

The Problem of Physical Planning in Rivers State: The Case of Rumuigbo Community in Obio/Akpor Local Government Area

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Abstract:- The concept of physical planning is aimed at achieving orderliness in the use of land and siting of buildings, communication routes and other structures to secure the maximum practicable degree of economy, convenience and beauty. This study presents review of physical planning efforts in Rumuigbo community. The study highlighted the benefits of physical planning to include health, safety, beauty etc. The research method technique adopted was the cluster sample of streets. The study noted that the practice of physical planning is at the lowest ebb in Port Harcourt and Rumuigbo.

I. INTRODUCTION

A. Background of Study

The concept of physical planning was first brought into effective operation when God apportioned the earth into various segments as embodied in the Bible. The report contained in the book of Genesis basically gave a vivid account of how the Almighty God separated the waters, brought up land, planted or grew greens and developed a beautiful landscape of flowing rivers, trees and plants of various sorts and so on that made up a planted garden with all needed facilities (Gen 1&2).

From this account, physical planning could therefore be seen as a planning exercise that segregates the different activities of man into separate quarters or zones on land. This process requires a plan known as land use plan to serve as a framework for an intended physical development of a settlement or neighbourhood.

Physical planning is concerned with how space is organised. In essence it is concerned with the design, growth and management of the physical environment and in accordance with generally approved policies aimed at achieving so a community's socio economic objectives (Franklin, 1979). It has as its objectives to create a human settlement that supports and accommodate social process (Moughalu in Mba eds., et al 2001 pp.17 - 27). To be effective, it requires that all aspects of the physical development on land be taken into account and also accepts inputs that represents the opinion of all stakeholders including the end users of space. When such is attained, it

makes a community a wholesomely effective and self-containing organism.

It could be recalled that from ancient times man has been involved in the physical planning of his environment. Thus laws and legislations touching on physical planning and management of human settlement had been evolved severally the world over. In Nigeria, for instance, the town and country planning ordinance of 1945 and a similar one which is the Nigeria Urban and Regional Planning law Decree 88 of 1992 empowered the local authorities to make local plans for the physical development of a planning areas and as well formulate laws to regulate development and improvement of such areas. It also empowered the compulsory acquisition of land for some purpose and to maintain aesthetic architectural or historical interest and for the preservation of scenic views to enhance physical artefacts and image of the city.

Unfortunately much has not been achieved in this regard in most parts of the country including Port Harcourt. The reasons had been that the instrument of the physical planning process had always met with an adamant traditional process or culture, a land tenure system which is at variance with modern physical planning objectives and poverty which have shifted concern from environmental quality to survival alone.

Moreover, town planning efforts had been disillusioned because it neglects the people, their values and preferences. The executive planners (the government) seem to lack the understanding that physical planning is a political process that requires negotiation and lobbying of all stakeholders through the process of public participation. The result is thus a disorderly physical environment, laden with social ills such as inadequate infrastructure, unemployment, widespread homelessness and development of excessive squatters, increased poverty, growing insecurity and rising crime rate inadequate and deteriorating housing stock, improper land use, traffic congestion, his occupancy ratio, increase pollution, absence of green spaces, poor sanitation, flooding and uncoordinated settlement development.

The absence effective physical planning in the face of Rapid urbanization is therefore regarded as one of the major problems confronting many urban areas in Nigeria (Izueke & Eme, 2013). The filth and infrastructural degradation that have over taken urban areas in Nigeria especially Port Harcourt City and its metropolis is as a result of absence and poor implementation of physical planning. The failure of land sub-division and servicing programmes to keep pace with rapid urban growth has led to wide spread illegal and informal developments, hence the growth of squatter settlements or slum areas (Izueke et al, 2013). Many development projects carried out in new areas of the traditional Ikwerre communities are without regard to the environment and this poses potential health problems and other hazards such as flooding, congestion, confusion etc. This has hindered the extension of not only of water, electricity and solid waste collection services, but also adequate sanitation arrangements and road networks to properties.

