

# Innovations

## Evaluation of the Existing Level of Application of Physical Planning Administration and Policy in Awka Capital Territory Anambra State, Nigeria

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**Abstract:** *The existing level of application of Physical Planning Administration and Policy in Awka Capital Territory of Anambra State, Nigeria is in disturbing conditions. The planning instruments and those implementing the planning decisions at Awka Capital Territory are seriously way-off the screw. The situation (existing physical planning administration and policy) was juxtaposed across the six local government areas vis-à-vis the ideal conditions (the state physical planning law and regulation). The study looked into the level of application of existing physical planning administrations and policies in the study area. The study used survey design, where stakeholders from different planning institutions were selected for sampling. Quota sampling techniques was used to distribute questionnaires across the six local planning authorities in Awka Capital Territory. Different actors of the environment such as heads of Physical Planning Authorities, Planning Institutions, Environmental Managements, Waste Management, Politicians, Town Union Chairmen and Secretaries etc. were identified for interviews. There was focus group discussions for the selected town union heads and secretaries across the local planning authorities. The collated questionnaires were used to test the hypothesis formulated for this study. The study took in-depth focus on the current state of planning administration and policies across the local planning authorities with maximum interest on repositioning the already lost focus applications. The findings discovered serious shift from the normal as a result misapplication of physical planning administration and policy due to shortage of man power and use of unqualified personnel. This necessitated unsightly and uncoordinated nature of land uses in the area, thus chaos instead of cohesion among land uses across all the*

*jurisdictions of the different local planning authorities. The outcome of this work will guide government in making physical planning decisions. Thus, with effective physical planning administration, policies and practices in Awka Capital Territory: the developers will be properly guided and the physical environment of Awka Capital Territory will be comfort, convenience, conducive, aesthetic and ensure maximum security and overall resilient cities shall be achieved and passed to generations.*

**Keywords:** *Physical Planning, Administration and Policy, Environment, Town Planner, Development Control, Awka Capital Territory, Land-Use, Local Planning*

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## **Introduction**

The constant increase in the human activities have led to overall increase in the sizes of towns and cities across the globe. As man looks to better his life, he continues the quest by altering the cause of nature. This constant quest has led to overall changes in the configuration and sizable increase in our physical environment. Thus, if unchecked tends to serious environmental challenges. Urbanization in the context of physical planning is caused by the transformation processes of key aspects of urban development and management through the planning institutions using their policy guide (Wapwera et al 2023). Policies tend to be urban competition for land is increasing as demand for multiple land uses and ecosystem services rise. Food security issues, renewable energy and emerging carbon markets are creating pressures for the conversion of agricultural land to other uses, such as reforestation and biofuels. This is occurring in parallel with other growing demands from land systems for urbanization and recreation, mining, food production, and biodiversity conservation. Managing increasing competition for the supply of these services, accounting for different stakeholders' interests, requires efficient allocation of land resources (Graciela 2017). This competition has affected many urbanizing areas greatly. Nigeria's urban environment is comprising of settlements developed through rapid urban expansion and growth that form unplanned environment. Recently, urban centers are rampaging with different problems making cities unconducive for living (Adejugbagbe and Ojo 2022). The criteria for effective development with compliance to the regulations of physical development, the Town Planning within its jurisdiction needs to involve the well trained qualified Urban and Regional Planners to direct and control technical units as stipulated in the Decree 88 and 18 of 1992 and 1999, respectively (Ogundele, *et.al.*,2011). Qualified Urban and Regional Planners should be empowered with required and requisite tools to initiate development control activities. Physical Planning is a profession that is directly involved with the ordering of the use of lands to achieve safety, convenience, aesthetic, beauty, economy and comfort. To achieve this, there are existing laws that guide developments in Nigeria such as 1992 Nigeria Urban and Regional Planning

law, 1992 Environmental Impact Assessment (EIA) decree and 2006 National Building Codes coupled with respective state edicts that must be enshrined with the National laws. These laws help the professionals to take sound decisions and make sound recommendations as it affects the use of land. Without proper direction, a growing city will definitely be led astray, thus the need for a good administrative framework to be in place to guide the growth which is irreversible in size. This is because man has the propensity to always move beyond boundary if not directed or checked, thus creating unpleasant condition on the Environment. In Anambra State especially in Awka Capital Territory, there are unprecedented amount of developments on daily basis without corresponding level of check due to weak policy framework as a result of administrative lacuna orchestrated by political maneuvering of planning activities in the state with Awka Capital Territory the most wrecked Local Planning Authorities. Thus, the need to redirect the already misleading trends to avoid future disaster. This study is primarily designed to evaluate the existing level of application of Physical Planning Administration and Policy in Awka Capital Territory and make durable recommendations to achieve good environment.

