



THE ROLE OF URBAN PLANNING AUTHORITY IN THE DEVELOPMENT OF SUBURBAN AREAS: A CASE STUDY OF NARAYI KADUNA STATE

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Abstract

Kaduna state urban planning and development authority (KASUPDA) is physical agency saddled with the responsibility of urban and suburbs development and ensuring adherence of development control regulations by developers in Kaduna. This research assesses the role of KASUPDA in the development of Narayi. This research was intended to verify the extent of which KASUPDA has affected the development of Narayi. Field work, questionnaire and documentary materials form the sources of data and information for this work. This reveals the ineffectiveness of development control system, unplanned physical development, haphazard development, violation, and height of wall in many places. A case has been made for the need to evolve and effective system in order to ensure the orderly growth and development of Narayi and other suburbs such as public enlightenment and participation equipment and materials to enhance development control, and need for employment of more professionals personnel should

be carried out by KASUPDA in order to control development in Narayi and other suburbs in general.

INTRODUCTION

Physical planning is universally accepted as an important and necessary activity in guiding the growth and development of urban centres. Urban areas usually experience growth in varied form i.e either in population, economy and or physical size. For this growth to be positive, development needs to be controlled so that the encroachment of some uses into others or conflict between land users can be reduced to the minimum bearable limit. Where the growth is not controlled and regulated, the environment is clustered with haphazard development which does not only have effects on the environment but also on the quality of life of inhabitants of such areas.

In quest to avoid this the rational steps to be taken is the enforcement of the Nigeria Urban Planning Law decree 88 of 1992 that guides development activities in a given areas such as Narayi. This will help in protecting and enhancing the quality of life and the built environment. Also, the planning law is trace for coordinating both public and private investments so as to ensure safety, aesthetics, convenience, comfort, and economic goals of physical planning. Agbola(2004) Development control is the process by which planning authority exercises its statutory duty to control development in accordance with the provision of the development plan.

For development to be controlled in Nigeria, the Nigeria Urban Planning Laws had established various agencies to operate at different levels. At federal level, the agency is to be called the

planning “Commission”, at the state level it shall be known as planning “Board” while at the local level is called planning “Authority” (Nigeria Urban Planning Law of 1992).

In Kaduna state, the planning agency are charged with this responsibility is called KASUPDA i.e Kaduna State Urban Planning Development Authority established on 11th July, 198 by the Kaduna State Urban Planning and Development Board edict, 1985, this agency has various units and department charged with different physical planning practice and responsibilities. The effectiveness of this Authority will ensure the orderliness, efficiency and proper coordination of activities within the urban area.

SUBURBAN GROWTH, DEVELOPMENT, PROCESSES AND CHARACTERISTICS

Suburban growth is change of population in suburban areas. Spatially, suburban areas are growing much more rapidly than formal urban districts in many cities the suburban sections are already bigger than formal areas. Halfacree (2001) this high rate of urbanization has accelerated the demand for land to meet the increasing needs of urban dwellers particularly in the major cities in Nigeria. As a result, there is seemingly rapid expansion of suburban areas where basic facilities such as piped water, electricity and sewage services are virtually non-existence. The suburban areas are characterized by fast and unplanned physical growth and development. The development of interstate highway system further encouraged suburban growth. Indeed, the development of a pre urban area is inevitable consequence of urbanization. The unregulated pattern of physical development in these areas has given rise to complex organic urban growth which predominantly expands horizontally. Explaining this phenomenon, Drabkin (1977) asserts that urban population growth is mainly occurring in the outlying regions of the metropolitan

areas due to engulfment of the suburban areas by “parent city”. As a result, suburban physical development pattern is always undergoing transformation especially in cities in the developing world (Drabkin,1977). Concomitantly, this dynamic changes in the landuse also occur following improvement in accessibility, natural increase in population n presence of serene living environment and availability of vast but low-cost land.

Principles of development control

McLaughlin (1973) defines control in general as that which provides direction in conformance of variations from system objectives within allowable limits. Hence, “Development control is the process laid down in legislation which regulates the development and use of land and buildings. Development principles are guidelines that help development control department achieve their set standard and regulation. Principles are the bases in which development control operates. The general principles of development control include:

- i. Planning approval
- ii. Compliance with Building Byelaws
- iii. Planning conditions
- iv. Development shouldn't encroach public interest

The role of urban planning authorities

Planning roles is referred to as the task or function perform by the planning authorities. Every planning authority has a specific task it performs in ensuring that proper planning is achieved. For instance, the development board is expected to implement the plans that have been prepared by the ministry which is the policy formulation or design body on planning (Oyesiku, 2004).

Albrecht (2001) observed that planners are in three folds which include political role, the technical expertise and the managerial role, but the emphasises on the process or the content Planning authorities have been established by law for the purpose which is not far from ensuring there is quality in the distribution of facilities, utilities and services as well as the control of development within a given jurisdiction (Obateru, 2004, Ratcliffe, Stubbs and Shepherd, 2002). The Town and Country Planning Edit of Lagos state (1985) recognizes the Planning Authorities as ones to prepare and execute planning schemes in the state. Giddens (2000) observed that there is no right without responsibility and went further to elucidate that all those who benefit should take responsibility. Hence, all planning authorities that profited from the ordinances stated should take responsibility. Oyesiku (2004) observed that town and country planning administration in Nigeria under the 1946 ordinance state that it is the responsibilities of the state planning authority to ensure orderliness. It reduces negative effect that accompany physical development. It can be either pre-development, during development or at post development stage of a project which is sited in an unapproved location. Agboola (1985) development control or land use control is defined as a collection of interrelated para-legal and administrative techniques and instruments designed to safeguard, regulate conserve and disburse land or plant thereof in the interests of the overall community. The term development control thus refers to the control of use of land within an area. It is a highly sensitive exercise which must be done with precaution, precision, firmness and with deep sense of responsibility by the development authority. Fairness, justice and equity should be the watchwords in development control programs. If done properly and in a humane manner, it will be widely accepted. However, haphazardly done with bias and favouritism in the society, it could be explosive and may lead to violent reactions from the affected members of the community.

