PARADIGM SHIFT IN TOWN PLANNING: APPLICATIONS AND IMPLICATIONS FOR NIGERIA.

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ABSTRACT

Planning is dynamic; phases have been witnessed which have consistently demanded changes in approach to solving city problems as the world grows and history unfolds. Against this background, the paper traces the historical transitionsin town planning using the example of Nigeria. Changes are observed to be brought by urbanization and developments in the spheres of industrialization and technological innovations in the quests to solve the new problems that have come to face the cities. The paper thus advocate for compliance with the contemporary technologies that are relevant to city planning for sustainable city planning and advancement.

KEYWORDS: Paradigm Shift, Urbanization, Urban Planning, Sustainable Cities

INTRODUCTION

Suffice to say that Town Planning was invented as a response to the monstrous problems created by the duo of urbanization and industrialization of the late 19th century; the problems of cities have continued to metamorphose as the city grows.This changing nature and problems of the city requires a corresponding newer approaches that may be commensurate to the magnitude and nature of the city environmental problems.Nigeria may be considered a late starter in terms of city planning, yet town planning in the country seems to be at a snail speed when viewed against its pace of catching up with global innovations and inventions as well as theoretical reviews which are expected to impact the practice of the profession.

Physical planning in our contemporary time needs to find relevance in the achievement of broader environmental goals. Some ofthe questions to askare: what specifically has changed in our city planning over time despite the introduction of new approaches to town planning? What design, implementation and control that we now do reflects steps to achieving the sustainable cities, compact cities, smart cities or environmental integration? Town planning needs to speak explicitly and directly to: sustainability, accessibility, diversity, open space development, compatibility, incentives, adaptability and environmental identity among others.this has the propensity to give face lifts to the profession and create jobs for the increasing number of town planners being produced annually from our institutions.

URBAN AND REGIONAL PLANNING: WHAT IS IT?

Planning means different things at different times and in different places (Gleeson and Low, 2000; Ejumudo, 2008; Polat, 2009). It is wide and multifaceted. Planning is also an intricate and constantly evolving concept, which is a reflection of its historical response to prevailing environmental, economic and socio-cultural challenges (Thompson,

2007).Planning involves thinking ahead, initiating and taking a pre-determined course of action and deciding in advance what should be done, how, when and by whom (Datta, 2010;Koontz et al., 2006).Town planning has been described as systematic assessment of land and water, alternative pattern of land use and other physical, social and economic conditions in such a way to encourage land user to select options that increase productivity and meet societal needs in a sustainable manner(Onibokun, 1985).

The word planning itself is extremely ambiguous to define. Planners do all sort of different kinds of things as a professional of a single discipline (Hall, 2002). Books, practitioners and the content of what we do have lent more confusion to the words: plan, to plan, planning and planners. This is because, very many areas of planning has continued to evolve over time; and with advents in technologically borne cultural changes, we should anticipate more changes in the scope that is commensurate with the efforts required to tackle the new challenges borne by the new changes. Town planning is complex and multifaceted (Obateru, 2003); branching into diverse physical, social, economic, cultural political and psychological aspects of human endeavours. Planning has been growing from the broader macro-planning to concern itself with the grass-root issues in the micro-scale (Taylor, 1998).

Urban and regional planning has been defined as a notion that encompasses the whole set of social activities aimed at anticipating, representing and regulating the development of an urban or a regional area (AICP, 2012). It thus articulates intellectual activities of study and prospective, of social and economic forecasting with more concrete activities such as infrastructure programming, land reservation and land use regulation (Pinson, 2007). Planning as a general activity is the making of an orderly sequence of action that will lead to the achievement of stated goals. Its main techniques will be written statements, supplemented as appropriate by statistical projections, mathematical representations, quantified evaluations and diagrams illustrating relationships between different parts of the plan. It may, but need not necessarily, include exact physical blueprints of objects (Hall, 2002). Planning operates at different scales: neighbourhood, city or region. Generally speaking, the smaller the area addressed, the more precise and coercive planning regulations are inherent in the approach. Urban planning is governed by social structure, level of development of productive forces, science and culture, natural and climatic conditions, and a country's national characteristics. Urban planning encompasses a complex network of socio-economic, civil engineering, architectural decorative, and sanitation problems (GSE, 1979).

