

Urbanization and Urban Development in Nigeria: A Perspective of Akwa Ibom State

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Abstract

This paper examined the development trends, characteristics and the need for urban development in Akwa Ibom State. The exploratory research approach was adopted for the study. It examined the concepts of urbanization and urban areas; it also looked at urbanization trends in Nigeria and in Akwa Ibom State, while considering the characteristics of urban areas in the state. The work revealed the need for the development of urban areas in the state as there are many benefits derivable. Based on the findings, it is concluded that formulating the necessary urbanization and urban development policies including establishment of statute for effective urban/regional/physical planning, management and governance will serve as a vital prerequisite for developing and enhancing transformative potentials embedded in urbanization and urban development.

Key words: Urbanization, urban area, urban development Akwa Ibom State.

Introduction

The narrative of rapid urbanization in relation to inadequate planning, urban governance and weak management regimes in Nigeria is well-rehearsed as a combination of customary and colonial practices, outdated policies and plans; and entrenched attitudes is typically regarded as a problem without clear or universal solutions (Lamond *et al.*, 2015). As man began to yield fruits, multiply on the planet earth, and started conquering his immediate environment for the purposes of production of goods and services, marked the commencement of human activities with unpredictable impact on the formation of settlements and urbanization

processes. One of the most noticeable elements of most urban areas or cities in the sub-Saharan Africa including Nigeria is the chaotic and unplanned nature of development in both the old and the emerging cities. Urbanization rate in Nigeria is seen as one of the fastest in the world but without corresponding increase in Gross Domestic Product (GDP), employment rate, social and economic activities and provision of basic social and economic infrastructures, thus resulting in decaying and sprawling slums in cities with attendant negative implications (Aluko, 2011).

In spite of the existence of Urban and Regional/Physical Planning Boards, Capital City

Development Authorities, Zonal and Area Planning Authorities in most state capitals and Local Government Areas, many urban areas developed without adherence to physical development plans where they exist. Developers both formal and informal engage in arbitrary development of illegal structures, spaces are taken over by overzealous politicians and many parts of Nigeria cities including Uyo lack aesthetic appeal for a healthy living.

Consequently, Nigerian urban centres are growing on a daily basis with little or no systematic direction (Aluko, 2011). The provision of basic infrastructural facilities is increasingly inadequate for the ever-increasing urban population in Nigeria. Also lacking, are legal and institutional framework to support urban planning (such as master plans, planning regulations and agencies), growth, expansion and management in most states including Akwa Ibom State. Above all, annual budgetary allocation for containing urbanization and its attendant urban development and management related issues are inadequate in the country and in virtually all states of the federation (Aluko, 2011).

The Issue

In Akwa Ibom State, urbanization originated in different places at different times and in different ways; and proceeds at different rates (Akpan, 2010). Nigeria being ranked among the fastest growing nations in the world in urbanization, Akwa Ibom State is ranked

among the least urbanized states in Nigeria with only 12% of its population living in urban settlements of 20,000 people and above (NPC,1991). Although, there is a more recent national census figure (2006), on local government basis, settlement figures are not yet available to determine current urban population in the country; hence the dependence on the 1991 figures. Today, this situation is however perceived to not to have changed significantly. These characteristics of Nigeria's urbanization and subsequent expansion of cities have been accompanied by urban environmental problems similar to those observed in the earlier urbanized parts of Nigeria (Abiodun, 1998).

New-economic status of the population and application of appropriate urbanization and urban development/management approaches by the leaders have also arisen. These and other urban development problems must be identified and addressed before worsening.

The Location of Akwa Ibom State

Akwa Ibom State (AKS) is one of the oil rich states in the South-south, Nigeria. The state was created on September 23th, 1987 from the former Cross River State, Nigeria. The state is wedged in between Rivers, Abia and Cross River States and the Republic of Cameroon to the South west, North, east and South east respectively while, the Bight of Bonny borders the state to the South. It lies between latitudes 4⁰32' and 5⁰ 45'North of the Equator; and longitudes 7⁰28' and 8⁰28' East of the

Greenwich Meridian. According to NPC (1998) AKS has a total land area of 6.187km², which represents 0.67% of the total land mass of Nigeria. The state has 31 Local Government Areas (LGAs) and 31 designated urban areas, Uyo serves as the State Capital. Uyo, Ikot Ekpene, Eket, Abak, Etinan, Ikot Abasi and Oron are the most developed urban centres in the state. According to the 2006 National Population Census result, AKS has a total population of 3,920,208 persons out of which 87.89% constituted rural population while 12.11% formed the urban population (NPC, 2007). The state is one of the most densely populated in Nigeria state with densities as high as 634 persons per square kilometre (NPC, 2007).