Related to the deficiencies in infrastructure provision and waste management, environmental problems in Port Harcourt Metropolis also arise from the inability of the public sector authorities like the Port Harcourt City Local Government and the Obio/Akpor Local Government councils to enforce regulations governing land development, industrial emissions etc.

Against the above background this study is set out to attempt an evaluation of the very core causes of the problem with physical planning activities in Rumuigbo community in Port Harcourt Metropolis. The study also advances and present recommendations for effective physical planning in Rumuigbo and similar settlements in Port Harcourt metropolis and Rivers State in general.

B. Statement of Problem

Physical planning in Nigeria is a relatively unknown hence unpopular and unrecognized. It is virtually related to the background in the scheme of things. As such many are unaware of the prospects of physical planning. There is no or little knowledge of who a town planner is or what he deals with which is essentially for physical artefacts of a community.

As such there exists a seeming absence of any conscious effort to entrance practitioner when confronted. This in turn culminate in a condition where urban areas in Nigeria especially Port Harcourt and its metropolis are plagued with a characteristic over-concentration of population, high occupancy ratio and consequent dilapidation of both social and physical infrastructure facilities due to excessive pressure, spots and blights of slum and squatters as well as increase crime and gangsterism or urban hypertrophy.

C. Goals and Objectives

➤ Goal

The goal of this study is to ensure and enshrine effective physical planning and development in Rumuigbo community.

➤ Objectives

To achieve the above stated goal, the specific objectives are as follows:

- To assess the level of physical planning and development in Rumuigbo community
- To find out the authorities responsible for the physical planning and development of Rumuigbo.
- To find out the problems of physical planning in Rumuigbo.
- To find out if the land tenure system or inadequate requisite finance inhibits physical planning in Rumuigbo.
- To suggest ways that will help control and sustain physical planning and development in Rumuigbo.

D. Study Area

Rumuigbo is one of the communities suburbs of Port Harcourt metropolitan area. It is a traditional Ikwerre Community of the Ikwerre Ethnic Nationality in Rivers State. It is located on the North of the Port Harcourt Township along the Ikwerre Road axis of Port Harcourt which leads to Igwuruta and Port Harcourt International Airport Omagwa. It lies adjacent to the Itawogba Rivers that runs from North of Town to empty itself downstream at the creeks up of the Bonny Rivers axis Port Harcourt.

Rumuigbo is in the Obio/Akpor Local Government Area of Rivers State.

E. Significance of the Study

The importance of this study cannot be over emphasised. This is because the benefits accrued to a sustainable physical planning and development can be felt when there is proper land use and physical planning.

Also, the authorities will be aware of the various problems militating against physical planning and will then generate solutions to curb them through this study.

This study will benefit the public as they will live conveniently without complain of bad environment, and living condition due to improper physical planning and inadequate infrastructure among others.

Finally, the study will benefit student who intend to carryout similar research as it will serve as a secondary material

F. Scope of Study

The study was carried out in Rumuigbo Community in the Obio/Akpor Local Government Area of Rivers State, a suburb of Port Harcourt in Port Harcourt Metropolis. The study focused on the state of physical planning in the

community with a strong consideration of the physical and socio-economic environment, density and occupancy ratio infrastructure and utilities.

II. LITERATURE REVIEW

A. Theoretical Framework

➤ Lynch's Theory of Urban Imageability (Lynch, 1969)

The theory of Urban Imageability is the detailed study of how cities are structured. It was first attempted by Kevin Lynch in his book "IMAGE OF THE CITY". According to Lynch, imageability is "That quality in a physical object which gives it a high probability of evoking a strong image in any observer. Imageability constitutes the shape, colour or arrangement which facilitates the making of vividly identified, powerfully structured highly useful mental images." (Lynch, 1969).

