

PUBLIC PARTICIPATION EFFICIENCY IN PLANNING FOR URBAN  
DEVELOPMENT IN BIDA, NIGERIA

JIMAN CHADO

A thesis submitted in fulfilment of the  
requirements for the award of the degree of  
Doctor of Philosophy (Urban and Regional Planning)

Faculty of Built Environment  
Universiti Teknologi Malaysia

NOVEMBER 2017

**DEDICATION**

*Specially dedicated to my parents and family*

## ACKNOWLEDGEMENT

All praises and glory be to Almighty ALLAH, the glorious and the merciful for keeping me among the living and giving me inspiration to start and successfully completed this research.

My profound gratitude goes to my supervisor, Assoc. Prof. Dr., Foziah Bte Johar who has always been available to attend to my inquiries and led me towards the exploration of the frontiers of knowledge in my research area. Through her guidance, suggestions and motivation, she made me have good understanding of the PhD research process. My appreciation also goes to the academia in the Department of Urban and Regional Planning for their contributions and suggestions during progress report presentations.

The association , motivation, and love of my Nigerian colleagues in UTM; Abubakar Isah, Bala Isah Mohammed, Idirs Katun, Femi Akinyode, Yusuf Opaluwa, Rasheed Salawu, and Aminu Liman are also appreciated.

Finally, I thank the management of Niger State Polytechnic Zungeru, Nigeria, who deem it necessary in me and approved my application to study in UTM. I also thank the authority of Universiti Teknologi Malaysia (UTM) for providing me with conducive environment and enabling facilities to complete the research.

## ABSTRACT

Public participation is a process to incorporate citizens in decision making process in planning for human environment. However, the process is confronted by a series of challenges particularly in developing countries. Despite the desirability and increasing interest in public participation programme, there has been a lack of motivation and participation by the citizens due to weakness of the factors determining public participation efficiency. These factors, namely information exchange, citizen involvement, and public engagement are the mechanisms for raising public awareness, public understanding and interest to promote effective participation in the programme. This study investigated an effective process for public participation in Bida, Nigeria. Explanatory research design based on quantitative method of data collection was adopted. 344 respondents were selected using random sampling to participate in the survey questionnaire. Respondents were categorized into four groups comprising planning officers, traditional leaders, youth leaders, and household heads. Factor analysis was employed to determine principal factors of public participation efficiency, while regression analysis was carried out to assess the level of public participation and examine factors hindering citizens from participating in the planning process. Findings confirmed that ineffective communication and inadequate participation are critical issues in public participation programme. Ineffective communication results in insignificant public awareness and understanding to support effective participation. Furthermore, the study revealed that lack of effective empowerment and problem of public orientation are identified as the contextual impediments affecting the programme. Tokenism has been identified as the level of empowerment which is insufficient to support effective public participation. In addition, ethnic diversity and public trust on government have been also identified as strong barriers affecting government-based programmes. Based on the findings, a framework consisting of mechanisms for improved communication, adequate participation at all stages, effective empowerment, and alleviation of the impact of impeding factors to achieve effective public participation is recommended. The recommendations will guide potential practitioners, lawmakers and academicians to develop a good structure in organizing effective public participation programmes in developing countries.