Literature Review

Urbanization and Urban Area

Urbanization, which refers to the expansion in the proportion of a population living in urban areas, is one of the major social transformations sweeping across the globe (Jiboye, 2011). It represents the movement of people from rural areas to urban areas with population growth equating to urban migration (Misilu *et al.*, 2010 and Akhmat *et al.*, 2010). It is also noted to be a process of human agglomerations in multifunctional settlements of relatively substantial size (Mabogunje, 1985).

Akpan (2010) opined that urbanization can be viewed within the framework of process-structure relationship. He stated further that

urban centres, like all other structures, are the end results of movement processes. The movements (migrations) involve people and activities and terminate as concentration of these at favourable locations in space. The push factors in this case may include physical, social, economic and cultural (Morrill, 1974) and transportation (Hawley, 1978). According to Akpan (2010) movements create structures and structures once created, attract further movements. An urban centre is likened to a structure with the following components; people, activities and routes. Urbanization in our cities is believed to be associated with rural-urban movement process over time. Several conceptual frameworks are applied in explaining the urbanization processes and their outcomes. This is traceable to the fact that the term “urbanization” is rather a subjective concept with different definitions and interpretations depending on the professional background and the intent of the author.

In as much as it is not easy to define urbanization, the word “urban” is more difficult to define (Aluko, 2011). There is no globally accepted position on how best to determine the boundaries of urban areas or determine when a settlement is classified as “urban” as a result of diverse definitions by authorities in urban studies. This is evident in the publication of the United Nations Population Division (2014). Jones (1966) referred to West African towns as urban villages stressing that their only

qualification for the urban status is their size. Some authorities simply adopt definitions based on population size, density, functionality and administrative/legal criteria, and some countries have adopted such definitions for application in their various domains.

However, settlements designated as urban are seen to serve as centres of administration and commerce with availability of basic social infrastructure. Broadly, some countries adopt multiple criteria, covering population and territorial size, population density, administrative; legal and extending to what could be considered as urban employment, density and contiguity (The United States Census Bureau, 2000), urban field (Friedmann, 1965). In Europe, size alone does not qualify a settlement to be designated as urban; it must satisfy other conditions, and such a place must be a service, educational, commercial administrative or even industrial centre. In some developing countries population size and availability of infrastructure such as high school, college, judicial and administrative offices, bazaar, communication facilities, mills and factories are considered (Sharma, 1989). However, the most commonly considered criterion for urbanity among other factors in many countries is the population size. The minimum population figure required for a place to be classed as urban area is usually specified and this varies from one place to another depending on the factors considered. In the

United States, a settlement of 2,500 and above or a census block with population of 500 people per square kilometre is the yardstick on which urban places are recognised (United States Census Bureau, 2000).

In Sweden, settlements with at least 200 households, with gaps of about 200 metres are classified as urban area (McGranahan and Sactterwaited, 2014). Denmark considers an agglomeration of 10,000 or more, Guatemala considers places with 2,000 or more inhabitants. While, Nepal a developing country like Nigeria considers agglomeration of 10,000 people alongside availability of socio-economic infrastructure. In Mali, an African Country the censuses of 1987, 1998 and 2009 used cut-offs of 5000, 30,000 and 40,000 people respectively. However, in Nigeria by government proclamation, that is administratively, it is established that all Local Government Area headquarters and state capitals are considered urban. In addition to the administrative criterion used in Nigeria, population size is also used as agglomerations of 20,000 people are also considered as urban areas (Ofem, 2013).