### **Conceptual Framework**

**Development control concept:** Development activities are carried out with the help of approved planning standard (Agbola, 2007). While approved planning standards are planning regulation, codes and by laws (Agboola and Olatubora 2004). In a similar view, Standards for planning and building regulations are essential in guiding development (Dissanayake 1984). Keeble (1969) was of the view that “development control involves regulation of the detailed aspects of development, about which precise guidance cannot be given by the development plan, so as to ensure convenient and slight results”. The concept of development control was developed from the knowledge that many land uses were not separated from another, which lead to incompatibility of land uses (Aluko 2000). Once a development is carried out without approval or proper approval from the appropriate authorities or without following approved standards, the development remains illegal throughout the existence of the development. Though, a development that was carried out without approval can be regularized by the appropriate authority after due assessment on the application of the developer. This should be done in Awka Capital Territory, though some percentage of the development were against the approved standards. In another vain all developer must seek for approval from the appropriate authority and conditions for approvals made available to all the affected stakeholders to avoid unnecessary problems that might arise.

**Good Urban Governance (GUG) concept:** Urban Governance is described as the means through which all stakeholder in the society can manage the affair of their cities, town or village and not limiting it to the government alone. In other word, it is a joint responsibility of all stakeholders in seeking the welfare of their society. The need for good urban governance in physical planning administration is to identify the complex relationship between all stakeholders in the society and work together in unity for effective management of the limited resources available for their use. Good urban governance is one of the areas where physical planning administration is falling in Anambra State with reference to Awka Capital Territory. Most of the physical planning decisions are politically motivated and thus full of personal interest against the will and caprices of the general populace. We can improve urban governance by willingness to establish the right institutional frame works, providing the necessary statutory and effectively applying available regulations (NITP 2009). This is completely opposite of what is on ground in Awka Capital Territory where there is existing regulations but without proper institution and instrument to orchestrate the implanting of the administrative framework.

**Physical planning:** Physical planning is the process of fashioning and ordering a given space social, economic, and physical components in order to achieve certain objectives (aesthetic, comfort, convenience, security etc.) and assure the area's sustainable growth. It involves the systematic consideration, appraisal, and decision-making of land, infrastructure, and resources within a given area in order to create a well-organized and functional urban space. This involves: Comprehensive Planning which means a holistic approach to urban development involving long-term vision for the entire given space. Land-Use Planning that deals with efficient allocation of land for different purposes, zoning and regulations to determine land use categories. Transportation Planning that focuses on creating well-organized and sustainable transportation network, thus improving mobility, reducing congestion, and enhancing accessibility. Environmental Planning deals with sustainability, conservation, management of natural resources, integration of green infrastructure, like parks and green buildings, strategies for waste management, water resource management, and climate resilience. Economic Development Planning focuses on strategies to stimulate economic growth and create job opportunities, promotion of entrepreneurship and innovation. Housing Planning centers on ensuring the availability, affordability, and quality of housing and affordable housing initiatives and policies. Urban Design and Architecture focus on the physical layout and aesthetics of urban areas, pedestrian-friendly streets and public spaces. Historic Preservation deals with protection and maintenance of historical and cultural heritage, zoning regulations to preserve historic buildings and districts, conservation of landmarks and cultural assets. This situation is completely a

hallucination in Awka Capital Territory. To make the matter worst are the use of non-town planners as the Chief Executive Officers and Board Chairmen of Awka Capital Development Authority and Anambra State Physical Planning Board respectively. These concepts were not against the law but seriously counterproductive as most of the persons lack requisite knowledge on the use of lands and some are full time politicians that do nothing but the decision of whoever that appointed them or for selfish interest as against professionalism that is the hallmarks of the positions they occupied. This invariably has halted every progression the Awka Capital Territory would have achieved these years, thus creating unnecessary havoc and developmental disorder in Awka Capital Territory.

