

ROLE OF LAND USE PLANNING ON URBAN DEVELOPMENT IN AKURE, NIGERIA

Enisan, G. and Aluko, E.

Department of Urban
and Regional Planning,
Federal University of
Technology, Akure, Ondo
State, Nigeria

Correspondence

ofenisan@futa.edu.ng;
enisangbengal@gmail.com

ABSTRACT

This study examines the role of land use planning in shaping sustainable urban development in Ijapo residential neighbourhood, Akure, Nigeria. With rapid expansion of cities, strategic land use allocation is critical for managing urban growth. This mixed-methods research technique was used which classified the dominant land utilization categories. Surveys and interviews methods were used to explore community perspectives and planning coordination gaps. Key findings show economic development aim slightly outweighs ecological conservation presently, while community accessibility ranks noticeably secondary. Findings also reveals that, housing affordability was pivotal for embedding inclusive accessibility within conservation-oriented managed expansion rather than unintended sprawl. Proposed policy recommendations center on diversifying single-use neighborhoods into mixed-use, mixed-income densities coordinated to support transit and utilities, avoiding strains. Housing Subsidized affordability strategies should also be clustered in conserved nature areas and transit links, transforming segregated zones into sustainable, accessible, vibrant nodes. Also, Outreach programs and digital engagement platforms should expand public participation channels directly shaping priorities. As regional growth escalates development pressures, there must be a spatial blueprint that must lead sustainably through inclusive coordination reforms.

Keywords: Land Use, Land Use Planning, Urban Development, Residential neighborhood, Urban Growth

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1 | Introduction

Urbanization, characterized by the increasing concentration of populations in cities and towns, is a defining phenomenon of our era. As the global population continues to surge, cities are swelling at unprecedented rates. According to the United Nations, approximately 68% of the world's population is projected to reside in urban areas by 2050 (Global Cities Institute, 2023). Land, as a finite resource, lies at the heart of

urban development. The way in which land is allocated and utilized significantly shapes the fabric of cities and influences the daily lives of their inhabitants (Godschalk & Susskind, 2011). This is where land use planning emerges as a fundamental tool for harnessing urban growth. It involves the strategic allocation of land for different uses – residential, commercial, industrial, recreational, and green spaces – with the overarching goal of creating well-functioning and sustainable urban

environments.

At its core, land use planning seeks to strike a balance between the demands of urban growth and the imperative of sustainability. As cities expand outward and upward, the allocation of land requires careful consideration of factors such as proximity to employment centers, accessibility to essential services, efficient transportation networks, and environmental preservation. Effective land use planning mitigates urban sprawl, promotes efficient land use, and curbs the negative ecological impact of unchecked expansion. Land use is the way that the land is used for different purposes, such as residential, commercial, industrial, agricultural, or recreational. The term "land use" is often used interchangeably with "land cover." Land cover refers to the physical cover of the land, such as trees, buildings, or water (National Geographic Society, 2023). Land use refers to the way that the land is used, regardless of the physical cover.

As cities continue to evolve, new challenges and opportunities emerge on the horizon of urban development. Rapid technological advancements, changing work patterns, and the imperatives of climate change add layers of complexity to the land use planning landscape. Innovations such as smart city technologies, sustainable building designs, and participatory planning methods redefine how urban spaces are conceptualized and developed. In this dynamic context, the role of land use planning becomes even more critical in ensuring the adaptability and resilience of cities.

Land use planning plays a crucial role in shaping urban development in Nigeria. As cities like Lagos, Abuja, and Port Harcourt experience rapid urbanization, land use planning becomes essential in managing growth, ensuring sustainability, and improving living standards (UN-Habitat, 2014;

World Bank, 2020). It helps coordinate the expansion of cities by designating areas for residential, commercial, industrial, and recreational use (Adedayo & Malik, 2015; Akinbamijo, 2012). This reduces urban sprawl, limits informal settlements, and makes cities more efficient and livable (Egunjobi, 1999; UN-Habitat, 2016). Proper planning ensures efficient placement of infrastructure such as roads, drainage systems, electricity, and water supply, which are essential for economic development and public welfare (Ogunleye, 2013; Aderamo, 2012). Without planning, infrastructure becomes haphazard and insufficient, leading to congestion and poor service delivery (World Bank, 2020; Olajide, 2010). Land use planning also protects green spaces, designates flood-prone zones, and enforces environmental regulations to promote sustainable development and reduce disaster risks (Federal Ministry of Environment, 2019; Egunjobi, 1999). More so, land use planning allocates land for affordable housing, regulates building codes, and prevents the rise of slums by ensuring proper layouts and facilities for residential areas (National Housing Policy, 2012; UN-Habitat, 2014).

