human settlements as shown in Table 2

Table 2: Variation in Development Control Indices in the levels of Environmental Condition & quality

Categories	Variables/ options	Eziama Respondents Number	%	Ogbor-Hill Respondents Number	%	Umuola-Okpula respondents Number	%	Osusu Respondents Number	%	Umuokoji Respondents Number	%
Layout and condition of streets	Planned Roads										
	Roads not	4	6	2	3	00	00	00	00	00	00
	Planned Roads	17	26	20	30	25	38	25	38	25	39
	with Right with	4	6	2	3	00	00	00	00	00	00
	Right of way	17	26	20	30	25	39	28	38	25	38
	Roads without	4	6	2	3	00	00	00	0	00	00
	Right of way	19	30	21	31	15	23	15	15	15	23
	Tarred Roads										
	Untarred Roads										
	Total	65	100	65	100	65	100	65	100	65	100
Plot coverage / standard plot coverage	Within the	25	38	10	15	7	11	7	11	5	8
	standard without	40	62	45	85	58	89	58	89	60	92
	the standard					65					
	Total	65	100	65	100	65	100	65	100	65	100
Set-backs of Buildings with Acceptable minimum standard	With Acceptable	25	38	10	15	7	11	7	11	5	8
	Requirements	40	62	45	85	58	89	58	89	60	92
	without Acceptable										
	Requirements	65	100	65	100	65	100	65	100	65	100
	Total										
Aesthetic Appearance/ Advertisements	In good order Fair	25	38	10	15	7	11	7	11	5	8
	order	35	54	45	85	58	89	58	89	60	92
	Bad order	5	8	1							
	Total	65	100	65	100	65	100	65	100	65	100
Drainage System Situation	Block Drains	25	38	10	15	7	11	7	11	5	8
	Absence of	14	22	45	70	58	78	55	84	55	84
	Drainage covered	1	2	00	00	00	00	00	00	00	00
	Drains	25	38	10	15	7	11	3	5	5	8
	Open Drainage	65	100	65	100	65	100	65	100	65	100
	Total										
Open Spaces	Access to open	6	9	4	6	2	3	2	3	1	2
	spaces	59	91	61	94	63	97	63	97	64	98
	No Access										
	To Open Spaces										
	Total	65	100	65	100	65	100	65	100	65	100

Source: Authors Field Survey 2018

The study as well observed building permit, building plan approval and overall assessment of planning (agency) office development control unit to determine the perception of public interest as shown in table 3.

Table 3: Perception of Development Control Indices

Categories	Variables/ options	Eziama Respondents		Ogbor-Hill Respondents		Umuola-Okpula respondents		Ososu Respondents		Umuokoji Respondents	
		Number	%	Number	%	Number	%	Number	%	Number	%
The Role of Town Planning office/Agency	Personal inspection	25	38	20	30	26	40	10	15	10	15
	Building plan permit/Building plan Approval.	25	38	30	46	29	45	45	70	45	70
	Enforcement /Awareness of the need for Development standards	15	24	15	24	10	15	15	15	15	15
	Total	65	100	65	100	65	100	65	100	65	100
Implantation of Development control Activities	Effective/ Efficient Monitoring	25	38	20	30	15	24	10	15	10	15
	Ineffective/ Inefficient Monitoring	40	62	45	70	50	76	55	85	55	85
	Total	65	100	65	100	65	100	65	100	65	100

Source: Authors Field Survey 2018

Ranking methods used for the study area revealed that the performance according to development control indices was to enhance recommendation requiring effective and efficient development control for the study area as shown in table 4

Table 4: Ranking of Town/Impact Assessment According to their Performance in Development Control Indices

Ranking	Method of Waste disposal Impact Assessment Values	Packing Space Value	Building Extension Values	Access to Utilities Value	Layout /Conditions of Streets	Plot Coverage/Standard Plot Coverage Value	Set-Back of Buildings Values	Aesthetic Appearance Values	Drainage System Situation Value	Open Space	Role of Town Planning Agency Perception Values	Implementation of Develop control measures
Eziama	3	1	2	3	3	2	2	2	2	1	3	2
Ogbor-Hill	2	1	2	2	2	2	2	2	2	1	3	1
Umuola-Okpulo	2	1	2	2	2	2	2	2	2	1	3	1
Osusu	1	1	2	2	2	2	2	2	2	1	2	1
Umuokoj	1	2	2	2	2	2	2	2	2	1	1	1

Note: Ranking impact Assessment

3 – Good and rated impact is high performance
2 – Fair and rated impact is moderate performance
1 – Bad and rated impact is low performance

45% less than 50%
40% less than 45%
35% less than 40%
33% less than 35%
31% less than 33%
Poor performance due to manpower Among others

Source: Authors Field Survey 2018

Discussion of Findings

This was based on the set objectives that guided this study.

Response to objective 1: Identifying the associated problems

This study revealed that there was inadequate provision of basic facilities impeded the effectiveness of development control in access to utilities especially as shown in table 1. Table 2 revealed that planning standards are not adequately implemented in the study area due to inadequate manpower, funding and lack of autonomy, inadequate public perception/awareness among others. Effective development control is therefore required to forestalled all planning development challenges/control as a public activity.

Response to objective 2: Examining the need for development control

As a public activity, it is curious to note that development control required in every part of the study area is to reduce the rate at new slum formation, making settlements more environmentally friendly, helping in the building of sustainable and post – conflict reconstruction mechanisms (Ajayi 2006) as seen in Table 1, 2,3 and respectively.

Response to objective 3: Analyzing the perception of Development control

Table 3 and 4 revealed that effective development control lack serious attention basically due to inadequate manpower, funding and inadequate public participation to promote unsustainable inharmonious relationships between and within uses of land.

Response to objective 4: suggesting ways for improvement

From a casual look, the study area appears to exhibit a fair practice of development control, but a deeper analysis shows that the towns exhibits a high deviation from planning standards as indicated in Table 1,2,3 and 4 respectively. Hence the need for improvement geared towards effective and efficient development control in the study area.

Summary of Findings

Based on the set objectives, it is clear that effective and efficient development control implementation enhances quality environmental planning pattern of urban landuse management geared towards sustainable development of human settlements. The finding demonstrated that effective development control is useful and required for improved communication about compatible land uses and public interest as well as what threatens sound urban growth and development.

Conclusion

This study has shown that adherence to development control in the study area is poor, weak and ineffective, while efforts are being made by planning agencies to ensure, enforce and implement compliance to development control measures. Such efforts as identified were hampered by poor and low capacity building of the agencies, poor funding, poor perception of development control system by the people and inadequate manpower.

Recommendations

This paper recommends viable solutions to the problems of development control system under the followings:

- Sustained capacity building of planning agency
- Sustained enlightenment campaign to promote public awareness and interest
- Provision of adequate funding by government
- Provision of development plans at all levels of government for urban development
- Provision of enabling laws as seen in urban and regional planning law of 1992.
- Formalization of informal land tenure system
- Provision of good governance geared towards effective and efficient development control system
- Provision of adequate professional town planners with synergy with other professionals

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