Planning as a subject is dynamically evolving. It is responsive to the wide range of development that is taking place in the society. Planning may be defined as a purposeful action, that is taking decision or making arrangement beforehand to influence the course of action on a particularly need. Keeble (1969) defined Town and counting planning as the art and science of ordering the use of land and the character and siting of building and communication routes so as to secure the maximum practicable degree of economy, convenience and beauty. It is also seen as Land –use distribution and allocation, ensuring that development is in the right place at right time, urban and regional planning tries to guide and control the variety of the changing activities in the constantly changing environment of planned area through the use of current planning standard that are expected to work physically, politically. There are very many other descriptions of Town planning. With each definition, one or something is added to widen the scope of urban and regional planning.

HISTORICAL DEVELOPMENT OF URBAN AND REGIONAL PLANNING IN NIGERIA

Town planning took its chances at the instance of the traditional rulers, health workers and engineers among others (Agbola, 2004). Spatial organization ideas in Nigeria started as a prerogative of traditional rulers who has the sole

authority with which is the responsibility to administer lands (Omisore, 2000, Oyesiku, 2010). These traditional rulers relied on the extant crude, rudimentary and primitive information that was bequeathed to them from the trial by error efforts of their predecessors. Examples are the kingdoms of Oyo, Sokoto, Benin, Kano, Zaria and so on; whose city arrangement efforts of many centuries ago are still visible today.

Modern scientific town planning in Nigeria started with promulgations of laws by colonial masters who were seen as slave masters, using all ill-mannered indirect rule approach and legal power to take advantage of regions and the country at large. Several disjointed legislations were passed, notably from 1861, when Lagos was annexed as the colony of the British till 1946 which were selectively applicable to parts of the country but with expansive implications on the country today. The imported 1946 town and country planning law; like vehicles without tyres, roared from a point for 46 years without a significant turnaround in the planning system of Nigeria.

Marked by the protracted colonial rule, political instability; etched in the early civil war and abruptly ended regimes of administrations both of military and democratic rules, and the seemingly unwillingness on the parts of the political actors to organize the cities spatial structure, town planning stayed at infancy for too long a period, making even the citizenry develop unhealthy immunity to its essence and recalcitrance to its efforts of the later years. Residents get used to physical development outside the banners of town planning and till date controlling physical development is still an odious task despite the increasing knowledge of the populace. Planning therefore has been growing in Nigeria, but we cannot see a clear demarcation in the improvements. Epochs of environmental inventions in the global spheres have not been seen to influence succession in Nigerian planning practice. old ideas still subsists and fusing of the new let alone a transformed approach are still at large.

PARADIGM SHIFTS

There are different ways to apply the word paradigms. the earliest user of the term posits that it should be revolutionary theories that constitute peoples view of certain aspects of the world. These proven theories tend to last for centuries until scientific advancement can prove otherwise and new paradigms are developed. others have seen it as new ways of thinking and shifts in theoretical understanding of a process or a subject (Taylor, 1998)

There have been three identifiable post world-war shifts that have reshaped planning theory worldwide (Kuhnian paradigm shifts):

Town planning was first seen as solely as a subset of Architecture that had no scientific merit that focused only on the physical design and morphological view of towns. This ideal of a town planner shifted however in the early 1960's as their role shifted from the aesthetic and physical design of towns to a more inter- related role that considered the economic, environmental and social functions of the society. This shift although prominent in the profession of planning is not considered a paradigm shift as the physical design element of a city although less prominent is still an important part in planning today.

The presumption that a town planner was a specialist who had an expertise in his field such as urban design was another shift in thought. This notion changed in the 1970's and 1980's were the town planners role was viewed as not a specialist but a as facilitator whom mediated people's views about how a town should be planned. This is not a considered paradigm shift as many planners these days specialize in certain aspects of planning e.g. traffic planner and economic

planner.

