

APPRAISAL OF THE PERCEPTION ON THE RE-EMERGENCE OF PHYSICAL PLANNING IN SELECTED AREAS OF SOUTH-WESTERN NIGERIA

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Abstract

Rapid growth of population and its concentration in cities around the world are affecting the long-term outlook for humanity. Most serious problems confronting urban areas include the inadequate financial resources; lack of employment opportunities, spreading homelessness and expansion of squatter settlements; increased poverty and a widening gap between the rich and poor. The aim of this research is to evaluate the perception of residents on Sustainable physical development in selected areas in South-Western, Nigeria from 2003 to 2013, with the following objectives: evaluate the perception of respondents about improvements in physical planning and urban development; evaluate the processes which have enhanced the observed renaissance of urban planning and physical development. The Methodology adopted for this study was to collect data from both primary and secondary sources. 207 questionnaires were administered on respondents from selected states. The agency responsible for physical planning administration in the state was also considered. Random sampling was used in administering the questionnaires. The cross-tabulation of evidences of the renewed urban planning and physical development processes across three states (Oyo, Lagos and Ondo States). Chi-square value of 30.367 at 8 degree of freedom (df) is significant ($P < 0.05$). It is, therefore, safe to say that the observed differences in the evidences of the renewed process of urban planning and physical development in the south-west geopolitical zone are real and not due to chance variation. In this case, the null hypothesis is rejected. The major findings of the research includes the fact that most of the states sampled for this research have all reviewed their planning permit and approval processes, renewal of land title documents have also being canvassed. Also, only the Lagos state ministry of Physical Planning and Urban Development adduced to preparation of Land use plans. The research therefore, recommends that, Management of Physical Planning and Urban Development Institutions should be by professional planners and states should invest more in the process of preparation of land use plans and layout preparation. In conclusion, it is evident that the rationale for and the processes of renaissance in urban planning and physical development, is attributable to the strong political will of the various urban administrators or government.

Keywords: Renaissance, Sustainable Development, Urban Development, Landmarks

Introduction

Effective and efficient land use planning and management has become a cumbersome task for many developing countries across the globe and especially in sub-Saharan Africa with Nigeria as a critical stakeholder in this region. The most patent manifestation of this is the chaotic state of urban configuration of land use activities in the cities. The physical, economic and social conditions of the

African city have been well documented (UNHABITAT, 2008). Rapid rates of urbanization have resulted in unplanned and unregulated growth. Millions of Africa's urban dwellers live in poverty in sub – standard housing and degraded environments. Much has been written highlighting the underlying factors to which this state of affairs can be attributed (Nwaka, 2005; Oyesiku 2009, Mabogunje, 2002). In almost all African countries have

a history of land use planning processes dating back to the respective periods of colonial rule.

Physical planning has been described as a process aimed at achieving orderly physical development with the overall aim of evolving a functional and liveable environment where individual and common goals can be achieved. In urban centres, the essence of land use planning is to ensure that urban activities are organized and developed in physical space with due consideration for the protection of the public interest which include health, safety, convenience, efficiency, energy conservation, environmental quality, social equity, social choice and amenity (Nnah *et al*, 2007). These are also features of sustainable development. The United Nations Conference on Environment and Development (1992) included sustainable land use planning as one of the eight programme areas of Agenda 21. The objective of the programme area is to provide for the land requirements of human settlement development through environmentally sound physical planning and land use so as to ensure access to land to all households. Oyesiku (2009) argued that planning practice in Nigeria was not creating spatially sustainable new settlement and cites because planning is like preventive medicine whereas professional planners in the country have spent the last generation focusing on curative medicine.

According to Ogu and Adeniji (1998) the extents to which human communities both urban and rural, but particularly the urban, are sustainable may well depend on the management of such settlements. Land use planning is a key component of urban management. Urban sustainability is directly influenced by land use controls which ensure efficient use is made of urban land. Significantly, the acquisition and development of land is the basis of physical growth. The development control

process is subject to plans, regulations and laws. The manifest in effectiveness of the control processes in Nigerian cities derives to a large extent from the planning, the regulatory and administrative frameworks within which physical development takes place. However, a principal underlying problem for effectively administering land use is the land itself.

