

## LAND RESOURCES DEVELOPMENT MODEL; A TOOL FOR SUSTAINABLE NATIONAL DEVELOPMENT IN NIGERIA

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### **ABSTRACT:**

*Land Resource base is latent bank for continues knowledge and livelihood discovery/exploitation. Its development occuppies the central thinking of man and his social wellbeing. The seemingly everlasting nature of Land Resource base calls for constant research work in order to add to the existing knowledge bank as well as discovering more means of exploiting this ever latent land base resources for sustainable livelihood of mankind. Besides, the findings of many researchers on conflicts/violence that ravaged constantly the face of this earth in the recent times call for more effort in research works in the area of land resources development to cater for the continual struggles of "resource control" that has been the strong reason for conflicts/violence in Nigeria. However, little was done in the area of land resources development model. To fill this gap, this study is set out to produce Land Resources Development Model for effective, efficient, peaceful and sustainable land resources production to meeting the 21st century generation challenges. The study exploits secondary data as its methodology. Hence, literatures covered in this study revealed that causes of conflicts/violence have strong links to socio-economic, political, religious and poverty factors. The study therefore, came to conclusion with Land Resources Development model that embraces these problems for sustainable social, political, economic, religious and environmental needs of mankind that foster sustainable peaceful societal co-existence and national development.*

**Keywords:** *Land resources, Development Model, Sustainable Development, National Development.*

## **INTRODUCTION:**

The role of land resources development in any social setting is enormous and can never be fully predictable. It is a package for complete livelihood of human kind. In this present era the world is full of competition, struggles and conflicts for resource control, the nature resources of land should be harnessed in such a way as to cater and ensure sustainability, socio-economic and socio-cultural acceptability. However, despite the advancement and achievements of technology of our day, the more troubles we are experiencing. Though, a little deeper thinking, one would believe that the earth and its resources (land resources) were made to be complete for human survival from the beginning of creation. Craig et al (2001) noted President John F. Kennedy to have said that the entire human society is dependent on land resources of the earth. They feel Kennedy words are relevant and true in today contemporary and complex world despite the age-long comment on 23rd February, 1961. Similarly, Barlowe, (1986) reiterated that land resources are the most vital resource in human life. The most important of it all is that land provides human with space, products for his material needs, privileges or advancements and satisfactions (Barlowe, 1986). It is also pertinent to follow President Kennedy inciting words to the later when, also remarked that the wellbeing of human, economy, health and security is relatively influenced by how the resources of the land are been used (Craig, et al, 2001). No wonder the world today is so much scared and concerned about, call it either effects, implications, dangers or consequences of global warming and climate change on human lives, crops, animals, environments and aquatic ecosystem (Gray,2014; Yang and Chen, 2014; Shauhan, et al, 2014, Manciooco, et al, 2014). It is therefore, not surprising that there are violence and terrorists activities all over the world today such as Boko Haram, (Bamidele,2012, Anyadike, 2013); and similarly, one is not surprise today for the constant and increasing activities of communal crisis (NEMA and OCHA, (2013) Alimba, (2014); religious or political conflicts (Boudreaux, 2005, Salawu, 2010, Adeleke, 2008); unemployment, poverty, etc especially in developing countries like Nigeria, Kenya, Central Africa, Lebanon, Uganda, Zambia, Senegal and Sri Lanka to mention but few (Okorie, 2011;Bamidele, 2012; Achumba,2013, Setiawan, 2014, Eme, et al, 2014; Ewetan, 2014; Ifeoma, et al, 2015, Østby, 2007, Posner, 2004).

It therefore, sounds so convincing today that the crises on the face of this earth are the results of how the land resources of the earth are been used as actually noted by President Kennedy.

## **STATEMENT OF PROBLEM**

Land Resources or call it Natural Resources have witnessed gradual and tremendous development over the years. Its development has brought great transformation to human life as well as has caused several communal, national and international clashes or conflicts or even violence over the years. More so, its conflicts have received several interpretations by our researchers. To some, it is communal crisis, while to others it is land disputes, religious crisis, political crisis, socio-economic problem or socio-cultural crisis.

