Perception of Morphological Dynamics and Planning Policies in State Capitals in South-South, Nigeria.

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Abstract

The importance of perceptive study in urban geography is to have a more holistic understanding of certain urban realities. This study therefore aims to determine the perception of morphological dynamics and planning policies in the state capitals of the south- south. The study used semi structured questionnaire as a tool to obtain data from the study population(house hold heads). The Taro Yamane formula was used in determining the sample size of the study. In all, 400 copies of questionnaire were distributed in the six state capitals in the study area with 393 copies recovered for analysis. Descriptive statistics was used to analyze the data. The result showed strong perception of changes in the structure of the study area and therefore recommended that the city dwellers be involved in the planning processes and implementation of planning laws.

Keywords: perception, morphological, dynamics, planning processes, state capitals.

1.   Background to the study

Urban areas are complex arenas that emerge through the interaction of both natural and human agents (Adeola, 2007). The growth of Nigeria's urban population in both absolute and relative terms has naturally been accompanied by the expansion of existing built up areas (Adeola,2007). Although there exist considerable uncertainty about how much expansion will take place. In all, the physical expansion of built-up areas is expected to continue in the coming decades, Indeed, as the cities grow in size and population there is always increase competition as well as demand for land for different purposes (Omole, 1995). To this end, major urban centers in Nigeria today are undergoing unprecedented changes. The phenomenon is further compounded by rapid urbanization as well as cultural, political, social and economic transformation (Agbola, 2005). The changing status and astronomical increase in commercial activities have largely distorted the city shape and size of state capitals in south-south Nigeria.

Currently, most major metropolitan areas face the growing problem of Urban sprawl, loss of natural vegetation and open space and a general decline in the extent and connectivity of wet lands and wildlife habitat (UNCHS 2001). The situation has led to numerous spatial problems such as incongruous land uses, building conversion, slum formation, urban sprawl and loss of cultural resources (Tunstall et al., 2009; Burch et al., 2010). Several scholars now agree that multiple environmental challenges confront most cities and towns in developing countries. One very significant challenge is the increased prevalence of urban flooding, which the UN-Habitat (2011) has identified as an overwhelming threat to urban sustainability. The urban poor are often exposed to high degrees of vulnerability in flood and disease prone areas to the extent of displacing populations and devastating livelihoods and infrastructure.

Though information about the existing problems of urban environment for proper environmental management can be obtained from a variety of sources, it is equally important to consult the public too, regarding their perception of the same (Conzen 1988; Gauthier and Gilliland, 2006). As discussed by Zhang et al. (2007), public attitudes have a significant impact on several aspects including the public budgetary process and subsequent fund allocation, public involvement and participation. For this, it thus becomes necessary to consult the common men in order to understand their attitudes better. This would be helpful in developing a diverse and adoptable strategy for sustainable city environment management. In the words of Poungsomlee and Ross (1992), ordinary people make links between environmental, human and societal influences on their habitats and behaviour in a way, which experts seldom can, because their own daily experience provides the points of integration. Cities clearly, require adequate planning and control to ensure harmonious development and functional efficiency of land uses in space.

Normally people agree with the research and official studies as to which urban environmental problems are important; but analyze their causes and effects in a fresh, integrative and personalized way as they consider their economic and social circumstances to be inseparable from the environmental problems. UN Habitat (2011). have reported that the importance of broad public participation in decision-making with regard to sustainable development of environment is being recognized now. According to them, agenda setting may improve policy makers' ability to respond to issues that affects the local residents if they are engaged to seek their views. Al-

Soliman (1990) in his study on urban environmental attributes observed that the perception of a common environment could be influenced by the type of setting one lives. Cultural background as well as various socio-economic characteristics, like occupation, education, age group, residence type, number of children etc. exerts some influence on the perception differential regarding a common environment. There have been many studies in the developed nations about human dimensions of environmental change and increasing public concern with environmental issues in recent time (Mertig, Dunlap and Morison, 2002). However, little is known about the socio-demographic correlates of the environmental perspectives expressed by individuals in developing settings (UN Habitat, 2011).

Planning policies are prepared to manage and promote changes in land use , regeneration , transportation, housing and employment opportunities and to improve environmental sustainability in our cities. The democratic rule in Nigeria between 1999- 2015 had no doubt introduced policies which had direct impact on different land uses resulting to dynamic and temporal changes in land uses in the capital cities of south-south Nigeria . Governance strategies relying on market mechanisms to coordinate multiple, interdependent interests and shared resources and purposes ultimately fail to address critical governance tasks of steering and integration. The complementary position of civil society and government is at the core of good governance.

