

Effect of planning on Housing Development in Enugu State

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ABSTRACT: *The importance of good policy formulation and detailed implementation cannot be overemphasized as it aid proper planning for developmental purposes, it is on this note that effective planning is crucial to housing development. The central objective of this is to examine the effect of planning on housing development in Enugu state, Nigeria. The study make use of descriptive research design while data were sourced using both primary and secondary data with the help of questionnaire which was distributed among 90 staff of Enugu state Economic Planning Commission, Enugu state Ministry of Land and Urban Development and Enugu State Housing Development Corporation. The data obtained were analyzed using table and lines, the result shows that effective planning bring about the following in housing development: Organized and Sustainable Growth, Infrastructure Development, Affordable Housing, Improved Housing Standards, Reduced Informal Settlements, Preservation of Cultural Heritage, Environmental Protection and Traffic Management. The result further identify challenges confronting effective planning on housing development, these include: Lack of Political Will, Inadequate Financial Resources, Land Availability and Acquisition, Bureaucratic Red Tape, Community Opposition and NIMBYism, Infrastructure Limitations, Environmental Concerns, Lack of Expertise and Capacity, Corruption and Mismanagement and Social and Cultural Considerations. The study recommended the need for cooperation between the government, developers, and the community to curb these challenges.*

KEYWORDS: Planning, housing, development, Enugu state, Nigeria.

INTRODUCTION

Housing is the most fundamental of the three basic human necessities, along with food and clothing, and everyone's wellbeing depends on its availability. People's capacity to access education and other critical services, as well as their health, safety, and productivity, are all impacted by a lack of suitable housing. Therefore, all levels of government must prioritize housing creation in order to address the housing crisis, the process of building, remodeling, or creating residential communities or buildings for people to live in is referred to as housing development. It entails the preparation, development, and completion of several housing projects, including single-family residences, apartment buildings, and even large residential communities.

The purpose of housing development is to meet local housing demands, meet the wants of the populace, and create appropriate living places. Usually, it is done by non-profit organizations, governmental organizations, or private real estate developers. Over time, inadequate planning in response to the city master plan has frequently presented difficulties for housing development in Enugu state and Nigeria in general. According to Ezeodili (2003), if an orderly growth of urban centre is to be achieved, there must be a sufficient answer to the planlessness that now exists in most urban centers. Planning the use of land is vital. This means that the majority of the areas intended for farming, residential, transportation terminal, and commercial or industrial purposes are given to friends and close associates for uses other than those for which they were initially intended.

Poor planning has caused a number of developmental problems, including a housing shortage that raises rent and damages urban areas, among other things. According to the Central Bank of Nigeria (CBN), the housing shortage in Nigeria increased from 7 million units in 1991 to 12 million units in 2007, 14 million units in 2010, 20 million units in 2019, and is now at 28 million units as of January 2023, according to the Federal Mortgage Bank of Nigeria, which means that 28 million or more people are homeless. With an increasing population of 200 million Nigerians, the CBN estimates that a sum of 21 trillion will be required to pay this deficit. The current deficit is exceedingly significant.

In addition, according to specialists like Bello (2023), only 10% of Nigerians who wish to buy a home can actually afford it, whether through personal building or purchase, as opposed to 72% in the US, 78% in the UK, 60% in China, 54% in South Korea, and 92% in Singapore. In Nigeria, household spending and rent increases are outpacing overall inflation, and with inflation being at an all-time high of 21.91%, construction costs as a whole have gone up significantly. The composition of properties for sale and rent on the market has been steadily shifting inexorably towards pricey residences, which has only made issues worse. Contrary to reality, a sizable section of the population yearns for and seeks affordable homes, both for purchase and for rent. This study

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aims to investigate how planning has affected housing development in Enugu state given this backdrop.