However, the dynamic interaction between land use planning and urban development forms the crux of this research. By examining the intricate relationships, historical evolution, and contemporary challenges faced by urban areas, this research endeavors to shed light on the mechanisms that shape the urban landscape. Ultimately, through an in-depth analysis of the role of land use planning, this study seeks to contribute to the discourse on creating sustainable, inclusive, and livable cities in an era of unprecedented urban growth. In this study attempt was made to identify the role of land use planning on urban development using Ijapo residential neighbourhood in Akure as the case study.

2.0 | The Research Problem

Land use planning in Akure is important for a number of reasons. First, it can help to ensure that the city's land resources are used efficiently and effectively (Porter, 2010; Enisan, 2019). For example, land use planning can help to prevent the development of urban sprawl, which can lead to a number of problems, such as increased traffic congestion and pollution. Second, land use planning can help to promote sustainable development (Porter, 2010; Enisan & Aluko, 2015). Land use planning can help to create a more livable city for residents (Otegbulu & Adewunmi, 2009). For example, land use planning can be used to ensure that there is a good mix of housing types, commercial and retail establishments, and recreational facilities in different parts of the city. Land use planning can also be used to create safe and walkable neighborhoods. Land use planning is a complex process that involves a number of different stakeholders, including government agencies, businesses, residents, and community groups. It is important to ensure that all stakeholders are involved in the planning process in order to develop a plan that meets the needs of everyone (Otegbulu & Adewunmi, 2009).

Akure is one of the fastest-growing cities in Nigeria, with a population growth rate of over 5% per year (Porter, 2010; Enisan, 2020). This rapid population growth is putting a strain on land resources and infrastructure, and making it difficult to implement land use plans effectively. The institutions responsible for land use planning in Akure are often weak and under-resourced. This can lead to ineffective planning and implementation, and make it difficult to enforce land use regulations. Climate change is posing a number of challenges for urban planning in Akure, such as increased flooding and sea level rise. Land use planning needs to be adapted to consider these

challenges. Akure is a growing economic hub in Nigeria (Porter, 2010). This economic growth is providing opportunities for land use planning to promote sustainable urban development. For example, land use planning can be used to promote the development of industrial zones, commercial districts, and residential areas that are well-connected to public transportation. Akure has a number of underutilized and underdeveloped areas. Land use planning can be used to revitalize these areas and create new opportunities for economic growth and social development.

The key factors that enhance urban development in Akure are firstly, a strong and growing economy, which is essential for urban development as it creates jobs, generates tax revenue, and attracts people to cities (Enisan, 2020). Secondly, high-quality infrastructure, such as roads, water supply, sanitation, and energy, is crucial for urban development, as it supports businesses and improves the quality of life for residents (Kessides, 2014). Thirdly, a skilled and educated workforce is essential for urban development, as it attracts businesses and industries, leading to economic growth and an improved quality of life (Sanford & McNeil, 2013). Lastly, sustainable urban development requires the inclusion of all residents, regardless of their income, race, gender, or other social characteristics, to ensure that all residents have access to opportunities and resources (Calderón & Servén, 2010). These factors, along with effective land use planning, contribute to the development of Akure. Land use planning protects the environment, promotes economic growth, and supports sustainable and inclusive urban development in the city (Azizi, 2015). However, it's important to acknowledge that various other factors, including good governance and infrastructure, also play vital roles in urban

development (Cotton & Franceys, 2014).

3.0 | Literature Review

3.1 | Historical Evolution of Land Use Planning

The historical evolution of land use planning is a complex journey that spans millennia, reflecting humanity's evolving relationship with the environment and its quest for organized, sustainable urban development (Porter, 2010). In ancient agricultural societies, rudimentary forms of land allocation emerged as communities sought to optimize agricultural productivity. The Mesopotamians and Egyptians allocated land for farming and habitation, laying the groundwork for more structured land use management (Netting, 1981). During the Middle Ages, feudal systems prevailed, with feudal lords controlling vast land holdings and determining land uses based on social hierarchies. This era saw spatial divisions and the emergence of the manorial system, where serfs worked the land in exchange for protection and sustenance (Sneath, 2003). The Renaissance period witnessed a transition toward more systematic urban planning, as architects and city designers like Leonardo da Vinci and Andrea Palladio proposed innovative city layouts emphasizing aesthetics, symmetry, and functionality (Hall, 2002). The Industrial Revolution in the 18th and 19th centuries brought rapid urbanization and overcrowding in cities, necessitating the introduction of zoning laws. Notably, the 1916 New York Zoning Resolution marked a watershed moment, introducing land use regulations to address the challenges of urban congestion (Fogelson, 1967). The early 20th century witnessed the emergence of influential urban planning movements. Ebenezer Howard's Garden City concept promoted balanced urban-rural development, emphasizing self-sufficiency and green spaces. Frederick Law Olmsted's focus

on urban parks and natural landscapes contributed to the development of planned communities and the integration of green spaces into urban environments (Fishman, 1987). The post-World War II era brought significant changes to urban planning. Suburbanization became a dominant trend as people sought housing in quieter, more spacious environments outside of crowded city centers. Large-scale housing projects, influenced by modernist architectural and urban design principles, aimed to provide efficient and functional living spaces. However, this period also witnessed the adverse impacts of urban renewal projects, which often led to the displacement of established communities and the destruction of historic neighborhoods (Hall, 2002).