Urban livability depends on the state's capacity to perform as a public institution and deliver the collective goods and services that cities and communities need, but it depends in equal measure on the extent to which communities and civil society groups can build ties with people and agencies within the state who share the same agenda, UN Habitat (2011). Non-governmental organizations (NGOs) without a community base lack legitimacy, and communities that lack external ties are politically weak and parochial. Further, state agencies rely on political pressure from communities to enact legislation and implement policies. The challenge is to adopt approaches for working in interconnected, complementary ways in all aspects of human settlements development, UN Habitat (2011). Given that these policies may be perceived negatively or positively. it is therefore imperative we examine the perception of the citizen on the implementation of land use polices overtime.

Apparently, massive growth of population along with changing structure of urban economy and infrastructure has resulted in a continuous change in the land use pattern of the city over the years. Factors like growth in vehicular activities, increasing use of material and energy, coupled with land use changes has thus significantly affected the environment and status of urban infrastructure in the city. This study therefore is an attempt to explore the perception of household heads on the morphological dynamics and planning policies in the state capitals in south-south, Nigeria.

2.0 Materials and Methods

2.1 The Study area

The state capitals of south – south Nigeria are located in the southern part of Nigeria and bordered to the south by the Atlantic Ocean and to the East by Cameroon. The south- south state as distinct from the Niger Delta states is a geographical configuration and an integral part of the geo-political zones of Nigeria. It covers six states namely Edo, Delta, Bayelsa, Rivers, Akwa Ibom and Cross Rivers states, whose capital cities were sampled for this study. Below are a succinct highlights on each of these capital cities.
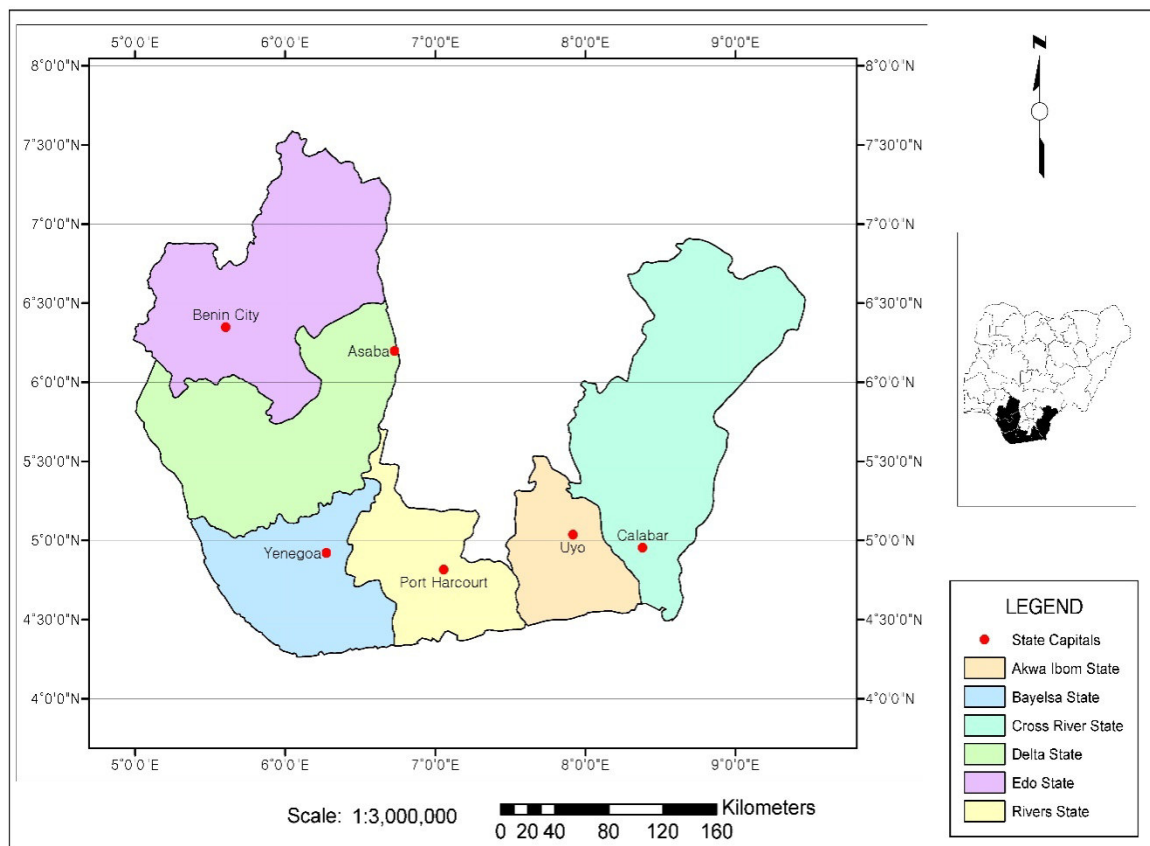
Figure 1: Location of capital cities across the study area
Source: Adapted from Niger Delta Development Commission (2006).