LITERATURE/THEORETICAL UNDERPINNING

Empirical review

The empirical review is conducted in connection to housing development and planning as they pertain to the topic under consideration. In order to maintain strict adherence to the city's original master plan, town planning authorities play a significant role in the development of housing. However, when these authorities are compromised, unlawful structures and even subpar ones end up collapsing on tenants. Francis, Chinwe, and Francis (2020) expressed regret that the growing number of collapsed building instances in Enugu Metropolis may be caused by shortcomings in the responsibilities of the local construction approval authority. Due to the trash that is released into the soil, housing construction has both beneficial and negative effects on the environment, particularly in the area of water quality. According to a study by Obiefule from 2022 titled "Micro Environmental Analysis of Housing Development and Biophysical Environment in Enugu Urban," housing development has a negative impact on the soil quality in Enugu urban, and it also significantly and negatively affects water quality due to waste deposits. He emphasizes further that average values for total organic carbon, ph, organic matter, and fixed carbon showed that housing construction has a negative impact on soil quality in Enugu Urban. Poor financial allocation for housing development and its correct utilization by relevant stakeholders are additional obstacles to successful planning in regard to housing development. Problems with the allocation of the housing budget, which have a significant impact on its provision, were identified by Okeke, Okoye, Obiora, and Bert (2022); ineffective mechanisms for allocating and using housing funds; lack of citizen and professional participation; inaccurate data on the State's housing needs; and undue political influence in the approval and award of housing contracts. A factor analysis was used to help solidify the conclusion.

62% of the world's population is predicted to live in cities by 2035, according to the World Cities Report, which predicts an 8% worldwide urban population growth between 2015 and that year (UN-Habitat 2020). In cities like Athens, Hanoi, Jakarta, and East Java (Indonesia), increased demand for land for recreation, housing, commerce, industry, and other land-intensive activities are acknowledged drivers of urban expansion. In contrast, similar processes supported by inadequate planning frameworks continue to define urban expansion in African cities (Abdulai, Enu-Kwesi & Boateng (2021); Cobbinah & Amoako 2012). Zeng, Zhang, Cui, and He (2015); Andreasen, Agergaard, and Moller-Jensen (2017) made the observation that while structural factors like the ease of operating in urban land markets and planning regulations are known to affect urban expansion, the visible hand of government also plays a crucial role in regulating development. Watson (2014) and Tellman, Eakin, and Janssen (2021) attest to the fact that the visible hand of government, along with her action and inaction, aid the escalation, guide and control of urban expansion.

Theoretical underpinning

This study will consider the comprehensive plan strategy in analyzing the effect of planning in housing development

Comprehensive planning, also known as strategic planning or master planning, is a systematic process used by governments, organizations, and communities to develop a long-term vision and framework for future growth and development. It aims to create a cohesive and sustainable blueprint for the future, taking into account various factors and elements that influence the area being planned.

The main objectives of comprehensive planning are:

- i. Vision and Goals: Establish a clear and shared vision for the future of the community or organization and set specific goals and objectives to achieve that vision.
- ii. Land Use and Zoning: Determine how land will be used and allocated for different purposes such as residential, commercial, industrial, recreational, and open spaces. Zoning regulations may be developed to guide development and maintain a balance between different land uses.
- iii. Infrastructure and Services: Plan for the necessary infrastructure and services, such as transportation, utilities, schools, healthcare facilities, and public services, to support the projected population and economic growth.
- iv. Environmental Protection: Identify and address environmental concerns to minimize the impact of development on natural resources and ecosystems.
- v. Economic Development: Formulate strategies to promote economic growth and prosperity by attracting businesses, creating job opportunities, and supporting entrepreneurship.
- vi. Social Equity and Inclusion: Ensure that the planning process considers the needs of all members of the community and strives to create inclusive and equitable development.
- vii. Transportation and Mobility: Plan for efficient transportation systems that cater to the needs of residents and businesses, with a focus on reducing congestion and promoting alternative transportation options.
- viii. Housing and Affordability: Address housing needs and affordability challenges by identifying suitable areas for housing development and implementing policies to ensure housing options for all income levels.
- ix. Resilience and Disaster Preparedness: Consider potential risks and vulnerabilities to natural disasters and develop strategies to enhance resilience and preparedness.
- x. Implementation and Monitoring: Outline the steps required to implement the plan and establish mechanisms for monitoring progress and making adjustments as needed.

