

Assessment of Developers' Awareness of Physical Planning Regulations in Ile-Ife, Nigeria

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Abstract: This study assessed developers' awareness of physical planning regulations in Ile-Ife, Nigeria, with a view to suggesting policy response in achieving effective physical planning regulations in the city and others with similar characteristics. Twenty-two residential (22) areas were found in the three identified developmental zones in the city. Due to homogeneity, one area was selected in each developmental zone and questionnaires were administered on every 20th building in each zone. A housing unit not occupied by house owners was skipped for the next building occupied by the house owner. A total of 121 house owners were selected for the survey using a systematically sampling technique. Data analysis was done using cross-tabulations and analysis of variance. Findings revealed that developers' profiles varied significantly across developmental zones. The most predominant sources of awareness of physical planning regulations by developers were only during the process of seeking building approval (95.86%). As such it could be deduced that the level of awareness of physical planning through sources such as mass media (22.31%) and conflict resolution (10.74%) is low in the study area. Developers opined that the most effective physical planning activities were during monitoring exercises by town planning officers. As a result, developers were not involved in physical planning decisions. Also, the majority of the developers were only aware of fewer planning functions. This low level of awareness has made the development haphazard in the city. The study recommends that physical planning agencies should raise public awareness on physical planning regulations and activities beyond the approval seeking processes and also enlighten the developers and public about disaster inherent in disregard of physical planning regulations and the benefits therein in order to ensure a habitable environment which is conditioned by effective physical planning.

Keywords: Physical planning, Developer, Regulation, Perception, Ile-Ife

I. Introduction

Over the years, cities in Nigeria have experienced changes in forms and spatial extent, without proper coordination [1-4]. As cities become urbanized, contemporary development in cities are unplanned and uncontrolled, leading to various land induced problems such as haphazard developments, poor layout of buildings, land fragmentation, poor legibility of neighbourhoods, poor

construction of buildings, poor environmental sanitation [6,7,8,12,13]. Urban centres in the developing world, Nigeria inclusive are experiencing rapid urbanization which is not commensurate with the goal of urban planning.

Physical Planning is a discipline that is multi-faceted and has been differently perceived by different scholars. As such, it is subject to several definitions [14 - 16], defined physical planning as the formulation of spatial uses with a focus on the impacts of their physical form, economic functions and social implication on the environment. In another parlance, [14] conceived physical planning as the coordination of the direction, extent and structure of cities growth with the aim of ensuring that all land use needs (economic,

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social, environmental, institutional, cultural and recreational) are provided for in compatible and symbiotic relationships for all urban population. Therefore, the goal of physical planning is the logical arrangement of developmental activities in space and the stipulation of adequate standards for developmental activities in pursuit of strategic ends [11, 17]. These goals are achieved through physical planning regulations.

Physical planning regulations are the underpinning instruments used by competent professionals to control haphazard use of land [7, 17]. They evolve from the collection of interrelated statutory and administrative instruments designed to regulate the use of land in the overall interest of the community [18]. Physical planning regulations are tools used to control the appearance, arrangement and character of buildings and infrastructure in cities in order to ensure economy, convenience and aesthetic appeal [12, 19]. In another parlance, they are guidelines employed by planning agencies to secure orderly arrangement and sustainability of human settlements [9, 10, 20].

Physical planning regulations are enacted to check the activities of land users by ensuring that developments are carried out with adequate considerations for public interest [18, 21, 22]. They include development plans, zoning codes, sub-division regulations, building codes, and planning schemes among others. These instruments indicate the allowable type of development activities and how lands can be utilized within various districts within a city. Nevertheless, despite all these, physical developments in Nigeria are carried out in manners that pose severe environmental challenges to cities. This is because there is no connection between physical planning regulations, enforcers and the public who are the receptors of the regulations [23].

In Nigeria, as well as other parts of the world, cities command a dominant role as both centres of production and consumption [9, 24]. As thus, cities growth has seriously outstripped its capacity to provide adequate basic services to citizens. This has made the development of buildings in Nigeria's urban centres haphazard. A cursory glance at the physical conditions of cities in the Nation reveals that they are disorganized in terms of spatial development. This disorganization has evolved various urban problems such as traffic congestion, poor housing condition, poor access to environmental amenities services, proliferation of neighbourhoods with conflicting land uses, presence of open dumpsites and cohabitation with diseases pathogens.

