ASYMMETRIES IN PHILOSOPHY AND PRACTICE

INAUGURAL LECTURE SERIES 43
Delivered at:
THE FEDERAL UNIVERSITY OF TECHNOLOGY, AKURE

OF PHYSICAL PLANNING IN NIGERIA
ON TUESDAY APRIL 11, 2006

By:

JULiiU5 Olubunmi FASAKIN
Professor of Urban and Regional Planning
ASYMMETRIES IN PHILOSOPHY AND PRACTICE OF PHYSICAL PLANNING IN NIGERIA

INAUGURAL LECTURE SERIES 43

Delivered at:

THE FEDERAL UNIVERSITY OF TECHNOLOGY, AKURE

ON TUESDAY APRIL 11, 2006

By:

JULIU5 Olubunmi FASAKIN
Professor of Urban and Regional Planning
DEDICATION

This Inaugural Lecture is absolutely dedicated to the Almighty God, who strengthens me to do all things. Phil. 4: 13

ASYMMETRIES IN PHILOSOPHY AND PRACTICE OF PHYSICAL PLANNING IN NIGERIA

The Vice Chancellor,
Deputy Vice Chancellor (Academics),
Deputy Vice chancellor (Development),
Principal Officers of the university,
Distinguished Academic and Professional Colleagues,
Guests and Friends of the University,
Great Futarians,
Ladies and Gentlemen.

1.0 PREAMBLE - ANECDOTAL REMARKS.

Mr. Vice Chancellor Sir, I stand before you and a body of distinguished scholars and audience, as a professor of Urban and Regional Planning in this great University- The Federal University of Technology, Akure (FUTA) - to deliver the 43rd inaugural lecture.

I am not the first from the Department of Urban and Regional Planning of FUTA to do so (somebody has already claimed that numero uno position), but the second.


"Imagine that you f"ere going to take a long trip across the country. The first step you would take would be to choose your destination and then get a road map to determine the very best way to get there. Each day before you started out, you would locate yourself on a map relative to where you were and 'where you'll planned to go in the hours ahead. Life is much the same".

My journey through the academic and professional worlds before reaching the present bus stop - not yet destination - has been intriguing, paradoxical but systematic. It began thirty-six (36)
years back, when I accompanied my beloved but late maternal
grandfather to the Local Planning Authority at Asin in IkoIe-E-iti
for the approval of a plan for a small provision store. Before setting
out, he had intimated me that, he had been to that office a couple of
times to obtain development permit without success - apparently,
because he was an illiterate. As a student in form two in the Grammar
School, he asked me to follow him to the LPA, peradventure. I
could speak some grammar to the officer-in-charge (may be to
impress or intimidate him, I would not know) in order to the approval process for the plan. Sir, I set out with him. With
confidence, but on getting there, I met an equally confident,
physically well-endowed man with an aura of wealth around hi~l.
What is more, he had a new Volvo car that was very uncommon
that vicinity at that time. I was naturally overawed that, I could not
utter a single grammar. Getting back home, I told my old man that,
God will help him.

However, I took one important decision that day. I mused
to myself that, I would train as a Town Planner and come back to
take my pound of flesh on the officer and avenge my defeat. That
decision, like a leech on an animal, has stuck to my mind, though,
I veered here and there in the course of building my academic career,
I knew where I was going eventually. This is the intriguing aspect I
talked about earlier. My Vice chancellor sir, my adolescent decision
to pursue a career in Town Planning got a reinforcement in 1981,
during my National Youth Service at Ajali in the then Orumba
Local Government Area of Anambra State. At the tail end of that
year, a nephew to my Landlord came back from Western Germany
as a Town Planner with an opulent black Mercedes Benz Car and a
sartorial look. Studying him closely, I affirmed my earlier decision as unassailable. I was then set inexonerably to pursue a career
this discipline. Situations, circumstances, occasions and sheer

happenstance all combined together to give me set-pieces as football
buffs call them - to score a memorable goal in the game of my life.
Decisions determine destiny. Destiny, says William Jenning Bryan
"is not a matter of chance, it is a matter of choice, it is not a thing
to be waited for, it is a thing to be achieved."

2.0 PREVIEW TO THIS LECTURE

Mr. Vice chancellor sir, let me ruminate a little bit on the
choice of the topic for this lecture. I fiddled with a lot of titular
options. Let me regale you and this distinguished audience with
some of them. I experimented with what I called "Planning for
Holistic Chaos". My intention here is to present a picture of the
urban jungles called cities in Nigeria where environmental order
and functionality are exceptions rather than the rule. I
toyed with "From Jungle to Jumble" intended to show a historical
misuse of planning principles whereby, planners merely succeeded
in turning old forest jungles of decades ago, to modern cement,
iron and asphalt jungles. I meditated on more before I settled for
the title for this inaugural.

