LEGAL, POLICY AND CONSTITUTIONAL FRAMEWORK FOR URBAN PLANNING IN NIGERIA

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Abstract

This paper is an attempt to examine the laws, policy and constitutional provisions as regards urban planning in Nigeria. As such the paper adopted a historical analysis. The study essentially discussed the Nigerian physical planning laws from a historical perspective and contextual issues in urban planning and legislation. The analysis of Nigerian urban and regional planning laws revealed that the country has witnessed the promulgation of different land and urban planning laws for the achievement of lofty goals in urban and regional development. However, to build a sustainable structure of continuous development, there must be a regular review of a legal and policy framework for guiding, monitoring and control of urban development. The paper, therefore, advocates that for urban and regional planning laws to help achieve sustainable development and growth, the country must adopt an integrated or system approach to planning, administration and management. Federal laws enacted should promote integrated planning and ensure federal aid to states and local governments for the preservation of lands with vital economic and social values.
Keywords: Laws, policy, constitution, Urban planning, Nigeria

Introduction

Traditional Nigerian communities are built following local customs and traditions, as well as the economy's agrarian existence and available modes of transportation. Traditional rulers or village heads such as Oba, Obi, Obong, or Emir have common lands in the traditional environment, while family heads are in charge of family property. Their legal status may be defined as trustee-beneficiary, with the authority to assign, re-allocate, and supervise land usage. Traditional Nigerian settlements are built around traditional rulers' palaces, ensuring effective communal interaction and lowering transportation costs. The entire population shares responsibility for the growth and management of the total ecosystem.

Some settlements are situated in specific areas of Nigeria, especially in the north and west, for reasons of security, faith, or trade. For example, the walls that surround typical cities like Zaria and Kano act as a defensive and religious barrier, with gates strategically positioned to encourage trade and movement.

Topography also drew settlers, mostly as defensive sites in the event of foreign attacks; such sites can be found in Nigeria, at Koton Karfe and Okene in Kogi state, Toro in Bauchi State, Billiri in Gombe State, Abeokuta in Ogun State, and Idanre in Ondo State.

Although some of these settlements have retained their identities to this day. They may not have consistent land-use habits. Since customary laws differ from place to place, land-use practices adapt accordingly. With the passing of time and the complexity of human operations, ownership of property and land use slipped from the hands of tribal kings, chiefs, and heads of families, and haphazard physical growth began.

This necessitated a significant need for a new order of land and land use control. This was the origin of written laws and regulations.

This paper is largely a historical account of land growth and urban planning laws in Nigeria at various points in time.

Statement of the Problem

In recent years, in Nigeria, the consequences of population pressure, urbanization and socio-economic growth have social and economic problems connected with land uses. Due to urbanization, many people are moving from rural to urban areas where modern facilities are available; population pressure in cities and towns has made residential accommodation a peculiar problem. The congested urban places require expansion but the lands where this expansion is to be made is scarce. Land has become of great marketable value and is no longer the ordinary land known to Africa tradition as a gift of nature to mankind.

Nigeria's urban environment is characterised by settlements formed through unplanned, rapid urban expansion despite the attempts of governments and agencies to promote planned developments since its independence. This has resulted in multiple urban challenges such as the proliferation of informal settlements, urban poverty, informality, significant levels of inequality among different socio-economic groups, limited land access options for the marginalised such as women and the poor, and unmet needs for infrastructure and other basic services (Ogbazi, 2013). Over the years, different administrations have promulgated laws to ensure effective physical and urban planning. This study is centred on these laws.

Research Questions

To help guide this study, the following research questions were considered:

i. What are the existing laws and policies regulating and guiding urban planning in Nigeria?
ii. What is the effect of these laws and policies on urban planning in the country?
iii. How can urban planning laws policies be implemented effectively in Nigeria?

Aim and Objectives

The main aim of this paper is to examine and discuss the legal and constitutional framework with regard to urban planning in Nigeria. While the objectives are as follows:

i. To identify existing urban planning laws and policies in Nigeria
ii. To examine the roles of both the laws, policies and the constitution as they affect urban planning in Nigeria.
iii. To proffer recommendations that could make a vibrant framework more effective.

