

## **IMPLEMENTATION OF PHYSICAL DEVELOPMENT PLANS IN YOLA**

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### **ABSTRACT**

Physical planning is concerned with the spatial arrangement of Land Uses with the purpose of creating a healthy and efficient environment for living, working, recreating, and circulating. Plans have not been properly implemented due to lack of appropriate legal tools, political, administrative and financial restrictions. Realistic plans should be adopted and the local community should be involved in planning to facilitate implementation.

**KEYWORDS:** Physical Planning, Spatial Arrangement, Land Uses, Appropriate Legal Tools, Political, Administrative

### **INTRODUCTION**

The failure of most Master Plans to meet target seems to confirm the impression that much effort is spent on physical planning and so little is spent on implementation (Pressman and Wildasky, 1973, Dror, 1988).

Planning is a continuous process starting with plan-making and proceeds through implementation to monitoring, review and amendments. It concerns itself with...policy recommendations, implementation and management, Abin, (2014). Despite the various physical development plans that cities and towns in Nigeria have which are aimed at solving urban problems, implementation of these plans appear at best marginal. Thus, plans fail to achieve the desired goals and objectives as planning has never been given a pride of place Agboola, (2007).

This study therefore, tries to examine the problems associated with ineffective implementation of physical development plans in Yola Jimeta. It is also hoped that it will serve as a source of information for planning agencies in other States

### **CONCEPT OF IMPLEMENTATION**

Generally implementation is seen as the last stage which completes the circle of planning process. It is the action involving the carrying out of physical development plan proposals. Implementation is viewed as comprising three types of activities: organization and co-ordination, control and monitoring of activities which will provide information needed as feed back to the overall land use planning process. Pressm and Wildausky (1973) define implementation as a process of interaction between the setting of goals and action geared towards achieving them.

Based on the above definition, implementation is more than mere transformation of a plan on paper into its reality in the physical nor structural form. Rather, implementation comprises of two aspect: the regulation and prevention of any development against the physical plan framework and the carrying out of development programmers through all the processes of plan formulation and its implementation according to a phased programme of co-ordinated, synchronized projects along with the ongoing evaluation and feedback as a continuous process

## RESEARCH METHODOLOGY

The variety of sources consulted for this study include review of both published and un-published literature, book review, topical issues, relevant web site (Wikipedia.org) on physical plan implementation strategies, formal and informal discussions and investigations, field survey, interviews with private individuals, consultations with practicing professionals and organizations

## RESULTS AND DISCUSSIONS

### Causes of Ineffective Plan Implementation

A number of problems have been identified as causes for ineffectiveness of some prepared physical plans to be implemented. These problems vary in magnitude depending on the type of plan and the location of the plan. In India in 1974 there were 400 Master plans for towns, cities and city regions drawn up over a period of 15 years. But it seems that implementation was largely marginal. In Nigeria, Master plan preparation was intensified in the 1970's because of the oil boom and the pressures on the urban centers made most states to prepare master plans for their new capitals and principle towns. On the whole for example, in Jimeta –Yola very few were implemented due to lack of appropriate legal tools, administrative machinery finance.

Lack of fund has been identified as the major cause for the ineffective implementation of plans. The cost of preparation of scheme is high in relation to the available resources. The last planning laws in Nigeria are relics of the colonial era. There has been no amendment of the town country planning law since enactment in 1946 in Northern Nigeria. This has made the law to be out of tune with the current realities of physical planning. The concept of planning by law is vague, especially on the definition of 'scheme'. The vague nature of the laws appear to permit a certain flexibility of approach to planning. Decree 88 of 1992 has provided a substantive modification to facilitate effective planning control and implementation related to Nigeria. The 2003 law toed the same line but not gazetted

Ideally, a lot of agencies should be involved in the implementation process but only few are called for consultation in the preparation of plans. Therefore, these agencies tend to frustrate and sabotage implementation. The lack of proper public participation in plan preparation and implementation is a very serious issue too. Although provision has been made in the town and country planning law, about adequate publicity of a scheme in a gazette and notification of all the affected people by the scheme for effective implementation, few members of the public appear to show any interest

The problems of plan implementation in Jimeta-Yola are numerous but they can be generally categorized as economic, political, social, administrative, legal and time.

### Economic Problems

The problem lack of funds pose a huge hindrance to physical plan implementation. Findings show that some plan failures were attributed to the fact that there over-ambitious and fail to match the scope of the proposals to the financial resources available or likely to be available within the plan period. The Bajabure Housing Estate for example was initiated by the Federal Government. It was later transferred to the state. The scheme has not been implemented due to financial problems.

Emphasis has been laid on the public sector or on the various governments for the provision of finance to implement physical development plans, neglecting the private sector as an essential financial source.

### **Administrative/ Political Problems**

Co-ordination in the administrative structure is important because implementation of a Master plan requires co-operation and co-ordination between the agencies involved in the provision of facilities, utilities and services. It is not unusual to encounter conflicting agenda by different agencies charged with project implementation. This is sometimes due to lack of clear cut division of authority and responsibility.

To execute physical development plans in Yola for example the state ministry of Land and Survey,, Adamawa State Urban Planning and Development Authority, the Local government and Environmental Protection Agency are all involved. If there is no clear- cut role for these agencies, overlap of responsibilities occurs creating problems.

Decentralization is a process that eases task and avoid the concentration of power in a particular agency. The disadvantage however, is that individual agencies may have inadequate work force of a particular qualities make them efficient. This disadvantage appears to have manifested in the planimplementation situation in Yola.