## ABSTRAK

Penyertaan awam merupakan satu proses untuk menggabungkan rakyat dalam proses membuat keputusan dalam merancang persekitaran. Walau bagaimanapun, proses tersebut berdepan dengan pelbagai cabaran terutamanya di negara-negara sedang membangun. Walaupun terdapat keinginan dan minat yang semakin mendalam terhadap program penyertaan awam, namun motivasi dan penyertaan rakyat masih kurang disebabkan oleh kelemahan faktor-faktor yang menentukan kecekapan penyertaan awam. Faktor-faktor yang terdiri dari pertukaran maklumat, penyertaan rakyat dan penglibatan awam merupakan mekanisme untuk meningkatkan kesedaran orang ramai, pemahaman umum dan minat masyarakat untuk menggalakkan penyertaan berkesan dalam program ini. Kajian ini bertujuan untuk mengkaji proses untuk penyertaan awam yang berkesan di Bida, Nigeria. Reka bentuk penyelidikan eksplanatori berdasarkan kaedah pengumpulan data kuantitatif telah diguna pakai. 344 responden dipilih menggunakan persampelan rawak untuk kajian soal selidik. Responden dikategorikan kepada empat kumpulan yang terdiri daripada pegawai perancang, pemimpin tradisional, pemimpin belia dan ketua isi rumah. Analisis faktor digunakan untuk menentukan faktor utama kecekapan penyertaan awam, manakala analisis regresi dijalankan untuk menilai tahap penyertaan awam serta mengkaji faktor-faktor yang menghalang rakyat daripada mengambil bahagian dalam proses perancangan. Dapatan kajian telah mengesahkan bahawa komunikasi tidak berkesan dan kurangnya penyertaan adalah isu kritikal program penyertaan awam. Komunikasi tidak efektif menyebabkan kurangnya kesedaran dan pemahaman awam untuk menyokong penyertaan yang berkesan. Tambahan pula kajian menunjukkan bahawa pemerksaan yang lemah dan masalah orientasi awam dikenal pasti sebagai halangan kontekstual yang mempengaruhi program tersebut. Tokenisme telah dikenal pasti sebagai tahap pemerksaan yang tidak cukup kukuh untuk menyokong penyertaan awam yang berkesan. Di samping itu, kepelbagaian etnik dan kepercayaan orang ramai terhadap kerajaan juga dikenal pasti sebagai halangan kuat yang mempengaruhi program kerajaan. Berdasarkan dapatan kajian, satu rangka kerja yang merangkumi mekanisme bagi meningkatkan komunikasi, penyertaan yang mencukupi di semua peringkat, pemerksaan berkesan, program kesedaran, dan skim memperkasakan sosio-ekonomi telah disyorkan. Cadangan ini akan membimbing pengamal utama, penggubal undang-undang dan institusi akademik untuk membangunkan struktur yang baik dalam menganjurkan program penyertaan awam yang berkesan di negara-negara membangun.

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## LIST OF ABBREVIATIONS

APTO	-	Area Town Planning Office
BNE	-	Bida North East
BNW	-	Bida North West
BSE	-	Bida South East
BSW	-	Bida South West
BTCA	-	British Town and Country Planning Act
CBO	-	Community Based Organization
CI	-	Citizen's Involvement
CPDP	-	Continuous Professional Development Programme
CV	-	Coefficient of Variation
DC	-	Development Control
DV	-	Dependent Variable
EC	-	European Commission
EFCC	-	Economic and Financial Crime Commission
EIA	-	Environmental Impact Assessment
EIS	-	Environmental Impact Statement
EPP	-	Effective Public Participation
ERA	-	European Reserve Area
FA	-	Factor Analysis
FME	-	Federal Ministry of Environment
FMG	-	Federal Military Government
FMHUDE	-	Federal Ministry of Housing, Urban Development and Environment
GRA	-	Government Reserve Area
HMB	-	Health Municipal Board
IAP2	-	International Association of Public Participation
ICT	-	International Communication Technology

ICPC	-	Independent Corrupt Practice Commission
IE	-	Information Exchange
IV	-	Independent Variable
KMO	-	Kaiser Meyer Oklin
LEDB	-	Lagos Executive Development Board
LPA	-	Local Planning Authority
LUA	-	Land Use Act, 1978
MUDE	-	Ministry of Urban Development and Environment
NDP	-	National Development Plan
NEPL	-	Nigerian Environmental Planning Legislation
NEPA	-	Nigerian Environmental Protection Agency
NGO	-	Non-Governmental Organization
NGPA	-	National Government Planning Authority
NITP	-	Nigerian Institute of Town Planners
NPC	-	National Population Commission
NSD	-	National Sanitation Day
NURPC	-	National Urban and Regional Planning Commission
NURPL	-	Nigerian Urban and Regional Planning Law, 1992
OECD	-	Organization for Economic Co-operation and Development
PCA	-	Principal Component Analysis
PE	-	Public Engagement
PP	-	Public Participation
PPE	-	Public Participation Efficiency
PPP	-	Public Participation in Planning
SCA	-	Social Capital Association
SCIT	-	Social Capital Interpersonal Trust
SEPA	-	State Environmental Protection Agency
SEU	-	Social, Economic and Utility
SME	-	State Ministry of Environment
SMR	-	Standard Multiple Regression
SPSS	-	Statistics Package for Social Scientists
SUD	-	Sustainable Urban Development
SURPB	-	State Urban and Regional Planning Board