 Asaba is the state capital of Delta and has population of 149,603 person (National Population Commission, 2010) with a land mass of 363.175km^2 comprising Asaba, Awani, achalla, Ibusa, Okpanam, Ugbolu, Okwe, Oko-Anala, Oko-Amakon, and Oko-Obio communities (Assghah 2013). Asaba city is an administrative and commercial hub of the state attracting population from ancient trade route on the River Niger and also serves as a centre of tourism supported by the Asaba international airport.

Benin City, which is the capital of Edo states boasts of 1,147,188 person (National Population Commission, 2010) spreading over an area covering 7,413 hectares of land. There are 3 metropolitan LGAs in the city - Egor, Ikpoba-Okha and Oredo LGA's. With economic and industrial activities as well as the educational institutions in the city, there has been a steady influx of people into the city. The city also boasts of an international airport.

Calabar is the capital of Cross Rivers state in south-south Nigeria. The city has an area of 406km^2 with a population of 371,022 (National Population Commission, 2010), it comprises of Calabar municipal and Calabar South Local Government Area. The topography of the study area is the low lying coastal plain of the Calabar River and Great Kwa River. The Geology of the area which is mainly sand stone, is relatively undulating with a few hills and valleys running east-west wards. It is equally well- drained by several rivers and streams exist in the area. The city apart from being the seat of administration houses the seaport and the international airport and attracts population for business and pleasure. Residential estates and agricultural development is on the increase as urbanization is taking a new dimension in the city.

Port Harcourt was made the state capital of Rivers state after the creation of the state in 1967. With an estimated area of around 360km^2 and a population of 1,382.592 persons (National Population Commission, 2010). The city is made up of Port Harcourt and Obio/Akpor Local government Areas. The city boast of an international airport and a number of headquarters of major oil companies. The sea port and rail transport complements the massive roads crisscrossing the entire city to transport goods and services which promotes the ever increasing population of the city which translates to the urbanization process culminating to metropolitan states of the land development process.

Uyo became the capital city of Akwa Ibom State in 1987 after the creation of the state from former Cross River State. According to the 2006 population Census (National Population Commission, 2010), it has a population

436,606 persons spreading over an area of about 168.km^2. Today, three metropolitan LGAs of Uyo, Itu and Uruan make up the capital city. It is home of educational institutions like the University of Uyo and a Polytechnic with several recreational activity areas and a unique sports stadium that now make Uyo a home of tourism.

Yenagoa is the capital of Bayelsa state and has a land mass of 706km^2 and a population of 353,344 persons (National Population Commission, 2010). It became a state capital after the creation of the state in 1996 from the erstwhile Rivers State. The city is drained with many rivers and creeks among which are Epie Creek, Nun River, Orashi River, and Ekole Creek. Petroleum exploration is one of the sustaining economic activities in the city. The city has a riverine setting and thus fishing is another occupation which is prevalent in the area. Agriculture or farming is another mainstay of the city's economy. People in the city are mostly engaged in farming which involves planting of both annual crops like maize and perennial crops. Yenagoa city is being transformed to a world class city status with massive road construction and infrastructural development since its creation. However, beside the commercial businesses in fish and agricultural products, there are new Hotels and educational Institutions being developed which is capable of attracting population into the city.

2.2. Methodology

In the process of examining the perception of the cities' residents about the morphology and planning laws, a survey was carried out in six different state capitals of the south-south Nigeria with the aid of semi structured questionnaire as the main tool for data gathering.

The Taro Yamane formula was used to determine the sample size for the study. Consequently, 400 copies of questionnaire were distributed on the basis of stratified systematic sampling in the six state capitals of the study area. In all, a total of 393 copies questionnaire were recovered and then used for analysis..

The Taro Yamane formula that was used in determining the sample size is stated thus;

$$n = \frac{N}{1+N \times (e)^2} \dots\dots\dots\dots\dots\dots\dots 1$$

Where:

n = sample size

N = population size

e = level of precision at $(.05)^2$

To determine the sample among the 6 cities, the proportional allocation method was used. It is written in the form:

$$n_h = (N_h / N) * n \dots\dots\dots\dots\dots\dots\dots\dots\dots 2$$

where n_h is the sample size for stratum *h*,

N_h is the population size for stratum *h*,

N is total population size,

n is total sample size.