Physical planning like other areas of human endeavour has a credible role to play if sustainable physical development is to be achieved in any society. Urban planning has a central role in achieving sustainability (Wellbank, 1994). Though urban planning is a service and does not necessarily result directly into goods (Jiriko, 1998). It is judged by its product i.e. the outcome of the implementation of the planning provisions and programmes. It provides a plan-document to be used for physical development of the human habitat. By implication urban planning provides the lead system for "building" the environment which is fundamental for the attainment of sustained control and development of the environment. Physical planning documents are vehicles for environmental development in the immediate term and set the direction of future growth. This is achieved through the use of a plan diagram backed-up with many legislative guidelines and administrative reports. Therefore sustainable physical development and management of human settlement hinges greatly on the effectiveness of physical development plans. This involve the reconciliation of land uses, provision of the right site for the right use, control of development, provision of facilities, services and public goods, preservation, protection and conservation of resources, preservation of heritage among others. Planning has a positive catalytic role to play in achieving sustainable development. Planning provide a plan-led system. Such plans provide sustainable and best sites for various human activities. To a very high

level, physical planning forecast and projects activities relationships through a planning process which involves evaluation, thus such plan stands a good chance of promoting sustainable development.

Rapid growth of population and its concentration in cities around the world are affecting the long-term outlook for humanity. Despite four millennia as centres of civilization and economic activity, cities never attracted more than a few per cent of the global population until the last century. Now, at the beginning of the 21st century, systems of cities have become a dominant factor in the world's social, economic, cultural and political matrix. Burdened with all the problems of growth, cities are increasingly subject to dramatic crises, especially in developing countries. Unemployment, environmental degradation, lack of urban services, deterioration of existing infrastructure and lack of access to land, finance and adequate shelter are among the main areas of concern (UNDP, 2000).

The pertinent challenges of urban areas, towns and their inhabitants as identified in Agenda 21(1996) include inadequate financial resources; lack of employment opportunities, spreading homelessness and expansion of squatter settlements; increased poverty and a widening gap between the rich and poor; growing insecurity and rising crime rates; inadequate and deteriorating building stock, services and infrastructure. Other problems include inadequate health and educational facilities, improper land use, insecure land tenure, rising traffic congestion, increasing pollution, lack of green spaces, inadequate water supply and sanitation, uncoordinated urban development and an increasing vulnerability to disaster. All these have seriously challenged the capacity of government at all levels to realize socio-economic development and environmental

protection, which are all components of sustainable development (Lawanson, 2006).

More prominence was given to the concept of sustainable development due to its emergence as one of the key resolutions of the United Nations Conference on Environment and Development (UNCED) held at Rio de Janeiro in 1992 and seconded by the Habitat Conference at Istanbul, 1996, who emphasis were on the need for sound environmental management in order to achieve the objectives of sustainable development. Therefore sustainability in the broad area of physical development particularly, human settlements goes beyond conventional concerns as better social conditions, equity and better environmental standards, to issues such as concern for the impact of city-based production and consumption activities within and outside of the city (Adeniji, 1998).

Sustainable development concept is a shift from mere sustained growth of a society to the level whereby such growth does not jeopardize the need of the future generation. Sustainable development is predicated on the articulation and incorporation of environmental and human needs in the pursuit of economic growth and development objectives (Aina, 1990). It however has human, socio-economic and physical development dimensions. Early literature on sustainable development did not lay much emphasis on physical dimension of the concept but, it later became apparent that sustainability cannot be achieved in other facets of human development without the compliment of the physical environment. The early discussions on sustainable development were on the need to create "green cities" (Leff, 1990). While, some definitions linked social and economic development to environmental development, the World Health

Organisation (1992) opined that sustainable urban development should be concerned with the achievement of more productive, stable and innovative economies at low resource use. The definition by the World Commission on Environment and Development (1987) which emphasized meeting the "needs of the present generation without compromising the ability of future generation to meet their own needs became the popularly embraced definition.

Basically the concept of sustainable development is an attempt to articulate and incorporate environmental and human needs in the pursuit of economic growth and development. It is a process of change in which the exploitation of resources, investments, application of technology and institutional change are in harmony and enhances both current and future potential human needs and aspirations (Adeyinka, 2005).

At the global level Agenda 21 of the Earth Summit concern for sustainability of cities is at two levels, first at the global level it involve a range of issues concerning long

- Promotion of adequate shelter for all;
- Improvement of human settlement management;
- Promotion of sustainable land use planning and management;
- Promotion of integrated provision of environmental infrastructure;
- Promotion of settlement planning and management in disaster-prone areas;
- Promotion of sustainable construction industry activities; and
- Promotion of human resource development and capacity-building for human development.