TCPO	-	Town and Country Planning Ordinance
TOPREC	-	Town Planning Registration Council
TVE	-	Total Variance Explain
UDC	-	Urban Development Control
UDB	-	Urban Development Board
UM	-	Urban Management
UMP	-	Urban Management Programme
UN	-	United Nations
VIF	-	Variance Inflation Factor
WCED	-	World commission on Environment and Development

## **CHAPTER 1**

### **INTRODUCTION**

#### **1.1 Background of the Study**

One of the most persistent subject matters in political thought and discourse has been how to create a community in which public participate fully in decision making processes that may affect their lives (Lane, 2005). The ‘public’ in participatory process refers to both informal as individuals and formal as representatives of collective interest of affected parties, namely; people, groups, and private organizations (IAP2, 2014). The practice of public participation in planning for urban development has been increasing in scope and scale, owing to the educational advancement of people as being facilitating by adopting traditional practice method such as public hearing, writing comments and citizen-based committee (Adedoyin, 2014; Oloyede, 2010). In public participation, mobilization of both human and material resources to promote life and environment quality is very imperative, because government exclusively cannot provide all the required and expected needs for the people (Asatryan, & Witte, 2015; Chi, 2013).

Creighton (2004) described public participation programme (PPP) in planning as a process whereby citizens’ making and implementing decision on matters of public concerns, values, and aspirations are directly in a way that they are largely or even entirely independent of government control or influence. In this study, the focus is on

participation that takes place in institutionalized decision making process initiated by government in planning for urban development. It is argued that when formal participatory processes fail to incorporate the concerned public adequately, people can participate contrary and invariably will result in ineffective programme in urban planning (Lane, 2005).

Although, there is a wider acceptance of public participation in planning, however, it is observed that there is little consistency in its application and effectiveness (Owusu, 2016; Poplin, 2012). The fundamental problem of public participation practices is low participation and ineffectiveness, which is mostly found in developing countries (Muse, 2014; Oloyede, *et al.*, 2010). The low status of public participation could be traced to both macro and micro forces hindering efficiency in participatory process. The macro forces are the obstacles emanating from government's institutions or agencies and private organizations. However, micro forces are exclusively from individual as residents of planning community (Gene, 2005); and (Seltzer, & Mahmoudi, 2012). The challenges of urban development are more complex in the ancient cities of developing countries, owing to many constraining forces, i.e., organic settlement development pattern, lack of plan, lack of effective development control and behavioural pattern of inhabitants (Ojigi, 2012). An ancient city refers to the pattern of urban settlement development that human civilization has built which emerged for many centuries before the development of automobile or railroads (Kawu, 2013; Price, 2013; Pourjafar, *et al.*, 2014; Samuel, and Adagbasa, 2014). It becomes imperative to study public participation in planning for urban development in cities of developing countries such as Bida, because of their characteristics and challenges. The characteristics range from dual-city concept to dual political authority, development pressure, and homogeneity. The scenario of characteristics resulted in multiple challenges, namely; environmental problems, administrative problems and socio-cultural problems.



Despite the complex challenges in developing ancient urban communities, cities of this magnitude perform significance role, namely; preservation of cultural heritage, administrative headquarters of rural communities, tourism centres, maintenance of dual city concept, source of market for rural economy, and origin for the growth and development of infrastructural services in the rural communities (Familugba, 2016; Pourjafar, *et al*, 2014; Miao, 1990). Prior to the role of ancient cities in the development of contemporary societies, it is therefore becoming increasingly difficult to ignore them in relation to the application of public participation programme in decision making process for urban development. Both the researchers and policy-makers around the globe are more concerned than ever to address the issue of public participation in urban governance process (Hordijk *et al*, 2015; Bovaird, *et al.*, 2015; Dahl, and Soss, 2014; Hug, 2014). These scholars further elaborate that a good PPP is an effective way of making government more accountable and responsive, minimizing cost, changing the system of deprivation through broad-based social inclusion and above all it can reduce urban poverty especially in the cities of developing countries.