The emergence of postmodernist's who opposed modern planning ideals is another proposed modern paradigm. This is where former planning principals such as the Garden City Movement where opposed to a postmodern view of complexity, diversity and their belief that there is an individual preference and ideal for everyone not one generic planning practice. This again however is not seen as a paradigm as many aspects of modern planning are still implemented in post-modern and current planning. In general these movements are more appropriately the process of the professions growth from its old conceptions rather than complete paradigm shifts

In this paper, paradigm shifts or transitions in conceptions shall be discusses in two parts. Here, the transitions from inception which takes account of theoretical development shall be traced. Efforts shall be made to iterate physical planning applications or implications of the theoretical shifts. in the later part, more contemporary injections that may require contemporary compliance are selected for discussion and for each, the applications and implications which itemizes physical planning commitment requirements are mentioned.

HISTORICAL TRANSITION IN PLANNING
Pre-Modern Planning

Normative Theory

A normative theory of town planning can comprise how town planning should be approached and the kind of environment that town planning should seek to create (Weblen, 1969). This is described by four principles of utopianism, aesthetic considerations: anti-urban aestheticism, A highly ordered view of urban structure and assumed consensus over the aims of planning. These theories culminate in what is popularly known as the master planning approach.

Master planning approach became identifiable with academic training during the first four decades of the 20th century; as a response to the spatial disorganization and living deprivations that the world's rapidly industrializing cities were generating. It emerged when there were strains of urban and anti-urban ideologies competing for dominance; as the explanations of the plight confronting cities in the late 19th and the early 20th centuries.
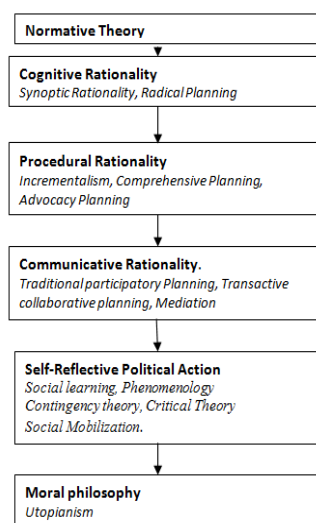

Figure 1: Gravitations in the Theoretical Build-Up of Town Planning

Source: Adapted from: AICP, (2012), Hall, (2012), Taylor (1998).

The master planning approach remains the starting-point of urban planning for many countries (Polat, 2009). Though it has been severely criticized as being too complex, bureaucratic, time-consuming, static and elitist. The failure of master plans led to the emergence of rational planning process and other planning approaches.

Rational Process View/ Procedural Planning Theory

This theory gained popularity between the 1970s and 1990s. Generally it is concerned with effects or the consequences of Planning. The tenets of this set of theories views planning as a process; which basically constitutes the selection of ends and criteria, identification of a set of alternatives and guidance of actions towards the determined end. The theories represent a re-conceptualization of town planning in terms of systems, with oodles of mathematical modelling and quantification. This era saw an extensive use of the computer to manage and manipulate large amount of data and to process the same for modelling complex systems. The theory type has also been criticized on the ground that it lacks content and that it is silent about the understanding of how plans and policies are implemented. This criticism formed the reason for the search of another theory of planning.

Communicative Theory

This set of theories thrived in the 1980s and 1990s. The theory has been described as adopting a wide, all-embracing communication which includes debates and even arguments from the major stakeholders (Healy, 1992, Fischer and Forester, 1993, Sager 1994, Innes, 1995). As good as this sounds the theory has been faulted on the ground that it concentrated blindly on the abstract philosophical work of Herbamas (1979). Motivated by the ideals of democracy and participatory planning, the proponents of the theories were more interested in the actions and implementation of policies and how town planning may become much more effective in getting things done in the community.

Rational Planning Process which started the structure planning process and had moved to systematic planning process (McLaughlin, 1969). It is an approach which attempts to adjust continuously to change, to changing conditions and to circumstances. It is an inherent behavioural and a totally flexible approach rather than master planning method. The systematic planning process sees the human environment as a system with parts of components on one hand and the connections of interactions on the other hand.