Comprehensive planning typically involves extensive community engagement, data analysis, and collaboration among various stakeholders to ensure the plan reflects the collective aspirations and needs of the community or organization. The planning process is iterative and adaptive, considering changing circumstances and new information over time. Additionally, local, regional, or national laws and regulations may influence the scope and requirements of comprehensive planning efforts.

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Scholars like Wolfgang While comprehensive plans can be valuable tools for guiding the development and growth of communities; they are not without their criticisms. Some common criticisms of comprehensive plan strategies include:

1. **Lack of Flexibility:** Comprehensive plans are often long-term, static documents that may not adapt well to changing circumstances or unexpected developments. As communities evolve, the plan may become outdated and fail to address emerging challenges adequately.
2. **Implementation Challenges:** Creating a comprehensive plan is one thing, but effectively implementing it is another. The successful execution of a comprehensive plan requires cooperation and coordination among various stakeholders, including government agencies, private developers, and community members. It can be challenging to align everyone's interests and secure necessary resources for implementation.
3. **Limited Public Participation:** Some critics argue that comprehensive plans may not always reflect the diverse needs and desires of all community members. Public participation processes in plan development might not be inclusive enough, leading to plans that may not fully address the concerns of marginalized or underrepresented groups.
4. **Unrealistic Assumptions:** Comprehensive plans often rely on assumptions about future population growth, economic trends, and other factors that may prove to be inaccurate over time. If these assumptions are flawed, it can lead to a plan that is unrealistic or unattainable.
5. **Zoning and Regulatory Barriers:** While comprehensive plans can set the vision for a community's development, they often need to be translated into zoning codes and regulations. Sometimes, these regulatory frameworks can be overly restrictive or inflexible, hindering innovative or adaptive development.
6. **Cost and Resources:** Developing and updating comprehensive plans can be expensive and resource-intensive. Smaller communities or those with limited budgets may struggle to afford the expertise and data needed to create a comprehensive plan effectively.
7. **Lack of Enforcement:** In some cases, comprehensive plans are not legally binding, and there may be no consequences for deviating from the plan's recommendations. This lack of enforcement can render the plan ineffective in guiding actual development.
8. **Conflict with Short-Term Interests:** Comprehensive plans often focus on long-term goals and may conflict with more immediate development interests or political priorities. As a result, short-term gains may take precedence over the long-term vision laid out in the plan.
9. **Overemphasis on Physical Development:** While comprehensive plans often prioritize physical aspects of development, they may not adequately address social, environmental, or cultural factors that are essential for a truly sustainable and inclusive community.

To address these criticisms, advocates of comprehensive planning suggest improving public engagement, regularly updating the plan to reflect changing conditions, incorporating more flexible zoning regulations, and ensuring strong commitment and collaboration from all stakeholders involved in implementation.

METHODOLOGY

An approach to descriptive research was used to achieve the study's goal. Both primary and secondary sources of information were used to gather data. While secondary data came from journal papers, textbooks, periodicals, government publications, and the internet, primary data came via a questionnaire.

90 employees from the Enugu State Economic Planning Commission, Enugu State Housing Development Corporation, and Ministry of Lands and Urban Development completed the questionnaire. Staff members were chosen using a purposeful sample technique because they were deemed to have the expertise and experience needed for the investigation. While statistically describing ranking, a line chart is used to analyze the outcome while combining both positive and negative feedback.

PRESENTATION OF RESULTS

Most of the questions in the questionnaire relied on the empirical review of related literature, with questionnaire administered to MDGs on the effect of planning on housing development in Enugu State, Nigeria. The data obtain will be analysis using table as presented below.

Table 1 Respondents' opinion on benefit of effective planning on housing development in Enugu State.

Options	SA	A	SD	D	DK
Organized and Sustainable Growth	30%	25%	15%	9%	11%
Infrastructure Development	35%	20%	18%	10%	7%
Affordable Housing	55%	26%	9%	-	-
Improved Housing Standards	40%	27%	8%	10%	5%
Reduced Informal Settlements	60%	20%	8%	2%	-

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Preservation of Cultural Heritage	70%	15%	5%	-	-
Environmental Protection	59%	21%	-	-	-
Traffic Management	48%	22%	10%	6%	4%

Source: Field survey 2023.

