

# **APPRAISAL OF DEVELOPMENT CONTROL ACTIVITIES IN THE PERI-URBAN AREA OF OSOGBO METROPOLIS, NIGERIA**

**BY**

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**POSTGRADUATE THESIS**

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## CERTIFICATION

This is to certify that this study was carried out by OYELADE TaiwoOlusola, of the Department of Urban and Regional Planning under the supervision of Prof.Olayiwola L.M.

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Dr. Adeyinka S.A.

## DEDICATION

This research work is dedicated to the Glory of God and the loving memories of my late father Mr 'FoyeOyelade and my twin brother Mr Chris KehindeOyelade.

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OYELADE TaiwoOlusola

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Date

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### Abstract

The study identified and examined the activities of planning agencies involved in the development control of peri-urban area of Osogbo; assessed developers' level of compliance with planning regulations in the development of the study area as well as identified and examined factors responsible for developers' level of compliance with development control regulations with a view to evolving a policy guideline that could enhance the orderly arrangement of neighbourhoods in the study area. Both primary and secondary data were used for the study. Primary data were obtained from developers' and heads of agencies in-charge of development control in the peri-urban area of Osogbo. Three (3) major peri-urban areas with clear boundary demarcation with Osogbo were selected for the study. These were areas along Osogbo-Ikirun Road in Olorunda Local Government Area; Ido-Osun and Ofatedo along Osogbo-Iwo Road both in Egbedore Local Government Area. Systematic random sampling technique was adopted in selecting residential buildings, from where developers were selected for survey. Reconnaissance survey revealed that there were a total of 4,941 buildings in the study area. These comprised 1,957 in Ayekale, 1,638 in Ofatedo and 1,346 in Ido-Osun. One out of every ten (10) buildings in each of the identified areas was surveyed. Using the above sampling procedure, 196, 164 and 135 buildings were selected from Ayekale, Ofatedo and Ido-Osun respectively. Information were also solicited from heads of Osun State Ministry of Lands, Physical Planning & Urban Development, Osun State Capital Territory Development Authority, Egbedore, and Olorunda Local Government Town Planning Authorities. Data collected were analyzed using statistical techniques such as frequency distribution, Chi-square, Analysis of Variance (ANOVA) Correlation Analysis and Factor Analysis.

The study revealed that four different agencies were involved in the development control

of peri-urban area of Osogbo. These are Osun State Ministry of Lands, Physical Planning and Urban Development, Osun State Capital Territory Development Authority, Departments of Town Planning and Land Services of Egbedore and Olorunda Local Government Areas. The various activities of these agencies included formulating and reviewing of town planning regulations, processing application for interim planning permit, approval of building plans, handling of appeals and petitions, preparation and design of development scheme, among others.

The study established that developers' level of compliance with planning regulations in the development of the study area varied as the socio-economic attributes varies. For instance, while the income of developers varied significantly in the study area ( $\chi^2 = 16.407$  and  $p = 0.012$ ), the period when developers submitted proposed development plan to agencies also differs in the three identified areas. The proportion of developers that submitted plans before embarking on construction in Ofatedo, Ido-Osun and Ayekale were 67.1%, 55.8% and 54.9% respectively. A total of 20.2% of developers in the study area violated planning regulation on approach set-back of building to the road. Using the Bivariate Correlation Analysis, the study revealed that the factors affecting Development control included absence of public enlightenment on the importance of development control ( $r = 0.332$ ,  $p = 0.01$ ), lack of data and information for decision making, lack of equipment and tools, inadequate skilled personnel and insufficient organisational structure for implementing development control ( $r = 0.316$ ,  $p = 0.01$ ). Others were insufficient legal framework, infiltration of corrupt and compromising officials, insufficient financial capability ( $r=0.333$ ,  $p=0.01$ ). The study concluded that development control activities in the study area were the sole responsibility of the identified government agencies.