The shift in rational planning process led to disjointed Incrementalism

Disjointed Incrementalism: is approaches know as muddling through. It is simply both the descriptive account of how planners or administrators go about decision-making and also a normative/prescriptive model of how they ought to proceed. This approach is at variance with utopian thinking that desires to do everything at once leading to mistakes that are avoidable. Disjointed Incrementalism encourages step by step approach and it believes that the society develops in stages/phases (Camhis, 1979). Criticisms over Disjointed Incrementalism led to mixed scanning

Mixed Scanning: this compromise between rational comprehensive planning and disjointed Incrementalism by avoiding the short-comings of both. The main objective of mixed scanning is to make a distinction between a higher-order fundamental policy-making process which sets basic directions and an incremental process which prepares for fundamental decisions and revises them after they have been made.

All the planning approaches aforementioned were never participatory.

Transactive Planning: has its root in the concept of Public Participation. The main elements of transactive planning is dialogue in which pressures and relation, thinking, moral judgement feelings and empathy are fused in decision-making. Development in transactive Planning has led to deliberative democracy as a tool of Planning.

Deliberative democracy: It emphasizes public reasoning in its decision-making processes (Habermas, 1996; Elster, 1998). It pursues broader participation in public affairs and questions the legitimacy of centralized, political decision-making (Young, 2000). Deliberative democracy expects parties to be willing to "shift from bargaining, interest aggregation and power to the common reason of equal citizens as a dominant force in democratic life" (Cohen and Fung, 2004). One of the fields where deliberative democracy theory is applied is urban planning. Approaches that have applied the deliberative theory have been named 'participatory planning' (Forester, 1999 and Fisher, 2001), 'collaborative planning' (Healey, 2006), 'communicative planning' (Innes, 1998) and 'discursive planning' (Ploeger, 2001). Common to these is the examination of urban planning and development as a collaborative process in which parties with different interests come together to find mutually acceptable solutions. In practice, the application of this theory has led to the development of participatory planning processes.

Strategic Urban Development Planning (SUDP). This is a stakeholder-based approach to urban planning (Kasala, 2015). It was adopted in Tanzania in 1992 following criticisms against the "master planning approach". The SUDP approach is situated within a wider discourse of urban planning and City Development Strategies-CDSs (UN-Habitat, 2004). Strategic urban development planning originated in the global North (the developed world) in the 1950s (Watson, and Gonzalez, 2005). Since then, it has spread into many other parts of the world. The spread to other parts of the world was possible through urban management efforts by UN-Habitat, Earth Summits on Human Settlements and Environment, and the World Bank-linked organization such as Cities Alliance (Watson, 2009).

Time Planning: Time policies intersect with urban planning and community development as they affect the coordination of activities, spatio-temporal patterns and relationships, as well as new forms of participatory governance in which women and men, specialist and politicians form partnerships and enter into contractsLiisa and Sirkku et al., (2013). Urban time policies refer to those public policies and planning interventions that affect the time schedules and the spatio-temporal organisation regulating people's activities and relationships at the local, regional, national and even European level (Mareggi, 2002). Thus, time policies seek to deal with the globalization and decentralization processes that affect the reconstitution of time and the reconfiguring of space (Castells, 1996; Boulin, 2008).

The integration of time planning with e-planning meant the use of technology to provide access to participation for larger groups. The expanded temporal scope and the application of community informatics allowed people to dig into the past (through archives) or envision the future with fellow participants. In addition, it enabled the co-productionof real-time environments through augmented reality technologies (Liisa and Sirkkuet al., 2013).

City Development Strategies (CDSs): CDSs have shown how to integrate environmental concerns in long-term city visioning exercises (David, et al. 2013). These strengthen relationships between stakeholders, but need to take nationally mandated planning cycles into account. Environmental mainstreaming can help to incorporate relevant environmental concerns into the decisions of institutions, while emerging ideas about the green urban economy show how density can generate environmental and social opportunities (including through green urban infrastructure) and can foster

environmental and social innovation and competition.

Environmental Mainstreaming:The informed inclusion of relevant environmental concerns into the decisions of institutions that drive national, local and sector-specific development policy, rules, plans, investment and action.

Green Economy:A green economy is one that results in improved human well-being and social equity, while significantly reducing environmental risks and ecological scarcities (David, et al. 2013). CDSs as a vital tool of achieving environmental integration by intending to help cities create a vision for 20 to 30 years in the future and to identify the necessary strategies and actions to achieve this. They are unique and context-specific, but tend to address five main themes: livelihoods, environmental quality, service delivery and energy efficiency, spatial form and infrastructure, financial resources, and governance. In addition, they explicitly try to empower urban managers, often in cases where these have been traditionally marginalized (David, et al, 2013).