3.2 | Current State of Land Use Planning

The current state of land use planning is marked by a dynamic and multifaceted landscape, driven by the challenges and opportunities of contemporary urbanization (**UN-Habitat's World Cities Report, 2016**). Sustainability stands as a cornerstone, with planners integrating principles of eco-friendly development, renewable energy, and green infrastructure to mitigate environmental impact and promote resilience (Larson & Konar, 2019). Social equity and inclusivity are gaining prominence, shaping land use policies to ensure affordable housing, accessibility, and community engagement, ultimately fostering more equitable cities (Rydin, 2018). Additionally, mixed land use zoning is gaining traction, facilitating vibrant and walkable neighborhoods that reduce long commutes and support local economies (Ewing, 2014). Land use planning also emphasizes environmental conservation and green spaces, aiming to protect natural environments, enhance urban aesthetics, and provide residents with access to nature (Bolund, 1999). Furthermore, policy integration is becoming vital, necessitating

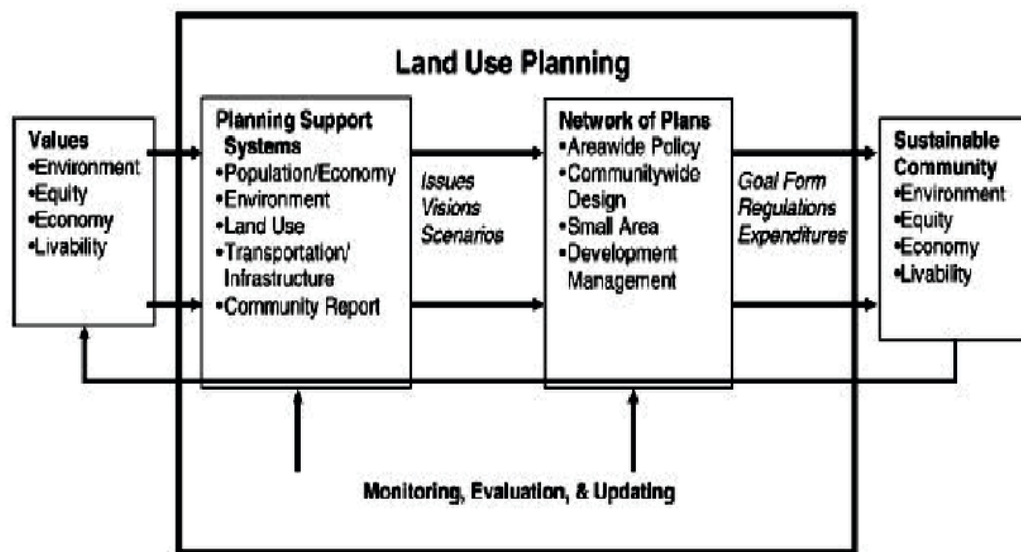


Figure 1: Flow Chart Diagram for the Current State of Land Use Planning

Source: (Malizia, 2005)

coordinated efforts across various sectors, including transportation, housing, environmental protection, and economic development (Sterrett, 2018). Resilience planning is increasingly incorporated, with measures such as floodplain mapping, building codes, and disaster preparedness enhancing cities' ability to withstand and recover from shocks and stresses (Burchett, 2019). Lastly, land use planning acknowledges its impact on public health, with a growing emphasis on creating walkable neighborhoods, increasing access to green spaces, and reducing air pollution to promote the physical and mental well-being of residents (Giles-Corti, 2016). The contemporary state of land use planning reflects a dynamic field that seeks to address the complex urban challenges of the 21st century while fostering sustainable, inclusive, and resilient cities.

3.3 | The Role of Land Use Planning

Assessing the role of land use planning in Akure, Nigeria, reveals its multifaceted significance in shaping the city's urban landscape. Land use planning, as guided by the Akure South Local Government Authority and the Ondo State