Urban imageability suggests the aspects of a city which people (observers) find visually pleasant or unpleasant. It suggests the perception of the observer; the mental image formed on the mind of the observer about the city. It includes identified important physical elements or landmarks of the place – that is buildings standing at nodes, tall & visible from distances which stay in memory or contribute to the mental image; structures contrasting in colour or texture which are architecturally or otherwise interesting; roundabouts or well design road intersections with monuments, fountains or cenotaph; areas that could be considered iconic areas of a city or place; places that are traditional in their "grossness" and "disgusting" in their attributes. They constitute prime places for recreation and prime spots for socializing and "glar watching."

For Lynch, the "imageability" of a city is directly related to the success of its urban plan. A strongly structured image of the city, however, establishes a harmonious relationship between city and user. Imageability, therefore, is a gauge of success in the design of cities.

Lynch summarized the basic elements of the image and revealed an approach of how to improve it. It is a look into how global cultural and economic forces influence contemporary cities. The design, functioning and future of urban situations is explored in written, drawn and modelled work which builds on the legacy of twentieth century urban theory and is directed towards the development of sustainable cities.

Lynch argues that the ease in which one can recognize the patterns and meanings of their environment, the more pleasure and utility they will extract from it.

Lynch's book is an attempt to connect legibility of a city's composition to its success as a place. Without legibility, confusion sets in. This, for Lynch, is the ultimate failure of an urban environment. Confusion robs us of our emotional security and puts us at odds with the outside world. A strongly structured image of the city, however,

establishes a harmonious relationship between city and user. Imageability, therefore, is a gauge of success in the design of cities.

Lynch suggested five components of imageability and outlined the interrelationship between them that fosters a good urban image of cities he studied. These elements include:

- Paths
- Edges
- Districts
- Nodes
- Landmarks

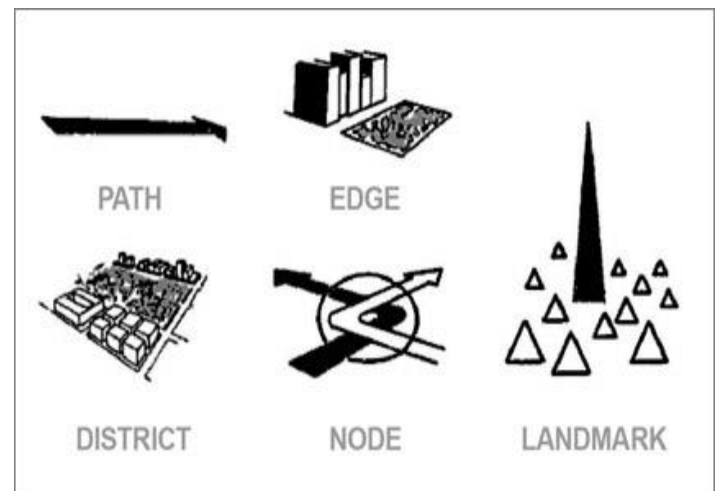


Fig 1

Source: Wenhao Yue, 2013

These are the reoccurring elements recognized both by city planner and citizen that are used to build a legible structure into the urban environment. They represent the basic symbols we use to construct the mental framework of a city. They become the common language that designers can utilize to speak to the user.

The network of relationships between these basic components (path, edge, district, node, and landmark) builds the armature for the mental model of a city. It is the skeleton that all the other detail fills in. It is the frame of reference that makes the complexity of a city legible. Recognizing and linking the components may be more or less difficult from city to city. This is where the degree of cities' imageability differs. This is why Lynch believes strongly that physical order is tied to image (Wenhao Yue, 2013).

Paths - Paths are the dominant elements in urban space.

Edges - Edges are boundaries which separate two districts with visually predominant and continuous form.

Districts - Districts are relatively large city areas with common characters which observers can mentally go inside of.

Nodes - Nodes are strategic foci which observers can enter, which are not only small points but also squares, linear

shapes and central districts etc. A node is an element which may be a point of concentration where people can meet up
Landmarks - Landmarks are reference points external to observers, which can be defined as simple physical elements which may vary widely in scale.

