

# **Nigerian Institute of Town Planners (NITP) Golden Jubilee Anniversary: The Challenges of Town Planning Profession in National Development Plan**

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## **Abstract**

The National development plan is a policy statement or blue print that guides all the activities of government over a period of time. This paper gives detailed account of planning in the pre colonia era, during colonia and post colonia period. Past National Development Plans and its failures were reviewed. Also the paper elucidates challenges of Town planning profession in the preparation and implementation of National Development Plan. Conclusively the paper recommends that government should create the Ministry of National Development plan which should be headed by Town Planner, because Town Planners input in the preparation and implementation of development plan cannot be overemphasized.

**Keywords:** Development plans, planning experience, challenges

## **1.0 Introduction**

Nigerian Institute of Town Planners is 50, but yet if we look around, the physical environment does not reflect much of that reality. Despite huge resources generated over the years by the Governments in making provision for laudable and ambitious economic development plans (rolling plans inclusive), the country have not shown any evidence of the presence of Town Planners. Our urban areas are being dominated by the proliferation of shanties, squatter settlements and largely characterized by squalid environment. About 65% of the urban environments are plan-less and lacks adequate basic social infrastructures. This sad reality of our physical environment has endangered our safety, economy, convenience and aesthetics.

On a national scale, economic planning has dominated the scene of development planning process. The framers of all development plans in Nigeria were mainly economist, this explained its dominance. This suggests that physical planning components of development plans have always been relegated to the point of no relevance in the scheme of things. Although economic objectives may be achieved, but evidence available suggest that this has only resulted in the concentration of growth in the urban centres. Conversely, this lopsided development resulted into rural-urban migration, which gave birth to some complex urban problems. It is worth mentioning that these problems range from undue strains and stresses on existing urban infrastructural facilities and services, such as electricity and pipe-borne water, incessant traffic congestion and deterioration of general environmental condition, over-crowding, unemployment, poor housing and the proliferation of shanty settlements. It is needless to say that America is developed because it had realized that economic planning deals with broad issues that lead to increase in the Gross domestic product (G.D.P) and Gross National Savings, while physical planning engages in the translation of these into spatial term for the benefit of all. This has so much fostered social and economic integration in any developed country (Harunah, 2010).

## **1.1 Planning in Pre-Colonia Era**

The Planning of settlements is in line with traditional land tenure system that varied from one locality to another, the existing agrarian nature of the economy and foot-path nature of mobility and circulation has made modern planning difficult then. Land was mostly vested in the traditional rulers and families and therefore most Nigerian settlements were established around palaces of traditional rulers, which were then the focus of community activities (NITP, 2012). Some of the settlements predating colonial period had the pattern of layout that were as a result of the need for defense or in line with religion as the case of many Northern and South-Western cities. For example, some settlements in the Northern and Western parts are located because of the factors of defense, religion or trade. The Yoruba settlements were noted for their general pattern of having a central area accommodating the king's palace together with the King's market and the most important place of worship (Sanni, 2006). The homes of High Chiefs are also located close to the town centre. From the centre, arterial roads that divided the town into wards radiated to the outskirts of the town (Mabogunje, 1968). Similarly, northern settlements like Zaria and Kano have walls around them for the purpose of defense and religion with gates provided in strategic locations to facilitate trade and communication. The city of Kano was a centre of trade and Islamic scholarship and there is a magnificent palace for the Emir who was the religions and political leader of the town. Indeed, as customary laws vary from one locality to another, land use patterns respond accordingly. Sanni (2006) noted that though there were no professional planners as we do at present, physical development and growth even in villages were coordinated and regulated by considering the relationship of any proposed

development to the existing structures, and making adequate provision for circulation and other conveniences. In the opinion of Obialo (1999), planning and control of development in the pre-colonial period in Nigeria was effectively done. Interestingly some of the cities (Kano, Zaria, Koton-Karfi, Toro in the North and Abeokuta and Ondo in the South-West) still retain their pre-colonial inner-city settlement structure.

### 1.2 Planning During Colonia Era

In this time, planning was seen as more of sanitation and beautification of the environment which was restricted to the cities and towns where the Europeans expatriate and Colonia administrators resided. The first Ordinance promulgated by the Colonia administrator was Lagos 1863 Town Improvement Ordinance which introduced the basis for control of development and urban sanitation in Lagos protectorate. For the country at large, it was the Lord Lugard's Land Proclamation of 1900 (title to land in Northern Nigeria) that provided for indirect rule in respect of land administration and settlement development. The import is that urban settlements in native areas were to be administered by the native rulers (NITP, 2012). There were series of legislations in place after 1900 that guided physical planning across the country, five notable ones may be highlighted.