Aim and Objectives of the Study:

The aim of this research is to evaluate the perception of residents on the Renaissance in Urban Planning and Development in South-Western, Nigeria. The specific objectives to help achieve this aim are to: evaluate the perception of respondents about improvements in Physical Planning

Study Area

Southwest Nigeria is defined here to include the area lying south of the Niger-

term sustainability of the earth. Secondly, at the local level it involves the possibility that urban life may be undermined from within because of congestion, pollution, waste generation and their accompanying social and economic consequences. In the area of human settlement basic yardsticks of sustainability as established by the United Nations Centre for Human Settlements (UNCHS, 1996) are quality of life of inhabitants, scale of non-renewable resource use, extent of recycling and re-use, the scale and nature of renewable resource use, waste emanating from production and consumption activities as well as the impact of these wastes on environmental health and ecological systems. It adopts equity, socially responsive policies at both local and regional levels.

Specifically to achieve sustainable physical development in the less developed world the United Nations Conference on Environment and Development (The Earth Summit) Agenda 21 outlined eight programmes (Johnson, 1993) as outlined below:

and Urban Development; evaluate the processes which have enhanced the observed renaissance of Urban Planning and Physical Development; and Government Efforts towards achieving a better Urban Area through Physical Planning

Guinea Coast watershed. This watershed forms a divide between the river systems flowing southward down the Guinea slope into the Gulf of Guinea and those flowing

northward into the Niger River basin. Prehistoric culture thrived in the forest zone of Southwest Nigeria in the context of the natural environment. The natural environment had provided the performing stage upon which, humans played the varied roles of livelihood be it in terms of subsistence, social or political behaviour. Human habitations in the region are also within definable localities and are dependent on a combination of the actual needs of the prehistoric groups in terms of subsistence among other needs. Hence, such study as this will be inadequate if the environment is not adequately characterized, and by implication used as a basis for understanding the nature of prehistoric societies in the region and the nature/recovery contexts of artefacts in the sub region.

South Western Nigeria with a Land Mass of 76,852 square kilometres and population of 25.2 million according to NPC, (2011) owns and/or control 60% of the nation's industrial capacity, 44% of banking assets, 67% of insurance assets and is house to the nation's three deep sea ports of Apapa, Tin Can Island and Roro; the busiest international airport of Ikeja, three thermal stations of Egbin, Papalanto and Omotosho, its three major industrial estates of Agbara, Ikeja and Ota are all linked to gas under the West African gas pipeline plan, the South Western population is the most educated as western education came through there and education as a resource was democratized since the early sixties (Bello, 2014). The South western Nigeria is Located on Latitude $6^{\circ} 00' 00''N$ $4^{\circ} 00' 00''E$ and Longitude $8^{\circ} 00' 00''N$ $6^{\circ} 00' 00''E$. This is shown in Figure 1.

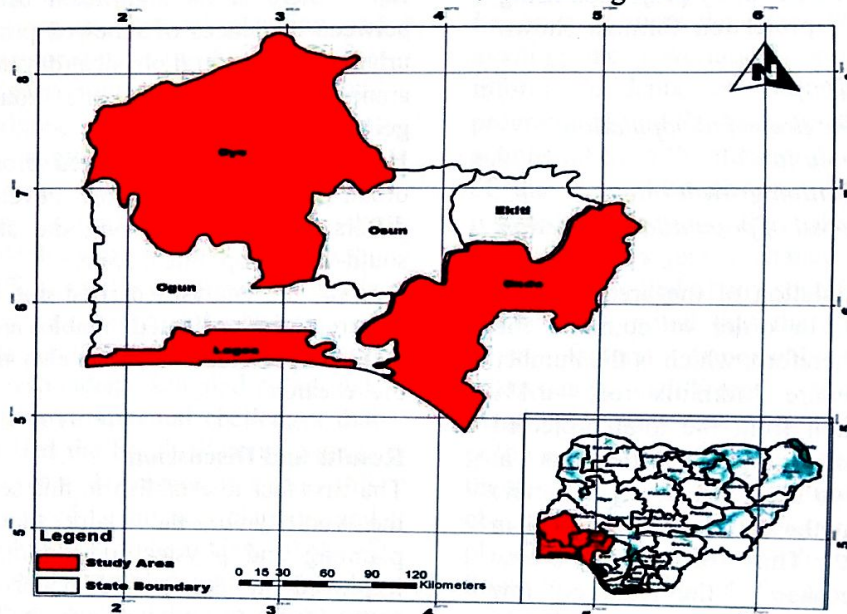


Figure 1: The Study Area in the National Context
Source: Diva GIS (2013)