Various causal factors challenges have been attributed to the ineffectiveness of physical planning regulations in Nigeria. There are those related to the issue of implementation of the regulations which include inadequacy of planning equipment, shortage of manpower, low level of technology, poor funding, corruption on the part of regulatory enforcement officers, administrative bottlenecks and political interference among others [22, 25, 27]. Aside from those related to the enforcers of the regulations, the perception of the public to any government enterprise such as physical planning determines its success or failure. The disorganised urban space in Nigeria therefore precipitates the need to examine people's knowledge of the physical planning regulations. This is because information on people's knowledge on environmental issues could assist to reflect the public concern on regulations and thereby avoid possible defiant reactions to such and could also guide policy makers in making enlightened decisions.

This study therefore attempts to examined developers' socioeconomic attributes, sources

of awareness of physical planning regulations, level of awareness of physical planning functions and effectiveness of physical planning activities in Ile-Ife, Nigeria.

II. Materials and Methods

The description of the study area and the methodology employed for the study were discussed.

A. Study Area

The study area, Ile-Ife, is one of the most urbanized towns in Osun State. It is located in South Western Zone of Nigeria and is regarded as a homogeneous city. The city is a traditional city that lies between Latitude 7°26'N and 7°32'N and within Longitude 4°29'E and 4°35'E. It covers an area of 1,846km² with a population of 501,952 [5]. The city is covered by Ife Central and Ife East Local Government Area. These two LGAs contain 22 residential areas. Ile-Ife, as typical traditional African cities contain distinct developmental zones. These are the core, transition and sub-urban zones. Physical development in these developmental zones varies with the different historical periods that are common in African countries: pre-colonial, colonial and post-colonial era.

The developmental zones were observed to be internally homogeneous in terms of physical attributes, socio-economic status and availability of environmental amenities. The core area is attributed majorly to the indigenes with close buildings connected to one another. Housing types in this zone are Brazilian and traditional types and usually devoid of adequate environmental amenities. The transitional zone is attributed to the heterogeneity of residents with improved environmental amenities. Housing types in this zone are flats and face-me-I-face-you which are mostly characterized by good roads. Also, the suburban zone is attributed to a

good layout design. Residents in this zone are mostly considered educated and live in modern buildings such as duplex, bungalow detached buildings. This zone is attributed to a good layout with adequate environmental amenities.

B. Methodology

Data for the study were based on a field survey through questionnaire administration on residents of Ile-Ife. This comprised of eight areas in the traditional zone, ten areas in the transitional zone and four areas in the sub-urban zone. Due to the homogeneity of each of the zones, one area was selected in each of the developmental zones. A systematic sampling method was employed in selecting households occupied by developers from the identified residential areas in the study area.

A total of 5,374 residential buildings were found in Ile-Ife. Out of this, 2,634 buildings were occupied by the owners (landlords) in the study area. This comprises 878, 1397 and 359 residential buildings in the core, transition and sub-urban developmental zones respectively. The first building was selected using simple random sampling techniques with subsequent units selected at every 20th residential building sequel to the listing of buildings based on street numbering system and counting of buildings where houses were not numbered. Housing units not occupied by house owners were skipped for the next building occupied by house owners.

For the study, 121 house owners (landlords) were sampled across the developmental zones. These comprise 42 respondents in the core zone, 63 respondents in the transition zone and 16 respondents in the sub-urban zone respectively. Issues addressed in the questionnaire included socioeconomic attributes of the respondents, sources of awareness of physical planning regulations, level of awareness of physical planning

functions and effectiveness of physical planning activities in Ile-Ife. The respondents were requested to rate their level of awareness with the identified planning regulations on a 5-point Likert scale (1= Very aware, 2 = Aware, 3 = Just aware, 4 = Not aware and 5 = Not at all aware).

Analysis of the variables was carried out and in the course of computing the indexes, the designated values of 1,2,3,4 and 5 were used to allot weight to the options. The Weight Value (WV) for each criterion was obtained by the product of the number of responses for each rating to a variable and the respective weight of the value which was expressed as equation 1:

$$WV = F_i V_i \quad (1)$$

where WV is the weight value, F_i is the frequency of responses for variable i , V_i is the weight attached to responses on a variable i , and i is the designated value of the Likert point response under consideration. The same process was used in determining the effectiveness of physical planning activities. Also, the data was analysed using cross tabulation and Analysis of Variance (ANOVA). The ANOVA test was used in analysing age and income data across the differential area. The data for the study were collected in 2021.