Ministry of Physical Planning and Urban Development, plays a fundamental role in guiding urban growth by delineating zones for residential, commercial, industrial, institutional, and open space uses (Olasimbo, 2019). This structured approach helps prevent chaotic development and land use conflicts, promoting orderly urban expansion. Additionally, land use planning in Akure is closely linked to infrastructure development, ensuring that essential amenities and services keep pace with urbanization (Adeyemi *et al.*, 2017). However, challenges such as informal settlements, limited resources, and the need for sustainable environmental practices pose complexities to effective planning (Olayinka, 2016). Community engagement remains crucial, fostering democratic decision-making and aligning planning decisions with residents' needs and aspirations. Ultimately, well-executed land use planning in Akure contributes to orderly growth, improved living standards, and economic development, making it a cornerstone of the city's sustainable urban future (Enisan, 2020). It goes beyond mere regulatory functions; it encompasses a broader impact on urban development. Land use planning serves as a guiding framework for

sustainable growth and development. It not only allocates land for specific purposes but also considers environmental preservation and infrastructure provision. Akure, surrounded by lush natural beauty, benefits from land use planning that includes provisions for protecting ecologically sensitive areas, green spaces, and natural resources (Afolabi, 2019). This emphasis on environmental conservation is essential to maintaining the city's unique ecological balance and resilience in the face of environmental challenges. The community engagement and participation are integral to land use planning in Akure. Public involvement provides valuable insights into local needs and preferences, ensuring that planning decisions are inclusive and equitable. In this regard, land use planning contributes to democratic governance and fosters a sense of ownership among residents (Olayinka, 2016). Despite these advantages, challenges persist. Informal settlements and rapid urban growth are recurring issues, necessitating adaptive planning strategies (Afolabi, 2019). Balancing the need for affordable housing with planned development remains a challenge, underscoring the importance of flexible land use planning that accommodates

evolving urban dynamics. Additionally, the city faces the task of securing adequate financing for infrastructure projects, a crucial aspect of realizing the benefits of land use planning (Adeyemi, 2017). In general, the role of land use planning in Akure is multifaceted, encompassing urban growth guidance, infrastructure development, environmental conservation, community engagement, and democratic governance. While challenges persist, effective land use planning remains pivotal for achieving sustainable urbanization and ensuring that Akure continues to evolve as a livable, resilient, and vibrant city.

4.0 | Study Area

Ondo state is also one of the states in south-western part of Nigeria with 18 Local Government Area (Figure 1). Akure South Local Government Area (LGA) is one of the six (6) Local Government areas classified as the Ondo central senatorial district and one of the eighteen (18) LGAs in Ondo State with its headquarter in Akure which equally doubles as the state capital and the most populated local government area in the State. It is located between latitude 7°21'N and 7°50'N and Longitude



Figure 2: Map of Nigeria showing Ondo State
Source: Adapted from Google, 2020.

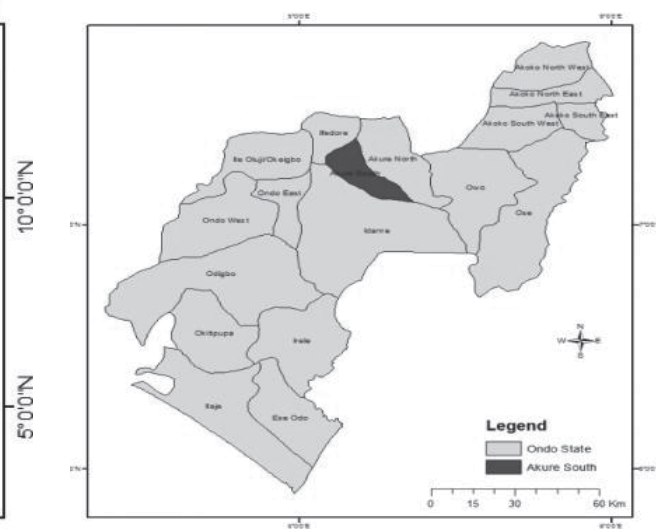


Figure 3: Map of Ondo State showing Akure
Source: Adapted from ESRI, 2020

5°50' and 7°25'. It is about 250 meters above the sea level with a landmass covering an area of 331 square kilometers. It is bonded on the north east by Akure North Local Government Area and on the North West by Ifedore Local Government Area, Idanre Local Government Area bonded it on the southern part (Figure 2). The population of Akure South LGA in 2006 was put at 353,211 (NPC, 2006) and with an annual growth rate of 3.03% (NPC web) the projected population of the LGA in year 2019 is put at 531,936. The increase in annual growth of the population is as a result of the administrative role of the town and as well as its long standing role as a centre of economic activities which keep attracting a large number of immigrants into it. Akure which is the capital of Ondo State as well as the headquarters of Akure South Local Government Area is also affected by the increase in population which has been triple of what it used to be before it became administrative headquarters of the state and local governments (Julius & Oyewole, 2016) which lead to change in land use.

5.0 | Research Methodology

The research design for this study employs a mixed-methods approach to comprehensively investigate the role of land use planning in urban development in Ijapo, Akure. This approach is chosen for its ability to capture both quantitative and qualitative aspects of the research questions, providing a more holistic understanding of the complex relationship between land use planning and urban development (Creswell, 2017). Quantitative data were collected through structured surveys administered to a diverse sample of residents, urban planners, and local authorities in the study area. To assess the current state of urban development and land use patterns, direct observations were conducted in the area (Creswell, 2017). These observations involved on-

site visits and assessments of the functionality and condition of existing physical nature and utilities, such as roads, urban infrastructure, and public spaces. In addition, secondary data sources were utilized to complement the research. Official reports, planning documents, historical records, and physical observations pertaining to Ijapo's urban development were reviewed and analyzed. These secondary sources provided valuable context and historical perspectives on the evolution of land use planning and urban development in the study area. A carefully chosen sample of 717 units were selected, with a specific emphasis on nonresidential buildings within the neighborhoods. These nonresidential structures, serving purposes such as churches, schools, and filling stations, were deliberately chosen due to their unique roles and characteristics within the community. This targeted selection aims to capture a nuanced understanding of the study area's dynamics.