However, little did our research works concern land and land resources developmental strides that embrace these various interpretations. This study attempts this gap noticed by aiming on developing a land resources model that embraces or addresses this gap for sustainable peaceful co-existence and national development in Nigeria.

### **OBJECTIVE OF THE STUDY**

The sole objective of the study is to produce land resources development model that would embrace socio-economic and cultural, religious, political and environmental problems facing developing countries like Nigeria now for sustainable social co-existence and national development.

### **RESEARCH JUSTIFICATION**

The Land Resources Development Model is a network of development that seeks the consent and approval of all the stakeholders for land resources development.

It encourages development of our natural endowed resources of land which investors (both local and international) as well as community people stand to benefit.

It will offer room for diversification of economy from oil and gas to natural resources and this in turn will offer room for transfer of technologies that would take the country to another level of national development.

The model is a conflicts/violence proof network that the society stands to enjoy. It is a people oriented development strategy that embraces all facets of peaceful co-existence. It is self sustainable if embraced.

It is people centred resource exploitation that carries everybody along and is beneficial to everyone. Therefore, this research work concerning model of land resources development for the sustainability of national economy development is a stepping stone. We hold high esteem to this study that it will be given a national consideration to be embraced. The study therefore, is beneficial to different types of stakeholders in the state, especially at the community levels, such as the farmers, young school graduates, real property developers (investors), land resource investors (developers) of all kinds, the government and private sectors as policy makers and the general public as the study intends to offer new approach to land resources development for enabling environments for investment in the rich natural resources of the land which would open the latent job opportunities and livelihoods to the nation at large.

### **CONCEPTUAL FRAMEWORK**

Land is unique, critical and essential in human existence. In fact, Barlowe, (1986) regarded land as one of the two most and basic resources with human, in the creation of mankind. The significance of land cannot be over stressed by human beings. Because of the central place it occupies in the life of mankind, it is difficult to define. It is viewed or defined best from one point of view and purpose or field of endeavour (Barlowe, 1986). However, the word land is usually defined as the earth surface (Christian, 1958). Besides, it is more than that in its full

context. It is sometimes used to be synonymous with earth and then interchangeably used. It entails the holistic earth surface, contents and its characteristics (Christian, 1958, Barlowe, 1986, Kunio, 1994, Craig, et al, 2001). That is, land and its inherent resources.

Land is conceived as a resource base for human existence (Barlowe, 1986). Of all the studies made so far about planets, earth is the only one planet with assured resources potentials for human survival with societal development (Craig, et al, 2001). They (Craig, et' al) recalled the words of Henry George remarking the three basic necessity of land to mankind as being a place of abode to human beings, a warehouse of all he has and as well as a potential well for all his raw materials which he exerts his labour for all he wants. This entails that land and its content has all it takes for human needs as a package.

The resource bundle of land has caused mankind's innate quest for continual inquisitive for knowledge which actually resulted to all the technological advancements made to-date. In the same vein, it has resulted in the split of field of studies to-date. Inductively, as long as there is human live and the world exist, there will be quest for more knowledge and more split of field of studies. More importantly, each of these fields of studies conceive land from different angles, contexts, aspects, meanings or concepts at one point, time or the other (Barlowe, 1986). He therefore, conceived land in several aspects. According to (Barlowe, 1986), land is conceived as space to mean a base or surface within which life existence takes place; as nature to mean an environmental situation or phenomenon that exists naturally; as a production factor to mean, one of the four basic factors of production view by economists; as consumption good to mean, to have value to be used as consumer good; as situation to mean, location and geographical attribute land possessed in the modern world; as property to mean, to have ability of individual to exercise ownership right of it from the legal point of view; as capital to mean, to have durable ability to save wealth as compared to capital (money) or something that can be saved for a period of time.

However, its conception is widely accepted from the legal point of view as any portion of earth surface that exercises ownership right or capable of exercising ownership recognition (Barlowe, 1986).