III. Results and Discussion

The profile of the respondents, sources of awareness of physical planning regulations, awareness of physical planning functions and effectiveness of physical planning activities in the study area were discussed.

A. Profile of the respondents

Findings were made into identified socio-economic attributes that could influence people's opinions of environmental concerns. Variables discussed in this regard are gender, educational attainment, age, income, and years

of living in a place of residence. These variables have been identified as the factors that could influence people's view of their environment [1, 12, 28, 31]. These variables are being considered for discussion because they are imperative in evaluating people's perception of physical planning regulations. The analysis was carried out across the three strata delineated for the purpose of the study (see table 1).

Findings on the gender of respondents in the core residential areas revealed that the majority of the landlord (52.3%) were male while the remaining (47.7%) were female. In the transition developmental zone, 98.4% of the house owners were males while 1.6% were female. Also, in the suburb, 62.5% were male while 37.5% were female. In summary, majority (77.7%) of the house owners were males while 22.3% of their counterparts were females. This could be attributed to the cultural impression that ownership of buildings is seen as responsibility of the male gender in this part of the world.

Closely related to respondents' gender is the age of respondents. Findings on age distribution revealed that the majority (87.6%) of the landlords were above 45 years while the remaining (12.4%) were below age 45 years. From the table, it can be implied that most landlords in the city are more matured. As a result, respondents from the core, transition and suburban residential areas were of good age to give information on the awareness and effectiveness of physical planning regulations.

Findings on the average income earned monthly revealed that 21.4% of the respondents earned less than ₦60,000 while majority 78.5% earned above ₦61,000. Further findings on the mean income across the developmental zones revealed that, the mean monthly income in the core, transition and suburban areas were ₦31,320, ₦66,570

Table 1: Profile of The Respondents

Attributes	Core Frequency (%)	Transition Frequency (%)	Suburban Frequency (%)	Total Frequency (%)
Gender				
Male	22 (52.3%)	62 (98.4%)	10 (62.5%)	94 (77.7%)
Female	20 (47.7%)	1 (1.6%)	6 (37.5%)	27 (22.3%)
Total	42 (100.0%)	63 (100.0%)	16 (100.0%)	121 (100.0%)
Age				
≤ 45	5 (11.9%)	7 (11.1%)	3 (18.8%)	15 (12.4%)
≥ 45	37 (88.1%)	56 (88.9%)	13 (81.2%)	106 (87.6%)
Total	42 (100.0%)	63 (100.0%)	16 (100.0%)	121 (100.0%)
Educational Attainment				
Primary	14 (33.3%)	10 (15.8%)	2 (12.5%)	26 (21.4%)
Secondary	20 (47.6%)	19 (30.1%)	4 (25.1%)	43 (35.5%)
Tertiary	8 (19.1%)	34 (54.1%)	10 (62.4%)	52 (43.1%)
Total	42 (100.0%)	63 (100.0%)	16 (100.0%)	121 (100.0%)
Average Monthly Income				
≤ ₦60,000	32 (76.20%)	15 (23.80%)	1 (6.3%)	48 (21.48%)
≥ ₦61,000	10 (23.80%)	48 (76.20%)	15 (93.7%)	73 (78.52%)
Total	42 (100.0%)	63 (100.0%)	16 (100.0%)	121 (100.0%)
Age of Building				
≤ 15 years	2 (4.7%)	5 (7.9%)	10 (62.6%)	17 (14.1%)
15 – 30 years	10 (23.8%)	47 (74.7%)	5 (31.2%)	57 (47.2%)
≥ 30 years	30 (71.5%)	11 (17.4%)	1 (6.2%)	42 (34.7%)
Total	42 (100%)	63 (100%)	16 (100%)	121 (100%)

Source: Authors' Fieldwork, 2021

Table 2: Residents' Sources of Awareness of Physical Planning Regulations

Sources of Awareness	Core Frequency (%)N= 42	Transition Frequency (%) N= 63	Suburban Frequency (%)N= 16	Total N= 121
Seeking plan approval	41 (97.6%)	59 (93.5%)	16 (100.0%)	*112(95.86)
Serving of contravention notices	33 (78.6%)	35 (55.6%)	11 (68.8%)	*79(65.28)
Friends and neighbours	17 (40.5%)	31 (49.2%)	9 (56.2%)	*57(47.10)
Mass media	11 (26.2%)	4 (6.3%)	12 (75.0%)	*27(22.31)
Building collapsed	37 (80.1%)	53 (88.9%)	2 (12.5%)	*92(76.03)
Demolition exercises	36 (85.7%)	44 (69.8%)	3 (18.8%)	*83(68.59)
Conflict resolution	7 (16.7%)	5 (7.9%)	1 (6.3%)	*13(10.74)