Methodology

This research was conducted on the basis of its acceptability of both secondary and primary data. This therefore, makes it an empirical survey research as data on the perception of the residents of the south-western Nigeria as regards urban planning

administration and physical development initiatives of successive governments in the region, this is important because all physical development and urban planning issues in south-western Nigeria have a direct bearing on the livelihood of the residents in the region. This data was

therefore, collected using a structured questionnaire that was administered on the residents of south-western Nigeria in the course of this research work. Furthermore, secondary data were also collected which included Literature on Physical Planning and Urban Development, Sustainable Development, Urban renewal, urban forms and well-being; which were obtained from university library, local and international journal publications, and other internet publications, these were used for the purpose of building up literature.

The sample frame for this research is the total projected population of the 9 settlements randomly selected. The sample size of this research is therefore computed from the 1991 population census figure of the settlements selected and projected to 2014. After computing the population of the selected settlement by projection using the population projection formula shown below;

$$P_t = P_o (1+r/100)^n$$

Where, P_t is the projected population;

P_o = Base population

R = 3.2 (population growth rate)

N = Time interval of population projection

The total population of the area sampled was 151,650, in order to compute the sample size therefore, which is the number of questionnaire administered, 0.1% sample is taken from the total projected population of sampled settlements in Lagos and Oyo state; while, a 1% sample is taken from the settlements sampled in Ondo state. This disparity became necessary because of the relatively low population of the settlements sampled in Ondo state compared to the settlements sampled in Lagos and Oyo state. This disparity, therefore, ensured a good distribution and administration of questionnaires in the study area. The total sample size computed and used for questionnaire administration in this research is 207. This data was therefore, collected using a structured questionnaire

that was administered on the residents of the selected States and communities in south-western Nigeria in the course of this research work. A multi-stage simple random sampling technique was adopted in selecting sampled respondents for the study and target household using geopolitical zone delineation.

The methods of data analysis adopted are the descriptive, comparative and inferential statistical method which has a goodness of fit for the collected data. Furthermore, an hypothesis was set in other to accentuate the level of significance in the differences that exists in the process of physical planning administration in the study area. The inferential statistics adopted was Chi square Analysis used to test the hypothesis set for this research, thus:

H_0 : there is no significant difference between evidences of renewed process of urban planning and physical development among the states in the south-west geopolitical zone.

H_1 : Evidences of renewed process of urban planning and physical development differs significantly among the states in south-west geopolitical zone.

Overall, the analyses carried out for this research were presented in tables and some pictorial presentations were also made in the research.

Results and Discussion

The first fact to establish in this section is the veracity of the claim that urban planning and physical development had improved in the period under review (2003-2013), an enquiry which Table 1 sought to address. 25.1% of respondents sampled noted that, physical planning and urban development have very seriously improved over the years, 68.1% opined that physical planning has seriously improved, while, 6.3% noted however, that physical planning and urban development have retrogressed in the South-Western Nigeria, and 0.5% of the respondents

sampled gave no response to this enquiry. Furthermore, drawing a comparison across the states sampled in this research, it is observed that, Lagos state has the highest number of residents who feel the state

have improved very seriously over the years, while, Oyo state has the highest number of respondents who posited that physical planning and urban development had seriously improved over the years.

