



# JOURNAL OF THE NIGERIAN INSTITUTE OF TOWN PLANNERS



VOL. XXII

OCTOBER 2013

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# JOURNAL

of the Nigerian Institute of Town Planners

Editor- in- chief  
Dr. KEFAS G. JIRIKO fnitp, mrtpi, rtp.

SUPPORTED BY TETFUND



PUBLISHED BY NIGERIAN INSTITUTE OF TOWN PLANNERS

*VOL. XXII*

*i*

*/ October, 2013*



The Nigerian Institute of Town Planners

ISSN 0189-8859

Vol. XXII , October, 2013

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*Published by: The Nigerian Institute of Town Planners*

Corporate Head Office:

NITP BAWA

BWARI HOUSE

Michael Okpara Street,

Wuse, Zone 2, Abuja,

P.M.B 9012, Garki Abuja.

Tel/Fax: 08023260134

Website: [www.niitp.ng.org](http://www.niitp.ng.org)

Lagos Liaison Office:

12, Seidu Jibowu Street,

off Toyin Street, Ikeja, Lagos

Tel Fax: 08028326491

E-mail: [niitp@yahoo.com](mailto:niitp@yahoo.com)

[info@nitpng.com](mailto:info@nitpng.com)



## EDITORIAL

The Editorial Board of the Journal of the Nigerian Institute of Town Planners expresses its deep-hearted gratitude to TETFUND of the Federal Government of Nigeria for its support. The Board also thanks the National President of NITP, Tpl. S. Onu, for being able to link the Board with ETF. The Board congratulates NITP for the meritorious recognition of its Journal among others.

The problem of the Journal is the lack of immediate availability of money to process submitted papers for publication. Another problem is that it is not easy to secure a national coverage of papers submitted each time for publication. The requirement for national coverage in terms of distribution of the papers to be published in the Journal is virtually impossible to meet as it is always extremely difficult to get balanced submissions from all parts of the country.

The editorial board is working diligently to streamline the standard of papers submitted to meet international standard. To meet international standard, the research must be empirical and must apply theories and methods in the analysis of urban and regional planning problems. The Board, therefore, calls on scholars and professionals to avail themselves of this unique opportunity to publish papers on urban and regional planning entrepreneurship. The Editorial Board suggests that a processing fee should be charged for all papers/manuscripts submitted for publication in the Journal to ease and fasten their processing, especially payment of paper reviewers, and then non-professional town planner contributors pay a publication fee in addition to the processing fee, if their papers/manuscripts are found publishable.

The Editorial Board has resolved that as part of the ways to improve the quality of the Journal, GIS-based maps, multi-colour land-use maps and similar others should be in colour (not white and black). Finally, and for the first, comprehensive guidelines to contributors (flier) has been provided containing all the necessary details paper contributors need to know and follow to get their manuscripts accepted and published.

**Tpl. Dr. K. G. Jiriko fnitp, mrtpi, rtp.**  
Editor-in-Chief.



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## FOREWORD

The Journal of the Nigerian Institute of Town Planners provides a good professional premise for discourses and discussions and information dissemination on all issues relating to human settlements and environment in Nigeria and beyond. Twenty-two volumes of the journal have been published within the forty-seven years of the existence of the institute. The Journal has served as a good reference material for researchers in academics and professionals in the entire building industry.

Our purpose here is to direct our resources, through this journal, to challenges and needs of time, to research, educate and promote the use of relevant urban and regional planning knowledge in concert with the total knowledge of our peers in the building industry and the environment in general. We also seek to encourage the effort of many others outside our profession who seek to share ideas with us to improve the urban and regional human environment.

In summary, the Journal of the Nigerian Institute of Town Planners is on the verge of an epoch, making leap in its history of ever changing and advancing pursuit of furthering urban and rural planning and development in Nigeria through knowledge and professional advancement I believe that the present edition has been rightly focused in this direction. Judging by the thought provoking, stimulating and well researched articles that are packaged, I wish to appreciate the effort of the Editor-in-Chief and Members of the Editorial Board for their careful review and selection of the papers here published.

The Nigerian Institute of Town Planners is also grateful to the TETFUND for the support it afforded the Institute in this edition. We count on you for continued support

**Tpl. Steve I. Onu**

President: Nigerian Institute of Town Planners.



**1. COASTAL HAZARDS AND DEVELOPMENT  
SETBACKS IN NIGERIA:  
IMPLICATIONS FOR PHYSICAL DEVELOPMENT PLANNING**

**Ekong, F. U. (Ph. D.) and Atser Jacob,**  
Dept. of Urban and Regional Planning,  
University of Uyo,  
Uyo, Akwa Ibom State