Let me observe sir, that I am aware that a lecture of this
nature is designed to usher into a body of distinguished academics
"Professors" (a very rare academic species) somebody,
the French will call "arriviste" (a new arrival). It is also a lecture,
given on the academic discipline of the lecturer, designed to open a
window of view to the outside world on the modest contributions a
new professor has made to the discipline in which he/she professes.
Sir, let me speculate further that an inaugural lecture in recent times,
constitutes an avenue to educate, communicate and propose cogent
policies to local and national policy makers from the lecturer, based
on acquired experiences and expertise of a life time. It is also a
joyous occasion to felicitate with a son by kin-natives and a colleague
by academic peers and scholarly personalities upon reaching the top of the academic ladder. Finally, an inaugural lecture is a periodic event designed to expose, communicate and project the culture of the academe to larger society in order to strengthen the Town-Gown relationships. I promise to fulfill these expectations within the ambit of time and opportunity given to me. Our lecture today is organized into thirteen (13) sections presented diagrammatically in figure 1.

According to this figure, the structure and sequence are as follow:

(a) Preamble - anecdotal remarks.
(b) Preview to the lecture.
(c) Progeny - origins and subsequent developments.
(d) Philosophy - intellectual movements that define Town Planning.
(e) Purpose - goal and objectives.
(f) Principles - Theories and Models.
(g) Progress - evolution and current status.
(h) Problems - of physical planning in Nigeria.
(i) Programmes - schemes and projects.
(j) Policies - documents, tools and strategies.
(k) Practice - execution of programmes and policies.
(l) Prospects - future state.
(m) Prescriptions - policy recommendations from the lecture.
(n) Post - script - perspectives and reflections on education in Nigeria.
(o) Personal gratitudes (Acknowledgements)

Items a-c constitute the general introduction to this lecture while d-g contain a generic discussion on physical planning on a global scale. Items h-i are specific elements or rather the applications of the general principles of physical planning to Nigeria. In this section, the lecturer intends to systematically highlight his modest contributions to the development of the discipline and the profession in Nigeria. Sections m-n are concluding remarks that give recommendations from the lecture and present some reflections on Nigeria's education system. The lecture ends with personal gratitudes.
3.0 PROGENIES OF PHYSICAL PLANNING AS A DISCIPLINE

It is not appropriate to begin a historical excursion into the origins of physical planning without a clear specification of its meaning. It is also not advisable to go straight into the definition of physical planning without looking at its ontological and progressive derivation from planning in general. A systematic (sequential) definition will enable one to FOCLIS adequately at the various dimensions and possibilities in the profession. What then is planning?

3.1 Definition of Planning

According to Glasson (1974), "Individual definitions of planning are abundant" but a general definition has not yet emerged. The reason is very obvious. For a discipline that has not yet fully evolved, one that is continually responsive to epochal and spatial delineation, it is foolhardy to offer a general definition. All types of planning share certain commonalities that aid in an attempt at a comprehensive definition. These commonalities are: (i) existence of a problem (ii) a goal to be achieved (iii) a set of objectives to realize the goal (iv) a projection of a set of future states (alternative trajectories) and (v) a clear cut choice A, a preferred future based on proper evaluation of available alternatives:

"These commonalities often referred to as steps (Althulier 1975) or stages (Roberts 1972) are linked together as a process. Put simply, planning can be defined operationally as series of steps put in place to solve a particular problem in a preferred way after due considerations of alternative means of achieving a goal. In another vein, it is "the art and science of making choices among options in the present and future development and securing their implication subject to allocation of necessary resources" (Oyesiku 2002). If planning will be successful, there must be choices. There must be more than one course action for solving planning problems.

Otto Von Bismarck the "Iron Chancellor" of 19th century Germany was considered to be the finest statesman of his age. He was able to juggle competing nations, principalities and powers against each other in the process of forming Germany into a unified state. Bismarck was famous for always having a backup plan completely developed before he began negotiations on his main plan. This became known as the "Bismarck Plan" a "Plan B" serving as alternative to plan A - the original plan. Planning without alternatives is nothing but planning for disaster.

3.2 Physical Planning

Physical planning is a sub-set of planning is general, albeit, an arm that operates on geographical space. It is often times called "Town planning" "Urban and Regional Planning" "Land use planning" and "Spatial planning" among others. It has a general objective of providing for a spatial structure of activities (or land uses) Which in some way, is better than the existing pattern without planning (Hall 1992: 4). If such planning centrally has a spatial component, then clearly, it makes sense if it culminates in a spatial representation known as plan-making. It is the spatial coordination of human activities comprehensively defined. Therefore, physical planning in essence is an orderly (spatial) arrangement of the various landuses such as residential, Industrial, commercial, recreation and open space, transportation, public infrastructure and other ancillary human activities. It is concerned with functional relationships among the various landuses with a view to ensuring that, services are available and accessible to all conveniently and efficiently (Oyesiku 2002:1)
3.3 Origins of Physical Planning

Physical planning has no simple or single origin (Brutton 1974). The factors that contributed to the historical evolution of physical planning principles are numerous and complex. They are intertwined overtime with the fabric of social and political histories of nations, societies and peoples. Epochally, its origin could not be traced. But many professionals consider the orderly creation of the universe in six days as the very first act of physical planning (Holy Bible. king James version: 1-2). Day after day, God put certain things on ground in a determinably beneficial fashion, not just to create an order, but also to bring about functional efficiency of the universe. (Fasakin 1997:1).