- (i) The Cantonment Proclamation of 1904 ushered in the segregation of expatriate officials and Europeans from the native areas. The 1904 Ordinance was passed to tackle the problem of public health such that the European Reservation Areas in few selected urban centres were segregated from where the local and natives were residing.
- (ii) Ordinance No. 9 of 1914 enacted for the purpose of Government acquisition of land compulsorily for public use, irrespective of the status of the land method occupied or not.
- (iii) Township Ordinance No. 29 of 1917 enacted to classify urban settlement into different grades of cities as well as established broad physical layout of towns. Lagos was made a first class township with a Town Council empowered with ranging sets of functions. The Ordinance provided for improvement schemes to be undertaken in the second class category of cities that were also given prominence such as Port - Harcourt, Enugu, Jos, Minna and Kaduna. The 1917 Township Ordinance further advanced the segregation tendency of major Nigeria cities along ethnics and color lines; European Reservation Areas for the expatriates and Europeans and native areas further subdivided into indigenes and non-indigenes (Oyesiku, 2007).
- (iv) Lagos Town Planning Ordinance of 1928 was enacted in response to the fundamental drawback of 1917 Township Ordinance with no provisions extended to native towns and consequently no feasible planning ever took place in the native areas. The physical development problems arising from congestion in the native areas that were planless led to the outbreak of bubonic plague in the later part of 1920s.

Indeed the 1928 Planning Ordinances for the first time made Town Planning a government activity and ensured that LEDB undertook several assignments including reclamation of swampy areas of Oko-Awo in the early 1930s and the resettlement of the displaced people from the area to south of Yaba estate. During this same period Yaba North estate was also established to provide housing to government officials.

- (v) Nigerian Town and Country Planning Ordinance No. 4 of 1946 was perhaps the first comprehensive Urban and Regional Planning legislation that covers the entire country and which provided for planning and implementation of schemes by Town Planning Authorities. This planning legislation was modelled after the British 1936 Town and Country Planning law and drew extensively almost in a similar fashion that of British planning activities.

In 1946 the colonia government introduced what it tagged "Ten Year Plan of Development and Welfare for Nigeria". This was under the Colonial Development and Welfare Fund. Under this historic Development Plan, a total planned expenditure of an equivalent of N110 million for a period of ten years was earmarked for the period starting from April 1, 1946 to March 31, 1956 (Ogunjimi, 1997). The plan focused on building a transport and communication system, while little provision was made for industrial development, meant to serve the interest of the colonial masters rather than that of the colony (i.e. Nigeria).

### 1.3 Planning In Post-Colonia Era

The post-colonial experience provided us with many development plans which was been used by the government in carrying out its activities. The development plans were highlighted below;

#### 1.3.1 First National Development Plan

The First National Development Plan (1962-68) aimed at, and required cooperation between public and private sectors, and as expected between federal and regional governments. It also aimed at high level or rate of development which was expected to supersede the colonial plans before it, hence it required a realistic study of the financial stands of both public and private sectors. It aimed at avoiding any Balance of Payments (BOP) crises; thus past plans were studied in order to project for the future. This plan equally emphasized agricultural; industrial; transport and manpower development. Other objectives of the first National Development Plan

included the achievement and maintenance of the highest possible rate of increase in the standard of living of the populace. It also aimed at a target saving of about 15 percent of the GDP by 1975; an annual investment of 15% of the GDP during the plan period; a GDP minimum growth rate of 4% for the economy. And as reported by Obiekeze and Obi (2004), the plan which was expected to last for six years had a proposed total investment expenditure of about **N2, 132** million. The public sector investment expenditure was put at **N1, 352.3** million and the remaining investment expenditure of **N780** million was to be made by the private sector. However, the subsequent crises culminating in the thirty-month Nigerian Civil War (1967-70) punctuated the implementation of this plan.