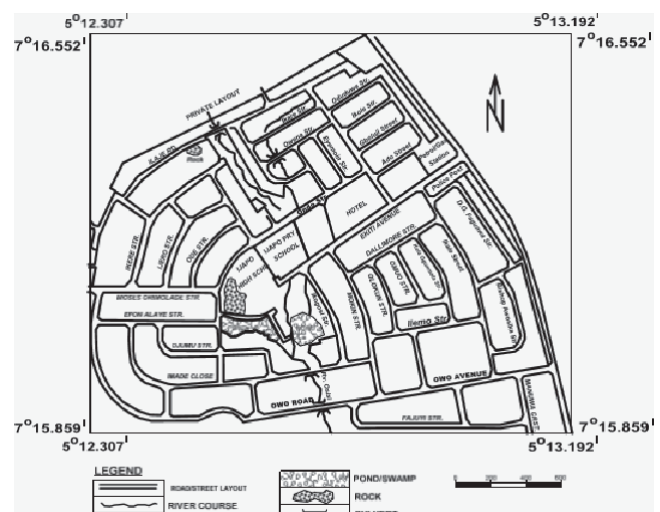


Figure 4: The streets layout of Ijapo Estate, Akure

Source: Ondo State Ministry of Housing and Urban Development, 2024

In this study, a total of 717 buildings were observed in the study area and the average occupancy ratio of 6 people per household, as acquired from Ondo state

Ministry of Housing and Urban Development (2024). This count was determined by examining clear and detailed satellite imagery, which was subsequently digitized. Consequently, 143 questionnaires, constituting 20% of the sampling frame, were distributed in the study area based on the number of buildings in sampled areas. For the purpose of this research, simple random and systematic sampling techniques were used. Sometimes, it is expedient for the researcher to assume that the items to be selected are randomly distributed or listed in the sampling frame and then has to choose $1/kth$, where k is the constant. The value of k is normally determined by the researcher and it is usually dependent upon the size of the sample that is to be selected by the sample frame. If k is too large, the researcher might run out of respondent before the research is completed.

6.0 | Presentation of Findings

This study examined the role of land use planning on urban development in Ijapo, Akure. The research surveyed 143 respondents and found the majority were married, males, with high employed and high income. The findings observed from the field is hereby presented.

6.1 | Socio-economic characteristics of Respondents

The study found that the over 40 percent of respondents were mature male adults, married, Christian, educated, employed in civil service or self-employed professions, and relatively high-income earners. This points to an experienced demographic with the means to participate in land use decisions.