Table 1: Perception of Respondents about Improvements in Physical Planning and Urban Development in South-Western Nigeria between 2003 and 2013

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
None	1	.5%	0	.0%	0	.0%	1	.5%
Very seriously	15	7.2%	19	9.2%	18	8.7%	52	25.1%
Seriously	61	29.5%	40	19.3%	40	19.3%	141	68.1%
Retrogressively	12	5.8%	0	.0%	1	.5%	13	6.3%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

Residents further identified certain factors which have made the observed processes of renaissance in physical planning and urban development in the South-Western part of Nigeria evident between 2003 and 2013. Judging from the responses of residents sampled in this research as presented in Table 2, 25.1% of respondents sampled noted that the political ideology of the government in the helm of affairs in the component states in South-Western region of Nigeria, is responsible for the observed renaissances, 30.9% of respondents sampled noted that, the various environmental challenges that had bedevilled the South-Western Nigeria over the years is responsible for this change observed in physical planning and urban development in the region, 10.6% of the respondents sampled opined that the rapid increase in population in the region is responsible for these renaissances, 30.4% of the responses obtained also showed that a better awareness about the importance of physical planning and urban development as a result of proper information dissemination on the different social platforms in the region ranging from the internet, radio and television programmes government town hall

meetings as is observed every one hundred days of the Fashola led administration in Lagos state since the year 2007, thereby availing the government opportunity to inform residents on its development programmes and the basis for the different actions taken in the interest of the citizens of the state. Furthermore, 1.9% of the respondents argued that the observed renaissances is just a chance occurrence and cannot be tied to any specific issue (s), while, 1.0% noted that there are certain other factors responsible for this renaissances different from those mentioned above such as the quest by politicians to immerse wealth for themselves as a driving force for the observed processes of renaissance in urban planning and physical development in the South-Western Nigeria. On a comparative note, there appears to be a consensus on the fact that there is a better level of awareness on the importance of physical planning and urban development as shown in the table as the same number of observation was obtained for this fact as presented in the Table 2, while, Oyo state had the highest number of resident who attributed the observed renaissances to the

political ideology of the party at the helm of affairs in the state.

Table 2: Processes Which Have Enhanced the Observed Renaissance of Urban Planning and Physical Development

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
None	4	1.9%	0	.0%	0	.0%	4	1.9%
Political Ideology and Party Manifestos	25	12.1%	17	8.2%	10	4.8%	52	25.1%
Environmental Challenges	26	12.6%	17	8.2%	21	10.1%	64	30.9%
Rapid increase in population	11	5.3%	4	1.9%	7	3.4%	22	10.6%
Better awareness on the importance of physical planning and urban development	21	10.1%	21	10.1%	21	10.1%	63	30.4%
Others	2	1.0%	0	.0%	0	.0%	2	1.0%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

In line with the discuss on the observed renaissance in physical planning and urban development in South-Western Nigeria, various efforts had been overtime advanced by the various state governments in the component states of the region on how to effect a better urban environment through physical planning. Table 3, shows that 4.3% of respondents sampled noted that government have over the years legalized the tenure and ratified the title documents of some slum dwellers in the South-Western states of the country, 41.1% of the respondents said government had been able to review plan preparation approval policies thereby facilitating a more effective and efficient process of obtaining approval for development permit, 10.1% of the respondents noted that government have been enforcing the

renewal of title documents, hence, the ability of residents who hitherto do not have valid documents for their development to do so, 15.9% of respondents averred that governments have been producing land use plans such as the Alimosho model city plan, Badagry, Mainland model city plans as obtained in Lagos a process that is presently helping to reshaping city for a more competitive global challenge in its environmental sustainability. Furthermore, 28.5% of respondents noted that governments in the South-Western Nigerian states have established different agencies for the purpose of building better urban environment, while, in some cases the government only empower the existing agencies and reposition them for a better service delivery.

Table 3: Government Efforts towards Achieving a Better Urban Area through Physical Planning

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Legalization of tenure for slum dwellers	6	2.9%	1	.5%	2	1.0%	9	4.3%
Review of plan preparation and approval policies	35	16.9%	13	6.3%	37	17.9%	85	41.1%
Renewal of land title documents	13	6.3%	8	3.9%	0	.0%	21	10.1%
Preparation of land use plans	6	2.9%	17	8.2%	10	4.8%	33	15.9%
Establishment and empowerment of planning urban planning board and agencies	29	14.0%	20	9.7%	10	4.8%	59	28.5%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

The renewed processes of urban planning and physical development in the South-Western Nigeria have brought about certain observable landmarks across the different spheres of existence in the South-Western Nigeria and all these landmarks vary from state to state in the region but all geared towards a healthy and productive living environment for residents in the region. Judging from the analysis in Table 4, 47.3% of respondents noted that these renaissances in urban planning and physical development have brought about improved environmental conditions for the residents in the area; this is evident in the series of landscaped areas and greening of road setbacks; and prohibition of hawking

on major roads across the state as is obtainable in Lagos. 21.7% of residents sampled noted that urban security have been improved over the years as is observed in Ibadan Oyo state and Lagos which were at a point noted for notoriety in crimes and frequent clashes with in different factions of the national union of road transport workers (NURTW), a situation which often lead to a great loss in lives and property of residents, 21.3% of respondents observed that the landmarks include mass transportation service such as the BRT bus system in Lagos and the Ajumose Bus in Ibadan Oyo state as shown in Plate 1.