### **Literature Review**

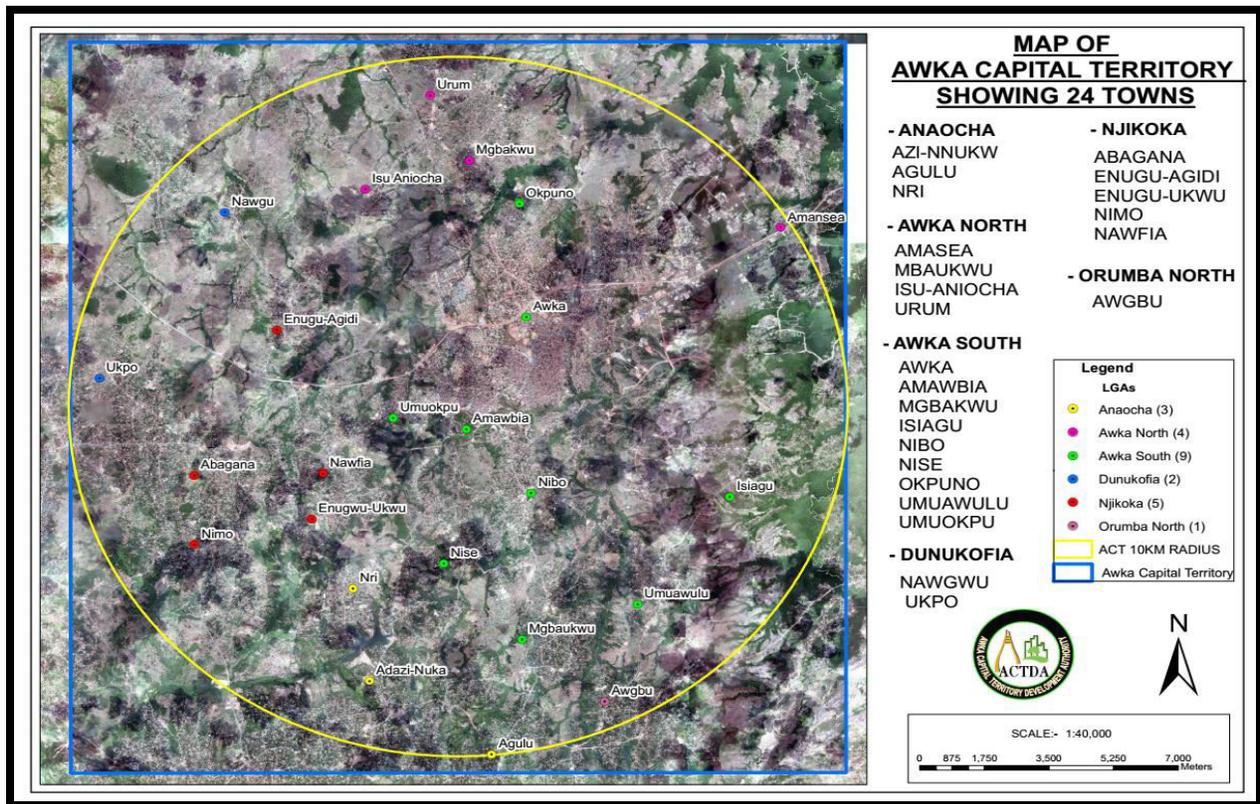
The physical manipulation of the human environment in terms of its spatial organization sets forth a series of connected qualitative effects in the provision of essential infrastructure such as street furniture, main drainage, sewerage, electricity, water and other sanitary facilities. Value is often attached to a well-planned society where land use proposals including infrastructural facilities and social services allow for action area development policies, and standard for order, functionality and aesthetics. Looking at the institutional problems of physical planning in Nigeria, minimal benefits are received from the specialist skills of Professional Town Planners. By 1990, it was only 247 Professional Town Planners that were registered. This figure slightly increased to 1015 in 2000 and to 5938 in 2023 (TOPREC, 2023). Most disturbing nature of this figure is that good number of this figure are not actively involved in the practice of Town Planning either at private practice or staff of the ministry. This represent serious paucity of trained Professional Town Planners to plan, organize, control and monitor developments across the nation (Nigeria). Aside from these inadequate personnel, lack of resources (fund and patrol vehicles) to monitor development have contributed more to the problems with the attendant erection of illegal structures, arbitrary change of use and encroachment on road reserves in some towns and cities. Basorun, and Ayeni, (2013)

As population continues to increase at an alarming rate in urban areas in developing countries, unplanned, informal settlements and slums continue to grow (Aluko, 2010) which adversely give rise to unpleasant living environment. As argued by Williams (2000); Alam et al (2006), this also leads to inevitable congestion which causes environmental hazards and degradation. Currently, Nigeria is experiencing its fair share of urbanization (Adediran *et al*, 2012) and rated among urban areas with lowest livability index in the world (Daramola, and Ibem, 2010). And as a developing country, it is not left out of the environmental problems that come with urbanization; as these are very much evident in the urban areas. The problems as noted by