METHODOLOGY

The method of that collection was primary source and secondary source:

1. Primary source:

i. Physical survey

The reconnaissance visit involves getting acquainted with the study area and by observing the various constraints that are prevalent in the study area. Also, it involves bringing out the boundary of the study area, to identify the characteristics and delineate the study area.

ii. Socio-Economic survey

Socio-economic survey was carried out with the aid of a structured questionnaires and oral interview to enable the researcher know about the resident social economic and recreational activities. A questionnaire is a written or printed list of questions to be answered by a number of people. Thus, a stratified sampling technique was used to survey a total number of 150 household heads which was, given a time frame and available resources, adequate to show issues of the study area.

iii. Institutional survey

This survey is to collect data from various agencies for the development of the study area. The bodies include Kaduna State ministry of Lands and Survey and Country Planning, Kaduna State Urban Planning Development Authority (KASUPDA), and Department of Health, Chikun Local Government Area. A structured oral interview was used in collecting data from these agencies for this survey.

2. Secondary sources

The secondary source of data involves review of relevant journals, articles, published and unpublished materials.

The data collected was analysed with the aid of statistical tools, averages, percentages, and tables.

FINDINGS

The law enforcing development control activities in Narayi includes the Nigeria Urban and Regional Planning, Law, Decree 88 of 1992, Land use decree of 1978, building bye laws and its within Kaduna State Urban Planning Development Authority (KASUPDA). Developers with developing permit in the study area said that the time taken by the authority to approve plans was too long. Many developers did not seek for permit because of reasons such as lack of awareness, expensive fees, and delay in processing for approval which may delay their development. Due to shortage of man power and vehicles for inspection there is irregularity in visitation of

KASUPDA and poor funding from the state government also limits them from exercising their duties.

RECOMMENDATIONS

1. Planning permit

The authority should ease the procedure for planning permit, so that developers will not find it difficult or hectic to apply for the development permit.

2. Public enlightenment and participation

KASUPDA should embark on public enlightenment campaign. Thereby enabling policies and programmes needs to be established to create awareness because from the questionnaire administered 17% of the respondents are not aware of the existence of KASUPDA. KASUPDA has only a fact sheet manual which the use for public awareness the involvement of the use of all communication medium including the leaders whom the people respect more would go a long way in creating the level of awareness to the general public most especially to developers and encourage full public participation in development control activities. The adequate the adequate publicity of development standard and regulations on regular bases would justify penalties that will be taken against offenders by the planning authority. The participation of the public will assist the board in enforcing development control effectively in suburban areas.

3. Equipment and materials

Field vehicles, operation tools, computer and GIS technology should be provided to enhance efficient discharge of duties by development control officers most especially in Sabon Tasha office that are in charge of Narayi and other suburbs which have only one

office vehicle. Others equipment such as office equipment like computers, printers, scanners etc should be provided in other to be able to enable the collection, processing and storage of recent and valid data for effectiveness of development control within Narayi and Kaduna suburbs in general.

4. Professional personnel

For effectiveness and efficiency of development control unit of the authority there is a need for the employment of adequate professionally qualified Urban and regional planners, Builders, Surveyors, Architects etc this is because development control cannot be effective and efficient when man power is inadequate, this professionals should be placed in position where their expertise is required. For example, a registered town planner should head the planning department as recommended in the Decree 88 of 1992 and 1999 of the Nigerian Urban Regional Planning laws respectively.

5. Planning Standard

Planning standard such as height of wall, setbacks needs to be adjusted to suit the economy and life style of the people because most reasons of violations is because of unawareness, privacy and security.

6. Establish urban renewal unit

KASUPDA should establish an urban renewal unit and employ professional planners who can who can initiate urban renewal standards for deteriorating areas and dilapidated buildings. This will help improve the environmental characteristics of Narayi.

7. Review of master plan

Kaduna master plan should be adequately reviewed and implemented. This will make suburban areas to be incorporated into the master plan, major short falls of the master

plan will be revisited and this will give a better ground for development control measures.

CONCLUSION

Uncontrolled development will always be experienced in developing countries due to high level of urbanization, attempt has been made by the government to tackle the problem created by the past and present growth and development process within various communities. Development control department within the three tiers of Government, these agencies have the responsibilities to effectively plan the towns, regions and country yet physical planning and socio-economic activities have remained uncoordinated. The result of the ineffective use of existing planning instruments to guide the development is that developers disregard development control and regulations put in place by the planning agencies. The contravention of planning regulations includes developing without planning approval, inadequate space provision, non-conformity with approved plans and change of use, lack of access road and inadequate road setbacks. The resulting poor and unplanned structure and form of suburban and uncontrolled physical growth and development is a call to all tiers of Government to wake up to their responsibilities. Therefore, if the recommendations made are adequately enforced the control of development will be better enhanced.



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