Plate 1: BRT Bus in Lagos
Source: Fieldwork, 2014

8.7% of the respondents, however, averred that the observable land marks are the improved educational infrastructures in the states. This includes government interventions in the provision of infrastructures for schools such as the school expansion projects embarked upon by the Lagos state government in the year

2007 which involved the building of 17 classrooms for all government owned schools across the state, the world bank assisted model school project going on in over 100 schools in Oyo state which commenced in 2013 and the mega school programme in Ondo state (Plate 2).

Table 4: Visible Evidences of the Renewed Process of Urban Planning and Physical Development in South-Western Nigeria between 2003 and 2013

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Improved environmental conditions	28	13.5%	26	12.6%	44	21.3%	98	47.3%
Better urban security	25	12.1%	16	7.7%	4	1.9%	45	21.7%
Mass transportation programmes	27	13.0%	10	4.8%	7	3.4%	44	21.3%
Better and improved quality of education	8	3.9%	6	2.9%	4	1.9%	18	8.7%
Others	1	.5%	1	.5%	0	.0%	2	1.0%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014



Plate 2: Ondo state mega school constructed in 2011
Source: Fieldwork, 2014

On a comparative note, Oyo state ranks highest in the urban security landmark as is observed in Table 5, with Ondo state

ranking highest in the area of improved environmental conditions.

Table 5: Visible Evidences of the Renewed Process of Urban Planning and Physical Development

RESPONSES	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percentage	No. Resp.	Percentage	No. Resp.	Percentage		
Improved environmental conditions	28	13.5%	26	12.6%	44	21.3%	98	47.3%
Better urban security	25	12.1%	16	7.7%	4	1.9%	45	21.7%
Mass transportation programmes	27	13.0%	10	4.8%	7	3.4%	44	21.3%
Better and improved quality of education	8	3.9%	6	2.9%	4	1.9%	18	8.7%
Others	1	.5%	1	.5%	0	.0%	2	1.0%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

Hypothesis

H₀: There is no significant difference between evidences of renewed process of urban planning and physical development across the south-west geopolitical zone.

H₁: Evidences of renewed process of urban planning and physical development differs significantly across the south-west geopolitical zone.

Table 6: Evidences of the Renewed Process of Urban Planning and Physical Development

Evidence	State			Total
	Oyo	Lagos	Ondo	
Improved environmental conditions	28	26	44	98
Better Urban security	25	16	4	45
Mass Transportation programmes	27	10	7	44
better and improved quality of education	8	6	4	18
Others	1	1	0	2
Total	89	59	59	207

Source: Fieldwork, 2014

Effort was made to check whether there is a significant difference between the observed differences in evidences of the renewed process of urban planning and physical development in the South-West geopolitical zone. Table 6 shows the cross-tabulation of evidences of the renewed Urban Planning and Physical Development processes across three states (Oyo, Lagos and Ondo States). As shown in Table 7,

the Chi-squared value of 30.367 at 8 degree of freedom (df) is significant ($P < 0.05$). It is, therefore, safe to say that the observed differences in the evidences of the renewed process of Urban Planning And Physical Development in the South-West geopolitical zone are real and not due to chance variation. In this case, the null hypothesis is rejected.

Table 7: Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	30.367 ^a	8	.000
Likelihood Ratio	32.304	8	.000
N of Valid Cases	207		

a. 3 cells (20.0%) have expected count less than 5. The minimum expected count is .57.

Source: Derived from Table 4.45

Overall, all the observable changes in Physical Planning and Urban Development recorded are however, attributable to certain periods of the existence of the states in the South-Western Nigeria, between 2003 and 2013 as shown in Table 8 as 22.2% of respondents noted that these observable renaissances and landmarks were evident between 2003 and 2007, 26.6% argued that it was between 2008 and 2011 that government gave more impetus to Physical Planning and Urban Development which therefore led to the

observable landmarks in the state, while, 51.2% of the residents averred that the landmarks of the renewed processes of renaissance in Physical Planning and Urban Development became more evident between 2012 and 2013. This analysis therefore, shows that the Urban Development noticed in the South-Western Nigeria as stated in the 2003 and kept improving with the highest level of achievements observed in the 2012 to 2013 period.