Coming to the human realm. the coming together of two or more people eventually led to settlements. which overtime, metamorphosed into rural villages and then to modern cities. However, the first set of cities emerged when urbanization began around 4000 Be in the Nile valley. in the region of Tigris and Euphrates rivers during the bronze age. Cities in history did not come about their locations. functions and forms by accident. They were the results of human thoughts, ideals and visions (Egunjobi 1999:6). Plato in his Republic developed his view of an ideal state where he envisaged a self-reliant entity with sufficient land to feed its population. Aristotle on the pages of Politics put forth what he considered as the structure of an ideal city. He saw the city as a avenue to forge commercial interests as well as ensuring adequate security. Both related institutional arrangements of the state to the ideal physical forms of its cities.

The most profound form of human visions that gave birth to modern human settlement can be traced back to the social dreams and visions of human society and community postulated by Sir Thomas Moore in a fictional book titled "Utopia" in 1516. In the ideal community, Thomas Moore postulated 54 spacious cities in the commonwealth each situated at an average distance of about 40 kilometres from one another Moore later gave a vivid description of Amamurte, the capital city of Utopia as lying by the side of a hill, square in length and breadth, compassed with a high and thick wall with towers and forts, with a deep dry ditch round the three landward sides and a river making up the forth side (Egunjobi 1999:7). The houses were uniformly built and they had gardens behind them which were meticulously kept to produce fruits and beautiful shrubs. It is easy to see from here our modern Government Reservation Areas (GRAs) the Ikyois, Bodijas and Alagbakas of our nation as progenies of Moore's work. Moore was followed by Francis Bacon's "New Atlantis" in 1672 and James Harrington's "Uceania" in 1656. The summary of their writings was that the ideal city should be homeocentric (centred on human beings) and not theocentric (centred on God). Human beings they argued should be at the central of the commonwealth (Reiner 1968).

The second wave of thoughts that shaped the discipline of Town Planning occurred during the industrial revolution, social engineering and rebirth of learning and culture otherwise known as the "Renaissance" in Europe in the Seventeen century. Renaissance brought some classical architectural order to settlement patterns and organization. This order was pioneered by Inigo Jones - the king's Surveyor in England-who drew a plan for London and supervised the construction of the Convent Garden (Belllo 1998). An array of personalities like Christopher Wren, John Evelyn, Robert Hooke, Peter Mills and Richard Newcourt had plans for a reconstructed city of London following the black plague of 1665 and the great fire that followed it in 1666 (Ashwort 1954, Horns 1956). The grand feature of these plans was to evolve a geometric
unity in space organization, design piazzas (open spaces) and eliminate overcrowding so as to allow London to breathe. Also triumphal avenues (precursor of modern expressways) were built primarily to celebrate military victories obtained in pristine and continental wars.

Some other visionaries, principally industrialists seeking to maximize industrial production and gains, started a series of intellectual movements (ideas, designs and implementation) based on the visions of pioneers earlier mentioned. Among these were Titus Salt, George Cadbury and Ebenezer Howard. The later conceived in 1898 a constellation of satellite towns, each, with a population of ~10,000 round London, all separated by green belts. He called his scheme "The Garden cities of Tomorrow." Ebenezer Howard's ideas gave rise to the satellite towns of today, of which our own FESTAC town in Lagos is a living example.

Howard was actually instrumental in getting two garden cities started-Letchworth in Northern Hertfordshire (1903) and Welwyn, a few miles to the south (1920) (Hall 1992:38) One other notable pioneer of planning thoughts and principles was Patrick Geddes. He was considered the father of modern Town Planning, though a biologist. He wrote a book titled "Cities in Evolution" in 1915 where he grafted humanism to the prevalent emphasis on civic design - a sort of applied architecture - by looking at the local economic environment and the natural region beyond the confines of cities. Thus, the idea of conducting social surveys and analysis before plan-making originated from Geddes. He reasoned powerfully that social and economic forces combine together to create suburban growth which gradually coalesce to what he called conurbations (concentrated urbanization).