Trends in Urbanization and Urban Development in Nigeria

The world has been urbanizing rapidly for a long time and shows every sign of continuing to do so. It is estimated that more than 40 percent of the world's population today are urban dwellers and over the years concentration has been in the developing

countries like Nigeria (Tolley and Thomas, 2016). United Nations (2019) reported that Africa population now grows at the rate of more than 2 percent per year. This growth rate has placed Africa as one of the world's most critical zones of rapid population, urbanization and urban growth. The pace of urbanization and development of urban areas in Nigeria currently exceeds that of all other countries in the continent. Currently, more Nigerians are domiciled in urban areas than in rural areas. Ayedun *et al.* (2011) reported that in 1930, there were 25 urban centres in the country. The figure increased to 56 (125 percent) in 1953. Between 1953 and 1963 the number grew to 185 urban centres representing 229% increase in just a period of ten years. He noted further that while the total urban population increased by 240 percent between 1890 and 1953, the population

rose by more than 300 percent between the period of 1953 and 1993. Current population projections put Nigeria at 200,963,599 people as at Tuesday, October 22, 2019. The figure is equivalent to 2.61 percent of the world population of 7,713,468,100 (United Nations, 2019). The country is ranked seventh in the list of countries by population, while urban population in the country at present is projected to 51.2 percent of the entire country's population. The percentage of urbanites is expected to reach 71.5 by the year 2050, with population of over 402 million people. With these figures, Nigeria may become the third most populated country in the world (Worldometers, 2019) Demographic indicators used in ranking Nigeria as one of the most urbanized countries in Africa are shown in Table 1.

Table 1: Projected Population of Nigeria (1955-2050)

Year	Population	Yearly % Change	Yearly Change	Urban Pop %	Urban Population	Country's Share of World Pop	World Population	Nigeria Global Rank
2050	401,315,000	1.93	7,320,639	71.5	287,130,349	4.12	9,735,033,990	3
2045	364,711,807	2.08	7,129,038	68.6	250,285,391	3.85	9,481,803,274	4
2040	329,066,615	2.21	6,816,113	65.7	216,083,536	3.58	9,198,847,240	4
2035	294,986,051	2.32	6,401,743	62.7	184,887,647	3.32	8,887,524,213	5
2030	262,977,337	2.42	5,926,845	59.4	156,299,881	3.08	8,548,487,400	6
2025	233,343,112	2.51	5,440,705	55.8	130,312,056	2.85	8,184,437,460	6
2020	206,139,589	2.62	5,000,428	52.0	107,112,526	2.64	7,794,798,739	7
2019	200,963,599	2.60	5,088,916	51.2	102,805,995	2.61	7,713,468,100	7
2018	195,874,683	2.62	5,001,439	50.3	98,610,801	2.57	7,631,091,040	7
2017	190,873,244	2.64	4,913,003	49.5	94,525,016	2.53	7,547,858,925	7

2016	185,960,241	2.66	4,822,793	48.7	90,546,177	2.49	7,464,022,049	7
2015	181,137,448	2.71	4,526,850	47.8	86,673,094	2.45	7,379,797,139	7
2010	158,503,197	2.68	3,927,636	43.5	68,949,828	2.28	6,956,823,603	7
2005	138,865,016	2.58	3,316,233	39.1	54,288,918	2.12	6,541,907,027	9
2000	122,283,850	2.53	2,867,103	34.9	42,627,440	1.99	6,143,493,823	10
1995	107,948,335	2.54	2,547,177	32.2	34,785,545	1.88	5,744,212,979	10
1990	95,212,450	2.64	2,329,933	29.7	28,276,132	1.79	5,327,231,061	10
1985	83,562,785	2.62	2,027,830	25.7	21,434,266	1.72	4,870,921,740	10
1980	73,423,633	2.99	2,009,867	22.0	16,139,321	1.65	4,458,003,514	11
1975	63,374,298	2.51	1,478,431	19.8	12,535,584	1.55	4,079,480,606	11
1970	55,982,144	2.23	1,170,845	17.8	9,942,297	1.51	3,700,437,046	11
1965	50,127,921	2.12	997,893	16.6	8,296,771	1.50	3,339,583,597	13
1960	45,138,458	1.90	810,472	15.4	6,955,737	1.49	3,034,949,748	13
1955	41,086,100	1.65	645,270	12.1	4,952,844	1.48	2,773,019,936	13

Source: Extracted from Worldometers (2019).

Studies have shown that there are more than 840 urban centres using the criteria of 20,000 people and Local Government Area headquarters as urban areas (Aluko, 2011). Also,

there are seven cities with populations of over a million in Nigeria. Lagos ranks first with a population of 9,000,000 inhabitants. Table 2 shows top 25 urban areas in Nigeria.