Olujimi (2011) are associated with diversity of functions where various occupations, industries and services are represented; and have caused different environmental damages such as ecological disturbances, destruction of flora and fauna, air, water and land pollution, landscape degradation, environmental decay, overcrowding, congestion, as well as crime and violence (Daramola and Ibem (2010; Jiboye, 2011; Gutti, et al 2012). Contrary to the situation in developed countries, urbanization process as observed by Aluko (2010); Jiboye (2011) was as a result of rapid industrialization which subsequently transformed the cities, whereas in Nigeria, it is a consequence of 'push' from the rural areas and the 'pull' to the town, which have posed the challenge of diverse socio-economic, cultural and environmental problems and require effective and good governance in order for the problems to be addressed. Basorun, and Ayeni, (2013) noted that Planning is done systematically, anticipating adjustment of a part or a whole settlement, given the constraints of social, economic, political and human resources. Management is concerned with the effective utilization and coordination of resource such as capital, plants, materials and labor to achieve defined (environmental) objectives with maximum efficiency (Santrock, 2007). In the process, policies, plans and programs are set out, so that both private and public initiatives are effectively managed to give direction and control to values of the environment.

#### **Study area Materials and methods**

The study adopted survey design. A questionnaire survey was used. This questionnaire was directed to all the developers within the Awka Capital Territory. The study area, Awka Capital Territory was stratified into (6) six Local Government Areas and the Local Government Areas are Anaocha, Awka North, Awka South, Dunukofia, Njikoka and Orumba North.



the main local government area housing the Awka Capital Territory. In this category, the total number of questionnaire distributed were 40 questionnaires. Out of 40 questionnaires, 13 were distributed to Development Control Officers in Awka south, 6 questionnaires each were distributed to Development Control Officers in Awka North and Njikoka, 5 questionnaires each were distributed to Development Control Officers in Anaocha, Dunukofia and Orumba North. There is need for this variations in these number of questionnaires across the local government areas because, Awka south is managed by Awka Capital Territory Development Authority (ACTDA), thus greater number of staff compared to the situation in the other Local Government Areas. The rest of the other Local Government Areas got five questionnaires each except Awka North and Njikoka that got 6 questionnaires each for their Executive Secretaries and field officers in those Local Planning Authorities. People that were interviewed in the course of carrying out this study were as follows: Directors (three former Directors and present Director) Ministry of Land, Survey and Town Planning, Awka, Managing Director/Chief Executive Officer, Awka Capital Territory Development Authority (ACTDA), Managing Director/Chief Executive Officer, Anambra State Physical Planning Board (ANSPPB), The General Manager, Anambra State Physical Planning Board (ANSPPB), Development Control Officer and Field Assistant Development Control Officer, The Executive Secretary of Awka Capital Territory Development Authority. These are major players of Town Planning in the

State, staff of Anambra State Physical Planning Board (ANSPPB) and Awka Capital Territory Development Authority (ACTDA). Their views were necessary in this study because they are the major actors to physical planning in Anambra State.

**Results and Discussion**

Table 1: Existing levels of Application of physical planning administration and policy in Awka Capital Territory.

S/N	Variables	very poor	poor	neutral	good	very good	total
1	Existing levels of application of demolition notice	4	12	7	13	4	40
2	Existing levels of application of removal notice	3	10	7	13	7	40
3	Existing levels of application of stop-work order	3	7	4	13	13	40
4	Existing levels of application of clearance of obstruction to access roads	5	6	5	18	6	40
5	Existing levels of application of layout schemes	3	9	14	10	4	40
6	Existing levels of application of approval permit	2	10	5	14	9	40
7	Existing levels of application of clearance of drainage channels/utility lines	3	14	6	14	3	40
8	Existing levels of application of layout registrations	6	11	9	13	1	40
9	Existing levels of application of building lines	8	15	6	7	4	40
10	Existing levels of application of sewerages	3	16	10	8	3	40
11	Existing levels of application of main drainages	4	16	7	8	5	40
12	Existing levels of application of water facilities	3	13	5	14	5	40
13	Existing levels of application of sanitary facilities	2	8	14	13	3	40
14	Existing levels of application of development policies	0	8	14	11	7	40

15	Existing levels of application of functionality of building	0	12	13	12	3	40
16	Existing levels of application of building setbacks	1	17	6	12	4	40
17	Existing levels of application of compatibility of uses	2	12	12	12	2	40
18	Existing levels of application of activities of quacks	5	14	9	9	3	40
19	Existing levels of application of encroachment on road reserves	3	17	5	10	5	40
20	Existing levels of application of services charges	0	11	6	12	11	40
	<b>Frequency</b>	<b>60</b>	<b>238</b>	<b>164</b>	<b>236</b>	<b>102</b>	<b>800</b>

Researchers Questionnaire’s summary 2024

The table above shows different respondents’ responses on the application of physical planning administration and policy in Awka Capital Territory. Greater percentage of the population 238 agreed that the application of physical planning administration and policy in Awka Capital Territory are poor, 236 respondents said that the application of physical planning administration and policy in Awka Capital Territory are good, 164 responses were undecided, 102 respondents said that the application of physical planning administration and policy in Awka Capital Territory are very good and 60 respondents said that the application of physical planning administration and policy in Awka Capital Territory are very poor. Cross tabulation was used in this analysis and the outcome of this summation were summarized below.