4.0 PHILOSOPHY OF PHYSICAL PLANNING

Philosophy here refers to the various intellectual movements or ideas that gained currency at one time or the other, all of which combine to shapen the discipline of Urban and Regional Planning. The effective beginning of these movements could be traced to the pre-Victorian England during the great fire that lasted for four days in September 1666. This fire ravaged 437 acres of London - 373 acres inside and 64 acres outside - with 75 acres left undamaged. It destroyed 400 streets, 13,200 houses 89 churches and rendered 80,000 people homeless (Ashworth 1954, Benevolo 1967). The aftermath of this fire prodded Inigo Jones and others to introduce architectural drawings and order to Town Planning. The motive here was to overcome overcrowding of cities and their susceptibility to destruction by fire. This movement brought the grid-iron design of cities created wider streets and open spaces. The grid-iron design gave rise to modem layouts, and New Towns, a typology of which can be seen in figure 2 below.
In the early 19th century, another powerful intellectual movement ensued as an aftermath of the American and French revolutions. In England, the devastating effects of the revolutions and their consequent socio-economic transformations, followed by unprecedented growth of cities, prompted the intervention of Queen Victoria in environmental management. Many cities grew during the industrial revolution to unprecedented sizes from a position of planlessness, filth and overcrowding. Government responded through series of legislation. At the beginning, health acts were enacted in 1848, 1855, 1866 and 1875 respectively, to control noticeable sanitary problems. The latter half of the century saw enactments on housing in 1855 and 1890, designed to remove unfit dwellings and reduce overcrowding (Cherry 1981). This movement later dovetailed into the 20th century, a situation that finally legitimized the use of Acts and Laws for planning the environment, Sir Ebenezer Howard led a movement that engineered and decreed a planning orthodoxy unto this day. It was a movement embraced by Architects who conceived Town planning in form of structures. They produced planning blueprints that admitted no alternatives. Theirs were visions of the city of the future as it ought to be. Each saw himself as a prophet. To this generation belonged Frank Llyord Wright (1869 - 1959), Clarence Perry (1872 - 1944), Clarence stein (1882 - 1975), Spanish Sonia y Mata (1844-1920), Frenchman Gamier (1869 - 1948) and the greatest of them Le corbusier (1887 - 1965). Perry developed the idea of neighbourhood design with shops at streets. Llyord introduced the dispersed low=density residential areas philosophy enthusiastically embraced by the rich today. Sonia developed the mass transit through a linear city with broad highways. Le corbusier, a Swiss - born architect was in a class of his own, who wrote two influential books in 1922 and 1933 titled "The city of Tomorrow" and "The Radiant City" respectively. The central idea in the two books was the possibility of increasing building density at the core of the city without traffic congestion through high rise buildings surrounded by open spaces. To this day, remains a sacrosanct embrace of his ideas both in principles and practice by professionals in the field.

One significant philosophical movement in physical planning began in 1948, when the great American Mathematician and thinker Norbert Weiner proposed cybernetics as a new way of organizing existing knowledge about a very wide of phenomena-social, economic, biological or physical (Hall 1992:229). His postulation was that, these phenomena can be viewed as complex interacting systems which can only be controlled by understanding how parts of the whole operate to promote a common goal (Chadwick 1971. Lapatra 1973, Wilson 1974). From this point of view emerged the concept of Systems Planning well outlined by scholars like Brian McLaughlin, George Chad wick and Alan Wilson. They injected the notion of constant interaction in the systemic and systematic planning process (McLaughlin 1969. Mba 1992). The planning process becomes a series of activities or steps constantly interacting with loops and feedback mechanisms.

One cannot close this section of the lecture without mentioning another influential movement sparked off by the report of the World Commission on Environment and Development (WCED) in 1987. In this report titled "Our common future", the idea of sustainable use of resources in such a way that future generations will have equal access to available resource endowments of a given society was canvassed (WCED 1987, Joseph 2002) The original idea has given birth to powerful strains of planning thoughts and paradigms such as Sustainable City Programme (SCP) (Mahaderia 2002, Westeroff2002). Ibadan and Enugu are currently
benefiting from the practical application of this concept to Third World cities. Other notable cities benefiting from it include Dar-
es-Salam in Tanzania, Hyderabad and Chennai in India (Mahadera-
ia 2002).

5.0 PURPOSE OF PHYSICAL PLANNING
Mr. Vice Chancellor sir, the critical question at this junction is, what is the specific purpose or remit of physical planning as a discipline? Physical planning represents a crucial interface intervening natural but laizzez-faire desires of people in the society .. ; to dictate the growth and evolution of physical space (cities and regions) as they deem fit. The purpose of physical planning is to reconcile and moderate both the desirable and undesirable outcomes of private actions on land through some controlled mechanisms (Glasson 1974:18). In very practical but simple terms, physical planning seeks to guide structural, infrastructural and superstructural facilities on land in orderly and efficient manner, for the convenience and good health of the society (Oderinde 1998). It also strives to prescribe growth patterns, I/O*J11S, processes and outcomes for cities and regions and to promote the welfare of citizens through land resource allocation (Basorun 2003:4). Physical planning is not a legalistic tool purposely used to hinder access to development. Physical planning aims at organizing the spatial structure of activities (or land uses) within cities with the goal or objective of ensuring that the results are in some way better than would have been the case without such planning (Mabogunje 2005).

It is not about application of threats, sanctions and demolition of people’s houses as the layman looks at the profession. It is also not about approval of shopping malls in every nook and corner of streets in Nigerian cities. It is not an instrument of enriching its practitioners especially in the government circles. Rather physical planning is an instrument used worldwide to correct wrong physical developments, eliminate environmental ills, and promote efficiency, functionality, orderliness and growth prospects of development of nations through structured and rational allocation and uses of land resources. Physical planning is a friend and not a foe.

6.0 PRINCIPLES OF PHYSICAL PLANNING
It is herculean to attempt a presentation of frameworks, concepts, models and theories that had and continue to shape the discipline. There is no single theory of physical planning (Faludi 1973). A good starting point is to classify the multiplicity of influential theories into two categories: (i) Theories that define the methodological foci of the discipline (ii) Classical or Substantive theories. Theories that sired planning methodologies are adequately dealt within the works of Roberts (1974), Hudson (1979:387) and Mba (1992). The influential methodological theories and concepts in the discipline include. Incremental planning otherwise called disjointed incrementalism or partisan mutual adjustment (Hudson 1979:389 Aromo 1998;32), advocacy planning fathered by Davidoff in 1965, allocative planning, indicative planning, structure or strategic planning (Robers 1974), systems planning (McLoughin 1969) and participatory planning (Arstein 1971) among others. The prescriptions of incremental planning deals with gradualism in plan design, articulation and implementation, while advocacy planning calls for the intervention of professionals as middlemen between government and community interests on landed matters. Allocative planning deals with coordination and resolution of conflicts among competing interests and forces affected by planning action (Glasson 1982:20). Strategic
planning seeks to discourage fixing development or prescribing an end-state development that calls for detailing how, without consideration for the dynamics of the future.