*These were less than number of questionnaires administered because some residents were not aware of all the regulations. Source: Authors' Fieldwork, 2021

and ₦86, 350. These results are similar to those of some earlier studies carried out [1, 11] where conclusions were made that residents' incomes vary across the residential areas of the city.

The age of the building is considered necessary for this study. This is because the number of years the developers have built

their houses is crucial in determining people's knowledge of physical planning activities. Findings were made on the number of years the developers have erected their buildings. The number of years' developers have constructed their buildings were categorized into three. These are ≤ 15 years, 15– 30 years and ≥ 30 years. Findings revealed that 14.1%

and 34.7% of the developers have erected there building between ≤ 15 years and ≥ 30 years. Majority (47.2%) of the developers erected there building between 15 – 30 years. This implied that majority of the developers are capable of giving out information about their environment.

B. Sources of Awareness of Physical Planning Regulations

Sequel to findings on socioeconomic characteristics of developers, findings were made into their sources of awareness of physical planning regulations (see table 2). The sources of awareness of physical planning regulations in the differential zones were seeking for plan approval, serving of contravention notices, through friends and neighbours, mass media, during building collapsed, demolition exercise and conflict resolution.

Findings revealed that the most predominant sources of awareness in the different residential zones were seeking for plan approval (95.8%), during building collapsed (76.03%), through demolition exercises (68.5%) and when served contravention notices. Further findings revealed that fewer developers got to know of physical planning regulations through mass media (22.3%), during conflict resolution (10.7%) and through friends and neighbours (47.1%).

These findings indicate that people got to know of physical planning through their quest for physical development during the process of seeking plan approval (95.8%) and when a building collapsed (76.0%). As such it could be deduced that the level of awareness of physical planning through sources such as mass media and conflict resolution is low in the study area, an experience that calls awareness creation at all levels of operation in the study area.

C. Developers' Awareness of Physical Planning Functions

In continuation of the findings on sources of physical planning regulations, findings were made into developers' awareness of physical planning functions in Ile-Ife, Nigeria. Presented in Table 3 is the Developers' Awareness Indexes (DAI) for the three identified developmental zones in the study area. The physical planning functions identified include; planning law, development plans, planning standards, preparation and approval of residential layouts, settlement of disputes, granting of fence permit, building code, sub-division regulations, planning schemes, creation of open spaces, granting of planning permit and development monitoring.

Findings on the level of awareness on the physical planning functions revealed that the majority of the developers in the differential residential zones ranked granting of planning permit (1st), planning schemes (2nd), and preparation and approval of residential layout (3rd) as the most predominant level of awareness of physical planning functions.

Other physical planning functions which include; sub-division regulations (21st), granting of fence permit (22nd) and settlement of disputes (23rd) were ranked as the least level of awareness of physical planning regulation in the core, transition and suburban residential areas. However, developers' awareness indexes for the core, transition and suburban areas were 2.245, 2.639 and 2.909. These findings revealed that, majority of the developers were only aware of fewer physical planning functions which is an impediment to sustainable human settlement.

D. Effectiveness of Physical Planning Activities

Findings on the analysis of the effectiveness of physical planning activities are presented in Table 4. Developers in the different residential