Planning Legislation Framework

Planning law is a guide that planning authorities use when reviewing applications and is often referred to as a combined process order. The impartial execution of laws necessitates an unbiased judiciary as well as an accountable and incorruptible police force. Planning law is used to direct the provision of utilities and investment, such as transportation and public policies, such as the Land Use Act of 1978 and the National Housing Policy Amendment in Nigeria, among others. Regulation can be described as acts of conduct applying fines, such as a fine, to the degree allowed by the law of the land, and it can be differentiated from primary legislation (by Parliament or an elected legislative body) on the one hand and judicial rulings on the other (Levi-Faur, 2011; Dung-Gwom, 2010).

Planning law is a directive issued by (each tier of government) federal, state, or local government areas to achieve results that would not otherwise exist, produce or prohibit outcomes at the various levels that regulate urban growth and management in any jurisdiction of planning. Regulations can also be seen as compliance artefacts of policy statements. For example, land use management, planning permits, emissions impact and control, jobs for specific individuals in specific companies (equal

opportunities), building code standards, and standard corporate quality checking in supply for specific products, among other items (Wapwera, Mallo and Jiriko, 2015).

Nigerian Physical Planning Laws from a Historical Perspective

The Town Improvement Ordinance of 1863, which was promulgated in Lagos, began the history of Nigeria's planning legislation. Other colonial laws followed the 1863 Ordinance, as described by Odunlami cited by Kalgo (2013), who stated that Lagos was the first state in the country to promulgate comprehensive Urban and Regional Planning Law by Decree 88. The development of physical planning legislation in Nigeria generally exhibits discordant tunes, and some Regions (later States) tend to be far ahead of others in terms of infrastructure and manpower requirements in terms of development and implementation of such laws. Kadiri (2010) identified other guidelines and regulations in addition to the law enacted by Decree 88, ranging from issues of layout approval to Building Plan Regulations and Environmental Sanitation Regulations.

In 1984, a United Nations expert named I. Y. Hammad characterized Lagos as "an amazing physical plant.... where unplanned growth precedes planning." His point of view was that, despite the existence of a substantial number of planning laws, their implementation was always faulty, owing to a lack of human and material resources (Agbola, 2007). Furthermore, difficult access to land, an unregulated land market, and people's ignorance and illiteracy may render easy access to buildable space difficult for the lower class, resulting in the development of slums and construction on marginal lands without authority approval (Wapwera and Egbo, 2013).

The Town Planning Act of 1946 encouraged the creation of master plans as a guide to the development of urban centres and other settlements. Until the 1970s, when Nigerian firms in partnership with expatriates began Master Plan preparations, the activity was dominated by expatriate firms such as Max Locks (British), Doxiadis (Greek), and Dar Al Handasah (Lebanese). However, in the 1990s and early 1920s, planning began to gain traction as a significant developmental tool for directing urban growth and development (Ordimukor, 2003 cited in Kalgo, 2013; Onorkerhoraye, 2006).

Policy Efforts at Urban and Regional Development at Independence

The 1946 Town and Country Planning Ordinance was retained at independence as the Town and Country Planning Laws tagged Chapter 123 of the Laws of Western Nigeria. This law was domesticated in 1959 as Chapter 130 of the Laws of Northern Nigeria and Chapter 155 of the Laws of Eastern Nigeria. As the law was retained, so also were the problems of discriminatory legislations, inappropriate standards and ineffective administrative frameworks in the post-independence development plans.

For instance, the first National Development Plan was largely concerned with economic growth per se. That is the rise of per capita income, without regard to the actual living conditions of the people. The plan, like the colonial plans, neglected issues of urban development in its formulation and execution. For example, out of a total expenditure of 84 million Naira (Nigerian Currency) allocated to town and country planning including housings, only 39.2 million Naira was disbursed at the end of the plan period (Omole & Akinbamijo, 2012; Onibokun, 1985). However, emphasis was placed on the provision of infrastructure. For example, transport and communication claimed about 26 percent, while electricity gulped 15.1 percent of the total revenue allocation during the plan period. Apart from the 13.4 percent of the revenue allocation made to primary production, one could rightly say that as much as 66.6 percent of the total revenue, during the first national development plan period, was invested in the urban areas. The huge investment was,

however, largely uncoordinated, owing to the lack of a comprehensive national urban development policy. The result was a chaotic pattern of urban development in the country (Nigerian Institute of Town Planners, 1991).