These elements cannot exist individually; they must act together as a whole to reveal an integrated city image. It is a total orchestration of these elements which combine together as a vivid and dense image.

What is more, we need an environment which is not simply well organized, but poetic and symbolic as well.

B. Conceptual Framework

➤ Concept of Physical Planning

Physical planning also known as Urban planning refers to planning with a spatial or geographical component in which the general objective is to provide for the spatial structure of activities or of land use which in some way is better than the pattern existing without planning (Izueke & Eme, 2013). It is an important administrative action aimed at sustaining and improving the aesthetic nature of a town.

On this background, physical planning as used here refers to making choices among alternative as it regards the ordering and use of land and siting of buildings and communication routes so as to secure the maximum practicable degree of economy, convenience and beauty (Izueke & Eme, 2013).

Physical planning is concerned with the general pattern of land use, the character and location of public buildings and structures, the design of streets, the location and development of transit and transportation systems, and all other physical facilities which are necessary or desirable to promote economic betterment, comfort, convenience, and the general welfare (Pivo, G., Ellis, C., Leaf, M. & Magutu, G., 1990). Physical planning has grown to include urban design, and environmental planning (Pivo et al, 1990).

Physical planning is aimed at achieving orderliness in the use of land and siting of buildings, communication routes and other structures to secure a maximum practicable degree of economy, convenience and beauty.

C. Physical Planning Administration in Nigeria

Physical planning administration in Nigeria takes precedence from the state governments who initiate the process and who should in turn extend such powers to the local governments. Physical planning in Nigeria base on the Nigerian physical planning policy is to intensify physical planning in major urban centres, undertake urban renewal and the development of “New Towns”.

The origin of physical at the national level can be traceable to promulgation of the 1946 Town and Country Planning Ordinance which erected a clear legislation and administrative framework for physical planning throughout

the country including Port Harcourt. The enactment of Nigerian Urban and Regional Planning Law Decree 88 of 1992 further deepen the enforcement of physical planning. It stipulated a framework for the administration of physical planning for the entire country.

D. Physical Planning Administration in Rivers State

Physical planning affairs in the state is vested in the Ministry of Urban development and physical planning. The Ministry is entrusted with the task of reviewing and preparing physical development (master) plans, urban renewal plans, and transportation plans. Preparation and generation of physical planning policies for the state; preparation and review of development control laws and regulations in the state; to liaise with Local Government councils on issues bordering on physical planning and development; the administration of physical planning, development control, regional/rural planning and urban orientation/urban renewal departments; and enforcement of physical planning and development control laws and regulations.

Prior to this time, physical planning in Rivers State was brought to limelight with the establishment of the Port Harcourt Planning Authority in December 1946. Its main task was to oversee the physical planning of Port Harcourt with an area of jurisdiction covering some 25 square miles between 1947 and 1955 (The TIDE, January 10, 2010).

In 1959, Elon Y., a professional Town Planning adviser and a professor of Haifa University, Israel was commissioned to produce a new master plan for Port Harcourt following the decision of the Shell-BP company to move its headquarters from Owerri to Port Harcourt. The plan was to provide for a population of about 250,000 persons, a new industrial estate at Trans Amadi covering area of about 2,500 acres of land, provide industrial sites with roads and rails access and a new low density residential layout known as Government Reserved Area (GRA) Phase 1.

Following the creation of Rivers State in 1967, a Swedish planning firm called Specialist Konsult was commissioned to prepare a master plan for Port Harcourt covering the period 1975 – 2005. At the same time, Nickson and Borys was contracted to prepare an urban renewal master plan for Diobu and Borikiri. This gave rise to massive and intense construction activities in Port Harcourt following the post war years.

Physical planning in Port Harcourt is largely premised on the effort of the British which succeeded in inculcating a physical planning culture in the city. The effort of the colonial Town Planners and administrators gave the city its essential character and unique attributes that made it Garden City.