Table 1: Computed Sample Size relative to each city

S/N	Cities	Household head	Sample size
1	Asaba	36500	$\frac{36500}{958922} \times 400 = 15 \times 2 = 30$
2	Benin	286797	$\frac{286797}{958922} \times 400 = 120 \times 2 = 240$
3	Calabar	92755	$\frac{92755}{958922} \times 400 = 39 \times 2 = 78$
4	Port Harcourt	345648	$\frac{345648}{958922} \times 400 = 144 \times 2 = 288$
5	Uyo	109151	$\frac{109151}{958922} \times 400 = 46 \times 2 = 92$
6	Yenagoa	88071	$\frac{88071}{958922} \times 400 = 36 \times 2 = 72$
Total		958922	400

Source: Author's Computation 2015

The sampled household heads were interviewed by using a semi structured questionnaire to obtain the required information. The respondents were asked to express their opinion regarding the dynamics of the shape and planning laws in their city. Information were collected on a five point scale (strongly agree 5, agree 4 neutral 3, strongly disagree 2, disagree 1) Descriptive statistics was used for the analysis of data. For the purposes of speed and accuracy SPSS was used.

3.0 Results and Discussions

The critical dimension of this paper is predicated on the perception of city dwellers on the existence of planning policies at the first instance , the adequacy and implementation of these policies in the face of current challenges on landuse control measures and the efficiency of the planning agencies in the six (6) cities of south-south Nigeria

3.1 Existence of Planning Policies in the Capital cities of the South-South states in Nigeria

The existence of planning policies in South-south states in Table 2a below, shows that while about 17.0% of the respondents strongly agreed, additional 66.9% also agreed that there exist planning policies in the capital cities of the south-south geopolitical zone of Nigeria. Those that disagreed constitute about 1.6%, and the remaining 14.5% do not have any knowledge at all of the existence of planning policies in the capital cities of the south-south geopolitical zone of Nigeria. In all, the analysis suggests the existence of planning policies in the capital cities of the south-south geopolitical zone of Nigeria. Specifically, Uyo (4.3%) and Asaba (6.3%) had the least response while the highest response of 20% and 18.4% respectively were recorded in Benin and Calabar of those who do not know of the existence of planning policies in the study area.

Table 2a. Existence of Planning Policies in the Capital cities of the South-South states in Nigeria Crosstabulation

			Planning polices exist in the state					
			A	D	DK	SA	SD	Total
Capital City	Asaba	Count	3	2	1	9	1	16
		% within Capital City	18.8%	12.5%	6.3%	56.3%	6.3%	100.0%
		% of Total	0.8%	0.5%	0.3%	2.3%	0.3%	4.1%
	Benin	Count	83	2	25	12	0	122
		% within Capital City	68.0%	1.6%	20.5%	9.8%	0.0%	100.0%
		% of Total	21.1%	0.5%	6.4%	3.1%	0.0%	31.0%
	Calabar	Count	24	0	7	7	0	38
		% within Capital City	63.2%	0.0%	18.4%	18.4%	0.0%	100.0%
		% of Total	6.1%	0.0%	1.8%	1.8%	0.0%	9.7%
	PHC	Count	101	1	18	17	0	137
		% within Capital City	73.7%	0.7%	13.1%	12.4%	0.0%	100.0%
		% of Total	25.7%	0.3%	4.6%	4.3%	0.0%	34.9%
	Uyo	Count	24	0	2	20	0	46
		% within Capital City	52.2%	0.0%	4.3%	43.5%	0.0%	100.0%
		% of Total	6.1%	0.0%	0.5%	5.1%	0.0%	11.7%
	Yen	Count	28	0	4	2	0	34
		% within Capital City	82.4%	0.0%	11.8%	5.9%	0.0%	100.0%
		% of Total	7.1%	0.0%	1.0%	0.5%	0.0%	8.7%
Total		Count	263	5	57	67	1	393
		% within Capital City	66.9%	1.3%	14.5%	17.0%	0.3%	100.0%
		% of Total	66.9%	1.3%	14.5%	17.0%	0.3%	100.0%

Source: Author's Computation using IBM SPSS

Table 2b. Existence of Planning in the Capital cities of the South-South states in Nigeria Chi-Square Tests

|	Value	df	Asymptotic Significance (2-sided)
Pearson Chi-Square	99.710[a]	20	.000
Likelihood Ratio	67.647	20	.000
N of Valid Cases	393		

Source: Author's Computation using IBM SPSS

The analysis of the responses on existence of planning policies in the capital cities of the south-south geopolitical zone of Nigeria is strong. This is revealed in Table 2b - the Chi-Square significance on the existence of planning policies in the capital cities of the south-south geopolitical zone of Nigeria as the asymptotic significance value of 0.00 is less than 0.05.

Again , the city dwellers had a perception that there is indeed morphological dynamics of land uses in the capital cities of south – south Nigeria. The study showed that while 89.9% of the respondent agreed that the capital cities have undergone changes over time, only about 1.6% disagreed in this context. It is important to note that the opinion of the respondents suggest that the capital cities of the south-south geopolitical zone of Nigeria have witnessed changes. As shown table 3a, Changes in the land use in the capital cities of the south-south geopolitical zone of Nigeria is strong. Thus, the Chi-Square result implies the asymptotic significance value of 0.00 is less than 0.05, hence, the study rejects the null hypothesis that state capitals in the study areas have not undergone changes.