The Second National Development Plan (1970-74) was launched immediately after the civil war in 1970 represented only a slight departure from the first development plan. The huge investments in the various sectors of urban development were still largely uncoordinated with only about seven per cent of the total revenue allocated went into town and country planning (including housing, water and sewage). Presumably, the plan still considered town and country planning as social overheads and, as such, was not bothered with any machinery for promoting or planning an orderly urban development. The plan, however, was a promising departure from the previous plans as it set aside 44 million Naira for urban and regional planning and development. That was a modest beginning by the Federal Government for better urban management in the country. Some policy statements were made during the plan period on urban matters. There was a call for controlled dispersal of social overheads and infrastructural facilities.

The third National Development Plan (1975 – 1980) was the first to produce the most thoughtful and coherently conceptualized urban development policy, its five chapters dwell on urban and regional development, (water, sewage, housing, town and country planning, co-operatives and community development) allocated 12.6 per cent of the total revenue to the various activities.

The plan also came up with a better definition of national urban development strategy. It provided for integration of urban-rural development, urban infrastructure, correction of physical planning inadequacies, reformation of local government machinery for efficient management of towns and cities responsibility and better involvement of states in urban matters. The creation of a federal ministry responsible for housing and urban development and co-coordinating urban policy was also put in place.

The structure of the Fourth National Development Plan (1981-1985) was not entirely different from the third national development plan. However, it noted the role of physical planning as a tool for achieving national development objectives. The plan further recognized that regional and environmental planning was not fully entrenched in the planning and management of the urban and rural areas and that the machinery for physical planning and administration was rudimentary. Attempt to address this flaw was a thoughtful programme on land reform The land reform issue was the first attempt at organizing the administration and development of land at the grassroots was the enactment of the Local Government Reform Law (1976). The law made town and country planning a Local Government Affair. Thus State Governments established Local Planning Authorities to control development and initiate planning schemes at the local level. The gains of Town and Country Planning through the Local Government Reform Law were cut short with the promulgation of the Land Use Decree Number. 6 of 1978.

The Decree, designed to curb land speculation, ease the process of land acquisition by the government, co-ordinate and formulate tenure modernization, has several effects on the practice of Town and Country Planning Law, encouraging preparation of planning schemes among others. Unfortunately, this law has many flaws; worrisome is the fact that the Land Use Act has no provision that a state should cause the preparation of master plans or layout plans in a designated urban centre. Consequently, private lands are sold out without proper supervision by Town Planning Authorities thereby reducing them to inconsequential, building approval offices, poorly funded and inadequately staffed (NITP 1991).

Furthermore, section 3 (a and b) of the Act provides for Estate Surveyors or Land Offices and Legal practitioners, but not for Town planners on the Land Use and Allocation Committee set up for urban centres.

Development control was further hampered as the law was silent on non-urban areas. Creeping the implementation of the law is the fact that there were no cadastral or township maps, topographical maps and land use plans for most Nigerian settlements. By this, appropriate charting and coordination of proposed developments into the existing urban structure are greatly affected. Equally, effective monitoring of the growth and development of cities was made impossible, since individuals' still buying and selling land for residential homes on a large-scale contrary to the provision of the Land Use Decree Number 6 of 1978.

Town planning in Nigeria recorded a boost in 1988 with the promulgation of Decree Number 3, which established the Town Planners Registration Council (TOPREC). The Council inaugurated on November 30th of the same year has as its major duty 'is to regulate and control the practice of Town and Country Planning in Nigeria and determine the standard of planning in Nigeria. The enabling law has increased the registration of members and institutions offering planning courses and drastically reduced the activities of quarks in the profession.

Of note in the trend of development of planning law in Nigeria was the inauguration in February 1991 of the National Committee on the Review of Nigeria Town and Country Planning Laws by the Federal Government. The committee comprising various professionals conducted a comprehensive review of the 1946 Town and Country Planning Law and other related legislations and prepare a new draft law for the country. The report of this committee gave birth to the Nigerian Urban and Regional Planning Law (NURPL), Decree 88 of 1992. This law is the most current urban and regional planning law in Nigeria. The importance of this law necessitates the discussion of some of its vital parts and sections in this paper.

While Town Planning in Nigeria for over three decades had essentially been a 'government tool', the formation in 1990 of an Association of Town Planning Consultants (ATOPCON) has been a milestone in planning practice in Nigeria. The increasing number of Town Planners in professional practice has enhanced the importance of the profession and increased awareness of the unlimited spheres of coverage of town planning practice in Nigeria.