Muse (2014) argued that PPP in military government is very difficult to achieve its target goals. This is because military government adopts decree which does not provide significant opportunity for the public to participate in decision making process for planning in developing urban or rural communities. However, Lemanski (2017) argued that democratic government has potentials to support the liberty and integrity of PPP. He further elaborates that PPP shares similar policy and principles that establishes democracy in administrative structure. Democracy is a government of the people, by the people and for the people as described by Abraham lincol in 1864 (Buckwalter, 2012). This implies that PPP can strive significantly in democratic government than military government. In the case of Nigeria, democracy is the existing structure of government administration and it is expected to support effective PPP in planning for urban development. Thus, it becomes imperative to study PPP regarding decision making in planning for urban development, especially in the cities like Bida.

This study, however, principally focuses on public participation initiated by government in planning process for the development and management of cities. The study therefore, explored public participation in the context of urban development by examining the efficiency of public participation programme for the development of cities in developing countries, like Nigeria.

## **1.2 Statement of Research Problem**

Since the last few decades, the concept of public participation has been increasingly gaining adoption in planning for socio-economic and environmental development. Large number of academic literature, policy makers, and international programmes emphasized public participation as a tool to achieve and maintain target objectives in developing countries, especially in Africa and South East Asia (Solanke, 2014; Chirenje, *et al.* 2013; Poplin, 2012). Despite the significance of public participation in developing human societies, urban development suffers from several challenges in military and challenging democratic government due to poor application of the programme as identified in recent studies (Loorbach, & Shiroyama, 2016; Muse, 2014; Commodore, 2013; Cheryl, *et al.*, 2013; Ziersch, 2011). The challenges of public participation are more complex in the cities of developing countries which is affecting planning and management of entire sectors of urban areas (Ojigi, 2012; Macionis, and Parrili, 2010).

Planning being an intervention to change an existing condition or forecasting event into desirable and expected situation requires application of public participation in planning for urban development (Cascetta, and Pagliara, 2013). Many scholars argued that public participation practice in urban development have failed to some large extent to meet the targeted objectives in developing countries, such as South Africa, Zimbabwe, and Nigeria among others (Nguyen, *et al.*, 2015; Muse, 2014; Nhlakampho, 2010; Oloyede, *et al.*, 2010). When the planning process is approaching the point of

final decision-making and public comments or interest are not appropriately incorporated or captured in the final decision, such scenario results in passive or non-participation by the public. The scenario of underrating public input could be traced to traditional methods; public hearing, written comment and use of citizen-based committee in planning process. The inefficiency of traditional methods in public participation programme limits the opportunities of the affected citizens to participate in decision-making process initiated by government in planning for urban development (IAP2, 2014; Ziersch, 2011; Creighton, 2004; Innes, and Booher, 2000).

The impact of limited opportunities by the citizens to participate leads to inadequate consideration of citizens' interest and consequently result in poor, abandon or ineffective planning which is a common phenomenon in developing countries, like Nigeria (Ocheni, *et al.*, 2013; Spiegel, 2010). The limited opportunity could be principally traced to lack of adequate and effective information exchange between the agencies and citizens of planning communities. Impact of poor information exchange is exacerbated by level of empowerment and factors hindering individuals in the participatory process (Mandarano, 2015; Bohnet, 2014; Harvey, 2010; Kingston, 2007; Arnstein, 1969).

The idea of examining the efficiency of public participation in the context of planning for urban development is very significant, because of Nigerian Urban and Regional Planning Law (NURPL) Decree No. 88, section 13 and 16 of 1992 as environmental planning legislation in Nigeria for PPP. Despite the provision of these laws (NURPL, 1992) in Nigeria, the practice of the programme is yet to accomplish its target in the development of urban centres. (Muse, 2014; Oloyede, 2010; Oduwaye, 2006). Notwithstanding, the significance of PPP, coupled with increasing public interest to participation in planning for urban development in developing countries, urban residents' motivation and participation in planning process has been significantly low (Swapan, 2014; Madumo, 2014; Tosun, 2000). The scenario of low public participation

could also be traced to method of participatory process, such as public hearing, citizen-based committee and writing comment in social media as methods of participation in a programme initiated by government for urban development.