The second set of theories can be likened to what lawyers call the around norm of the discipline. They are more prominent than the first set. The most influential to date of this set are the triadic formulations of four (4) Americans popularly known as Models of City Structure” (Hudson 1976:238 - 239). They are:

(i) Burgess’s Concentric Model
(ii) Hoyt’s Sector or Wedge Model
(iii) Harris and Ullman’s Multiple Nuclei Model

Burgess (1925), Hoyt (1939), Harris and Ullman (1945) all postulated slightly varied patterns of land use in cities based on the ease and costs of commuting to and from the city center. For Burgess, an annular pattern of land use is created in a city because of the inability of the low-income earners to commute far as near places, hence they tend to live near the city center. Ultimately, cities are arranged in onion-like layers with the higher-income classes located farthest from the city center. Ostensibly, this model explains for example, why Isolo locates nearer to the Akure city center than Alagbaka or Ijapo Housing Estate.

Homer Hoyt on the other hand, posited a wedge-like pattern (Sectors) which is conditioned by the influence of communication routes like waterways, railroads and highways. For him, communication routes act like magnets that attract people. This probably explains why the sellers of friend beans (akara) in Osun near Ilesha relocates to the new Ilesa-Idan Expressway. Harris and Ullman both recognized essentially, the arrangement of land uses in cities as postulated by Burgess and Hoyt but he observed that another pattern will emerge whenever an expanding city swallows up its surrounding villages thereby, creating a series of sub-centres, co-existing with the main city-centre. Each of the mini-centres has its own land use pattern or arrangement around it, all linked together by the existing communication routes. This model approximates nearest to the land use patterns in a very rapidly expanding city like Lagos where hitherto separate villages like Agege, Ayobo and Oko-Oba have been completely swallowed. To date, these models of land use continue to dominate city land use analysis, their Euro-American origins and biases notwithstanding.

Wingo (1961), Muth (1969), Alonso (1964) and Mills (1972), all explored variations of the three models under the general rubric of “Spatial Equilibrium Models of Land uses” The central argument of all, without exception, is that economic activities and landuses locate as a trade-off between the price of land and transportation costs to the city center. Landuses equilibrate, if the price of land decreases as transportation cost increases from the city center (Williams 1970, Bish and Nourse 1975).

At the regional level, a number of models continue to dominate regional analysis. Among these are:

(i) The Core - periphery Model
(ii) The Growth Pole Theory
(iii) The Central Place Model

Commonly called models of regional imbalance, the three models seek to explain why spatial disparities in development occur between or among regions. The core-periphery model (Friedman 1967) explains polarities or regional differentiations in resource endowments and development. A city is the core that dominates its rural locale through continuous immigration from the villages, thereby creating a backwash affect on the rural areas. Myrdal (1957) foresees what he calls “circular cumulative causation” process, as demand from the rich core stimulates growth in poor regions,
while out migration induces a more efficient use of resources. However, growth may not come to the poor region, if resource demand is purely agricultural with low - income elasticity. Evidently, this proviso explains the reasons why the Structural Adjustment Programme (SAP) did not induce the prosperity of the poor in rural areas in Nigeria. It was an elegant mistake that created what two authors call "imminently misers" i.e. the poor becoming poorer (Demery and Squire 1995).

The Growth Pole Theory owed its origin to a Frenchman called Perroux. Boudeville (1966), provides better insight when he wrote that differential growth or poles occur because of the existence of leading or strategic industries with multiplier effects. Lagos and Port Harcourt are typical examples of growth points that continue to develop because of the location of strategic manufacturing and petro-chemical industries in them. Unfortunately, the Nigerian Government believes and continues to create new growth points such as state capitals, based on administrative and political dictates, as opposed to rationale economic criterion of using strategic industries to create cities or to expand them. What do we have? nothing but dormant and sleepy state capitals that are economic parasites to the purse of the nation.

Walter Christaller, a German scholar postulated the Central Place Theory in 1933. He theorized an hierarchical arrangement of villages, towns and cities in space with cities at the apex dominating towns and villages. Every settlement has a range for goods and services with a threshold population for their provision and sustenance. A city as a higher order settlement has a range of goods which are not available in smaller settlements. This theory accounts for journeys to a metropolitan city like Lagos by people who may want to buy one exotic brand of car. Of the other.

7.0 PROGRESS IN THE DISCIPLINE

Five distinct epochal periods are noticeable in the progressive development of physical planning as a discipline four epochs coincided with the intellectual movements earlier documented. According to Button (1974) the four stages are.