Planning practitioners are increasingly being consulted in technical, industrial, development studies, environmental impact assessment, recreational planning and tourism. Other's areas that have received boast include; transportation, physical plan preparation, urban development, management and land use control.

Contemporary Nigerian Urban and Regional Planning Laws

It was the general belief that the old Town and Country Planning Law of 1946 were outdated and ineffective to meet the present planning requirements. It was against this background that a recommendation was made to the government to review the law and promulgate laws that are applicable nationwide, taking into consideration the variation in climate, topography, culture and other variables to suit local needs. It was the outcry of the people, particularly the town planners that led to the promulgation of the new law called - the Nigerian Urban and Regional Planning Law, (NURPL) Decree No. 88 of December 15, 1992.

The law has six main parts and 92 sections. Part one deals with types and levels of the physical development plan, the administration, composition and function of each of the levels of planning and execution of duties in sections 1-26. The second part

deals with Development Control. Part 3 deals with 'additional control in special cases' that is in sections 64-74. Part four deals with 'acquisition of land and compensation' in sections 75 – 78. Part five deals with 'improvement area, rehabilitation, renewal and upgrading' in sections 79-85. Lastly, part six deals with 'appeals' from sections 86-92. Going by this decree, Part 6, section 90(1) has repealed the old 946 Town and Country Planning Law. The implication of this is that the old town and country planning law is now null and void with the current dispensation.

Part 1(a) of the law spells out the three levels at which physical development plans can be made, or at which planning can be carried out. These are at the Federal, State and Local Government levels. Each level of planning carries the identification, "the commission, 'the Board', and the 'Authority' respectively. By this law, it is now mandatory for each local government council to have a planning authority, whose duties, among others, is to prepare and implement: (a) a town plan (b) a rural area plan (c) a local plan (d) a subject plan and the control of development within their area of jurisdiction other than over federal and the state governments' land (Part 1 Section 4). More of the functions of the Authority (or properly call) Local Planning Authority are spelt out in Part 1, Sections 11 and 12 of the law. Furthermore, the functions of the state – "the Board" and the Federal – "the Commission" are spelt out in Part 1, Sections 6 and 7 respectively.

Development control is an integral part of the master plan. A master plan or a structured plan, on its own, cannot achieve its goals without development control. The new Decree recognizes this, and as such, empowers the 'Commission', 'the Board' and the Authority to establish a department known as Development Control Department (Part II, Section 27). Such department shall be a multi-disciplinary department, charge with the responsibility for matters relating to development control and implementation of physical development plans (Section 27, subsection 2.

The Control Department at the Federal level (call the Commission) has power over the control of Federal Lands and Estates. The Control Department at the state levels, called the "Board" has power over the control of state lands and the Control Department at the local government level (the 'Authority') has power over the control of development on all land within the jurisdiction of the local government (Part II, Section 27 subsections 3, 4 and 5). Part 2 Sections, 28, 29 and 30 made it clear that approval should be sought before any development commences. The law, by section 29, makes it mandatory for the government, and its agencies to obtain approval before commencing any development.

The law also (in sections 31 and 34) gives the planning bodies, be it, the Local Authority, State or Federal, the power to approve with amendment, or delay approval of an application, or if circumstances so required, reject development permit completely.

Even though the Control Department has been empowered to delay approval when necessary, the law gives a time limit for doing this. This should not exceed three months (Part II, Section 34, subsection 4. Very important for discussion also is Part II, Section 33, which mandates developers to submit to an appropriate control department a detailed environmental impact statement for (a) a residential land over 2 hectares, (b) permission to build or expand a factory or for the construction of an office building above four floors or 5,000 square meters of lettable space, or (c) permission for major recreational development. The law also regulates the timing of a planning permit or development permit given to a developer. For instance, once a development permit or planning permission has been issued or given by the planning authority, it remains valid for only two years (Section 35, subsection 2a). Where a developer fails to commence

development within two years, the development permit shall be subjected to re-validation by the control department that issued the original permit Section 35, subsection 2b). The authority, which gives planning permit, has the power to revoke, alter or amend the permit earlier given by serving of notice of its intention on the holder (Section 37, subsection1).

Under this law, there is a Planning Tribunal that hears cases relating to planning matters Sections 38 to 40 affirm the establishment and Sections 86 to 89 spell out the composition of the planning Tribunal. There is provision for an aggrieved developer to appeal against alternation, amendment and revocation of development permit given to him.