6.2 | Types of Land Use in the Study Area

The analysis of land use planning in the study area

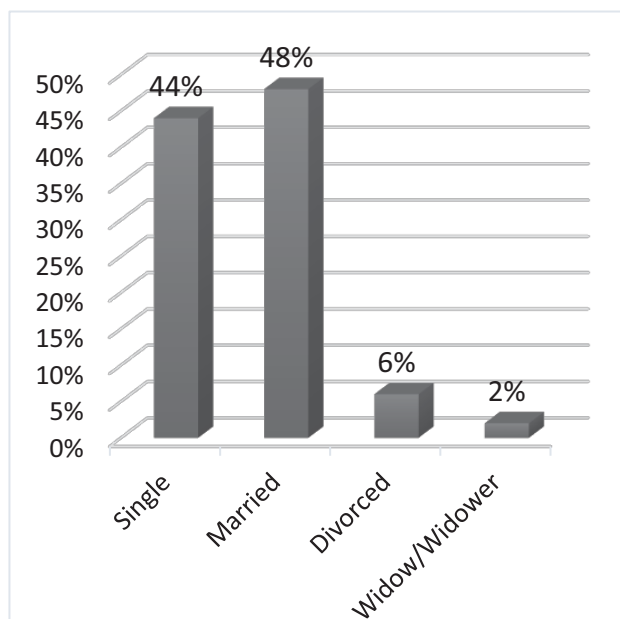


Figure 5: Marital Status

Source: Field Survey, 2024

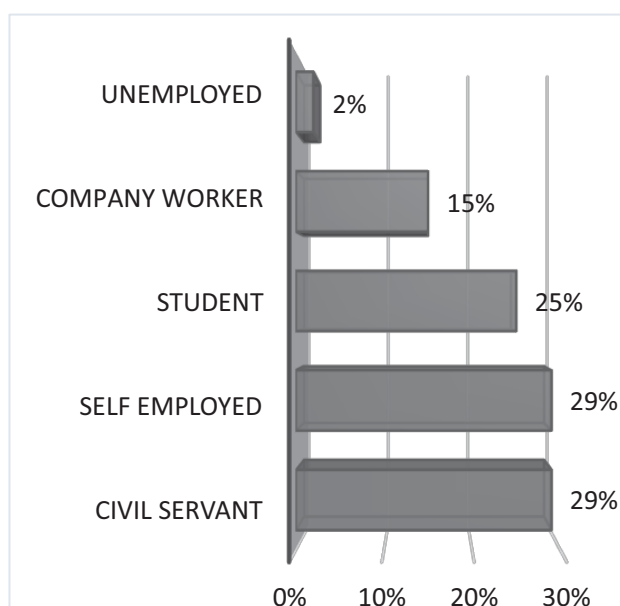


Figure 6: Occupation of Respondent

Source: Field Survey, 2024

revealed that residential usage was the predominant type, occupying 60% of total land area. Commercial land uses accounted for the second highest share at 30% of the area's land use composition. Taken together, the residential and commercial sectors constituted an overwhelming majority, representing 90% of land use allocation

priorities and decisions, with residential needs cited by 47% of respondents and commercial demands by 40% as the primary drivers. This overwhelming emphasis leaves room for greater land use diversity. Key issues identified from the current land use patterns were urban sprawl, indicated by 64% of respondents, and infrastructure congestion, highlighted by 15%. These findings point to a lack of adequate urban growth management as well as insufficient

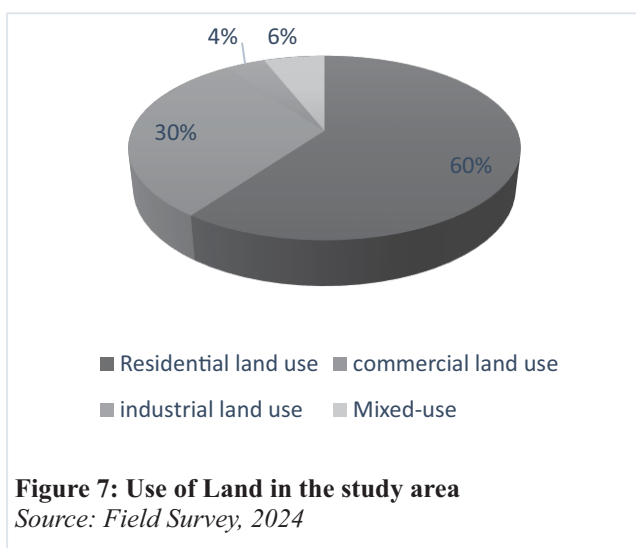


Figure 8: Residential, Predominant Land use type
Source: Field Survey, 2024

transportation and utilities infrastructure to sustain low-density outward expansion. Though the dominant residential and commercial land use types have remained mostly stable over time, the

study found gradual transitions detected toward increasing mixed-use spaces that integrate commercial and residential uses. However, current designated mixed-use land area comprises just 7%, signaling substantial room for growth in more dynamic and multifunctional land utilization. The emerging shifts, though still modest, indicate future potential for mixed-use development playing a greater land use balancing role across the study area. With dominant land uses skewed heavily residential and commercial, larger sustainability and quality of life goals would benefit from policies and incentives that expedite measured mixes of uses.

6.3 | Role of Land Use Planning in the Study Area

The analysis found that land use planning was viewed as supporting both economic growth (36%) and natural resource conservation (31%) as top sustainable development priorities, indicating a balance of development and environmental goals. In terms of improving community wellbeing, preserving green recreation spaces ranked highest (46%) while affordable housing lagged at just 11%, risking increased inequality. Most rated land use planning as currently effective

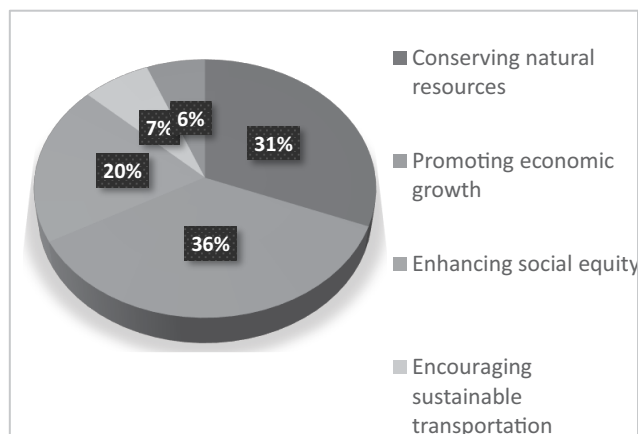


Figure 9: Goals of Land Use Planning to Sustainable Development

Source: Field Survey, 2024

at safeguarding ecological integrity amid managed growth, showing confidence in environmental conservation policies. In summary, land use planning was seen as serving sustainable ends, though economic aims slightly outweighed ecological ones. Enhancing community wellness centered substantially more on maintaining natural over housing accessibility. Also, environmental safeguarding was judged to be adequately integrated in the balancing of development demands, enabling continued economic progress with conditions.