Table 2: Local Government Area of Residence \* Existing levels of application of demolition notice Crosstabulation

Count		Existing levels of application of demolition notice					Total
		Very poor	Poor	Neutra l	Good	Very Good	
Local Governme nt Area of Residence	Aniocha	2	2	1	0	0	5
	Awka North	0	2	1	2	1	6
	Awka South	1	3	3	6	0	13
	Dunukofia	1	3	0	1	0	5
	Njikoka	0	2	0	2	2	6
	Orumba North	0	0	2	2	1	5

Total	4	12	7	13	4	40
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Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of demolition notice as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, thirteen respondents said it was good, twelve said it was poor, seven respondents were neutral in their responses, four respondents each acknowledged that it was very poor and very good respectively. That implies that the existing levels of applications of demolition notice as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 3: Local Government Area of Residence \* Existing levels of application of removal notice Crosstabulation

Count		Existing levels of application of removal notice					Total
		Very poor	Poor	Neutra l	Good	Very Good	
Local Governme nt Area of Residence	Aniocha	2	1	2	0	0	5
	Awka North	0	2	0	2	2	6
	Awka South	1	2	3	7	0	13
	Dunukofia	0	3	1	1	0	5
	Njikoka	0	2	0	1	3	6
	Orumba North	0	0	1	2	2	5
Total		3	10	7	13	7	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of removal notice as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, thirteen respondents said it was good, ten said it was poor, seven respondents were neutral in their responses, seven respondents acknowledged that it was very good and the remaining three said it was very poor. That implies that the existing levels of application of removal notice as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 4: Local Government Area of Residence * Existing levels of application of stop work order Crosstabulation							
Count							
		Existing levels of application of stop work order					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	0	3	0	1	1	5
	Awka North	0	1	2	2	1	6
	Awka South	1	1	2	5	4	13
	Dunukofia	2	2	0	1	0	5
	Njikoka	0	0	0	3	3	6
	Orumba North	0	0	0	1	4	5
Total		3	7	4	13	13	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of stop work order as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, thirteen respondents said it was good, ten said it was poor, seven respondents were neutral in their responses, seven respondents acknowledged that it was very good and the remaining three said it was very poor. That implies that the existing levels of application of removal notice as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 5: Local Government Area of Residence * Existing levels of application of clearance of obstruction to access roads Crosstabulation							
Count							
		Existing levels of application of clearance of obstruction to access roads					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	2	2	0	1	0	5
	Awka North	0	2	2	1	1	6
	Awka South	0	1	2	8	2	13
	Dunukofia	2	1	0	2	0	5
	Njikoka	1	0	0	3	2	6
	Orumba North	0	0	1	3	1	5

Total	5	6	5	18	6	40
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Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of clearance of obstruction to access roads as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, eighteen respondents said it was good, six respondents each said it was poor and very good respectively. The remaining groups are five respondents each that said very poor and were neutral in their responses respectively. That implies that the existing levels of application of clearance of obstruction to access road as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 6: Local Government Area of Residence \* Existing levels of application of layout schemes Crosstabulation

Count		Existing levels of application of layout schemes					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	2	2	0	0	5
	Awka North	0	2	4	0	0	6
	Awka South	0	2	7	4	0	13
	Dunukofia	2	1	0	2	0	5
	Njikoka	0	2	0	1	3	6
	Orumba North	0	0	1	3	1	5
Total		3	9	14	10	4	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of layout schemes as an instrument of physical planning administration and policy in Awka Capital Territory across the six local government areas, fourteen respondents were neutral, ten respondents said good, nine respondents said poor, four very good and three respondents said very poor. That implies that the existing levels of application of layout schemes as an instrument of physical planning administration and policy in Awka Capital Territory is **good** despite greater number of the respondents that were undecided on their responses.