Section 42 spells out conditions under which compensation shall be paid. Similarly, Section 45 states the conditions under which compensation shall not be paid. By this law, any compensation claim to be made should be forwarded 29 days after a notice of renovation is served on the developer (Section 43, subsection 2c). Compensation payable under this section shall be paid not later than 90 days after a compensation claim had been made. In the event of a dispute arising as to the amount of compensation payable to a developer, the dispute may be referred to a Planning Tribunal (Section 45). If there is an appeal against the decision of a Planning Tribunal in respect of an amount payable to a developer, then shall lie, as of right, to the high court in the State, or the Federal Capital Territory, Abuja, as the case may be (Section 46).

On the issue of 'notices,' the Control Department is empowered to serve notice (enforcement notice) to the owners of structures, where development has commenced without approval. Such enforcement notices could be directed to the developer to alter, vary, remove or discontinue (stop order) development. A person, who fails to comply with the term of an enforcement notice, or disregard a 'stop work order' issued and served under this decree, will be guilty of an offence and liable on conviction to a fine not exceeding 10,000 Naira (Nigeria money) in the case of an individual, and the case of a corporate body, to a fine not exceeding 50,000 Naira (section 59).

Where a developer contravenes the provision of planning law, the control department shall have the power requiring the developer to (a) prepare and submit his building plan for approval or (b) to carry out such alteration to a building as may be necessary to ensure compliance or (c) to pull down the building or (d) to reinstate the piece of land to the state in which it was before the commencement of building (Section 60). Going by Section 61, subsection 1, the Control Department shall have the power to serve on a developer, 'demolition notice', if a structure erected by the developer is found to be defective as to pose danger or constitute a nuisance to the complainer and the public. Notice served according to sub-section 1 of Section 61 shall contain a date not later than 21 days on which the Control Department shall take steps to commence demolition on the defective structure (Section 61, subsection 2).

After the expiration of the time specified in the notice served under subsection 1 of Section 61 of the decree, the Control Department shall take such necessary action to effect the demolition of the defective structure (Section 62).

Similarly, Section 63 empowers the authority to be paid by the owner of a demolished structure for the cost of demolition incurred by the planning authority.

The power under development control in the new dispensation also extends to the preservation of existing trees and or planting of new trees by the imposition of necessary conditions (Section 72). Also, the Control Department is empowered to control outdoor advertisements. In other words, if it appears to the Control Department that the amenity of a part of an area, or an adjoining area, is

seriously injured by the condition of a garden, vacant site, or open land, the Control Department shall serve on the occupier or owner of such land a notice requiring such step for abating an injury, as may be specified in the notice to be taken within such period as may be specified (Section 74). The law further stipulates the conditions under which the authority should carry out the demolition.

According to section 83, demolition shall not be exercised unless:

a) The building falls as far below the standards of other buildings used for habitation in the area or that such building is likely to become a danger to the health of its occupiers or occupiers of adjacent buildings.
b) The building is in such a state of disrepair or is likely to become a danger to public safety and cannot, at a reasonable cost be repaired.
c) Two or more contiguous buildings are badly layout and so congested that without the demolition of one or more of them. That part of the improvement area cannot be improved
d) It is in connection with the provision of infrastructural facilities of the area.

As a follow-up to Decree 88 of 1992 was the amendment of some of its parts and sections now called urban and Regional Planning (Amendment) Decree No. 18 of 1999. This amendment decree took care of some flaws in the parent decree – decree 88 of 1992. This decree is the most current planning law being used in conjunction with the parent decree – decree 88 of 1992 as of today. One thing comes out very clearly from the analysis of this current planning Law (Decree 88 of 1992) in Nigeria and that is the fact that out of its 92 sections, about 47 sections (more than of the whole law) deal with development control, this is an indication that 'development control' as it relates to land use and development, is a serious and sensitive issue in planning and as such, the law(s) deem it necessary to treat such issues with seriousness.

Effects of Urban Planning and Legislation in Nigeria

Urban planning is an activity that promotes the orderly, fair, and optimized use of urban space to ensure protection, peace, a functional atmosphere, and aesthetically pleasing, working, recreational, and residential conditions. To achieve the lofty goals of urban planning, it is necessary to implement and enforce applicable urban and regional planning laws, as well as to create a sustainable framework for continuous growth and to review legislation, policies, and institutions for directing, tracking, and controlling development regularly. To ensure that urban growth and development is ordered, designed, and maintained, proactive laws and legal frameworks are essential (Wapwera, Mallo and Jiriko, 2015).