3.2 Perception on adequate and Implementable Existing Planning Laws and Policies

The study revealed that the cumulative percentage of respondents who either agreed or strongly agreed that the existing planning laws and policies are adequate and implementable in the capital cities of the south-south geopolitical zone of Nigeria is only 31.4%, while about 30.0% either agreed or strongly agreed. Finally, 37.4% of the respondents do not have any knowledge of how adequate and implementable the existing planning laws and policies are in the capital cities of the south-south geopolitical zone of Nigeria. (See table 3)
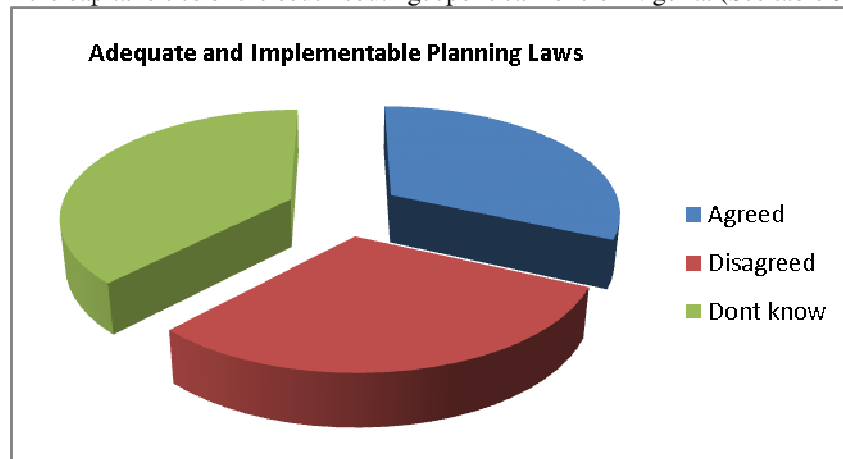
Fig.2 Perception on adequate and Implementable Existing Planning Laws and Policies

Table 3. Perception on adequate and implementable Planning policies in state capitals of south-south Nigeria.

				Planning laws, policies in your state are adequate and implementable.					Total
				A	D	DK	SA	SD	
Capital City	Asaba	Count	0	8	1	3	4	0	16
		% within Capital City	0.0%	50.0%	6.3%	18.8%	25.0%	0.0%	100.0%
		% of Total	0.0%	2.0%	0.3%	0.8%	1.0%	0.0%	4.1%
	Benin	Count	1	27	52	32	9	1	122
		% within Capital City	0.8%	22.1%	42.6%	26.2%	7.4%	0.8%	100.0%
		% of Total	0.3%	6.9%	13.2%	8.1%	2.3%	0.3%	31.0%
	Calabar	Count	0	7	14	15	1	1	38
		% within Capital City	0.0%	18.4%	36.8%	39.5%	2.6%	2.6%	100.0%
		% of Total	0.0%	1.8%	3.6%	3.8%	0.3%	0.3%	9.7%
	PHC	Count	0	29	28	64	11	5	137
		% within Capital City	0.0%	21.2%	20.4%	46.7%	8.0%	3.6%	100.0%
		% of Total	0.0%	7.4%	7.1%	16.3%	2.8%	1.3%	34.9%
	Uyo	Count	0	17	4	17	8	0	46
		% within Capital City	0.0%	37.0%	8.7%	37.0%	17.4%	0.0%	100.0%
		% of Total	0.0%	4.3%	1.0%	4.3%	2.0%	0.0%	11.7%
	Yen	Count	0	3	12	16	3	0	34
		% within Capital City	0.0%	8.8%	35.3%	47.1%	8.8%	0.0%	100.0%
		% of Total	0.0%	0.8%	3.1%	4.1%	0.8%	0.0%	8.7%
Total		Count	1	91	111	147	36	7	393
		% within Capital City	0.3%	23.2%	28.2%	37.4%	9.2%	1.8%	100.0%
		% of Total	0.3%	23.2%	28.2%	37.4%	9.2%	1.8%	100.0%

Source: Author's Computation using IBM SPSS

Therefore, the findings revealed that the issues of the existing planning laws and policies being adequate and implementable in the sampled capital cities of south-south Nigeria is highly poorly perceived. This is particularly so when compared with the perception on the existence of planning policies with over 80% respondents agreeing. Whereas in this case of whether planning laws and policies are adequate and implementable, only 32.4% agreed and 37.4% claimed to have no knowledge, with respondents in Yenegoa city recording the highest rate of no - knowledge with 47.1%.