Land is the only one resource from which all human needs come from. Thus, it is used for many things and in many ways at different times. However, Barlowe concludes that land can be conceived and conceivable to mean differently by different professions or disciplines and in different contexts. No wonder, one can hardly come across an academic paper on the "concept of land" in this 21<sup>st</sup> century with recent date. Instead, you will see concept of land ..... with some prefix either before or after the word land. This is because land is the embodiment of every unit area of land resource and research area today. The knowledge of land has split or given rise to all fields of studies we have today. Thus, the complexities surrounding land content have continued to create area or areas for quest for more knowledge. Hence, we often see nowadays as one searches for literatures "concept of land use, concept of land use planning, concept of land soil types, concept of land water, concept of land cover base, concept of land ownership, concept of land ecological network, concept of land unit approach, concept of land use management and so on.

Christian, (1958) in an earlier time reasoned similarly that the suitability of land surface and its features to support mankind can be counted infinitely. This shows that land can be conceptualized differently by anybody depending on the context and purpose that fits his/her need.

All the same, in this research work, land as an embodiment of all disciplines, all resources, all potentials to mankind is seen as a concept which visualises unit of land or, and land system as an evolution of opportunities that are controlled by geological activities and processes through some past and present climatic factors with time and human initiations (Christian, 1958).

Land Resources as a term is a two words phrase capable of having their separate meanings. However, just like land, the word resources are another difficult word to define because of its vast and many applications. Nevertheless, the word resource(s) have potential or ability of primary or, and secondary utility for human satisfaction of his needs. Faced with these difficulties to define both words separately and as a term, Barlowe, (1986) advised for one to always try to avoid detail or rather deep meaning of them and finally, adopted the economics and legal meaning of land for the term “land resources”. By this, the term, Land Resources is sometimes taken to be synonymous with real estate (Barlowe, 1986), and most often used interchangeably. Land Resources also have nearest meaning with natural resources. Due to their uniqueness and nearness in meaning and characteristics, both Land Resources and Natural Resources are described to be broader and narrower to each other at different view at a time (Barlowe, 1986). Land Resources sometimes are viewed to be wider or broader for its inclusion of man-made improvements that annexed to the land. In the other hand, Natural Resources is considered wider or broader for its inclusion of all nature-given resources that are annexed to land from the earth crust downward to the centre of the earth and from earth crust to sky-heaven (Barlowe, 1986). In any way, they are all closely held in meaning and at times used interchangeably as earlier said.

Like the word land, Land Resources as a term, can also be conceptualised in different fields of disciplines. In other words, due to its many specific resources put together into one basket as “land resources” or “natural resources”, it can be conceived in several perspectives. It forms the land uses. Land Resources ranges from nature-given resources to man-made resources. For instance, soil, sand, gravels, precious stones, water, rain, sun, moon, air, rivers, mountains, mineral ores and so on as nature-given resources and croplands, recreational centre, housing, roads, grazing land and so on as man-made added value attached to the land (Barlowe, 1986, Craig, et al, 2001).

Generally, Land Resources play a crucial role in any social and cultural settings for wellbeing of that societal setup through the initiation of its social being called man. Land Resources is the wealth of any given society and of the whole world. In ideal situation, it presumes the economy strength, development and growth of a nation (Dwivedi, 2002) and size of its endowment also speak of how abundant wealth a nation has (Yaro and Ebuga, 2013).

Land Resources possess the inherent nature of regeneration through activities and processes (Christian, 1958). They seem to have inherent repulsive quest for knowledge from its users or consumers. Looking at the chronological advancements and achievements of mankind as he exploits the resources from creation, it is an idea of sustainability in itself and conformation to President Kennedy (Craig, et al, 2001, UK HABITAT, 2010). The consequences of the influence of how we use the Natural Resources naturally will always create the needs for more knowledge and thereafter, resultant discoveries and advancements. The argument here is that the dynamism of human quests for knowledge of his existence and ecosystem is an ideal idea of sustainable development.