However, the high standards set by the British Colonial administrators and town planners for the physical planning in port Harcourt has not been maintained which

had created myriads of problems turning the city into chaotic mood in recent times.

E. A Review of Efforts towards Achieving Orderly Physical Development in Rumuigbo Community

The major approach towards land use control in Port Harcourt Rivers State has been legislative. However, the application of this legislative instrument as guide to Town Planning in Rivers State has been very silent.

As stated earlier physical planning had been very dormant outside of Port Harcourt. The process had not been aggressively followed and it has led to a chaotic state of development especially in the suburban parts of the city, especially Rumuigbo community. The proliferation of new growth on the urban fringe without effective implementation of physical planning or the absence of a physical development plan is a major reason for the rising problem. There is therefore need for flexible land use controls and citizen participation (Pivo et al, 1990) in physical planning process in order to execute plans that would be accepted by the people

F. Causes of Spontaneous Squatter Development

The major and eminent causal factors of the spontaneous location of squatter settlements in cities include

- Social ties
- Availability of land
- Access to employment, or markets (Pivo et al, 1990).

G. Benefits of Physical Planning

The various benefits of physical planning as can be deduced from the view of scholars including the likes of Lynch 1969 include the following:

➤ *Security*

Feeling safe where you live would appear to be a fundamental human right. The likelihood that people will be the target of criminal activity is relatively low and typically results from actions shaped by social or economic conditions, rather than anything to do with environmental design. Despite this, however, it is possible to create environments where people feel safe or where it may be more difficult to get away with criminal activity.

A well designed environment image will improve the sense of security for people and set up a harmonious relationship between the outer world and themselves.

➤ *Environmental Health*

Places are built for liveability and not for chaos, so it is important that any approach to design cities should reflect the aspirations of the residents. The health of residents relates directly to the neat nature of the living and business environment. The health viability of city environment is to be considered carefully in the course design (Wenhao Yue, 2013). Lynch argues that the ease in which one can recognize the patterns and meanings of their

environment, the more pleasure and utility they will extract from it.

➤ *Cultural Values*

Use the element of district, path and landmark to integrate or create a mix of local traditional values with other vistas. It is about accommodating other cultural artefacts at nodes and as part of street furniture so as to portray cultural elements of the locality where the city is located. It will also discourage monotony, avoid repetitive environment and create or build distinctive places and spaces within the city.

However, there are areas of the city that still has a dense element of traditional communities with scattered uncoordinated implants of structures surrounded by leap-frog developments, insecurity, with tell-tails of absence of serenity, crushed cultural heritages wearing the cloak of urbanisation, and of course health concerns. These areas need the assimilation of the elements of the components of paths, edges, districts, nodes and landmarks for legibility.

III. RESEARCH METHODOLOGY

A. Research Design

This research work is being carried out to determine the effectiveness of physical planning in Rumuigbo Community of Port Harcourt.

This research employs a combination of quantitative and qualitative observation, text content analysis and available official statistics from academic and other materials or archives with information and communication technology facilities like the internet and physical libraries in different proportions for problem identification and problem solving. The research utilized appropriate statistical techniques consisting of simple percentages in the analysis of the required data that has been acquired.

B. Population of Study

Rumuigbo is made of two wards namely Rumomoi and Rumuosi areas. The areas or wards are have clusters of streets of mixed densities and varied housing types. The population of study include the available streets and neighbourhoods in Rumuigbo area of Port Harcourt.

C. Sampling Procedure and Sampling Size

To carryout this study effectively and eradicate bias, the researcher divided the community into areas of major streets base on the traditional compound areas of the community which include: Rumomoi and Rumuorosi. This was done for effective administration of questionnaire to yield the required data needed for the study. For the sample size cluster of buildings surrounding major streets from these wards were chosen, which include: Olugo, Ohiamini, Chinwo, Owhor, Eri-Olu, Psychiatric road, Amadi, Ichiegbo, Okabie and Omunakwa streets.

➤ *Sampling Technique(s)*

The cluster method of sampling was adopted in this research work. The choice of the sampling technique was informed by the nature of the study area, available information and the objectives of the study.