### **POLITICAL FACTORS**

Planning is a continuous process. Therefore the future of planning depends on the policy of government in power. The time lag between plan draft and implementation in Adamawa State has been due to political or administrative bottlenecks.

Due to instability in the tenure of governments implementation of plans is difficult and some times impossible. This is further aggravated by the political policies of different governments in the state. When Group Captain Gregory Aghoneni came to power for example, he abandoned a project in Guyuk|called the Guyuk Residential Lodge. His administration gave more emphasis to water supply. The government in power may not consider planning a priority; hence all aspects of planning will be frustrated. Moreover the political interest of the policy makers affects the spatial location of projects, functionality and economic viability not with standing. And because of political opportunism or administrative perversity,, the more brilliantly previously prepared plans backed up with impressive collection of data are the ones which fail to go beyond the planning stage, while some already started are abandoned.

### **Public Participation**

The objective of planning is to serve the interest of the people and everything is done in the public interest and involved changes in many aspects of people's daily lives and their environment in which they live and work. The involvement of the people should extend to participation at local level in all stages of planning and implementation, Ideally, people must be allowed to see the effect of planning so that they can appreciate it. People must be allowed to see that planning is beneficial and must participate in the process of preparation of a plan.

Non participation and non- awareness generate un-co-operative public attitude to planning. The development of all the building in Greater Yola without a single approved building plan is a direct result of poor and unco-operative public attitude towards development control. The need for public participation in planning has been stressed by the Nigerian Urban and Regional Planning law Decree No.88 of 1992, part v section 81b, emphasizes holding meetings with local governments of the areaor any other associations in the area tgo ascertain the views of the residents on the proposed improvement. A liaison consultative committee between the authority and the representative of the residents is encouraged to monitor the progress of the rehabilitation, renovation or upgrading the area.

## **TECHNICAL PROBLEMS**

### **Lack of Trained Personnel**

Planning Authorities lack skilled manpower, especially in the professional fields. This situation creates problems of plan implementation in Adamawa State. The situation is not helped by the non-availability of the work of town planners by other professional groups.

## **THE CONSEQUENCES AND IMPLICATION OF INEFFECTIVE IMPLEMENTATION OF PHYSICAL PLANS**

The aim of physical planning is to ensure the planned development of a healthy and pleasant environment which is conducive to work, living and leisure. Any distortion of this aim, will result to problems of haphazard development, congestion, slums, inaccessibility and shortage of facilities, utilities and services. These can lead to physical disorder which reduces the functionality and efficiency of the city.

In Greater Yola the effect of urbanization caused by influx of people from the rural to urban areas has increased the city overhead which again, reduced functionality and productivity of the urban system. This has further led to the problem of slum and the sprawling nature of the city. The failure of the proper development controlled system has aggravated the invasion of a number of administrative boundaries outside the municipality.

The role of the planning authorities needs to be emphasized since they are charged with the responsibility of executing and implementation of physical plans. That means the planning authority should become implementation oriented rather than be a controlled-oriented organization, whose role is seen as adversary. Hence the scope and magnitude of their functions need to be enlarged. The planning authorities have been blamed for the ineffective implementation of physical plans this has raised the question of whatever plan preparation and plan implementation should be entrusted to separate agencies.

However, an observation has been made that there is a general apprehension that if the preparation of plans and their implementation are entrusted to the same organization, the basic essentials of the plan are likely to be compromised and mutilated. On the other hand there has been contention that Agencies not responsible for implementation are likely to be extravagant and unrealistic in planning.

## **PROSPECTS AND RECOMMENDATIONS**

A realistic planning should be adopted based on available resources and over-ambitious plans should be avoided. This will help to match the scope and scale of proposals with the financial resources available within the plan period. This calls for an integration of physical planning with the Economic Development proposals in the National development plan.

Local consultations in the preparation of physical plans should be used so that it will reflect the socio cultural settings of the society which the plan is been made for. Also the scope of a plan should be narrowed down to deal with specific objectives to avoid uncertain changes, but allow room for review and modifications, so that fund could be allowed for proper implementation. Again the gap between plan draft and implementation should be narrowed to avoid unforeseen circumstances that might affect implementation

Information and data are highly needed to ease the evaluation and control of cost, time and output for effective plan implementation. This is particularly the case in the urban areas where plan and planning control are often threatened

by values and prices of land. Thus to solve these problems, plans should have adequate information on this issues. However, much depends on the decision- makers to adopt techniques such as tax concession for those people whose lands are acquired at lower rates.

Political and economic stability is needed for the development of any country. The success of any development control system is based on the enforcement of laws and regulations to guide development and to avoid chaotic and disorderly growth of a town. These control measures are tools for implementation and it can be legal (**tax concession**, public participation,, grants, loans, bonuses etc which can be enforced for effective implementation.

By training of both technical and administrative staff, the quality of the staff will be greatly improved. Also incentives such as promotion, loans, grants, allowances should be given to staff to reduce the unscrupulous practices by some development control officers. Public participation at each level of the planning is very important and helps the planners by their comments and references to evaluate the alternative proposals and select the most acceptable, rational and practical solutions for implementation. Bringing the people to be involved in most plans makes implementation easier.

## CONCLUSIONS

The human environment is persistently being influenced by man's activities at specific location or area. The planners role is to effect this continuous changes in order to guide and control development and also make improvement in the provision and accessibility of facilities, activities and services.

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