In developing countries, the practice of public participation is traditional method; ranging from public hearing (i.e., media services), information meeting, and writing comments, to public representatives (i.e., stakeholders) in the context of decision making for urban development (IAP2, 2014; Dietz, and Stern, 2008). This implies that there is existence of public participation in developing countries. However, studies have mentioned that involvement of citizens is at the early stage, which is mainly information providing process and information gathering process (Adedoyin, 2014; Dietz, and Stern, 2008). Nevertheless, the early stage of citizens' participation is not enough to influence decision making process in the development that affects them (IAP2, 2014). Consistent with IAP2 (2014), public empowerment is one of the fundamental bases of conceptualizing effective participatory process in urban development (Arsntein, 1969; Kingston, 2007). These scholars argued that there is correlation between empowerment and outcomes of the programme, implying that effective public empowerment enables the interest and aspiration of people to be considered in planning for urban development.

In general, previous studies have shown that the challenges in public participation programmes could be traced to ineffective public communication (Wu, *et al.*, 2016; Muse, 2014; Troyer, *et al.*, 2007). The impact of poor communication adversely affects public awareness, public understanding and public interest to support effective participation in planning for urban development. These variables, i.e., awareness, understanding and interest in this study are the mechanisms of public participation efficiency. It is on the basis of poor information exchange which invariably results in low participation that prompted this study with a view to identifying the causes of poor communication in order to promote effective public participation programme. This implies that irrespective of the public empowerment level, coupled with alleviation

of factors hindering individuals to participate, without effective information exchange the programme is more likely to find it difficult to achieve its objectives (IAP2, 2014; Dietz, & Stern, 2008).

There are many studies on public participation for urban development, however, much effort have been focused on significance of the programme, evaluation of approaches of the programme, and effectiveness of the programme in the development of human environment (Rim, 2013; Magee, 2012; Simon, 2013; Commodore, 2013; Lowry, 2013). For the challenges of the programme, much effort are focused on the constraints such as; visionary impact, leadership, internal and external challenges, macro or institutional problems, cultural and social barriers, behavioural and attitudinal characteristics of citizens (Bloomberg, and Sandfort, 2012; Conroy, 2011; Neidhart, 2005). These studies, however, are silent on information exchange mechanism influencing efficiency and invariably supporting effective public participation programme in the cities of developing countries, like Nigeria. Hitherto, not much study addresses the efficiency of public participation practice in relation to the development of ancient cities in the developing countries. Therefore, there is a need of in-depth study on the efficiency of public participation in planning for urban development in the ancient cities of developing countries like Bida, Nigeria.

### **1.3 Research Aim**

The research aims at examining the efficiency of public participation programme with a view to promote planning for urban development in Bida, Nigeria.

#### **1.4 Research Objectives**

- 1 To study the philosophy and practices of public participation programme in planning for urban development in order to conceptualize its effectiveness.
- 2 To determine principal factors of public participation efficiency in planning for urban development.
- 3 To assess the level of public participation in planning for the development of Bida town.
- 4 To examine factors hindering public to participate in government-based public participation programme in planning for urban development.
- 5 To recommend framework for effective public participation practices in planning for the development of Nigerian cities.

#### **1.5 Research Questions**

- 1 What are the philosophy and practices of public participation in planning for the development of urban environment?
- 2 What are the factors determining the concept and practice of public participation efficiency in planning for the development of urban areas?
- 3 What is the level of public participation in planning for urban development in Bida?
- 4 What are the factors hindering citizens to participate in government-based programme in planning for development in Bida?

#### **1.6 Research Significance**

This research has identified factors of public participation efficiency in relation to development of urban environment. Priority in the existing literatures appears to be

more on the challenges, importance and evaluation of the approaches of public participation in developing urban and rural communities. However, no much significant attention is on the constraining forces affecting the efficiency of the programme in the contemporary societies, especially in the cities of developing countries.

In this research, however, emphasis is focused on public participation in relation to urban development with special reference to the factors promoting efficiency of the programme. This is because, citizens of planning communities needed enlightenment on how to achieve and maintain socio-economic development which could be best accomplished through public participatory programmes. Predicament in the practices of public participatory programme is identified by many studies as one of the challenges confronting various sectors of urban communities. The predicament of urban development, especially in developing countries requires critical studies to mitigate the challenges affecting urban development, particularly in the ancient cities. In summary, the significance and outcome of this research is projected to;

- i understand the philosophy and practices of public participation in planning for the development of urban areas, because the programme has potentials in supporting sustainability of urban growth;
- ii establish the significant factors determining public participation efficiency in planning for urban development;
- iii determine the level of empowerment in public participation programme, because it has correlation with the outcome of the programme in planning;
- iv identify the critical and contextual factors hindering citizens to participate in public participation programme in planning for urban development; and
- v to contribute to the body of knowledge in the study of public participation in planning for urban communities, particularly in the cities of developing countries such as Bida, Nigeria.