D. Sources and Method of Data Collection

Specifically, data for this research work were collected from two major sources which include primary sources and secondary sources.

➤ *Primary Data*

Data was collected manually from the field through the use of statistical data collection techniques such as the use of questionnaire, personal interview of persons in the study area, direct observations

➤ *Secondary Data*

Data from the secondary source were collected from published and unpublished materials such as text books, journals, newspapers, seminars, and government agencies. The secondary data content were sourced from information and communication technology facilities (e-library) and physical libraries.

E. Instrument for Data Collection (e.g. Questionnaire, Interview, Personal Observations, etc)

The instruments employed in the collection of the required data for this research work include questionnaire

F. Data Analytical Techniques

The analysis of the data obtained from the field was done manually using frequency distribution tables and simple descriptive percentage analysis method. The results were presented in tables. The tables consist of frequency distribution and percentage which shows the magnitude of respondents' response and the category of respondents thereby enabling the drawing up of representative percentage for each group.

The formula for simple descriptive percentage:

$$\text{Percentage (\%)} = \frac{\text{Number of response}}{\text{Total number of response}} \times \frac{100}{1}$$

IV. DATA PRESENTATION AND ANALYSIS

A. Data Analysis

The data from the questionnaire collected from survey were analysed and presented using simple frequency distribution tables of percentage descriptive statistics as stated in the methodology

A table of 50 questionnaires were administered to residents of Rumuigbo Community according to the ten major streets in community. All of the questionnaires were successfully retrieved from respondents which include those carrying out businesses in the community.

The Analysis was done as follows:

$$\text{Percentage (\%)} = \frac{\text{Number of response}}{\text{Total number of response}} \times \frac{100}{1}$$

Item	No	%
Male	20	40
Female	30	60
Total	50	100

Table 1:- Sex Distribution of Respondent

Table 1 show that 406% of the respondents were male while 60% were female. It indicates that both sexes had a fairly good representation.

Item	No	%
18-24	-	-
25-30	15	30
31-36	20	40
37-42	8	16
43-48	7	14
49-54	-	-
Above 55	-	-
Total	50	100

Table 2:- Age Distribution of Respondent

Table 2 suggest that the sample population were between the ages of 25 and 48. The highest numbers of respondents were between the ages of 25-30. This indicates a very young and vibrant population of young men and women.

Item	No	%
Single	18	36
Married	32	64
Divorced	-	-
Widow	-	-
Widower	-	-
Total	50	100

Table 3:- Marital Status

Table 3 shows that 36% of respondents are singles while 64% of them are married. This indicates that a greater number of the people are married and still in their prime for procreation. It implies a population with high tendency of fertility still within child bearing age, and of course promises a very dense population in the future.

Level	No	%
Primary	-	-
Secondary	20	40
Tertiary	30	60
None	-	-
Total	50	100

Table 4:- Educational Background

Table 4 shows that 40% of respondents have secondary education, while 60% of the respondents have tertiary educational background. This indicates that there is a high percentage of schooled people living within the

community and as such the issue of education is of no significant effect on the community.

Item	No	%
Rumuigbo	13	26
Other communities in Obio/Akpor LGA	-	-
Other LGAs in Rivers State	16	32
Outside Rivers State	21	42
Total	50	100

Table 5:- Respondents' Place of Origin

Table 5 shows that 26% of respondents are indigenes of Rumuigbo community, 32% hails from other LGAs within Rivers State, while 42% are not Rivers indigenes. This indicates that the outburst of population in the community is as a result of migration from within and outside Rivers State.

Item	No	%
Employed	36	72
Unemployed	8	16
Retired	-	-
Student	4	8
Apprentice	2	4
Total	50	100

Table 6:- Employment Status of Respondent

From the above table 72% of respondents are gainfully employed, 16% are unemployed, 8% are students, while 4% are apprentices. This indicates a very high level of employment.