### **1.3.2 Second National Development Plan**

The Second National Plan (1970-74) can be referred to as “Oil-boom development plan” because it coincided with the period that Nigeria made high earnings from the sale of crude oil and allied products. Having emerged from a devastating civil war and with lessons to learn, the plan had the following objectives as captured by Ujo in Ugwu (2009):

- The reconstruction of facilities damaged by the war or fallen in despair.
- The rehabilitation and resettlement of persons displaced by the war.
- The rehabilitation and resettlement of demobilized armed forces personnel
- The establishment of an efficient administrative service, and an appropriate economic infrastructure, especially in the new states.
- The achievement of a rate of growth of per capita output sufficiently high to bring about a doubling of real income per head before 1985.
- Creation of job opportunities
- The production of high level of intermediate manpower
- The promotion of balanced development between the urban and rural areas
- The rapid improvement in the level and quality of social services provided for the welfare of the people.

The plan also had some lofty heights to attain such as building a united, strong and self-reliant nation; a great and dynamic economy; a just and egalitarian society; a land of bright and full opportunities for all citizens; and a free and democratic society.

### **1.3.3 Third National Development Plan**

The Third (1975-80) National development plan also fell within the ‘oil-boom’ years, and in that era was seen as the largest and the most ambitious ever launched (compared to the ones that preceded it). The national purposes stated in the Second National Development plan were reaffirmed as they can be said to be long term in nature. The objectives include: Increase in per capita income; even distribution of income; reduction in the level of unemployment; increasing the supply of high level manpower, diversification of the economy; balanced development and indigenization of economic activities. The “initial total expenditure for this plan was put at N30 billion over five years. Further adjustments put the total at N60 billion in 1980” (Osifo-Whiskey, 1987).

The above stated objectives therefore enlisted the following:

- Research in agriculture on both food and cash crops for domestic feeding and export, and raw materials for local industries;
- Research and development on livestock and veterinary;
- Special agricultural development schemes;
- Reviewing the credit requirement of Nigerian Agricultural and Cooperative Bank (NACB);
- Installation and building of terminal plants and stations;
- Rural electrification
- Development of some inland waterways on river Niger and Benue;
- Universal free primary education;
- Construction of 60,000 dwelling units in various locations in the country.

### **1.3.4 Fourth National Development Plan**

The Fourth (1981-85) National Development Plan like the ones before it reaffirmed the long term national objectives of the preceding plan. Ijaiya and Usman (2000) corroborated that this “was also launched simply to consolidate the Third National Development Plan... with much more commitment to petroleum resources”. The industrial policy objectives of this plan were: promotion of export oriented industries; enhancement of local value-added through the development of small and medium scale industries; local sourcing of inputs; improving the efficiency of government owned enterprises and acquisition of technological skills. Other broad objectives included: increasing real income for all Nigerians; reduction in unemployment; power generation and supply; refinancing and rescheduling the trade debts to pave way for international transactions for only selected import; increasing food production and raw material to meet the needs of the growing population; increasing the production of livestock and fish to meet domestic need and to make surplus for export; development of technology for greater self-reliance; and to increase or strengthen the country’s foreign exchange earnings.

The total investment envisaged under this plan was N82 billion. Out of this amount, the public sector was to

account for N70.5 billion, while the share of the private sector stood at N11.5 billion. The planned investment was expected to generate an annual GDP growth of 7.2%. The manufacturing sector had a projected average growth rate of 15% for the plan period. The rate of growth was supposed to make a significant increase in the standard of living of the average citizen at the end of the plan period. Egonmwan and Ibodje (2001) emphasized that “out of all the plans that had been launched since independence, the Fourth plan which was the most ambitious in terms of size of the anticipated investment programme turned out to be the least successful in terms of achievement”.

The Fourth national development plan was characterized by huge debt servicing which resulted from various foreign loans obtained in the previous years; increased import bills amidst a drastic fall in crude oil export revenue. These factors no doubt limited the scope of the objectives. This plan being the first to be drawn under presidential democracy appeared unique in the sense that it elicited the participation of local governments.

### **1.3.5 Integrated Development Initiatives: Structural Adjustment Programme**

Obikeze and Obi (2004) attempted to articulate their discourse on Structural Adjustment Programme (SAP) under the caption of “Fifth National Development Plan”; Onah (2006) submitted with finality that “the idea of a Fifth National Development Plan, mooted in the late 1980, never materialized”. The launch of the purported plan was postponed twice in a row in 1987 and 1988. Instead of the plan were series of Integrated Development Initiatives which Okoli and Onah (2002) referred to as rural development strategies such as Agricultural Development Scheme; National Accelerated Food Production Programme (NAFPP); and Directorate for Food, Road and Rural Infrastructure (DFRRI).