Table 7: Local Government Area of Residence \* Existing levels of application of approval permit Crosstabulation

Count		Existing levels of application of approval permit					Total
		Very poor	Poor	Neutra 1	Good	Very Good	
Local Government Area of Residence	Aniocha	0	2	0	2	1	5
	Awka North	0	3	1	1	1	6
	Awka South	0	1	4	5	3	13
	Dunukofia	2	2	0	1	0	5
	Njikoka	0	2	0	1	3	6
	Orumba North	0	0	0	4	1	5
Total		2	10	5	14	9	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of approval permits as an instrument of physical planning administration and policy in Awka Capital Territory across the six local government areas, fourteen respondents said good, ten respondents said poor, nine respondents said very good, five were undecided and two respondents said very poor. This implies that the existing levels of application of approval permit as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 8: Local Government Area of Residence \* Existing levels of application of clearance of drainage channels/utility lines Crosstabulation

Count		Existing levels of application of clearance of drainage channels/utility lines					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	1	1	2	0	5
	Awka North	0	4	0	1	1	6
	Awka South	1	4	4	3	1	13
	Dunukofia	1	3	0	1	0	5
	Njikoka	0	2	0	3	1	6
	Orumba North	0	0	1	4	0	5
Total		3	14	6	14	3	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of clearance of drainage channels/utility lines as an instrument of physical planning administration and policy in Awka Capital Territory across the six local government areas, fourteen respondents each said good and poor respectively, six respondents were undecided and the remaining three each very poor and very good respectively. This implies that the existing levels of application of clearance of drainage channels/utility lines as an instrument of physical planning administration and policy in Awka Capital Territory was either regarded as **poor or good**.

Table 9: Local Government Area of Residence \* Existing levels of application of layout registrations Crosstabulation

Count		Existing levels of application of layout registrations					Total
		Very poor	Poor	Neutra l	Good	Very Good	
Local Governme nt Area of Residence	Aniocha	1	1	0	3	0	5
	Awka North	1	3	2	0	0	6
	Awka South	1	4	5	3	0	13
	Dunukofia	2	1	1	1	0	5
	Njikoka	1	1	1	3	0	6
	Orumba North	0	1	0	3	1	5
Total		6	11	9	13	1	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of layout registrations as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, thirteen respondents said it was good, eleven said it was poor, nine respondents were undecided and the remaining one respondent said it was very good. This implies that the existing levels of application of layout registrations as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 10: Local Government Area of Residence * Existing levels of application of building lines Crosstabulation							
Count							
		Existing levels of application of building lines					Total
		Very poor	Poor	Neutr al	Good	Very Good	
Local Governme nt Area of Residence	Aniocha	2	3	0	0	0	5
	Awka North	1	3	1	0	1	6
	Awka South	3	7	1	1	1	13
	Dunukofia	2	1	2	0	0	5
	Njikoka	0	1	1	3	1	6
	Orumba North	0	0	1	3	1	5
Total		8	15	6	7	4	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of building lines as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, fifteen respondents said it was poor, eight said it was very poor, seven respondents said it was good, six were undecided and the remaining four respondents said it was very good. This implies that the existing levels of application of building lines as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 11: Local Government Area of Residence * Existing levels of application of sewerages Crosstabulation							
Count							
		Existing levels of application of sewerages					Total
		Very poor	Poor	Neutra l	Good	Very Good	
Local Governme nt Area of Residence	Aniocha	1	3	1	0	0	5
	Awka North	0	3	2	0	1	6
	Awka South	0	8	2	2	1	13
	Dunukofia	1	2	2	0	0	5
	Njikoka	1	0	1	3	1	6
	Orumba North	0	0	2	3	0	5
Total		3	16	10	8	3	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of sewerages as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, sixteen respondents said it was poor, ten respondents were undecided, eight respondents said it was good and four respondents each said it was very good and very poor respectively. This implies that the existing levels of application of sewerages as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Count		Existing levels of application of main drainages					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	3	1	0	0	5
	Awka North	1	4	0	0	1	6
	Awka South	0	7	2	3	1	13
	Dunukofia	1	2	2	0	0	5
	Njikoka	1	0	1	2	2	6
	Orumba North	0	0	1	3	1	5
Total		4	16	7	8	5	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of main drainages as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, sixteen respondents said it was poor, eight respondents said it was good, seven respondents were undecided and five respondents said it was very good and four said it was very poor. This implies that the existing levels of application of main drainages as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 13: Local Government Area of Residence \* Existing levels of application of water facilities Crosstabulation

Count		Existing levels of application of water facilities					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	2	3	0	0	0	5
	Awka North	0	5	0	1	0	6
	Awka South	1	2	2	8	0	13
	Dunukofia	0	1	2	1	1	5
	Njikoka	0	1	1	2	2	6
	Orumba North	0	1	0	2	2	5
Total		3	13	5	14	5	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of water facilities as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, fourteen respondents said it was good, thirteen respondents said it was poor, five respondents each were undecided and very good respectively and three said it was very poor. This implies that the existing levels of application of water facilities as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 14: Local Government Area of Residence \* Existing levels of application of sanitary facilities Crosstabulation