(i) The period of social vision and fictional Eutopia (1500-1800)
(ii) The Victorian environmental management era (1800-1890)
(iii) The epoch of reaction (1900-1960)
(iv) The contemporary period (1960-1992)

The fifth stage is identified by this lecturer as the post - Rio (1992 to date). At the risk of repeating what one has documented, the first epoch started from Thomas More's Utopia (1516) to the work of Architect reformers in England and continental Europe. The influence of the early writers continued until the reign of Queen Victoria in England when some philanthropist industrialists utilized their ideas to build compact industrial villages as ideal settlements; ostensibly to improve the productivity of their workers. Some of the industrialists were; Ebenezer Howard (1850-1928) who supervised the construction of new towns around London, Titus Salt, George Cadbury, Barry Parker Clarence Perry among others. This period, also witnessed effective state intervention through enactments designed to improve environmental sanitation and the working conditions in factories (Fasakin 1985). Prominent among the legal instruments of that period are

(i) Factory Act of 1833 - designed to set limits to working hours
(ii) Public Health Acts of 1848 - enacted to remove nuisance from the streets

19
(iii) Sanitary Act of 1866 -A post -epidemic Act designed to bring about significant sanitary improvement.
(iv) Public Health Act of 1875 -which divided England into Urban and rural sanitary districts. Another wave of legislations followed in the 1890s designed to obtain better environmental conditions.

In the 1900s, very serious agitations came from some professionals especially Town Planners for better legislation to manage the environment. Consequently, in 1919, the first Housing and Town planning Act which empowered Local Governments to survey housing needs and submit plans to meet them was enacted. Another Acts followed in 1932, which brought all land in Britain under planning control. The most profound of this Acts came in 1947 and it was designed not only for Britain but also for the entire Commonwealth of nations under the colonial tutelage of Britain including Nigeria. This Act introduced the preparation and use of comprehensive master plans and schemes to tackle the problems of land use under the Local Councils in Britain, built new houses (council housing) for people and created green belts to regulate the growth of big cities.

In the 1960s, it became quite evident that the planning philosophies and legislations of the 1930s and 1940s could neither define nor resolve many social questions. Planning, it was reasoned, could not be apolitical. There was also increasing social pluralisation that called for diversities of planning solution to problems. These observations brought the 1968 Town and Country Planning Act, which rejected the planning process of the 1950s. Structure plans took pre-eminence over master plans because of the dynamics of plan implementation. During this period social science disciplines made a serious incursion into planning, redefining it as a multi-disciplinary endeavour. This situation continued until 1992.

In 1992, a world conference in Environment and Development took place in Rio de Janeiro-Brazil. At this conference, specific portfolios for managing the world environment were developed. One critical portfolio was the Agenda 21, which has been variously adopted and implemented in many nations. Since then, 1300 local authorities have responded by designing their own action plans (Joseph 2002: 103). Other critical issues and paradigms for managing the global environment were developed such as the environmental guideline for Settlement Planning and Management (EPM), Sustainable City Programme (SCP), Urban Basic Service (UBS) Good Urban Governance (GUG) that strengthens inclusiveness and democratization, Resource Bio-rationality (RB) among others. These paradigms have since displaced old environmental development models pre -1992.

8.0 PROBLEMS, PROGRAMMES AND POLICIES ON PHYSICAL PLANNING IN NIGERIA-PERSONAL RESEARCH FOCI, OUTCOMES AND CONTRIBUTIONS

Mr vice chancellor sir, distinguished ladies and gentlemen, I have come to the critical aspects of this lecture, what one can refer to as the beckon core of this inaugural lecture. The asymmetries (differentials) between the global philosophies and progress in Town Planning and the practical realities of the beautiful concepts and models (treated in sections 2.0 to 8.0) in Nigeria will become clearly noticeable as we look into the problems, programmes and policies of the Nigerian government on physical planning.

Three subtitles are collapsed together to enable me achieve two purposes. The first is to adopt an integral approach to the
8.1 The Housing Catastrophe, Concern and Touted Clues

Housing comes handily as a basic human need after air, water, food and clothing (Fasakin 1989, 1992 NHP 2004). It is necessary for human privacy, comfort and satisfaction. It is an essential indicator of national, economic, historical, cultural and technological development. Housing is a social desideratum with a universal appeal (Onibokun 1985 Fasakin 1993). Nigeria as at today, parades the worst housing problems in Africa because of its huge population put at 120 million (Guardian 2004) coupled with a palpable misapplication, maladjustment and misdirected use of its resources - simply called "squandering of riches" (Onwenu Onyeka, 1983) or the "Nigerian factor".

The magnitude of housing shortage - just an aspect of housing problem - is a guestimate. One often quoted document puts it at 8 million for urban and rural areas in 1991 (NHP 1991). Abumere estimated that, the Nigeria as a nation would require N64 billion to renew just about one kilometer radius round the core of twenty (20) major cities (Abumere 1984). At 2006 prices, this amount translates to N8.96 trillion. The draft of the 2004 National Housing policy puts "homeless persons" in Nigeria at 60% of the population (NHP 2004:22). Nigeria suffers from very poor quality housing and infrastructure in its rural areas (Fasakin 1991, 1992, 1993 NHP 1991,2004:23). According to the Federal Mortgage Bank of Nigeria about N12 trillion will be required to meet the current shortfall in the nation's housing stock put at 12 million units.