Table 2 Respondents' opinion on factors militating against effective planning on housing development in Enugu State.

Challenges	SA	A	SD	D	DK
Lack of accurate data on housing needs of the state	50%	25%	10%	5%	-
Lack of political will	30%	25%	18%	10%	7%
Inadequate Financial Resources	49%	26%	9%	5%	1%
Land Availability and Acquisition	48%	22%	10%	6%	4%
Bureaucratic Red Tape	38%	25%	15%	10%	2%
Community Opposition and NIMBYism	43%	25%	5%	3%	4%
Infrastructure Limitations	60%	20%	6%	2%	2%

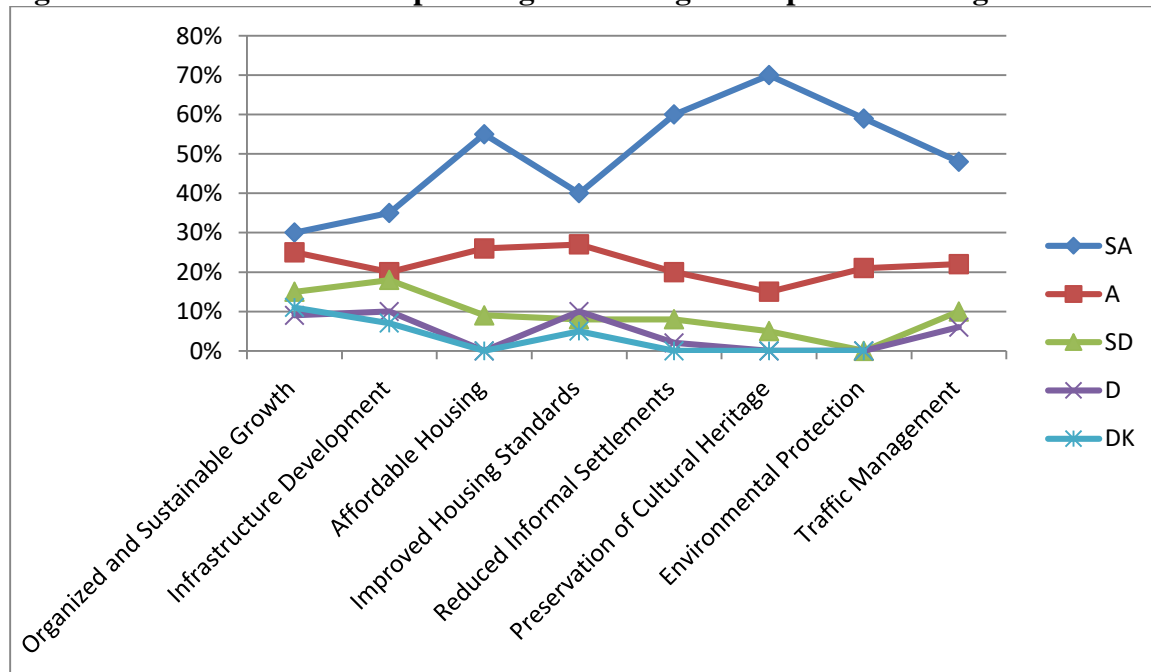
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Environmental Concerns	40%	27%	8%	9%	6%
Lack of Expertise and Capacity	55%	20%	14%	9%	-
Corruption and Mismanagement	35%	20%	18%	10%	7%
Social and Cultural Considerations	30%	25%	15%	9%	11%

Source: Field survey 2023.

DISCUSSION

Figure 1: Benefits of effective planning on housing development in Enugu state



Source: Field survey 2023.