## 1.7 Scope and Limitation of Research

The scope is on public participation efficiency in planning for urban development in the developing countries. Fundamentally, is to understand the efficiency of the programmes by examine its factors, assessing citizen's level of empowerment and challenges of citizens in public participatory programmes initiated by government. Finally, is to recommend an effective process that will make this programme more effective and helpful in the development of urban environment for socio-economic activities and environmental management in developing countries like Bida, Nigeria.

Nevertheless, it is beyond the scope of this research to look into the efficiency of the programme outside the traditional methods (i.e., public hearing, citizen-based committee and writing comments). This is because; citizens are only opportuned to adopt traditional method in the participatory process owing to the socio-cultural background of the inhabitants. The study is on ancient cities both in scope and method; hence results might be generalized to ancient cities only. In other words, the findings might be different if the scope is increased to include modern cities since they possessed different characteristics and socio-ethnic composition of inhabitants. Ancient city have no plan from its origin, while modern cities originated through plan and grow according to proposed land use plan (Ojigi, 2012). Results cannot be generalized since the study is confined within developing countries, which implies that it would have been more informative if scope is increased to include cities in the developed countries. Finally and most significantly, this study is principally limited to the government-based initiative programmes in developing urban communities. By implication, it implies that individual or community-based initiative programme is not part of this study, which is also an interesting area in this field of research.



## **1.8 Research Methodology and Framework**

This study is motivated by the need to establish and explain the underlying factors determining the effective public participation in planning for urban development in Bida, Nigeria. Given the objectives of the research, the study proceeds on to a theory that ‘outcome’ of public participation are ‘cause’ by effective communication in participatory process. The research builds on the theoretical background that certain key factors are critical to guarantee effective and meaningful participation which complement effective communication.

The study employed quantitative approach to carry out empirical research on public participation programme in planning for urban development. Principal component of factor analysis is used to determined factors of public participation efficiency; while standard multiple regression analysis is adopted to predict level and challenges of citizen participation in government-based programme of Bida town in Nigeria. The study collected data through both primary and secondary sources. Random sampling technique is adopted to select participants in collecting data from the stakeholders, i.e., planning officers, traditional leaders, youth leaders, and household heads. Respondents were asked to rank their agreement on the factors of public participation efficiency, level of participation, and challenges hindering participation using liker-type scale. The study has adopted liker-type scale to examine the perception of respondents on PPP. It is a 5 point scale for the participants to indicate their level of acceptance among the statements used in describing factors of public participation efficiency in planning for urban development. These scales are; strongly disagree, disagree, undecided, agree, and strongly agree (Appendix A2). Consistent with the main steps of research process recommended by Creswell (2014), the study has categorized research organization into four stages, namely; conceptualization, literature review, data collection and analysis, and reporting (Figure, 1.1). The stages are used to achieve the objectives of the study which are discussed in the preceding sections.

(a) Conceptualization

The research starts with conceptualization of the study through preliminary survey of public participation practice for urban development in the study area, and literature review search. This first stage has conceptualized the study by identifying the problem associated with poor performance of public participation programme in Bida town. In the literature search, the study has identified a research gap regarding the weakness of information exchange to raise public awareness, which invariably result in low participation. With the acclaimed problem of PPP, the study seeks to determines the factors of public participation efficiency (PPE) and identify its explanatory factors in supporting effective participation in planning for urban development.