3.3.   Effective Implementation of Physical Planning Laws and Policies by Planning Agencies
The effectiveness in the implementation of physical planning laws and policies by planning agencies in the study area as perceived by the respondents is presented in Table 4a. Results shows that only 27.5% either agreed or strongly agreed that planning agencies are effective in implementing physical planning laws and policies in the states of the south-south geopolitical zone of Nigeria. On the other hand, whereas 41.7% disagreed and another 14.8% also strongly disagreed, the remaining 16.0% of the respondents do not have any knowledge at all on the effectiveness of planning agencies in implementing physical planning laws and policies in the states of the south-south geopolitical zone of Nigeria. Table 4a revealed further that the perception of infective implementation is highest in Calabar with 80.6% and Yenagoa (64.7%) respectively. On the whole, the analysis suggests that planning agencies are not effective in implementing physical planning laws and policies in the states of the south-south geopolitical zone of Nigeria. This thus shows a strong perception in favour of the responses on the ineffectiveness of planning agencies in implementing physical planning laws and policies in the states of the south-south geopolitical zone of Nigeria.

Table 4a. Effective Implementation of Physical Planning Laws and Policies by Planning Agencies Cross tab.

			Planning agencies are effective in implementing physical planning laws and policies					
			A	D	DK	SA	SD	Total
Capital City	Asaba	Count	9	4	1	2	0	16
		% within Capital City	56.3%	25.0%	6.3%	12.5%	0.0%	100.0%
		% of Total	2.3%	1.0%	0.3%	0.5%	0.0%	4.1%
	Benin	Count	15	51	22	15	19	122
		% within Capital City	12.3%	41.8%	18.0%	12.3%	15.6%	100.0%
		% of Total	3.8%	13.0%	5.6%	3.8%	4.8%	31.0%
	Calabar	Count	0	22	7	0	9	38
		% within Capital City	0.0%	57.9%	18.4%	0.0%	23.7%	100.0%
		% of Total	0.0%	5.6%	1.8%	0.0%	2.3%	9.7%
	PHC	Count	37	53	21	12	14	137
		% within Capital City	27.0%	38.7%	15.3%	8.8%	10.2%	100.0%
		% of Total	9.4%	13.5%	5.3%	3.1%	3.6%	34.9%
	Uyo	Count	7	19	8	3	9	46
		% within Capital City	15.2%	41.3%	17.4%	6.5%	19.6%	100.0%
		% of Total	1.8%	4.8%	2.0%	0.8%	2.3%	11.7%
	Yen	Count	5	15	4	3	7	34
		% within Capital City	14.7%	44.1%	11.8%	8.8%	20.6%	100.0%
		% of Total	1.3%	3.8%	1.0%	0.8%	1.8%	8.7%
Total		Count	73	164	63	35	58	393
		% within Capital City	18.6%	41.7%	16.0%	8.9%	14.8%	100.0%
		% of Total	18.6%	41.7%	16.0%	8.9%	14.8%	100.0%

Source: Author's Computation using IBM SPS

Table 4b. Effective Implementation of Physical Planning Laws and Policies by Planning Agencies Chi-Square Tests

	Value	Df	Asymptotic Significance (2-sided)
Pearson Chi-Square	46.725[a]	20	.001
Likelihood Ratio	54.768	20	.000
N of Valid Cases	393		

a. 7 cells (23.3%) have expected count less than 5. The minimum expected count is 1.42.

Source: Author's Computation using IBM SPS

Table 4b shows the Chi-Square significance in the case ineffectiveness of planning agencies in implementing physical planning laws and policies in the states of the south-south geopolitical zone of Nigeria as the asymptotic significance value of 0.01 is less than 0.05.

3.4 Weak Land Use Control Measures

There is a strong perception that land use control measures in the state capitals in the South-south geopolitical zone of Nigeria is weak. Table 5a, shows that 23.4% and another 33.8% both agreed or strongly agreed to the fact that land use control in the state capitals of sampled states in the study area is weak. On the other hand, there were 25.2% who either disagreed or strongly disagreed that land use control in the state capitals of the states in the South-south geopolitical zone of Nigeria is weak. The rest 17.6% claimed that they do not have any knowledge the strength of land use control in the state capitals of the states in the South-south geopolitical zone of Nigeria. To this end, it can be concluded from the analysis that land use control in the state capital cities sampled perceived to be weak.