Item	No	%
Government	4	11.1
Private	20	55.6
Self Employed	12	33.3
Total	36	100

Table 7:- Respondents' Type of Employment

Table 7 shows that 11.1% of those employed are in Government employment, 55.6% in private employment and 25% are self-employed. This indicates that private sector is the highest employer of labour in the community, followed by entrepreneurs. It also indicates a high concentration of personal business within the community.

Item	No	%
Farminig/Fishing	2	5.6
Business/Trading	20	55.6
Civil servant	4	11.1
Artisan	10	27.7
unskilled labour		
Others specify	-	-
Total	36	100

Table 8:- Respondent Occupation

Table 8 shows that 5.6% of the respondents are in farm business, 55.6% are businessmen and traders; 11.1% are civil servants while 27.7% are artisans.

Item	No	%
Less than 20000	14	28
21,000-40,000	18	36
41,000-60,000	10	20
61,000-80,000	8	16
81,000-100,000	-	-
Above 100,000	-	-
Total	50	100

Table 9:- Respondents' Monthly Income

The table above shows that 28% of the respondents earn less than N20,000; 36% earns between N21,000-40,000; 20% earns between N41,000 – 60,000 while 16% of them earn between N61,000-80,000 monthly. This indicates that residents of Rumuigbo community are mostly low income earners.

Item	No	%
Detached	-	-
Semi-Detached	-	-
Block of Flats	20	40
Roomy House	10	20
Courtyard		
Batcher	20	40
Total	50	100

Table 10:- Respondents' Type of Accommodation

The table above shows 40% of respondents live in block of flats, 20% live in roomy houses, while 20% live in shanty houses (makeshift shacks) called Batcher.

Item	No	%
Owner occupied	13	26
Rented	31	62
Squatter	6	12
Total	50	100

Table 11:- Respondent House Tenure

The Table above shows that 26% of respondents live in their own built houses, 62% live in rented apartments, while 12% of them are squatting. The table suggests that those owner occupiers are indigenes of the community, while the rest are non-indigenes.

Item	No	%
Sand-Crete blocks	30	60
Wood	15	30
Zinc	5	10
Others		
Total	50	100

Table 12:- Type of Building Material

From the table 60% of respondents live in buildings made sand-Crete blocks, 30% live in wooden hoses while 10% live in zinc made houses. This implies that about 40% live in houses that are very deplorable and dirty.

Item	No	%
1	-	-
2 – 3	6	12
4 – 5	20	40
6 – 7	24	48
8 and above	-	-
Total	50	100

Table 13:- Number of Household per building

From the table above 12% of buildings accommodate 2 – 3 households, 40% of buildings accommodate 4 – 5 households, and another 48% accommodate 6 – 7 households as well. This indicates a high occupancy ratio per square meter of space. The result is overcrowding.

Item	No	%
1 – 2	4	8
3 – 4	8	16
5 – 6	22	44
7 – 8	16	32
9 and above	-	-
Total	50	100

Table 14:- Household Size

From table 14, the average number of persons per household (family) is between 5 and 8 persons.

Item	No	%
Electricity	50	100
Toilet	50	100
Kitchen	30	60
Bathrooms	50	100
Water supply	10	20

Table 15:- Facilities in Respondents' Buildings

From the Table above, 100% of respondents indicated that electricity supply, toilet and bathroom facilities are available in their buildings. Touching on water supply and kitchen facility, 20% and 60% respectively indicated availability. From this it can be deduced that the housing condition in Rumuigbo is below the acceptable minimum standard as stipulated by United Nation's Habitat programme.

Item	No	%
WC	30	60
Pit	-	-
Water front	20	40
Total	50	100

Table 16:- Type of Toilet Facility

Table 16 shows that 60% of respondents' buildings contain Water Closet toilet system, 40% use either open or closed water front toilet. This suggests that about 2/5th of residents of Rumuigbo live in dangerous and poor health conditions in the environment.