The Structural Adjustment Programme (SAP) was introduced on 26 September 1986 with the following objectives: To restructure and diversify the productive base of the economy in order to reduce dependence on the oil sector and on imports; to achieve fiscal and balance of payments viability over the period; to lay the basis for a sustainable non-inflationary growth; and to reduce the dominance of unproductive investments in the public sector by improving public sector efficiency and enhancing the growth potential of the private sector.

Osifo-Whiskey (1993) affirmed that SAP rested on a number of pillars namely: deregulation of the value of the naira which was said to be over-valued; deregulation of interest rate which at SAP’s inception was below 10 percent; removal of subsidies on government-provided goods and services. A corollary of the last pillar is the policy of privatization and commercialization which was considered necessary on the dual account that government was already over-bloated and unwieldy, and that by extension, its public enterprises and agencies were wasteful and inefficient.

A review of SAP showed that initially, it appeared that the programme was achieving its goals as it seemed to have eliminated the corrupt import license system which crippled the manufacturing sector to a reduced performance of 25 percent; stimulated an initial rise in industrial production; and led to minimal starts in the exportation of agricultural produce. With survey research tool of interview and secondary sources of data, Osifo-Whiskey (1993) as quoted by ( Jide Ibieta and Oghator Ekhosuehi, 2012) reported that from a parity of one dollar to one naira in early 1986, the naira crashed at N9.50k to a dollar on March 5, 1992 and succumbed (almost by another 100 percent) to the dollar at N18.60k at the commencement of trading that same day. By early 1993, a dollar traded for N43.00 in the black market and since then, nothing had remained the same again in the economy, with the dollar trading for almost N150.00 today. With the deregulation of interest rates, a regime of interest rates as high as 45 to 50 percent was ushered in, this grossly affected sourcing loans and doing business with financial institutions, the manufacturing and other sectors could not survive, the economy was wobbling, unemployment and poverty rates increased as a result of this policy option.

### **1.3.6 Rolling Plans (1990-1999) and Vision 2010**

After SAP, Nigeria resorted to the use of (ad-hoc) short-term instruments for economic management and as Daggash (2008) as cited by (Ojo, 2012) asserted, the era of Rolling Plans (1990-1999) which he derisively tagged an era of “the Rolling stones that gathered no moss”. He added that in a bid “to have a long term National Vision on which development could be anchored, a bold attempt was made in 1996 to articulate a National vision document, the Nigeria Vision 2010”. This development effort had the vision of transforming the Nigerian Nation by 2010 into “ a united, industrious, caring and God-fearing democratic society, committed to making the basic needs of life affordable for everyone, and creating Africa’s leading economy” (Ugwu, 2009). The vision was to be achieved using a multi-tier medium term plans that are anchored on a fifteen year perspective plan. The Rolling plans and Vision 2010 became unfortunately stillborn arising from what Egonmwan and Ibodje (2001) captured as “the linkage between Vision 2010, the national Rolling plan and the annual budget seems not clear”.

Under normal planning circumstances, the annual budget as the annual operational plan is expected to be linked with the rolling plan, because the annual plan is the controlling plan which matches resources with possible achievements. A rolling plan on a continuous basis takes into account new information, improved data and analysis, and incorporates periodic revision into the planning machinery. Each revision takes a look at the future which is determined by the nature of factual circumstances. Expectedly, a rolling plan contains a plan for

the current year which includes the annual budget and foreign exchange budget; a medium term plan (for 3 to 5 years) which can be changed yearly in line with the requirements of the economy; and a perspective plan (for between 10-20 years) which presents yearly (broad) goals and an outline of forecasts for future development. In essence, the annual plan is fitted into the same year's medium term plan, and both are framed in light of the perspective plan. Rolling plans help overcome the rigidities of the fixed five year plans.

The vision 2010 called for an urgent developmental paradigm shift and placed a duty on Nigerians attitudinally in order to realize the targets/goals. It is doubtful if conscious efforts were made to disseminate these requirements to a wide spectrum of the populace, and this has continued to be a noticeable snag in policy formulation with its attendant effects on implementation and development initiatives.