Table 5a. Weak Land use Control in the State capitals of the South-south Geopolitical Zone Crosstab

			Landuse control in the state capital is weak					
			A	D	DK	SA	SD	Total
Capital City	Asaba	Count	0	5	3	1	7	16
		% within Capital City	0.0%	31.3%	18.8%	6.3%	43.8%	100.0%
		% of Total	0.0%	1.3%	0.8%	0.3%	1.8%	4.1%
	Benin	Count	41	22	19	31	9	122
		% within Capital City	33.6%	18.0%	15.6%	25.4%	7.4%	100.0%
		% of Total	10.4%	5.6%	4.8%	7.9%	2.3%	31.0%
	Calabar	Count	17	5	2	14	0	38
		% within Capital City	44.7%	13.2%	5.3%	36.8%	0.0%	100.0%
		% of Total	4.3%	1.3%	0.5%	3.6%	0.0%	9.7%
	PHC	Count	42	29	30	28	8	137
		% within Capital City	30.7%	21.2%	21.9%	20.4%	5.8%	100.0%
		% of Total	10.7%	7.4%	7.6%	7.1%	2.0%	34.9%
	Uyo	Count	19	6	10	9	2	46
		% within Capital City	41.3%	13.0%	21.7%	19.6%	4.3%	100.0%
		% of Total	4.8%	1.5%	2.5%	2.3%	0.5%	11.7%
	Yen	Count	14	5	5	9	1	34
		% within Capital City	41.2%	14.7%	14.7%	26.5%	2.9%	100.0%
		% of Total	3.6%	1.3%	1.3%	2.3%	0.3%	8.7%
Total		Count	133	72	69	92	27	393
		% within Capital City	33.8%	18.3%	17.6%	23.4%	6.9%	100.0%
		% of Total	33.8%	18.3%	17.6%	23.4%	6.9%	100.0%

Source: Author's Computation using IBM SPS

Table 5b. Weak Land use Control in the State capitals of the South-south   Geopolitical Zone, Chi-Square Tests.

	Value	df	Asymptotic Significance (2-sided)
Pearson Chi-Square	59.494[a]	20	.000
Likelihood Ratio	51.481	20	.000
N of Valid Cases	393		

a. 7 cells (23.3%) have expected count less than 5. The minimum expected count is 1.10.

Source: Author's Computation using IBM SPS

To test the hypothesis earlier set, the result in Table 5a was subjected to statistical analysis. The Chi-Square asymptotic significance value of 0.00 is less than 0.05(Table 5b), the null hypothesis which states that the land use control in the capital cities of the states under study is weak is accepted.

3.5 Reluctance of Staff of Planning Agencies to enforce Laws

There is a strong perception that most planning agencies are reluctant in implementing the existing laws. Table 6a, shows that whereas 27.5% of the respondents strongly agreed and another 26.5% agreed that staff of planning agencies are reluctant to enforce laws in the capital cities of the south-south geopolitical zone of Nigeria, a total of 26.4% either disagreed or strongly disagreed. Result also showed that the remaining 19.6% do

not have any knowledge of on reluctance of staff of planning agencies to enforce laws in the capital cities of the south-south geopolitical zone of Nigeria. On the whole, the analysis suggests a strong perception in favour of the reluctance of staff of planning agencies to enforce laws in the capital cities of the south-south geopolitical zone of Nigeria. Table 6b thus shows the Chi-Square significance in the case of reluctance of staff of planning agencies to enforce laws in the capital cities of the south-south geopolitical zone of Nigeria as the asymptotic significance value of 0.00 is less than 0.05.

Table 6a. Reluctance of Staff of Planning Agencies to Enforce Laws in the Capital Cities of the South-south States Crosstabulation

			Staff of planning agencies in the state capital are reluctant to enforce planning laws.					Total
			A	D	DK	SA	SD	
Capital City	Asaba	Count	4	3	8	0	1	16
		% within Capital City	25.0%	18.8%	50.0%	0.0%	6.3%	100.0%
		% of Total	1.0%	0.8%	2.0%	0.0%	0.3%	4.1%
	Benin	Count	42	16	27	36	1	122
		% within Capital City	34.4%	13.1%	22.1%	29.5%	0.8%	100.0%
		% of Total	10.7%	4.1%	6.9%	9.2%	0.3%	31.0%
	Calabar	Count	15	2	2	19	0	38
		% within Capital City	39.5%	5.3%	5.3%	50.0%	0.0%	100.0%
		% of Total	3.8%	0.5%	0.5%	4.8%	0.0%	9.7%
	PHC	Count	29	43	23	29	13	137
		% within Capital City	21.2%	31.4%	16.8%	21.2%	9.5%	100.0%
		% of Total	7.4%	10.9%	5.9%	7.4%	3.3%	34.9%
	Uyo	Count	6	19	11	4	6	46
		% within Capital City	13.0%	41.3%	23.9%	8.7%	13.0%	100.0%
		% of Total	1.5%	4.8%	2.8%	1.0%	1.5%	11.7%
	Yen	Count	8	0	6	20	0	34
		% within Capital City	23.5%	0.0%	17.6%	58.8%	0.0%	100.0%
		% of Total	2.0%	0.0%	1.5%	5.1%	0.0%	8.7%
Total		Count	104	83	77	108	21	393
		% within Capital City	26.5%	21.1%	19.6%	27.5%	5.3%	100.0%
		% of Total	26.5%	21.1%	19.6%	27.5%	5.3%	100.0%

Source: Author's Computation using IBM SPSS

Table 6b. Reluctance by Staff of Planning Agencies to Enforce Laws in the Capital Cities of the South-south States Chi Square Test

	Value	df	Asymptotic Significance (2-sided)
Pearson Chi-Square	103.902[a]	20	.000
Likelihood Ratio	116.866	20	.000
N of Valid Cases	393		

a. 8 cells (26.7%) have expected count less than 5. The minimum expected count is .85.