The precarious capacity of Nigeria to mitigate the current housing crisis has been shown through a research by the Security Exchange Commission (SEC) and the Mortgage Banking Association of Nigeria (MBAN). According to the report, in 2005, the Federal Government requires N14 trillion to meet the Q-ficit of over 14 million homes in Nigeria. It also reveals a growth demand of 200,000 homes per annum and a financial requirement of N200 billion to sustain the growth. Another chilly conclusion from this report is the revelation that housing as a sector of the national economy now contributes about 0.5% to the Gross Domestic Product (GDP) of Nigeria - a critical rebuttal of the notion of the Housing sector as a mover of the economy. This is in sharp contrast to 50% and 35% of GDP in advanced and leading emerging markets of Asia. However, a very cheerful component of that report said that "about one quarter of Nigerian population has managed to bridge their housing requirements by providing one million new homes in the last five years". (Punch 2005).

However, records show that barely N200 million come in as monthly contributions into the National Housing Fund (NHF) with a present total of just N3 billion in 2004, yet, the NHF is the main financial instrument through which people will purchase or
construct their buildings. In 2003, the existing 81 Primary Mortgage Institutions had N37.7 billion investible funds with 60% or N22 billion available for mortgage loans origination. According to Mabogunje (2005), a cumulative sum of N 18.16 billion was mobilized as NHF contributions as at September 2005, out of which N 11.25 billion was disbursed. The NHF in the same had an outstanding commitment of N15 billion as undisbursed approved loans as against a net collection of N7 billion, besides outstanding applications of N44 billion. Yet Nigerians are letter mobilized as just 3,323,978 contributors registered with the NHF at October 2005 as opposed to 16 million citizens who lack accommodation. The pressing issue, remains how to raise the mobilization capacity of the NHF because it can theoretically generate N30 billion annually. At this rate, it will take the Bank 400 years to provide funds that will offset the current housing shortage in Nigeria. In spite of this huge financial requirements, the Federal Mortgage Bank of Nigeria (FMBN) plans to float bonds in the capital market that will raise just NIOO billion in two phases (Amaefule, 2005). Apart from financial problems, other critical issues include: high cost of housing construction materials, lack of access to land titles and the slow implementation of vital policies, reconciling citizens affordability with agency profitability and a rapid decline in competent and skilled workers in the housing industry among others. In summary, the magnitude and dimensions of housing problems in Nigeria are so huge and numerous that scholars, researchers, governments and even international bodies continue to search for solutions. The challenge of financing mass housing development and improving urban environment has become very critical.

Various solutions have been offered to house the poor (left over Nigerians) (readings Agbola: 2005:41). One, is the amusing application of the Tokunboh principle to housing in which high-income earners move to new buildings leaving the poor to ecologically succeed them in a filtering process. Mr. Vice Chancellor, some of us (less conspicuous mortals) may soon invade your lodges and take it over, if this principle is applied on this campus. TWO, IS the facile but faulty notion of giving profit-motivated and commercial oriented private property companies to mass produce houses for the poor. Agbola (2005:28), has dismiss ed this approach as unworkable due to the high cost profiles of private sector-produced houses.

Mr. Vice chancellor, the solution to me remains organic and historical. Organic because ultimately no other man -government personified- will build a house for another one-an. SOChet- can empower through a careful application of SOCio-economic p-locules that increase productivity and purchasing power to build for themselves. Witness the tremendous pace of construction of houses by the middle class since 1999 and extrapolate this to the low income, then a solution is at hand. The historical component comes from a need to embrace the community spirit, oneness and a sense of duty that propelled villages of pre-independent Nigerians to help each other to build.

Over the years, this lecturer has focused on how to arrive at affordable economic residential rent that tenants can pay and one that will allow landlords to maintain existing buildings and even invest on more properties. I have developed a set of housing rent indices using the structural, infrastructural and locational attributes as model parameters. The model building process began with the development of a facility index in a building mathematically expressed as:

$$Q1Fb = \frac{VCR}{VLR} \tag{1}$$

Where $Q1Fb$ = Quality index of a facility -e.g water supply

-in a building

$$= 2 \quad 5$$
VCR = Value of a chosen response from options in a questionnaire on quality of facilities
VLR = Value of the last response (the highest in value)
QIFb ranges from 0 to 1. The process continues by aggregating the facility indices in a building so as to arrive at a building Quality Index, henceforth christened "Fasakin Index of Building Quality". (FIBQ) quantitatively written.

\[ Qlb = \sum Q_i \] .................................(2)

When Ql = Quality index of a building
QI = Quality indices of facilities in a building
N = The total number of facilities in a building.
The basic goal of the model process was to develop experimental (heuristic) model, the basic one being the Annual House Rent Model Proceeding from equation (2), "now dubbed "Fasakin Annual Rent Model" (FARM) with a form of:

\[ ARb = Q \text{lb} x 1 \times 1 \text{Cb} \] .......................................................................................(3)

Where AR = Annual Rent on a building
QI = Quality index of the building
IR = Inflation Rate in the economy
b = building.

Looking at equation 3, three (3) critical assumptions inform its construction.