Green Urban Economy Approach: The green economy was one of the two overarching themes in the Rio+20 United Nations Conference on Sustainable Development held in 2012 (David, et al., 2013), with cities deemed to be one of the seven areas needing priority attention. UNEP described a green economy as one that "results in improved human well-being and social equity, while significantly reducing environmental risks and ecological scarcities". As such, what is new about the emphasis on the green economy is not so much the goal, which is similar to that of sustainable development, but the focus on re-aligning economies to achieve this goal. This realignment entails shifting economic incentives, and a green economy is one in which incentives encourage people and enterprises to use natural resources and ecological systems with care, and with due consideration for the well-being of others (David, et al. 2013).

Cities are critical to the transition to a green economy because they are key sites of (largely private) economic production, grassroots collective action, and formal state regulation and coproduction. From an environmental perspective, they are among the principal places where changing economic incentives can make a difference, and where local negotiation can help ensure that development is both economically advantageous and socially equitable. Moreover, most developing countries are also urbanizing (David, et al. 2013). Capturing the environmental, social and economic benefits of urbanization, as well as its economic potential, is critical to the global transition to a green economy.

Environmental Integration: It is also referred to asIntegrated Environmental Management (IEM). It is underpinned by a set of principles and supported by a suite of tools (DEAT, 2004). IEM isdesigned to ensure that the environmentalconsequences of development proposals are understood and adequately considered. The purpose of environmental integration isto resolve or mitigate any negative impacts and toenhance positive aspects of development proposals" (DEA, 1992).This indicates that the IEM procedure was focused on assessing the impacts of new, discrete development proposals.

It must be said here that physical planning in Nigeria is getting compliant on IEM by making environmental impact assessment a compulsory part of submissions for major development. however, there is room for improvement through capacity building and inter-disciplinary or inter-profession collaboration to improve the sanity of our EIAs and the workability of the same for effective physical planning and environmental management. IEM emphasizes: accountability and responsibility, adaptive environmental management etched in alternative options, community empowerment, continual improvement, equity and environmental justice, holistic decision making for global responsibilities, institutional and sectoral coordination.

Post-Modern Planning

This is the most challenging period of Planning as cities at micro-levels and the world altogether at macro-level are seen just as systems or models that could be interacted with, insulated with commands and observe its reactions, and subjected to predictions. This era of Planning is believed to have dominance of powerful technology in every stage of Planning. Approaches in post-modern planning is premised on bridging the gap between already existing planning approaches and ICT tools/packages in other to achieve greater and better results.

Participatory e-Planning: This is the use of ICTs in urban planning to foster citizen participation, including also participation in the design and use of digital tools and media content. The participatory paradigm in urban planning, together with the rise of interactive ICTs, has pushed citizen participation up the planning agenda, and challenged planners and developers to adopt new methods and technologies (Foth, et al.2009). However, it was not until the beginning of the 2010s that the methods of participatory e-planning, with mash-ups of ICTs derived especially from the social media, became available (Foth et al. 2009).

Participatory planning turns into e-planning when the participatory activities are expanded beyond face-to-face interaction to include ICT mediated activities that are less dependent on spatial and temporal constraints. According to Bourdakis and Deffner (2010), participatory e-planning is a new paradigm within the framework of a post-positivist planning theory. However, collaborative approach requires new concepts, methods and tools that enhance the involvement of different stakeholders. The new approaches have featured such video games as "City One" and SimCity; an IBM video game that teaches the public how to better cope with complex modernproblems by showing them the variety of solutions that have tobe evaluated. SimCity uses real world statistics on the world's energy, carbon emission and so on (Kuang, 2010; Fothet al, 2009).

The application of technology is growing exponentially and can be intimidating, especially to seasoned planning professionals (Liberto-Blank et al., 2009). Planners should feel comfortable to explore the ways applications can lead to better public participation, dialogue, collaboration, and learning.Technology provides planners with supplemental tools to design communities that reflect the needs of those individuals not involved in the traditional outreach process. Since the field is rapidly emerging and changing one thing is clear, professional planners need to be flexible enough to try new and innovative means to gain valued input, and evolve with changing trends in technology.