6.4 | Factors Influencing Urban Development

The study found mixed perspectives on elements shaping urban progression. Infrastructure improvements were seen as moderately impactful by 25%, suggesting a secondary role compared to other urban growth drivers. Public transportation was valued for personal mobility gains over sustainability or equity dividends, with 36% citing quality of life benefits. Meanwhile, affordable housing earned widespread recognition as pivotal for balancing growth demands with conservation by enabling more planned and sustainable development patterns rather than unmanaged

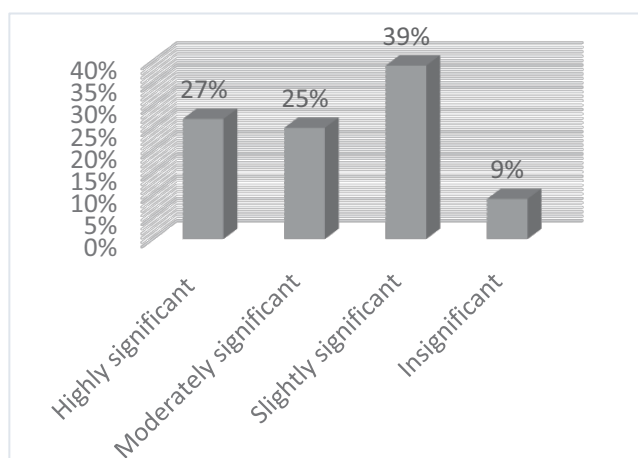


Figure 10: Infrastructure Development in Enhancing Urban Development

Source: Field Survey, 2024



Figure 11: NETCARE Hospital: Available Infrastructure in the study area

Source: Field Survey, 2024

sprawl. With 76% associating affordable housing policies positively with strategic expansion, this reveals a prevalent view it actively custodies orderly progression more than infrastructure does currently. In summary, though infrastructure and transit were deemed supportive, affordable housing emerges as a priority planning tool for growth guidance, indicating trust in its ability to embed conservation visions within managed urban advancement.

6.5 | Role of Land Use Planning on Urban Development in the Study Area

Land use planning was rated well at considering diverse transportation needs by 80% of respondents. But 33% still believed it only minimally considers differentiated accessibility and mobility requirements in practice. Meanwhile, 57% viewed land use policies as moderately effective at integrating affordable housing strategies. Meanwhile Figure 11, shows that majority of respondents opined that land use planning was effective in enhancing transportation needs, with 38% rating it excellent and 42% as good. However, 20% gave an average rating, suggesting there is still room for improvement in transportation inclusivity. Also, the positive

responses indicated general satisfaction with land use planning's accommodation of various

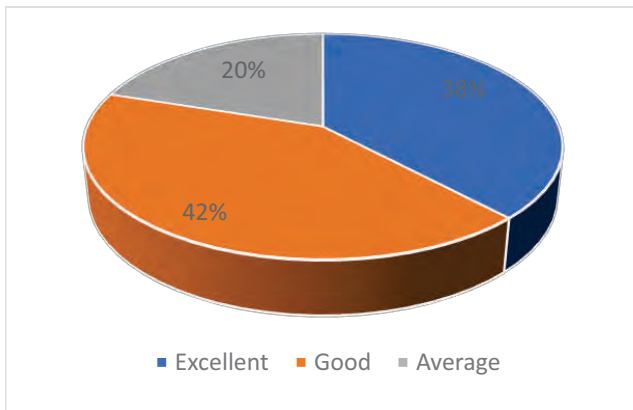


Figure 12: Land Use Planning for Diversing Transportation Modes

Source: Field Survey, 2024

transportation modes and accessibility. But the average ratings show a portion of respondents felt more could be done to prioritize the needs of different transportation users and options in land use planning decisions and policies.

6.6 | Role of Land Use Planning on Affordable Housing Strategies

Figure 13 showed the respondents perspectives on land use planning integrated affordable housing strategies, with 32% of the respondents opined that, it was highly effective in the area, Majority of the respondents were 57% of moderately effective at incorporating affordable housing. However, 6% viewed it as ineffective in this regard, and 5%

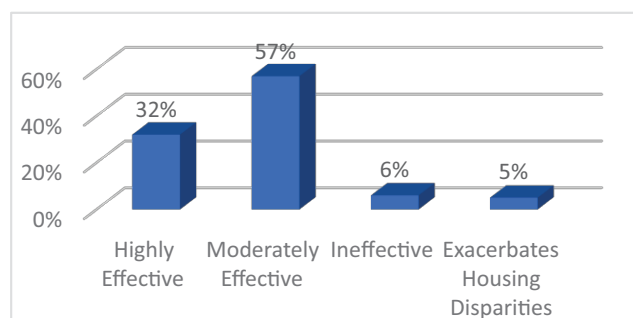


Figure 13: Land Use Planning Integrate Affordable Housing Strategies

Source: Field Survey, 2024

thought land use planning exacerbated housing disparities. Overall, the percentages indicated most respondents felt land use planning was at least moderately effective at integrating affordable housing, though over 10% saw room for substantial improvement in affordability and equity based on the responses.