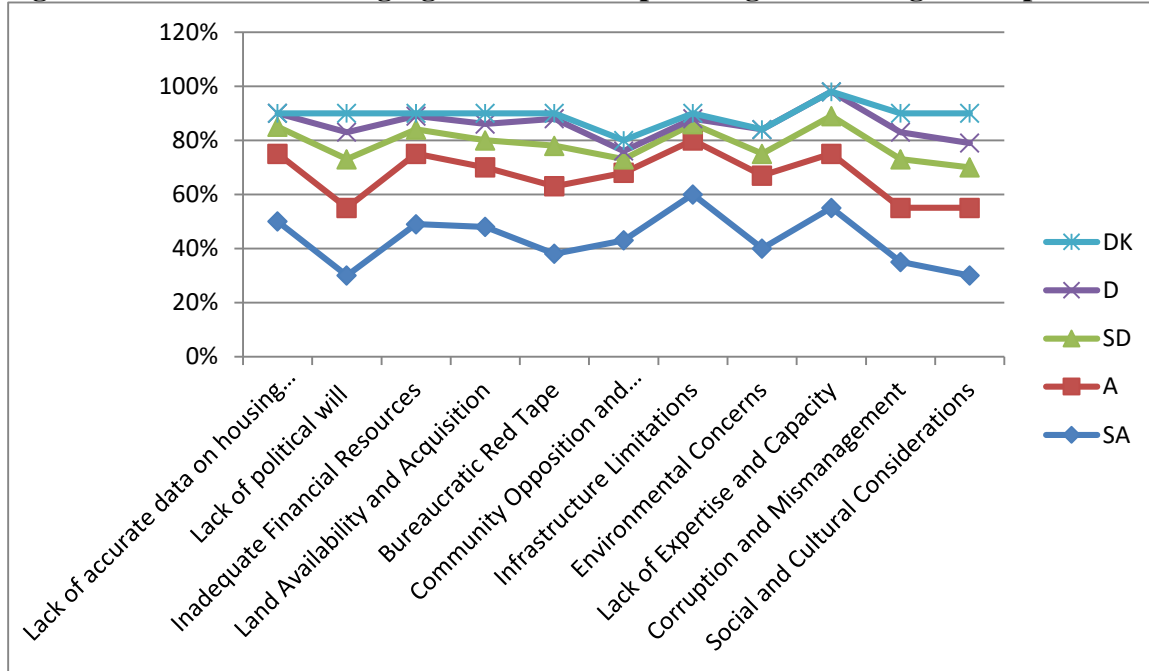
According to the graph above, 30% and 25% of the respondents believe that well-organized planning can encourage sustainable and organised housing growth in Enugu State. The city can

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grow in a way that effectively uses resources, protects natural areas, and ensures citizens have access to necessary amenities if zoning restrictions and land use plans are in place. 35% and 20% both noted that planning can result in the construction of essential infrastructure including public facilities, utilities, and roads. In turn, knowing that there is a sufficient support infrastructure in place might entice investors and developers to engage in housing projects. Housing planning can address the issue of affordable housing by identifying regions that most need the building of affordable housing, according to 55% and 26% of respondents. It may also include regulations that compel builders to include affordable housing units in their plans or offer financial incentives for efforts promoting affordable housing. According to 40% and 27% of respondents, effective planning can set rules and regulations for construction, guaranteeing that housing constructions adhere to specific safety and quality requirements. This might result in a general improvement in the standard of housing in Enugu State.

According to 60% and 20% of respondents, planning can help slow the expansion of informal settlements, which are frequently characterized by poor infrastructure, a lack of basic services, and subpar living circumstances. The government can prevent unauthorized settlements by establishing planned zones for home construction. While 70% and 15% agreed with this statement, planning that takes into account Enugu State's rich cultural heritage can preserve historical and cultural sites while allowing for development that enhances the neighborhood's present character. By reserving green spaces, using sustainable building techniques, and minimizing the environmental impact of new housing developments, planning can help conserve the environment, according to 59% and 21% of respondents, respectively. Finally, 48% and 22% passionately stated that good planning can reduce the need for long trips by building well-connected road networks and encouraging mixed-use development. The Enugu metropolis is experiencing severe bottleneck as a result of the flood of people into the area. The government's indiscriminate allocation of real land without doing a proper appraisal is another contributing element to this scenario. Due to the university community, the presence of the secondary school, the narrowness of the road connecting these regions, and the unusually high traffic on that road, an estate like the WTC is not supposed to be located there, for instance.