Table 2: Main Cities by Population in Nigeria

City	Population
1 Lagos	9,000,000
2 Kano	3,626,068
3 Ibadan	3,565,108
4 Kaduna	1,582,102
5 Port Harcourt	1,148,665
6 Benin City	1,125,058
7 Maiduguri	1,112,449
8 Zaria	975,153

9	Aba	897,560
10	Jos	816,824
11	Ilorin	814,192
12	Oyo	736,072
13	Enugu	688,862
14	Abeokuta	593,100
15	Abuja	590,400
16	Sokoto	563,861
17	Onitsha	561,066
18	Warri	536,023
19	Ebute Ikorodu	535,619
20	Okene	479,178
21	Calabar	461,796
22	Uyo	436,606
23	Katsina	432,149
24	Ado-Ekiti	424,340
25	Akure	420,594

Source: Extracted from Worldometers (2019).

Urban Development in AKS

Urban development in AKS can be attributed to three imperial agencies namely: European colonial administrators, missionaries of Christian faith and European entrepreneurs who came, settled and expanded in their preferred locations. Their expansions were further consolidated by succeeding indigenous leaders of different administrative backgrounds (Akpan, 2010).

Prior to the arrival of European colonial entrepreneurs at Oron in 1879 and Ibeno, Eket

and Ukat in 1881, there was no record of settlements that could be regarded as urban in the area now called AKS. According to Akpan (2010), the removal of the king Jaja of Opobo from power in 1887, and the subjugation of the area by the British, European businessmen moved in and established trading stations at Oron, Ikpa, Nwaniba, Itu, Eket, Etinan and Ikot Abasi (Egwenga). Most of those trading posts later transformed into local administrative headquarters, now the nexus of urban development in those LGAs and the state in

general. Again, the establishment of local administrative headquarters at Ikot Abasi, 1903; Ikot Ekpene, 1904; Eket 1905; Uyo, 1905; Itu, 1908; and Abak, 1909 with the provision of infrastructure such as administrative offices, post offices, prisons, schools, courts, police stations and routes served as “pull” factors to the centres (Udo, 1983). These locations have remained headquarters of their various LGAs till date.

The colonial administrative headquarters were also home to Mission headquarters. For example, the Presbyterian Mission established its headquarters at Itu; Qua Iboe Mission now United Evangelical Church at Ibeno, 1887; Etinan, 1901; and Abak, 1909. The Methodist Mission now Methodist Church at Oron, 1902; and Ikot Ekpene, 1909. The Roman Catholic Mission had its headquarters at Uyo, 1909;

while the Anglicans were at Egwenga, 1892 (Udo, 1983 and AKS, 2006). The establishment of various pioneering urban development infrastructure such as Teachers Training College and a hospital at Oron, Adiaha Obong Girls’ College and Anua Hospital in Uyo, Etinan Institute and Medical facilities in Etinan (AKS, 2006) stimulated urbanization and urban development processes in these locations.

With the creation of AKS in 1987 and subsequent creation of new local administrative areas/headquarters with improved infrastructural facilities in these centres set in motion urbanization and urban development processes. Table 3 shows thirty one (31) settlements (local government headquarters) that assumed urban centres between 1970 and 1996 by virtue of administrative criterion.

Table 3. Numerical growth of urban centres in Akwa Ibom State.

Year	No. of Urban Centres	Names
1900-60	6	Eket, Uyo, Abak, Itu, Ikot Ekpene, Ikot Abasi (Egwenga)
1970	2	Oron, Etinan
1976	2	Ibiaku Ntok Okpo, Ikot Akpan Nkuk
1987	10	Ikot Ibiritan, Okopedi, Abak, Uquo, Afaha Ikot Ebak, Mkpata Enin, Odot, Idu, Ikot Edibon
1991	4	Odoro Ikpe, Afaha Offiong, Urue Offiong, Utu Etim Ekpo
1996	7	Urua Inyang, Obot Akara, Eyofin, Nung Udoe, Okoroete, Oko Ita, Upenekang

Source: Akpan (2010)

Akpan (2010) stated that in 1957 only 7 centres could be described as urban in the state, based on the population criterion of 5000 people and above (NPC, 1953) by 1963 the number declined to 3 because the criterion was raised to

20,000 people and above (NPC, 1963). By 1991, the number of settlements classed as urban rose to 5 (NPC, 1991). In terms of the rate of growth, out of the 7 urban centres listed in the 1953 census, only Ifiayong Beach in now Uruan LGA

declined absolutely and lost its status as at 1991 (Akpan, 2010). Other notable urban centres in the state recorded increase in population with

Uyo having the highest increase. This is as shown in Table 4.