7.0 | Conclusion

This study analyzed land use planning's role guiding sustainable urban development in Akure, Nigeria using Ijapo residential neighbourhood as a case study. It used a mixed methods approach combining Questionnaire surveys, and literature reviews. Key findings revealed a land use structure overwhelmingly allocated between residential and commercial priorities, with lagging infrastructure straining livability. While economic aims slightly outweighed ecological ones presently, planning processes balanced competing demands adequately overall. However, community accessibility and inclusion ranked noticeably secondary to conservation and growth facilitation roles. Based on identified strengths, gaps and opportunities, recommendations centered expanding mixed-use diversity through supportive densification; embedding affordable housing access within conserved landscapes; harnessing housing's dynamism shepherding growth; and benchmarking inclusion gains ensuring sustainability leaves no one behind. Enhanced participation channels also enable direct public priorities shaping balanced outcomes. If forthcoming planning agendas creatively incorporate such equity and empowerment priorities within managed development, Ijapo can progress sustainably towards its full social and economic promise. With densities inevitably rising amid regional growth, strengthening coordination and inclusion offers viability reconciling pressing land use tradeoffs. The study concludes by

underscoring that centering community voices and accessibility needs is not counterpoised to, but rather vital for stewarding economic vitality in balance with ecological integrity. The framework provides grounds for integrated policy reforms advancing Ijapo holistically across interlinked smart growth, sustainability and social justice imperatives.

8.0 | Recommendations

Based on the study's key findings across the examined objectives, the following priority recommendations are proposed to enhance land use planning's role guiding sustainable urban development in Ijapo, Akure, Nigeria.

Leverage Public Inputs and Perspectives

As the analysis revealed a predominantly mature, educated and relatively high-income demographic, land use planning processes should capitalize on this experienced profile with greater public participation mechanisms. Specifically, outreach programs, forums, surveys and web-based civic technology engagement platforms should expand channels for direct influence over proposals through continual feedback loops, not just periodic hearings. By leveraging lived knowledge and means, inclusive priority-setting and balanced review can progress proposals suiting community preferences.

Incentivize Mixed Uses and Supportive Infrastructure

Given the current land use allocation overwhelmingly skewed residential (60%) and commercial (30%), policies should urgently diversify utilization patterns. Incentives including expedited permitting, density bonuses, and tax reductions tailored for integrative mixed-use

development can help transform segregated single-use spaces toward vibrant multifunctional neighborhoods with live-work-play dynamism. However, such transitions require concurrent infrastructure upgrades, especially transportation and utilities expansion enabling sustainable density. Impact fees reductions, public-private financing partnerships and coordinated committees can link desired land use outcomes to committed infrastructure capacities preventing imbalanced livability strains.

Embed Affordability for Holistic Wellness

While land use planning was viewed as adequately balancing economic goals (36%) with ecological conservation (31%) presently, community accessibility and inclusion ranked below open space preservation by significant margins. To fulfill cross-cutting sustainable development priorities, affordable housing strategies call for parity with, not subordination to, environmental sustainability aims within policy commitments and planning decisions. By consciously intertwining subsidized housing proximity to quality transit access and conserved parklands, the interlinked benefits of mixed-use density, nature stewardship and poverty deconstruction can progress in concert rather than contention.

Provision of Context Planning Policies

Among assessed urban growth drivers, affordable housing uniquely bridges infrastructure expansion and sustainability needs by embedding conservation and accessibility goals within managed development trajectories rather than unintended sprawl. To amplify the tool's dynamism guiding growth, progressive assessments quantifying needs such as Comprehensive Housing Affordability Strategy (CHAS), as well as developer fee provisions, land

trusts and renovation subsidies should receive priority support over more static measures. Where creative mixed-income, transit-oriented affordable housing gains traction, planners achieve expanded possibilities shepherding community visions.

Benchmark Accessibility and Inclusion Targets

Land use planning earned approval connecting transportation mobility aims for residents at large

(80% approval), sizeable shares (33%) still believed inadequate considerations hampered disabled and lower-income access in application. To fulfil commitments espoused in policy, inclusion accountability calls for measurable benchmarks tracking multi-modal transit access and adoption rates across demographic indicators, paired with mandated affordability set-asides for upgraded nodes and corridors.

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