Figure 2: Factors militating against effective planning on housing development in Enugu



A major impact on housing development was regretted by 50% and 25% of respondents, respectively, due to a lack of precise data on the state's housing needs. The relevant development authorities want data to ensure that there is an adequate supply of housing for the vast population that is in dire need of a home. Additionally, 30% and 25% noted that strong local and federal assistance is frequently needed for adequate housing development. Projects may have delays or insufficient funding if there is a lack of political intent or prioritization. While 49% and 26% pointed out that inadequate finance may make it difficult to carry out plans for housing development. Building affordable housing and infrastructure may be expensive, and without sufficient funding, projects risk stalling or failing to live up to expectations.

Finding suitable land for house development and acquiring it might be a difficult procedure, according to 48% and 22% of respondents, respectively. The acquisition of land required for the proposed developments may be delayed or prevented by land conflicts, conflicting interests, and legal difficulties. The approval process for housing construction projects might be slowed down by drawn-out and complicated bureaucratic procedures, according to 38% and 25% of respondents. It might take a long time and be difficult to get all of the required certifications, permits, and approvals from different government organizations. Obtaining a certificate of occupancy (C of O) in the state of Enugu is impossible since it takes a long time and two separate people receive the same property's C of O. Local communities sometimes oppose housing development projects, according to 43% and 25% of respondents, for worries about changing property prices, traffic congestion, the environment, and the character of the neighborhood. This opposition, sometimes

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known as the "Not in My Backyard" (NIMBY) phenomenon, may cause projects to be postponed or abandoned. They involve torts that annoy landowners and developers in the areas around Nike, Obiagu, Abakpa, and Uwani, among other places. When anyone refuses to participate, they will cart away your values from the site to the Igwe palace or the local government secretariat. They steal money from developers under the premise of development control and local taxes.

60% and 20% agreed that supporting infrastructure such roads, water supplies, sewage systems, and public transit are necessary for proper housing growth. Housing projects may not be feasible if their infrastructure is insufficient or out of date. Even though owners paid a lot for infrastructure development and other development levies, most of the roads and other facilities are absent in estates built by public or private developers. This infrastructure levy is between 20 and 40 percent of the property's actual cost. Plans for home development must take environmental sustainability and impact into account; say 40% and 27%. Certain projects may be delayed or put on hold due to environmental rules and worries about ecological impact.

Insufficient technical capability or competence within planning and development organizations, according to 55% and 20% of respondents, can make it difficult to oversee and carry out projects effectively. While 35% and 20% emphasize how improper planning and management throughout the approval processes can result in inefficiencies, delays, and resource misallocation. Last but not least, 30% and 25% said that community social and cultural requirements must also be included in housing construction plans. New housing projects may not be accepted or integrated if these factors are not taken into account.

Implication to Research and Practice

The following research implications are drawn from this study. Policymakers, city managers, and town planners should consider these implications when properly planning for housing development as a result of growth. Students, professionals, and other key players in the subject of urban planning and development can all benefit from this study.

The study outlined the obstacles to effective planning for housing development in Enugu State, which include: lack of accurate data on the state's housing needs, lack of political will, insufficient financial resources, land availability and acquisition, bureaucratic red tape, community opposition and NIMBYism, limited infrastructure, environmental concerns, a lack of knowledge and capacity, corruption and mismanagement, as well as social and cultural considerations. Governments, stakeholders, and communities must collaborate in order to address these issues, prioritize affordable housing, invest in infrastructure, reorganize regulatory procedures, and advance inclusive and sustainable urban planning techniques.

CONCLUSION

Planning is crucial to housing development as it guide relevant MDAs and critical stakeholder in the achievement of housing goal. Housing development plays a crucial role in urban and rural areas, contributing to the growth of cities, improving living standards, and addressing the housing needs of the population. It can also have implications for infrastructure development, transportation, and overall urban planning.

However, it is essential to acknowledge that effective planning requires cooperation between the government, developers, and the community. Challenges such as corruption, inadequate funding, and resistance to change can hinder the implementation of planning strategies and impact the overall success of housing development initiatives in the state.

Further Research

Further researches can be carried out in the areas of effective implementation of housing development plan, this is due to the fact that most of these MDAs have good policies and programme for affordable housing for all but implementation is always a challenge.

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