Item	No	%
Pipe-borne	-	-
Well	-	-
Stream	-	-
Borehole	50	100
Total	50	100

Table 17:- Source of Water Supply

Table 17 shows that the entire water needs of the people in Rumuigbo are supplied by the Borehole system. The question here is "How pure is the water for consumption?" This is because boreholes are not properly treated for human consumption. Invariably, there is absolute absence of clean portable water supply in Rumuigbo.

Item	No	%
Yes	30	60
No	20	40
Total	50	100

Table 18:- Availability of Access Road to Buildings

Table 18 shows that 60% of respondent agree that there is direct road access abutting there buildings, while 40% state that there is no direct road access to their buildings. This indicates that a greater percentage of properties in Rumuigbo lack direct road access. This implies that there is poor road network in Rumuigbo.

B. Discussion of Findings

A critical appraisal of the study from the survey analysis and expected standards from literature gave rise to the following findings:

- The population of Rumuigbo will be quite dense in the near future.
- The community has a population of residents between the ages of 25 and 48. This population signifies a population in their prime of fertility and promises a high birth rate putting forth the Nigerian factor, common in third world countries.
- Rumuigbo is a heterogeneous community of indigenes and migrants. The percentage of non-indigenes outnumber that of the indigenous residents making a highly heterogeneous community.
- There is a high concentration of personal business within the community. From the study, it was noted that the economy of Rumuigbo is driven mainly by entrepreneurs rather than public sector (government) businesses.
- The residents of Rumuigbo community are mostly low income earners. The study showed that the majority of the residents are low income earners, thereby, making physical planning difficult as the priority of this income group is basically how to survive rather a decent environment.
- Rumuigbo is proliferated with poor and substandard housing. From personal observation, there are a lot of

- shanty dwellings scattered around the community. There are also a great number of poorly built housing units within a deplorable environment.
- A good number of housing provided in Rumuigbo are of poorly constructed and of poor and substandard building materials.
 - There is high occupancy ratio per square meter of space. The residential environment is overcrowded.
 - The housing condition in Rumuigbo is below the acceptable minimum standard as stipulated by United Nation's Habitat programme.
 - Residents of Rumuigbo live in dangerous and poor health conditions.
 - There is absolute absence of clean portable water supply in Rumuigbo.
 - There is poor road network in Rumuigbo. From observation, the community do not have an effective road network system. Buildings lack direct access by motor-able roads.

V. SUMMARY CONCLUSION AND RECOMMENDATION

A. Summary

The main objective of this study was to evaluate the development of physical planning in suburban and metropolitan areas of Port Harcourt Township.

The study sought to determine the condition of physical and social infrastructure. The study highlighted probable forces behind the urbanization of cities and the development of squatter settlements in cities.

The study revealed the existence of poor and substandard housing in the study area; poor spatial organisation, poorly managed physical environment leading to socio economic ills within the study area. Thus, the objectives of physical planning could not be achieved hence the settlement cannot support nor accommodate social processes. The study also revealed the absence of an effective urban planning regulation which takes into cognisance the opinion of all stakeholders including the end users of space.

B. Conclusion

Physical planning is an important tool for the administration, sustenance and improvement of the aesthetic quality a settlements. It is about ensuring economy, convenience and beauty.

The enemy of physical planning in Nigeria is its poor level of administration at all levels. This had turned our urban environments into a confused and chaotic state devoid of standard physical and social infrastructure.

C. Recommendation

As a way of reconciling theoretical works of this research with its findings the researcher hereby put forward the following recommendation:

- State Government should cease from performing the functions of the local authority.
- Government should establish a public private partnership on issues of physical planning in the state to ensure adequate provision of infrastructure.
- Government to embark on public participation in scheduled maintenance practice on open spaces.
- Government should make concerted effort to improve the technical capacity of Town planners in the state
- Government should create a framework for physical planning at the local government council level.
- Government should provide sustained funding to planning authorities to implement physical development plans.
- Prepare and review physical planning legislations in the state and enforce it at local government council level.

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