Count		Existing levels of application of sanitary facilities					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	1	2	1	0	5
	Awka North	0	1	4	1	0	6
	Awka South	0	3	3	6	1	13
	Dunukofia	0	1	3	1	0	5
	Njikoka	1	1	1	2	1	6
	Orumba North	0	1	1	2	1	5
Total		2	8	14	13	3	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of sanitary facilities as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, fourteen respondents were undecided, thirteen respondents said it was good, eight respondents said it was poor, three respondents said it was very good and two said it was very poor. This implies that the existing levels of application of sanitary facilities as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 15: Local Government Area of Residence * Existing levels of application of development policies Crosstabulation						
Count						
		Existing levels of application of development policies				Total
		Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	4	0	0	5
	Awka North	1	4	0	1	6
	Awka South	2	3	6	2	13
	Dunukofia	1	2	2	0	5
	Njikoka	2	0	1	3	6
	Orumba North	1	1	2	1	5
Total		8	14	11	7	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of development policies as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, fourteen respondents were undecided, eleven respondents said it was good, eight respondents said it was poor, seven respondents said it was very good. This implies that the existing levels of application of development policies as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 16: Local Government Area of Residence \* Existing levels of application of functionality of building Crosstabulation

Count		Existing levels of application of functionality of building				Total
		Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	2	3	0	0	5
	Awka North	2	2	2	0	6
	Awka South	2	5	5	1	13
	Dunukofia	4	0	1	0	5
	Njikoka	2	0	2	2	6
	Orumba North	0	3	2	0	5
Total		12	13	12	3	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of functionality of building as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, thirteen respondents were undecided, twelve respondents each said it was good and poor respectively and three other respondents said it was very good. This implies that the existing levels of application of functionality of building as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 17: Local Government Area of Residence \* Existing levels of application of building setbacks Crosstabulation

Count		Existing levels of application of building setbacks					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	3	1	0	0	5
	Awka North	0	2	2	2	0	6
	Awka South	0	7	1	4	1	13
	Dunukofia	0	3	1	1	0	5
	Njikoka	0	2	0	3	1	6
	Orumba North	0	0	1	2	2	5
Total		1	17	6	12	4	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of building setbacks as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, seventeen respondents said it was poor, twelve respondents said it was good, six respondents were undecided, four respondents said it was very good and a respondent said it was very poor. This implies that the existing levels of application of building setbacks as an instrument of physical planning administration and policy in Awka Capital Territory was **good**.

Table 18: Local Government Area of Residence \* Existing levels of application of compatibility of uses Crosstabulation

Count		Existing levels of application of compatibility of uses					Total
		Very poor	Poor	Neutra	Good	Very Good	
Local Government Area of Residence	Aniocha	0	4	1	0	0	5
	Awka North	0	1	3	2	0	6
	Awka South	1	4	4	4	0	13
	Dunukofia	0	2	1	2	0	5
	Njikoka	1	1	1	2	1	6
	Orumba North	0	0	2	2	1	5
Total		2	12	12	12	2	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of compatibility of uses as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, twelve respondents each said it was poor, good and undecided. Two of the respondents each said it was very poor and very good respectively. This implies that the existing levels of application of compatibility of uses as an instrument of physical planning administration and policy in Awka Capital Territory was **good or poor** depending on the Local Government Area.

Table 19: Local Government Area of Residence \* Existing levels of application of activities of quacks Crosstabulation

Count		Existing levels of application of activities of quacks					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	2	1	1	1	0	5
	Awka North	0	2	2	2	0	6
	Awka South	1	8	3	1	0	13
	Dunukofia	0	2	1	2	0	5
	Njikoka	2	1	1	1	1	6
	Orumba North	0	0	1	2	2	5
Total		5	14	9	9	3	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of activities of quacks of uses as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, fourteen respondents said it was poor, nine respondents each said it was good, very good and undecided respectively. Five respondents said it was very poor and three respondents said it was very good. This implies that the existing levels of application of activities of quacks as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 20: Local Government Area of Residence \* Existing levels of application of encroachment on road reserves Crosstabulation

Count		Existing levels of application of encroachment on road reserves					Total
		Very poor	Poor	Neutral	Good	Very Good	
Local Government Area of Residence	Aniocha	1	1	1	2	0	5
	Awka North	2	2	0	1	1	6
	Awka South	0	8	3	2	0	13
	Dunukofia	0	2	0	2	1	5
	Njikoka	0	3	1	0	2	6
	Orumba North	0	1	0	3	1	5
Total		3	17	5	10	5	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of activities of encroachment on road reserves as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, seventeen respondents said it was poor, ten respondents said it was good, five respondents each said it was very good and undecided respectively. Three respondents said it was very poor. This implies that the existing levels of application of encroachment on road reserves as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**.