Table 3: Developers Awareness of the Functions of Physical Planning

Functions	Core		Transition		Suburban	
	Mean	Rank	Mean	Rank	Mean	Rank
Planning Law	2.276	13 th	2.326	16 th	4.227	2 nd
Development plan	2.346	12 th	3.211	5 th	2.136	18 th
Zoning code	2.982	6 th	2.789	12 th	3.226	8 th
Planning standards	2.682	8 th	2.546	14 th	4.136	5 th
Building code	2.096	18 th	2.096	22 nd	3.106	11 th
Sub-division regulations	2.111	17 th	2.134	21 st	2.090	20 th
Development Monitoring	2.586	9 th	3.096	6 th	3.075	12 th
Creation of open spaces	3.046	5 th	2.096	22 nd	2.015	21 st
Observation of road reserve	2.154	17 th	3.211	5 th	3.336	6 th
Supervision of constructions	2.236	14 th	2.250	17 th	1.242	22 nd
Localisation of planning regulations	2.164	16 th	2.950	10 th	2.242	14 th
Preparation of development plans	3.236	3 rd	2.760	13 th	2.467	13 th
Formulation of physical development policies	2.204	15 th	3.764	4 th	3.212	9 th
Preparation and approval of residential layout	3.207	4 th	4.250	3 rd	4.181	3 rd
Granting of Planning Permit	4.297	1 st	4.336	1 st	4.303	1 st
Planning Schemes	4.175	2 nd	4.326	2 nd	4.303	1 st
Granting of fence permit	1.190	22 nd	2.211	19 th	4.166	4 th
Settlement of disputes	1.297	20 th	1.326	23 rd	2.303	16 th
Street naming and house numbering	2.834	7 th	3.211	5 th	3.212	7 th
Settlement of dispute on land use development	2.536	10 th	2.156	20 th	2.424	14 th
Location of bus stops	1.204	21 st	2.411	15 th	2.272	17 th
Declaring city sections as special planning areas	2.354	11 th	1.231	24 th	3.136	10 th
Declaring some roads as one way traffic	1.561	19 th	2.231	18 th	2.366	15 th
Receiving complains about disturbing land uses	2.154	17 th	2.921	11 th	2.121	19 th
DAI	2.245		2.639		2.909	

Source: Authors' Fieldwork, 2021

Table 4: Developers' Opinion of the Effectiveness of Physical Planning Activities

Functions	Core		Transition		Suburban	
	Mean	Rank	Mean	Rank	Mean	Rank
Dissemination of information	1.392	5 th	2.267	3 rd	1.083	5 th
Politeness of town planners	2.429	3 rd	3.926	1 st	3.333	2 nd
Formulation of development policies	2.934	2 nd	2.029	4 th	2.777	3 rd
Involvement in planning decision	2.078	4 th	2.029	4 th	1.972	4 th
Monitoring of development	3.252	1 st	3.376	2 nd	3.556	1 st
DSI	2.417		2.725		2.544	

Source: Authors' Fieldwork, 2021

zones opined that most effective physical planning activities were during monitoring of development (1st), formulation of development policies (2nd) and the politeness of town planning officers (3rd).

Further findings also revealed that developers were not involved in planning decision (4th) and dissemination of information were not effective (5th). As a result, majority of the developers were not involved in major physical planning decisions. This low level of

involvement does not commensurate with the goal of physical planning. This is because planning is a public activity, hence people's reaction to such activities determines its success or failure.

IV. Conclusion

This study assessed developers' awareness and effectiveness of physical planning regulations in Ile-Ife, Nigeria. The study revealed that socio-economic characteristics which include; gender, educational attainment, age, income, and age of buildings revealed the variation of people's perception of physical planning regulations in different residential zones of Ile-Ife.

The study also concluded that:

- i. most predominant sources of awareness of physical planning regulations were through the process of seeking building approval (95.86%). As such it could be deduced that the level of awareness of physical planning through sources such as mass media and conflict resolution is low in the study area, an experience that calls awareness creation at all levels of operation in the study area.
- ii. majority of the developers were only aware of fewer planning functions such as granting of planning permit (1st), planning schemes (2nd), and preparation and approval of residential layout (3rd). This low level of awareness has made the development haphazard in the city.
- iii. developers in the different residential zones opined that the most effective physical planning activities were during monitoring exercises and the politeness of town planning officers. As a result, most of the developers were not involved in major physical planning decisions. This low level of involvement does not commensurate with the goal of physical planning.

In view of these, the study recommended that:

- i. planning agencies should make efforts to enlighten the developers and public about the disaster inherent in disregard of physical planning regulations and the benefit therein. This could be in creating awareness on the need to ensure a habitable environment that is conditioned by effective physical planning.
- ii. also, there should be concerted efforts by the government and every stakeholder to enlighten the public on the essence of physical planning regulation using mass media and other notable means of reaching the public.
- iii. the planning agencies at both state and local levels should be well manned, funded and equipped in order to make for the required qualitative and quantitative personnel and equipment to function effectively for proper awareness of physical planning regulations in the city.

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