(i) Availability of Quality indices of buildings (Fasakin 1992a, b; 1993a and b)
(ii) Estimation of levels of inflation

Eml'Mi-3 is a supply - side model designed to adjust downward; the d- arkioland lord for both high rent and rent review

without regard to the prevailing rate of inflation and the quality of their building. The usual excuse of the necessity to amortize loan.s

(t) Initial costs is not usually justifiable for the magnitude of their buildings. Mr. Edem has successfully applied the models

to buildings in Owo, here in Ondo State.

The table below shows the prescribed rents by model 3 for six (6) 3-bedroom flats attracting not less than N3.000 per annum


<table>
<thead>
<tr>
<th>Building Geocode</th>
<th>QI</th>
<th>lR (^\text{**}(\text{N}))</th>
<th>AR (^\text{**}(\text{N}))</th>
<th>AR/(\text{N})</th>
<th>Payoff period (yrs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>F066</td>
<td>0.59</td>
<td>30,000+</td>
<td>0.09</td>
<td>1593</td>
<td>159.3</td>
</tr>
<tr>
<td>F082</td>
<td>0.61</td>
<td>30,000</td>
<td>0.09</td>
<td>1647</td>
<td>164.7</td>
</tr>
<tr>
<td>F083</td>
<td>0.56</td>
<td>30,000</td>
<td>0.09</td>
<td>1412</td>
<td>141.2</td>
</tr>
<tr>
<td>F014</td>
<td>0.63</td>
<td>30,000</td>
<td>0.09</td>
<td>1701</td>
<td>170.1</td>
</tr>
<tr>
<td>F181</td>
<td>0.55</td>
<td>30,000</td>
<td>0.09</td>
<td>1485</td>
<td>148.5</td>
</tr>
<tr>
<td>F191</td>
<td>0.61</td>
<td>30,000</td>
<td>0.09</td>
<td>1647</td>
<td>164.7</td>
</tr>
<tr>
<td>11^215</td>
<td>0.73</td>
<td>30,000</td>
<td>0.09</td>
<td>1971</td>
<td>197.1</td>
</tr>
</tbody>
</table>

Source: Fasakin 1.0. 1990. Published in the International Journal for Hosing Science, Florida, U.S.A.

\(1\) At 1992 prices, 1 Dollar = 15.55 Naira. In 2006,
\(2\) I Dollar = 130 Naira
\(3\) figures were obtained from the Ondo State Housing corporation.

\(4\) 6= d'ing 0-rrbS; \(5\) (m-jc) the initial costs of their building
\(6\) i , 7 = A-iih; q \(\sim\) ~J; - ars. \(7\) ft=different levels of facilities

\(8\) J, ri r4. \(9\) d'0 noa -ttact the same annial rent.
Improvement Index" (FBQII) expressed below:

Building Quality Improvement called "Fasakin Building Quality

further derived two additional models. First

amount

year

mortgage loans. Hou

of building

landlords from long to medium periods. It is self

this time around, it is the landlord that takes the position of tenants

in a disadvantageous negotiation with government.

One more housing problem solved by model 3 is the

reduction of long amortization periods of mortgage loans by

landlords from long to medium periods. It is self-evident that owners

of buildings with higher quality will take shorter periods to payoff

mortgage loans. House F209 takes the shortest period of 15.22

years to pay offN30.000 while house F083 with the least buildinz

quality takes the longest period of 21.24yrs to payoff the same

amount.

Recognising that housing condition is dynamic, the lecturer

further derived two additional models. First, was the model of

Building Quality Improvement called "Fasakin Building Quality

Improvement Index" (FBQII) expressed below:

\[ QII_b = Q1b \times IRb \times IC^n \]

where

\[ TRb = \text{Tenement rate for a building} \]

\[ K = 1110 \]

TRb has similar advantages and properties as AR. However,

this time around, it is the landlord that takes the position of tenants

in a disadvantageous negotiation with government.

The index of building Quality Decline designated as

"Fasakin Building Quality Decline Index" (FAQDI) is appositely

stated quantitatively below:

\[ QD1b = \frac{Ql_1 - Q1_{12: n}}{Ql_0} \] .................................(6)

Where QD1b = Quality Decline Index of a building. Q1b and

QD1b can be more than 1 or less than 0 depending on the

quantum of improvement or decline. Models 1 and 5 are handy

tools for deciding on neighbourhoods that are ripe for renewal

if the collective indices of the buildings in such neighbourhoods

are low.

Mr. vice chancellor Sir, the beauty of these models lies in

their simplicity; practical applicability and resolution of a critical

housing question in the rental subsection of the Nigerian Housing

Market, Public Housing Authorities, private estate developers,

individual tenants and landlords can use the indices.

8.2 Transportation

Mr. Vice Chancellor sir, beginning with my doctoral research

on commercial motorcycles, this lecturer has carried out a number

of studies on the problems of urban public transport, especially the

informal paratransit modes. To start with, what are the factors

responsible for the current public transport problems in Nigeria?

Two factors have contributed to the emergence of the CUITent

transportation woes in Nigeria (Fasakin 1990, 1996, 2000a). The

first factor is our demographic antecedents, population aggregate,

profiles and growth trends (Fasakin 2000b, 2001 a). The second is

the economic decline that started in 1981, because of the crash of

crude oil prices in the world market following the 7-day Yom Kippor