Table 4. Population Growth in Selected Urban centres in Akwa Ibom State (1953-1991)

Urban Centres	Populations Centres			Growth Rate 1953-1991	
	1953	1963	1991		
Uyo	6256	14470	118250	18 times	Source: Extracted from Akpan (2010) decline has outpaced fertility
Eket	6096	6660	42800	7 times	
Oron	13641	34163	55900	4 times	
Ifiayong Beach	6231	-	-	-	
Ikot Abasi (Egwenga)	5106	6947	19620	4 times	
Etinan	5540	5693	19800	4 times	
Ikot Ekpene	18,070	38107	58850	3 times	
Abak	Na	Na	21000	-	
Itu	Na	Na	6850	-	

In recent time, government efforts in promoting pull factors are significant. However, the urban centres of AKS, are still lagging behind in terms of urbanization, infrastructural growth and development as only few centres, namely; Uyo, Ikot Ekpene, Eket, Oron, Etinan and Abak are focused on (Atser *et al.*, 2015). The age, level of Socio-economic activities and availability of social infrastructure of these centres contribute to the ranking of these major urban centres.

Also, in a list of seventy main cities in Nigeria, only two (Uyo and Ikot Ekpene) are listed, while only Uyo made the list of top twenty five major cities in Nigeria (Worldometers, 2019). Table 2 indicates this scenario. The underlying causes of rapid urban population growth and expansion in the state are attributable to population growth driven by declining mortality and persistently high fertility (NPC *et al.*, 2014). An analysis of the trend between 1990 and 2013 shows that mortality

decline by a wide margin in Nigeria (NPC *et al.*, 2014). The resultant population boom, according to (Fox, 2012) has driven urban growth expansion through natural population increase in existing urban centres, and also indirectly expands migrants, and may, through demographic pressure on natural resources, contribute to the “push” factors in the rural areas. As applicable in the formation of cities in other developing countries, urban development in the state is also driven by urban natural increase than rural-urban migration.

Bloch *et al.*, (2015) stated that the process of urbanization is generally conceptualized and seen in the public imagination, as one in which people migrate from rural areas to existing towns and cities in search of opportunities. In reality what is often not given adequate attention is the increasing number of identifiable “new urban” settlements that have emerged close to some of the classified urban centres, though outside the administrative

and population size criteria. These towns usually have lower number of buildings and population densities than the officially acknowledged settlements with arrays of social infrastructure, but contribute significantly to urban development and expansion. Examples of such centres in Akwa Ibom State include; Itak in Ikono LGA, and Ikot Akpaden in Mkpatt Enin LGA. Also, Mberu (2015) opined that urban-urban flows can significantly influence urban development system. This scenario is typical in Akwa Ibom State as urbanization processes flow between Uyo capital city to various LGA headquarters and vice versa. Another factor responsible for urbanization and urban development in Akwa Ibom State is improved economic and infrastructure prospects in various urban centres. This encourages more intensive rural-urban and other related migration to the centres.

Characteristics of Urban Areas, AKS

Like other urban areas in Nigeria, the characteristics of contemporary urban areas in AKS are that:

- i. They are dynamic and multifaceted entities marked by unordered assemblies of the traditional core city with peripheral areas of social and economic activities; this is applicable mostly to the major urban areas in the state. The emerging urban areas in the state are identified with high level of informalities from land acquisition

to actual development and vary in complexity from one urban area to another.

- ii. Urban areas in the state are mostly covered by residential housing development with little thought given to commercial and industrial and other land uses. The centres are marked by sprawl as most of the urban areas lack comprehensive plans to give direction for orderly development. In places such as Uyo, Ikot Ekpene, Ikot Abasi, Eket, Oron and Abak, there are noticeable transformations of previous residential uses into commercial and institutional uses in the core areas.
- iii. Urban centres in the state can rightly be explained in the context of unplanned, distorted morphology, non-functional, disorderly, unhealthy, unsafe and aesthetically unattractive urban areas. This situation may not be unconnected to the historical antecedent of the emergence of the centres, planning system, governance and poor location of these urban areas.
- iv. Other noticeable characteristics include; poor and deteriorating condition of living, inadequate provision of infrastructural facilities/services such as electricity,

water supply, transport network, waste disposal facilities, substandard buildings with infrastructural inadequacies, poverty manifested in low purchasing power of residents.