Source: Author's Computation using IBM SPSS

Consequently, it is perceived that some planning regulations in the state capitals are outdated to cope with current challenges and need reviews . Table 7a, shows that about 50% of the participants did agreed that planning regulation in the states of the south-south geopolitical zone of Nigeria are outdated and not implementable, while 29.0% disagreed. The rest 19.6% claimed not to have any knowledge on the issue. It is therefore safe to conclude from this analysis that planning regulation in the states of the south-south geopolitical zone of Nigeria is outdated and not implementable. The result in Table 7b on the Chi-Square significance in the case of outdated and not implementable state of planning regulation in the states of the south-south of Nigeria as the asymptotic significance value of 0.00 is less than 0.05 and thus confirm this strong perception.

Table 7a. Outdated and non-implementable Planning regulation in the South-south states Crosstab.

| | | | Planning regulation in the state are outdated and not implementable. | | | | | |
			A	D	DK	SA	SD	Total
Capital City	Asaba	Count	1	5	5	5	0	16
		% within Capital City	6.3%	31.3%	31.3%	31.3%	0.0%	100.0%
		% of Total	0.3%	1.3%	1.3%	1.3%	0.0%	4.1%
	Benin	Count	30	21	36	32	3	122
		% within Capital City	24.6%	17.2%	29.5%	26.2%	2.5%	100.0%
		% of Total	7.6%	5.3%	9.2%	8.1%	0.8%	31.0%
	Calabar	Count	20	8	4	6	0	38
		% within Capital City	52.6%	21.1%	10.5%	15.8%	0.0%	100.0%
		% of Total	5.1%	2.0%	1.0%	1.5%	0.0%	9.7%
	PHC	Count	43	45	21	20	8	137
		% within Capital City	31.4%	32.8%	15.3%	14.6%	5.8%	100.0%
		% of Total	10.9%	11.5%	5.3%	5.1%	2.0%	34.9%
	Uyo	Count	10	12	10	8	6	46
		% within Capital City	21.7%	26.1%	21.7%	17.4%	13.0%	100.0%
		% of Total	2.5%	3.1%	2.5%	2.0%	1.5%	11.7%
	Yen	Count	13	6	7	8	0	34
		% within Capital City	38.2%	17.6%	20.6%	23.5%	0.0%	100.0%
		% of Total	3.3%	1.5%	1.8%	2.0%	0.0%	8.7%
Total		Count	117	97	83	79	17	393
		% within Capital City	29.8%	24.7%	21.1%	20.1%	4.3%	100.0%
		% of Total	29.8%	24.7%	21.1%	20.1%	4.3%	100.0%

Source: Author's Computation using IBM SPSS

Table 7b. Outdated and non-implementable Planning regulation in the South-south states Chi square.

	Value	df	Asymptotic Significance (2-sided)
Pearson Chi-Square	49.035[a]	20	.000
Likelihood Ratio	50.458	20	.000
N of Valid Cases	393		

a. 8 cells (26.7%) have expected count less than 5. The minimum expected count is .69.

Source: Author's Computation using IBM SPS

4.0 Conclusion and Recommendations

This study has shown the nature of the peoples' perception about the morphological dynamics in the south-south. The perceptions of the house heads that participated as respondents actually reflect an objective reality that many other researchers have found in similar previous studies. In general, there is no doubt that it is perceived that state capitals in the south -south have undergone a great deal of changes over time.

In specific terms, the findings showed that over 80% of the respondents believed that there exist planning policies in the capital cities of the sampled states of the south-south geopolitical zone of Nigeria. However, only 27.5% respondents agreed that these existing planning agencies are effective in implementing the physical

planning laws and policies in their states. Furthermore, there is a strong perception that land use control measures is weak, and that a great number of the laws and policies have become obsolete and thus need an urgent review. The paper thus recommend a total overhaul of the land use control and planning measures in these capital cities by deploying the modern geospatial technology of Remote sensing and Geographic information system (GIS). Apart from being a deterrent to others, it is also recommended that any indolence or reluctance of staff of the planning agencies in enforcing the laws in these capital cities should be sown the way out in order to ensure and sustain responsible planning control in these cities.

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