Table 8: Periods of Observed Renaissance in Physical Planning and Urban Development.

PERIOD	STATE						TOTAL	
	Oyo		Lagos		Ondo		Total Resp.	Total percentage
	No. Resp.	Percent age	No. Resp.	Percent age	No. Resp.	Percent age		
2003-2007	15	7.2%	22	10.6%	9	4.3%	46	22.2%
2008-2011	10	4.8%	19	9.2%	26	12.6%	55	26.6%
2012-2013	64	30.9%	18	8.7%	24	11.6%	106	51.2%
Total	89	43.0%	59	28.5%	59	28.5%	207	100.0%

Source: Fieldwork, 2014

Summary

The study tried to understand what factors were really responsible for the increased processes of awareness or renaissance of Physical Planning and Urban Development. The sampled residents noted that factors responsible for these renewed processes of renaissance in Physical Planning are political ideology and party manifesto of the government in power (25.1%); environmental challenges (30.9%); continuous rapid increase in population/urbanization (10.6%); and increased awareness (30.4%) on the part of the residents on the need for a healthy living environment. Furthermore, the major stakeholders in the implementation of Physical Planning and Urban Development policies identified increased political will of the government (100.0%), geared towards improved urban environment, contributed to this renewed processes of Physical Planning and Urban Development (See Table 2).

Major efforts observed to have been made in the South-Western Nigeria towards improved Urban Environment include: review of planning permit and approval processes (41.1%); renewal of title documents for land and properties (10.1%); and preparation of land use plans

Recommendations

Management of Physical Planning and Urban Development Institutions by professional planners is necessary. As it is often observed in some of the states in the

(15.9%). However, preparation of land use plan did not cut across all the states in the South-Western Nigeria. Only the Lagos State Ministry of Physical Planning claimed to be actively involved in the preparation of land use plans and comprehensive documents that guide developments in the state. The visible evidences of renewed processes of renaissance in Urban Planning and Physical Development were observed to include: improved environmental condition through a better waste management policy (47.3%), better urban security (21.7%), mass transportation program (21.3%), and improved educational quality (8.7%) (See Table 4).

In addition, improved environmental condition (47.3%) and urban security (21.7%) were observed to have been given very high priority in South-Western Nigeria. It is also pertinent to note that the renewed processes of physical planning and urban development renaissances were different across the states of the South-Western Nigeria. It is therefore, safe to say that the observed differences in the evidences of the renewed process of urban planning and physical development in the South-Western Nigeria, were significant ($X^2 = 30.37$; $P < 0.05$) and not due to chance variation (See Table 7).

South-Western Nigeria, the Ministries in charge of Physical Planning are often managed by individuals who are not professional planners. This has a very serious implication for Physical Planning in the State; as Physical Development

activities will always be viewed from the perspective of an Engineer. Hence, the need to always ensure that Physical Planning and Urban Development institutions in the South-Western Nigeria are managed by physical planning professionals who are thorough-bred and experienced in the field. This recommendation will, therefore, help to sustain the existing achievements in Physical Planning and Urban Development in the region.

The states in the South-Western Nigeria should invest more in the process of preparation of land use plans and layout preparation. This is observed to have the propensity of improving the image of the city, promote better living and working condition and ensure sustainability of physical plans and urban development undertakings.

There is need for increased political will and human capacity development in the area of global best practices on sustainable development. The South-Western Nigeria is observed to currently have

administrators who are willing to improve the urban environment through physical planning. In order to sustain the already achieved successes in the region, there is the need for increased political will by the urban government towards a continuous improvement of the urban environment through planning. This increased political will, is observed to be the catalyst that will continuously provide the impetus for physical planning to achieve more.

Conclusion

Judging from the outcome of this study, it is evident that the rationale for and the processes of renaissance in urban planning and physical development, is attributable to the strong political will of the various urban administrators or government and the resulting observable landmarks in south-western Nigeria are evident enough for other regions of Nigeria to emulate for the sustainability of the physical environment of man and the survival of the various components of the urban ecosystem.

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