### **1.3.7 National economic empowerment and development strategy**

The National Economic Empowerment and Development Strategy (NEEDS) offered Nigeria an opportunity to experiment with medium-term economic development plan from 2004 to 2007. Onah (2006) posited that NEEDS focused "on wealth creation, employment generation, poverty reduction and re-orientating values". These goals, he corroborated can be realized "by creating an environment in which business can thrive, government is redirected to providing basic services, and people are empowered to take advantage of the opportunities which the plan will usher". The strategies that will drive the above goals are: reforming government and its institutions; growing the private sector; implementing a social character and value; reorientation. The federal government had in turn encouraged States and Local Governments to adopt and adapt the NEEDS document to suit its peculiar purposes, accordingly the equivalent of NEEDS in the states are called SEEDS, while in the local governments, they go by the acronym LEEDS. In giving practical expression to the NEEDS programme, the federal government was reported to have allocated large percentage of capital expenditure to healthcare, education, agriculture, roads, water resources, power and security in the 2004 and 2005 annual budgets. With the usual allegation of unspent funds being returned at the end of the year by Ministries, Departments and Agencies of government coupled with the monster of pervasive corruption, allocating large percentage in budgets does not translate to faithful execution of programmes capable of delivering services to the citizenry.

### **1.3.8 Vision 2020 as Development Planning Initiative**

As a development planning initiative, Vision 2020 aims at growing the size of Nigeria's economy from its current position of the 41st to the 20th best economy in the world by the year 2020, and to be the African financial centre of choice by that same year (Ugwu, 2009). This programme is a carry over by the Yar'adua administration from the Obasanjo civilian administration. It is said to be based on a proactive reaction to a 2001 Jim 'O' Neil thesis predicting "that if Nigeria and some other developing countries, can mobilize their resources very well, it is expected that by the year 2025, Nigeria and countries like Egypt would have joined the biggest twenty economies in the world". (Ugwu, 2009).

It is expected that with positive economic management in countries like Nigeria, GDP growth for Nigeria will be larger than that of Italy by 2015 and by this same Jim Neil's (2007) calculation, Nigeria's economy would have been equal to the present first 20 economies of the world namely: Canada, Austria, Belgium, France, Greece, Italy, Netherlands, Spain, Denmark, Norway, Poland, Russia, Sweden, Switzerland, Turkey, Australia, India, Indonesia, Malaysia and Brazil (Ugwu, 2009). Building on Oyebode (2007) and Iluyomade (2008), Ugwu (2009) noted that some of the benchmarks used in this statistics are the economic indices of growth in Gross Domestic Product (GDP) and Gross National Product (GNP). Curiously, Ugwu (2009) reported that Vision 2020 lacks properly outlined objectives, except for policy statements coming from some federal government officials. Daggash (2008) who incidentally was Minister/Deputy Chairman of Nigeria's National Planning Commission averred that Vision 2020 has clear goals "which include engendering peaceful, harmonious and a stable democracy by FY 2020; sustenance of a sound, stable and globally competitive economy with a GDP of not less than \$900 billion and per capita GDP of over \$4000". Other goals include provision of infrastructure services; a modern and vibrant education system; health sector that supports and sustains a life expectancy of not less than 70 years; modern technologically enabled agricultural sector; vibrant and globally competitive manufacturing sector with contribution to GDP of not less than 40%. Conclusively, Daggash said that the goals are achievable through the Cooperation and collaboration of all stakeholders. The stakeholders including the Nigerian masses may not have been carried along in the planning process, yet their collaboration/cooperation are required, what a joke?

The Nigerian government had proceeded to create National Council on Vision 2020 (NCV 2020) to provide leadership and direction towards the attainment of the goals. The President is the chairman of this organ. National Steering Committee (NSC) made up of seventy persons drawn from the public and private sectors to develop implementation guidelines, monitoring and evaluation strategy; and developing a template for preparing the Vision 2020 strategic plan among others. National Technical Working Group (NTWG) comprising a group of about 25 experts to undertake specific studies or research data. Stakeholders Development Committee (SDC) made up essentially of government related institutions and agencies to assist in mobilizing bottom-up strategic

plans and ideas, based on guidelines approved by the National Council, to be fed into the NCV 2020 plan.