## CHAPTER ONE

### INTRODUCTION

#### 1.1 Background to the study

Development Control according to Keeble (1969) is the process by which the proposals in a development plan are put into practice accordingly, either by public or private agencies. It involves the process and procedure concerned with controlling the development of land and buildings (Ardill, 1974). Development control is the process of ensuring that physical developments are carried out in accordance with approved planning standards (Olajuyin *et al.* 1985; Obateru 1990; Booth 1996). It is a tool that enhances orderly planning and growth of settlement by stipulating adequate standards for all aspects of planning (Adedibu 1995; Aluko 2000; Sanusi 2006; Nna *et al.* 2007; Afon 2009). In essence, development control entails the regulation of any building or rebuilding operations in, on and under the land.

Peri-urban growth is a common feature of modern day cities in both developed countries and developing countries. They are considered a link between the urban and the rural, a diffuse zone, which is not easy to delineate spatially. In this zone, there is a continued flow of social interactions and exchange of resources between the urban and the rural (Adell 1999). This flow has caused unusual land and demographic pressure directing migration and development towards the immediate peripheral areas surrounding the city centre, and causing an unprecedented demand for land. This invasion usually leads to uncontrolled and unorganized developments, while such communities lack basic infrastructure facilities, with the rapid rate of development also results in chaotic development within

these same areas. The problem has given rise to the current trend of expansion towards the peri-urban areas, which are gradually changing the characteristics, features and usage of the peripheral urban landscapes. As the city expands in geographic boundaries, lateral changes occur leading to sprawl and peripheral developments while there is a slow structural growth within urban centres (Oluseyi, 2006). Other

problems confronting development control as opined by Ogundele *et al* (2011) were lack of up-to-date land use map, inadequate funding of development control authorities and lack of public enlightenment programme for the citizen on physical planning issues. The effects of these problems are development of illegal structures within residential neighbourhood and non compliance with building by-laws and regulations among many others. Like many Nigerian cities, physical planning and development in Osogbo the capital of Osun State is not spared from these types of problem. Before the advent of colonial administration in Nigeria, development control was historically based on native laws and customs (Ola 1977). Then traditional rulers were in-charge of physical developments of their respective domains. During this period, physical developments were guided and regulated in line with the approval of family and community at large through traditional rulers (Odugbemi 1993). The native laws and customs can be adjudged as the platform on which physical developments were controlled. The introduction of 1863 Town Improvement Ordinance of Lagos ushered in development control legislations in Nigeria. Other efforts on development control legislations include the 1904 Cantonment Proclamation, The Public Land Acquisition Ordinance of 1917, and Lagos Town Planning Ordinance of 1946.

- 1.2 The main purpose of development control is therefore to ensure the orderly and rational development of land (including subdivision of land) to create sustainable human settlements that accommodate a variety of land uses to meet the needs of the people who live in these settlements. It also includes the defining of objectives and activities to be executed to ensure order and growth of settlements.

In 1917, the Township improvement ordinance was amended to Township ordinance. The scope as widened more than 1863 Act, and was referred to as “public land acquisition ordinance”. Earlier on, between 1863 and 1900, the British acquired the whole of Southern Nigeria and introduced development control. With the 1917 Act, Township and Urban Districts were designed for planning purpose. Furthermore, in 1928, another Act to enhance development control was promulgated which established the Lagos Executive Development Board (LEDB), presently renamed as Lagos State Development and Property Corporation (LSDPC). This 1928 Act was brought about because of the outbreak of a plague in Lagos, but other parts of the country were operated under the 1917 Act. Later in 1946, the Lagos Ordinance (1928 Act) as officially introduced to other parts of the country and formed the major working instruments for the Town Planning division in all Ministries of Lands, Housing and Survey.

To date, development control has been applied in Nigeria through series of Acts, Laws and Policies. This includes; the Land use Act of 1978, Urban Development Policy of 1992, the Urban and Regional Planning Decree No. 88 of 1992 as well as the Housing and Urban Development Policy of 2002. Under sections 27-63 of the Urban and Regional Planning Decree No. 88 of 1992, provisions are made for the establishment of Development Control Department (DCD) by the Commission, the Board and the



Authority to be established. The control department at the federal level is to have power over the development control on federal lands and estates, at the states level over the development control on states lands, while the local government has control on lands within its

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