GIS and Urban Planning: No matter how large or small a community is, as planners we deal with spatial information such as parcels, zoning, land use, addresses, transportation networks, and housing stock. With the help of tools of Geographic Information System like Global Positioning System (GPS), ARCVIEW GIS, Goggle Earth, and Design-CADs inter alia, it is possible and convenient to monitor multiple urban and regional indicators, forecast future community needs, and plan accordingly to help improve the quality of life in your community." GIS provides planners, surveyors, and engineers with the tools they need to synchronize their efforts towards designing and management of cities

Contemporary Injections into Town Planning and Major Shifts

The new nature of urban problems and the higher level awareness of globalization inform systemic thinking trough which newer approaches are borne. There can be more, but compact city development, environmental planning and management (EPM), smart city development and environmental integration shall be used here to chart the course of

discussion

Compact City Development: Applications and Implications

Compact city concept gained prominence in the 1990s. It is geared towards achieving city sustainability whereby city and natural resources are used in a way not to jeopardize opportunities to use the same for future generations. Recently, premium is placed on therelationship between urban form and sustainability, the suggestion being that the shapeand density of cities can have implications for their future this is the advent of compact city development (Pebbu, 2010). Compact City is an urban planning and urban design concept, which promotes relatively high residential density with mixed land, uses; based onan efficient public transport system, to encourage walking and cycling, low energy consumption and reducedpollution. It fosters social interaction, cheaper per capita infrastructure provision and feeling of safety in numbers and 'eyes on the street' (Dempsey, 2010; Jacobs 1961).

Compact city development has a high propensity to achieve the aim of town planning. It aims at central area re-vitalization, high density development, mixed use development and more efficient public facilities and services. it encourages connected centres of social and commercial activities, community-based society, builds proximity, make possible the conservation of fertile peri-urban lands, harness overlapping spatial interaction, maintains cleaner energy sustainability produces rich urban landscape,reduceswaste of energy(Pebbu, 2010;Scoffham et al, 1996). The question is, if compact city development is a prerequisite for vitality, vibrancy, cultural activities and social interaction in cities (Williams, 1999), what is the dimension of town planning to achieve the compact city. What policies, principle and planning activities are designed to achieve it? Physical planning imperatives to harnessing the tenets of compact city development may be found in: effective skyline design, incorporation of socioeconomic studies into city design e.g., percentage of plot to be developed and veritable understanding of land use mix.