Table 21: Local Government Area of Residence * Existing levels of application of services charges Crosstabulation						
Count						
		Existing levels of application of services charges				Total
		Poor	Neutra 1	Good	Very Good	
Local Government Area of Residence	Aniocha	0	2	2	1	5
	Awka North	1	2	0	3	6
	Awka South	5	2	4	2	13
	Dunukofia	2	0	2	1	5
	Njikoka	2	0	2	2	6
	Orumba North	1	0	2	2	5
Total		11	6	12	11	40

Source: Researchers field work 2024

Out of forty respondents on the existing levels of applications of activities of services charges as an instrument of physical planning administration and policy in Awka Capital Territory across the six Local Government Areas, twelve respondents said it was good, eleven respondents each said it was very good and poor respectively and six respondents were undecided. This implies that the existing levels of application of services charges as an instrument of physical planning administration and policy in Awka Capital Territory was **poor**

The interview responses and the outcome of focus group discussions were summarized as thus. There is generally serious short fall in the application of physical planning administration and policy in Awka Capital Territory. This was helped by shortage of physical planning professional across all the authorities in Awka Capital Territory. In the Capital Territory, there is shortage of professional Town Planers across the Local Planning Authorities in Awka Capital Territory. There are only one professional Town Planner in all the Local Planning Authorities except Awka South that has two profession Town planners. This is a serious problem. This is not to mention that there are other professionals in built environment that are not represented at all in any of the Local Planning Authorities. There is no how one will expect good result when those that are in charged to carry out the function are not really the trained personnel. This no doubt created administrative vacuum. This was not helped by action of government by failing to provide the needed instrument for them to discharge their duties. Planning decisions (activities) in Awka Capital Territory are in piecemeal (fragmented). To make the matter worst, even if

government provide the instrument, most of the staff are seriously far below the standard as physical planning are seriously a professional program that must be carried out by a trained professional not all comers.

### **Conclusion**

Awka Capital Territory developments are marshaled by the physical planning administration and policy operating in Awka Capital Territory. They come inform of lay down rules and mechanism of operation that govern the use of lands and control of urban settlements within the boundary called Awka Capital Territory. The focus is usually to improve the livability of the environment by increasing the actualization of better economic, social, aesthetic, comfort, safety and convenience of the residents. All these administrative structure and policy must flow (be coined) from the existing body of law of the land, thus making its compliance a mandatory for all irrespective of who is concerned. This therefore make it compulsory for Urban Planners and all those involved in the regulatory agency to ensure that residents/developers comply with the physical planning administration and policy in every given time in a given society. Inappropriate and weak enforcement of physical planning administration and policy remains a major factor affecting compliance with planning regulations and laws. In this study, we were able to identify the causes of this failures in Awka Capital Territory with recommendations made; summarizing the failure to government lack of willingness and insincerity to address physical planning problems, thus providing breeding ground for inappropriate physical planning activities. The research stressed that planning is conceded on definite boundary with guide inform of scheme to direct the action of the stakeholders.

### **Recommendations**

The research made the following recommendations in order to achieve a desired result. There is need for a separate Ministry of Physical Planning in charge of all Physical Planning Authorities in the state that should be saddled with the responsibility to cord off this tout like activities going on in the State Capital Territory. All the needed instrument for effective planning should be made available to stakeholders in Physical planning to enable agencies of government saddled with the responsibility of enforcing Physical planning regulations and policies within Awka Capital Territory to strictly enforce the extant Physical planning policies in accordance with the laws so that residents will be forced to comply with the Physical planning policies.

It is also recommended that political interference should be jettisoned and where there is discrepancy between customary and statutory obligations, the later should supersede the former. There should be complete implementation of Anambra State

Physical Planning Law, 2013 and (possibly the Amendment) and Inauguration of Local Authority Authorities to augment the ANSPPB Board

Review and Implementation of Anambra State Structure Plans for Awka, Onitsha, Nnewi and their Satellite Towns. Unfortunately, after over fifteen years of preparation of Structure Plans for Awka, Onitsha and Nnewi, the plan is yet to be implemented. Meanwhile developments have overtaken most of the provisions made by the Structure Plan.

Preparation of Master Plans for Markets, Schools and other Government establishment. Markets, schools, hospital should as matter of policy and operation be made to prepare master plans to guide its building projects and development/landuses. This will help to control crowding and spatial matters, including control of building construction, landscape issues, and overall townscapes

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