Need for Urban Areas in AKS

Cities the world over are currently operating in economic, social, and cultural ecologies that are different from outdated urban models of the 20th century. This raises the need to revisit the urban agenda, and to reorder our approach to urban development in view of its relevance. UN-Habitat (2016) acknowledged urbanization as one of the most significant trends of the present century, providing the foundation and momentum for change. Gradual shift of the existing “classified urban” areas to “real urban” areas will constitute a transformative energy that can be harnessed by the state government for a more sustainable development agenda. Urban areas the world over are known to act as economic platforms for production, innovation and trade. Through urbanization and sustained urban development approaches, millions of people can move away from poverty, through increased productivity, employment opportunities, higher quality living, and large scale investment in infrastructure and

services. This transformation in urban areas may in part be facilitated by increased access to Information and Communications Technology (ICT).

The need for urban areas in Akwa Ibom State can be seen as a positive link between urban areas and economic development. For example, 50 percent of the world’s population in cities account for over 80 percent of the global GDP, similarly, Kinshasha accounts for 13 percent of the population of Democratic Republic of Congo, yet generates 85 percent of the income of the country. The higher productivity of urban areas stems from agglomeration economies or what is generally referred to external economies of scale. Ogbuabor *et al.* (2013) added that urban economy is a function of the size, causes and dynamics of the informal economy, that the size of the informal economy (as a percentage of “official” gross domestic product (GDP) in 2004 in Nigeria, Akwa Ibom State inclusive was 59.5% while the size of the informal economy since 1970 in Nigeria has been about 44-77% of its GDP. The informal activities are usually distributed disproportionately in different enterprises/sectors in the urban centres as captured by Onyebueke *et al.* (2011) and shown in Table 5.

Table 5: Distribution of Informal Enterprises by Activities in Nigeria

Activity Category	Distribution	
	No. of Persons	Percentage (%)

Manufacturing	22,539	30.1
Water supply	458	0.6
Building & construction	1,375	1.8
Wholesale & retail trade	36,722	49.0
Repairs (cars, cycles & goods)	2,406	3.2
Hotels & restaurants	1,948	2.6
Transportation (land & water)	2,164	2.9
Financial intermediation	57	0.1
Real estate/renting services	300	0.4
Education	298	0.4
Health & social work	637	0.9
Other community/social services	6,008	8.0
TOTAL	74,912	100.0

Source: Adopted from Onyebueke *et al.* (2011)

As common in Nigeria, Akwa Ibom State's informal economy still remains an enigma as it has neither been comprehensively studied nor researches conducted on its size, causes, dynamics and effects on the states urban economy.

Knowing and tapping the latent gains of urbanization and urban development in Nigeria, Akwa Ibom State in particular is a function of how well urbanization and urban development and its evolving challenges of these centres are planned and managed, and the extent to which the benefits accruing from the processes and the structures so developed are equitably distributed.

Conclusion/Recommendations

Urbanization and urban development in Akwa Ibom State like other parts of Nigeria, show rapid growth rates without commensurable

growth in social and economic infrastructure and facilities provisions. These may lead to sharp decline in the quality of living standard and environmental quality. Economic activities are majorly in the informal sector, employment opportunities are lacking while crime is increasing in these centres. The emerging urban areas are also lacking in infrastructure. Based on the findings the following recommendations are made:

- i. There is need therefore, to invest in socio-economic infrastructure and to establish structures and urban management strategies that will serve as pull factors for the urban centres across the state.
- ii. All physical planning and development tools such as

- comprehensive plans for urbanizing settlements should be made to pass through all the required processes for legality. Once this is done, implementation of such plans should be a priority.
- iii. Local Government Area Authorities where these designated urban centres are should be politically and financially autonomous; and improved budgetary allocations for urban development to enable them perform the expected functions as entrenched in the statutes that created them. With this, they will be able to stimulate development in their various domains to derive the benefits associated with urbanization and urban areas.
- iv. The informal sector sustains the economy of virtually all the urban areas in the state and these needs to be properly incorporated in the planning matrix of these urban centres. Informality in sectors such as Lands/housing sector, business activities and in transportation should be given adequate attention.

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