The foundation upon which this plan was based portrays our planners as a group without direction. How can a National Development Master Plan be based on an “untested thesis” or at best a hypothesis of a foreign economist? Out of the twenty countries listed that Nigeria would purportedly compete with, which among them appear planless and unserious to enable Nigeria displace her by 2020? In addition, the age-old and contested economic indices/indicators of development fabricated/crafted by the Bretton Woods are thrown up as parameters. The Vision 2020 also follow the path of other plans by presenting areas/issues to be covered in an omnibus manner without breaking it down into phases. The thesis or hypothesis of Neil is also based on the assumption of prudent economic management which has been lacking in Nigeria for a long time.

### **1.3.9 Other Programmes**

The Yar’adua administration had presented a Seven-Point Agenda to include tackling the problems of: Power and Energy; Food Security and Agriculture; Wealth Creation and Employment; Transport Sector; Land Reforms; Security; Education. These are supposed to be running alongside with the Nigerian version of the United Nations Millennium Development Goals (MDGs) of eradicating extreme poverty and hunger by 2015; achieving universal primary Education by 2015; reducing child mortality by two-third by 2015; improving maternal health by 2015; combating HIV/AIDs, malaria and other preventable diseases by 2015; ensuring environmental sustainability between 2015 and 2020; and developing a global partnership for development by 2015.

The Yar’adua Seven-Point agenda does not look coordinated and appear more of an administration’s mantra with more talk and less action, and on virtually all points of the agenda cannot deliver qualitative services to Nigeria with a minimum of one year to the terminal date of the administration. The MDGs are more like “goals from outside”, even though some of them are achievable, the programme does not deserve any rigorous discourse under Nigeria’s development planning initiative (Andrew 2013).

## **1.4 Challenges of Town Planning Profession in National Development Plan**

**1.4.1 Absence of Relevant Data:** Planning relies basically on data. Accurate data is a very scarce commodity in Nigeria due to problems arising from the inadequacies of the federal office of statistics, the unwillingness of Nigerians to reveal information and the outright manipulation of data for pecuniary or other gains. The other vital statistics data necessary for planning life, birth-rate, death-rate, number of those of school age and the other demographic changes in the population which are essential for planning were not available. The absence of reliable background data has made the use of social indicators difficult and inadequate for plan preparation, implementation and the monitoring of national development.

**1.4.2 Lack of Feasibility study:** Perhaps as a result of the popular view of government as the chief provider of goods and services for a people that are largely appetitive but inactive, (Ejumudo2013) opined that there was little or no consultation of the general public about their needs and views in development. This absence of feasibility studies has led to an acute paucity and poor quality of information.

**1.4.3 Systems Corruption:** Systemic corruption has to do with a situation where corruption has been institutionalized and (catapulted) raised to the level of a structural parameter. Thus it has become part of the value-system of a society, that is to say, a condition par excellence. It could be asserted that from the strategic corruption of the cement armada to the mega tonic corruption of the second Republic we have consciously or unconsciously, created systemic corruption in the country and the trend has continued through the third and fourth republics to the extent that it will not be a distortion of historical facts to assert that corruption is at home with Nigerians.

**1.4.4 Absence of Good Governance:** Annah (2014) defines governance as “the manner in which power is exercised by governments in the management and distribution of a country’s social and economic resources. The nature and manner of this distribution makes governance a bad or good one. In more than fifty years of independence in Nigeria, military rule has dominated. Military rule is characterized by dictatorship and brooks neither opposition nor criticism. It is under this inclement condition that most of the development plans in Nigeria were enunciated and implemented. The plans therefore suffered from the regimentation and rigidity or inflexibility of military dictatorship.

**1.4.5 Public Service Inefficiency:** Since the public service is the institution that implements the development plans, any efforts at improving our implementation record must begin with the public service. The fact that Nigerians outside the public service are quite productive is an indication that the problem must lie to a large extent with the service itself. Although the public service reforms, which among other things, attempted to increase the level of professionalization in the service, is a step in the right direction, the public service is still plagued with the problem of management malady, poor conditions of remunerations, overstaffing, and lack of a clear-cut job description as well as non-institutionalization of the principle of management by objective (MBO).

**1.4.6 Misplacement of Priorities:** Like the colonial ones, the policies of the post-independent plans also exhibited a basic lack of urgency. A typical example is the iron and steel industry that was in the first and second plans and was initiated for projected completion during the fourth plan. This represented a lag of twenty years;

yet this project was repeatedly acclaimed the cornerstone of Nigeria's industrialization. Similar examples include petrochemicals, fertilizers, the petroleum refinery, liquefied petroleum gas and other heavy industries. While this leisurely pace persisted, the country completed such counter-productive projects like the National Stadium and Trade Fair Complex in Lagos, the Festac, Durbar Hotel at Kaduna and staged the multi-million Naira FESTAC itself in 1977.