Environmental Planning and Management (EPM): Applications and the Implications

Environmental planning and management may be seen as strategies, techniques or methodological approaches to achieving desirable and sustainable environment (Onibokun, 2006).EPM came as a development over closed, technocratic and top-down approaches to planning (UNCHS/UNEP, 1997; UNDP, 1998; ICLEI, 1996; Onibokun, 2006). EPM stands on the fulcrum of consensus reached among and across all key stakeholders to establish visions and missions towards undertaking a sustainable development planning and management process such as waste management. Problems in the community are jointly investigated and identified; these are then prioritised by consensus with a view to addressing them in priority order. Alternative solutions to the priority issues are jointly generated; works to achieving the purpose/project is then shared among stakeholders. Necessary actions are taken, monitored by working groups or the forum; where action is inadequate to solve the problem, new initiatives are organised. EPM aims to break the barrier of the 'internal matters' and power relations between deeply acculturated inequities and political problems that may generate violent reactions especially where the grounds for conflict (inequality, religion, ethnicity, illiteracy etc) exists. Information flow, early decision consensus, articulation of planning and management machinery, stepwise planning process, problem definition, awareness, formal decision making and involvement are features of the EPM to achieving effective city planning and management. The issues now is what shall the physical planning adapt and how shall it be adapted?
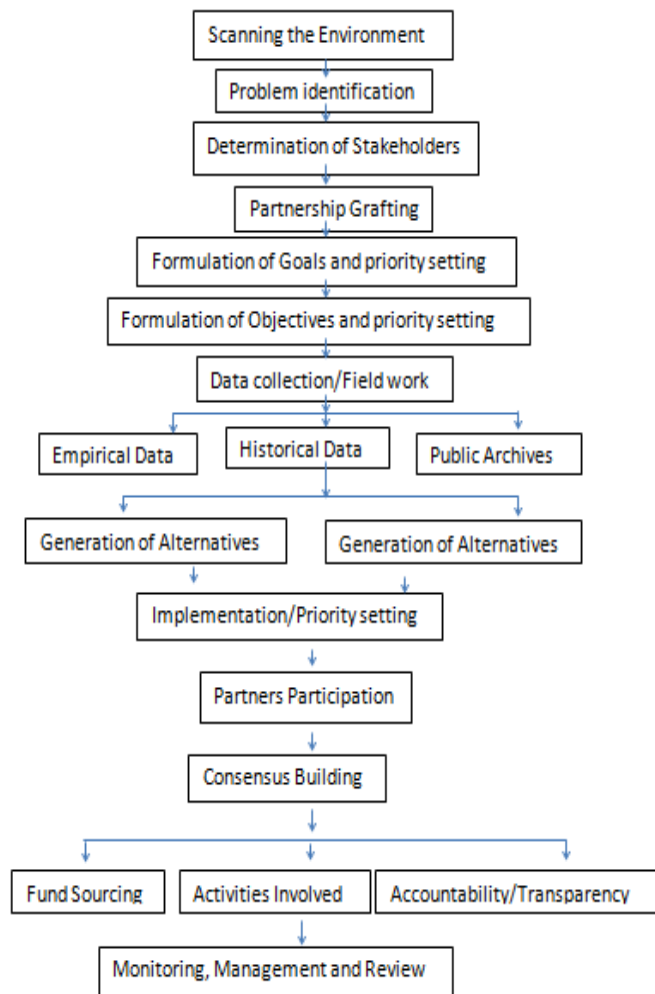
Figure 2: An Example of Adapting the EPM Model

Source: Author, 2017

Smart City Development: Applications and Implications

The term 'Smart City' encompasses a vision of an urban dogma which is ecologically friendly, technologically integrated and meticulously planned.Such a city relies more on the use of information technology to improve overall efficiency.The smart cities are supposed to leverage data gathered from smart sensors through a smart grid to create a city which is liveable, workable and sustainable. Such data are usually carefully compiled and integrated into a smart grid and then fed into computers with a focus on making the city as efficient as possible. This would allow the authorities to have real time information about these cities.

Urbanization in Nigeria is inevitable. Thus, planning for sustainable urbanization have become sine-qua non. Unless cities are developed to accommodate the burgeoning number of people, the existing cities would soon become unliveable. The importance of planning for facility, utility and services to secure liveable communities can never be over-emphasized. This is a major tenet of smart city (Jain, 2015). The physical planning imperatives and blueprints to operationalize smart cities if the government becomes interested in building smart cities anytime soon should be readymade. Information technology including internet, mobile applications, radio, TV and print media would play a critical

role in the delivery of smart cities. This may enhance tourism appeal and conservation of heritage cities/sites. Most of these cities would thrive on the accessibility of high quality information to citizens. Creation of highly advanced urban regions in terms of overall infrastructure, sustainable supply mechanism, sophisticated communication and market viability is a responsibility of town planning. Achieving it may found expression in the creation of smart cities. the question is what is the level of preparedness of the same town planning?

Indubitably, while it is imperative that all stakeholders synergise their efforts, Town planning through its organs has the responsibility of creation achievable objectives to ensure that city projectpulled off successfully.Physical planning needs to operationalize public-private partnership in its day to day endeavours.Dimensions of physical planning that achieves energy management, water management, transport and traffic, safety and security and solid waste management needs to be spelt out.

RECOMMENDATIONS AND CONCLUSIONS

This paper posits that town planning should improve with improvement in the approaches that are discovered from time to time just like it has evolved through time in theory and practice. The underpinning tenet of the paper is an advocacy that specific activities should be cut out for daily town planning that are directed directly to achieving the frontiers of environmental discoveries. physical planning need to draw specific objectives from time to time to be able to fuse extant planning ideas and gravitate the practice of the profession into a masterpiece that is environmentally effective and globally relevant in the achievement of sustainable physical planning.

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