The establishment of adequate constitutional and legal structures is a vital prerequisite for realizing governance goals and ensuring maximum benefit to all in Nigeria, where the federal form of government is used. The Nigerian Constitution of 1999 (as amended) and the Nigerian Urban and Regional Planning (NURP) Law [also known as CAP N138 LFN 2004; DECREE NO-88, 1992; and DECREE NO-18, 1999]. (AMENDMENT)] is very specific in defining and delineating the separation of powers, roles, duties, and intergovernmental machinery and procedures for urban planning in Nigeria. While these two large laws lay the groundwork for regulating urban planning in Nigeria, there are a few other less formal systems, procedures, agencies, and the officers who run them that are just as relevant. Institutional systems that are accessible, effective, and workable will be necessary to achieve sustainable urban growth and development. Legislation, in my opinion, should improve intergovernmental ties to allow for maximum cooperation and comprehension of policy provisions, as well as the implementation of projects that will

encourage productivity in urban growth and development (Agbola, 2007; Jiriko, 1998).

The amendment of some of Decree 88's parts and pieces, now known as urban and Regional Planning (Amendment) Decree No. 18 of 1999, was a follow-up to Decree 88 of 1992. The parent decree, decree 88 of 1992, has certain shortcomings that this reform decree addressed. This decree is the most recent planning law in effect today, and it is used by the parent decree, which is decree 88 of 1992. One point is evident from the review of Nigeria's new planning legislation (Decree 88 of 1992), which is that development control is discussed in 47 of the law's 92 parts (more than half of the law). This suggests that "development control" as it relates to land use and development is a significant and sensitive topic in planning, and as such, the law(s) transfer power to the state (Omole & Akinbamijo, 2012; Kalgo, 2013).

In light of the above, it is important to note that urban and regional planning is concerned with complex processes and sub-systems within the national spatial system. As a result, it will only be able to achieve successful sustainable development and growth if we take an integrated (or systems) approach to planning, administration, and management. In Nigeria, the Federal Government offers the nation's land space, or the highest level of the system, while state territories, local government areas, wards, and communities function as separate classes of subsystems. The Communities' subsystems are individual family units. As a consequence, whatever happens to one of the subsystems, whether directly or indirectly, affects the entire system. In this regard, federal legislation is needed to stimulate, support, and coordinate the various controls that state governments have implemented to ensure organizational continuity across administrative and spatial levels.

As a result of the foregoing, the paper strongly supports the well-known position of UN HABITAT, which encourages the formulation of National Urban Development policies to address relevant urban challenges and the development of strategies regrouping these policies. In terms of legislation, we need to take a ‘systems approach,' in which national urban strategic initiatives will ensure that national policy objectives are translated into realistic and workable programs and projects that promote sustainable urban growth and development.

Conclusion

From the above, it is clear that legislation is critical to growth and development, but such legislation must be accompanied by a vibrant context, action strategy, and structure to be successful. New regulations must be implemented in the future to rely more on the mechanism of urban and community planning rather than growth management machinery. Town planning authorities and Local Development Boards should be self-contained establishments and agencies that foster the growth of urban and regional planning processes.

Recommendations

This paper firmly calls for the incorporation of urban and regional development programs in the Nigerian Constitution's concurrent legislative list. This move is critical for coordinated national planning and growth, as well as the most promising approach for tackling many urban development problems that often cross administrative boundaries. This will have the ultimate effect of ensuring that different levels of government execute their various duties and shoulder roles that will facilitate and ensure orderly coordinated urban growth and development.

Also, the paper recommends that very strict federal laws be enacted to promote integrated planning and ensure federal aid to States and Local Governments for the preservation of lands with vital economic and social values. Specific groups of physical developments with geographic effects, such as airports, seaports, river terminals, national highways, mining, oil refineries, oil pipelines, power

lines, industrial estates, new cities, and other large public and private developments, include national regulations to direct and protect them.

Similarly, citizens play important roles in land and planning problems, especially when it comes to policymaking and execution through their cooperation or opposition to improvements on issues involving them. Recognizing this reality, this paper suggests that an intensive public engagement in land and development matters be implemented, whilst the strategy of handpicking a relatively few vocal members of the communities to embody and formulate planning laws and policies be discouraged.

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