**1.4.7 Public/Private Sector Partnership:** There is arguably a very weak collaboration between the public and the private sectors as far as development planning efforts in Nigeria is concerned. In fact, development planning has largely followed bureaucratic process with little private sector participation so much so that such efforts can be appropriately described as lacking in synergy. Ordinarily, development planning is supposed to incorporate broad policy frameworks that will have elements of public and private sector initiatives.

**1.4.8 Political Instability:** Nigeria has witnessed many years of military dictatorship. Military rule in Nigeria witnessed one insurrection in the form of one military coup d'état to another. These changes in government brought about inconsistency in policy and plan implementation. For instance, the First National Development plan (1962 – 1968) was disrupted by the military coup d'état of 1966 which plunged Nigeria into a bloody civil war. Also, the third National Development plan 1975 – 1980 was disrupted by another coup plot. In addition, there were cases of ethnic intolerance and religious fundamentalism that led to the destruction of public property and social unrest which were impediments to the actualization of development plans. The civil war of 1967-1970 did not only scuttle the first National Development Plan, it set Nigeria back by many years. Likewise recent changes in political landscape of the country from People Democratic Party (PDP) to All Progressive Party (APC) have scuttled the development plan of the then ruling party.

**1.4.9 Limitation of Executive Capacity:** This is brought about by the difference in planning and plan implementation. Though officials by virtue of their positions in the relevant ministries and agencies such as the federal office of statistics are entrusted with the task of making inputs to development plans, they are without any meaningful authority to execute such plans. They do not even superintend over plan implementation. This has led to under expenditure and plan distortion. Amaechi (2006) notes that in the First National Development plan (1962 – 1968) there was a shortfall between planned and actual capital expenditure of 42.8 percent in primary production and trade while in industry it was 47.3 percent. On the other hand general administration recorded on over spending of 115.3percent.

## 1.5 Way Forward

This paper has extensively discussed the major challenges of Town Planning in National development plan. Having highlighted the challenges, we now put forward the following policy recommendations:

- ❖ The availability of relevant data is paramount to planning, in that case the federal bureau of statistics and other agencies must provide accurate data for the planners in the preparation and implementation of National development plan.
- ❖ The development plans should be such that they are feasible within the stipulated time period. Adequate cost-benefit analysis should be done to ascertain the need for a particular project within the plan document and also with the strategies.
- ❖ The institutional constraints and human factors of corruption and mismanagement of found at the three arms of government should be minimized through stringent penalty for offenders.
- ❖ The governments should create the Ministry of National Development plan which should be headed by Town Planner, because all the developments in the National development plan is done in space. The Town Planner input in the preparation and implementation of development plan cannot be overemphasized.
- ❖ Government should embrace all inclusive governance in the preparation and implementation of National development plan in which all ethnic, religious, civil society and non-governmental organizations will be duly participated.
- ❖ Monitoring committee should be set-up to appraise the aim and objectives of the Plan intermittently, to allow for feedback within the stipulated plan period.
- ❖ Public Private Partnership should be encouraged in the preparation and implementation of National development plan since the global economic recess affects most of Africa countries. The governments alone cannot provide all the infrastructures; hence there is need for governments to partner private in the provision of some infrastructures. The Memorandum of Understanding might include Build Operate and Transfer (B.O.T.), Build Operate and Maintain (B.O.M.) e.t.c.
- ❖ The frequent training and re-training of the public servant is paramount in the preparation and implementation of National development plan. The plan cannot be prepared and implemented without the input of the public servant.
- ❖ The programme of government is continuous; in that case change in governments or in political party should not change the development plan of a nation. The implementation committee should be adhered

strictly to the welfare of the citizen rather than be influence by the political party in power.

### 1.6 Conclusion

The paper has elucidated the challenges of Town planning profession in the National Development plan. As we celebrate fifty years Anniversary of our noble profession, the time has come to take the bull by the horn in the active participation in the preparation and implementation of our National Development Plan. The era of economic plan have gone, the physical plan is the order of the day, if our country desire to attain the Sustainable Development Goal by 2030.

God bless Nigeria,

God bless Nigerian Institute of Town Planners.

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