(b) Literature Review

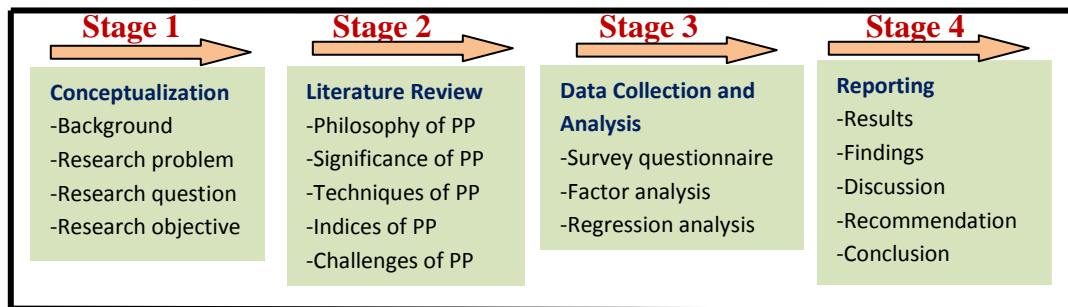
Based on the objectives of the research, the study embark on extensive literature review to have a comprehensive understanding of the concept of public participation programme, significance, techniques, scope, and challenges hindering citizens to participate in government-based programmes. From the literature, variables to be measured in determining effective participation in planning for urban development are examined for the study.

(c) Data Collection and Analysis

The third stage of the study focuses on data acquisition and analysis. Data collection is based on survey questionnaire. The analysis of data was based on factor analysis in determining factors of public participation efficiency. Regression analysis was adopted for level of public participation and factors hindering citizens to participate.

## (d) Reporting

The last stage of research framework is mainly the reporting process, which involves the presentation of findings for the study. At this stage, this study gives conclusion, recommendations and suggestions for further studies on public participation programme in planning for the development of human environment.



**Figure 1.1** The Research Flow Chart

## 1.9 Thesis Organization

Chapter 1: This chapter provides introduction of the study, which paved ways for understanding background of the study. The background is more of summary of the literatures that give definitions and support the recommendations of research problem. The picture of the research is further made clear and more specific in the aim of the study which clearly defines the goal and follows by research questions that are transformed into research objectives. Other areas contained in this chapter are; research scope and limitation, research significance, research methodology and finally the chapter ends with thesis organization.

Chapter 2:- This chapter principally focused on philosophy and practices of public participation in planning for urban development. The chapter has captured the basic subject matter which is conceptualization of public participation in planning. This follows by others, namely; significance of public participation, public attitude on PPPP,

responsibilities of planners and citizens in public participatory programme, techniques of public participation, measures of effective public participation, and barriers of public participation. The chapter ends with the concept of urban development in the context of public participation programme.

Chapter 3:- This chapter has focused on Nigeria and Bida ancient city, which discussed on the following; Bida settlement antecedent, ecological zones of Bida, location, climate, vegetation, population, and occupation. Other areas future in this chapter are; characteristics of Bida, challenges of Bida. Finally, the chapter captured the history of urban planning for urban development in Nigerian economy. For further understanding, maps, photographs and other illustrations are attached in this chapter about Bida town in Nigeria.

Chapter 4:- This chapter contains a detailed description of methodology. Detailed discussions of the reasons for research design and methods adopted in the study are provided. In this regard, however, the chapter contains the following; research method used in some previous studies on public participation, research design, and data collection. This chapter ends with data analysis using factor analysis to identify the factors determining public participation efficiency, while regression analysis is used for explain level of public participation and factors impeding citizens to participate in government-based programme in planning for urban development.

Chapter 5:- This chapter principally presents and discussed results on factors determining public participation efficiency in planning for urban development. The profile of respondents is presented and described which focuses on gender, age, education background, marital status and employment status. Details of results on perceptions were based on information exchange, citizens' involvement and public engagement in decision making process initiated by government and finally ends with summary.

Chapter 6: This chapter presents and discussed intensively on level of participation and factor hindering citizens to participate in government-based programmes in planning. For the level of participation, which also refers to empowerment of citizens in participatory process had results of perceptions based on three principal variables; non-participation, tokenism and citizen power. However, results of perception on factors hindering participation were based on cultural, socio-ethnic and environmental factors as impediments to the programme. Finally, this chapter ends with the opinion on how to achieve effective public participation programme in planning for ancient cities such as Bida in Nigeria.

Chapter 7:- The chapter is the conclusion and recommendation of the study. Consistent with findings from literature search and data results, the study recommends framework for effective participation. In addition, this chapter suggests way forward to alleviate challenges hindering citizens to participate in order to support adequate and effective participation in government-based programmes. Further research areas needed are suggested and chapter ends with conclusion.

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