Though, land resources are not evenly distributed (Barlowe, 1986, Craig, et al, 2001). However, Craig, et al, 2001) observed that the inherited knowledge from our ancestors offer us three alternatives that solved that problems of un-evenly distributions of these resources. These three, they mentioned are the issues of substitute development, developing trading idea and resorting to migration idea to find new supplies (Craig, et al, 2001). These options to cater for unevenly distribution of Land Resources placed mankind with a unique opportunity to solve all his societal needs for sustainable peaceful coexistence if he would be kind to himself.

Owing to the foregoing analysis the study upholds the role of land resources in any social setting to be enormous and unpredictable in fullness. Give it a pulse for a little deeper thinking; one has no option than to obviously agree that the “Land Resources” is the complete package answer for human survival from the beginning of creation. Craig, et al, (2001) concurred with this notion when recalling President John F. Kennedy views of dependency of entire society on the land resources of the earth. The contemporary complexity of our world today leave us with no choice than to accept the whole truth and relevance of Kennedy view about Land Resources in any part of the world today.

Recalling the advancements of mankind from creation to-date, from the raw materials to the technological resources, one would believe and agree they are all products of resources of the land. The knowledge and the capital gotten from the land resources are used for more resource discovery and efficient exploitation or extraction of even the older ones (Craig, et al, 2001); and I maintain again, this is an idea of sustainable development (Kirkby, et al, 1995, UN, HABITAT, 2010).

In similar view Barlowe, (1986) recognized land resources as the most vital resource in human life. The most important of it all is that land provides human with space, products for his material needs, privileges or advancements and satisfactions (Barlowe, 1986). It is also pertinent to follow President Kennedy inciting words to the later when, also remarked that the wellbeing of man, his economy, health and security is relatively influence by how the resources of the land are been used (Craig, et al, 2001).

However, in Nigeria context, just like the world over, land and land resources are held with high esteem. It is believed amongst Nigerians that the entire human race is profoundly relied on land and land resources (Otubu, 2007). He further stressed that it would not be

exaggeration to say that life could not have existed without land in the first place. This is so because the entire needs of mankind are from land and its resources (Datong, 1991). In similar view, Omotola, (1988) remarked that an individual cannot do without land and land resources. In an ideal society, land is a platform for human support, actualization as well as a place for his preservation (Omotola, 1988). It is a resource base where an individual gets his/her food, shelter, clothes and livelihood, (Omotola, 1988) stressed. More importantly and at the end of it all, human dies only to be returned to the mother land (buried to the ground). Even where dead body is burnt, the ashes turn to the land or water which is connected to land in one way or the other. Still while laying emphasis on the importance of land and its resources, Otubu, (2007) noted that the societal life and that of mankind continuous to ponder round land and land resources. Even Government and Corporate entities' investments are solely dependent on land (Otubu, 2007).

Knowing this strong relationship and important role of land and its resources to mankind at both individuals, government and private sector; and for the purpose of facilitating both individuals and nation growth and economic development, any sustainable model or means of land resources development would possibly guarantee the sustainability of our wellbeing, good health, security, economic and national development.

## **METHODOLOGY OF THE STUDY**

The methodology adopted for this study is the qualitative approach through which secondary data were obtained with a careful study to establish the theoretical basis of the study; after which the model is produced.

## **SUMMARY OF FINDINGS**

The findings from the secondary data we have been reviewing so far show that:

1. It is obvious that human existence would have been dreams and stories without land and land resources.
2. The wellbeing of man, his economy, health and security are influenced by how the resources of land are being used as remarked by President John Kennedy is very much relevant to the contemporary issues in the world today.
3. The global warning as a result of climate change, the unemployment and poverty as well as environmental problems is phenomena that have been influenced by how far we had used the land resources.
4. The violence from terrorists activities, other insecurity threats from Boko-Haram, Herders men/Farmers crisis as well as communal conflicts, political and religious conflicts are all diversity related issues that have to do with struggles of land resources control.

## **THE LAND RESOURCES DEVELOPMENT MODEL**

Land is considered to be greatest source of wealth (Rossiter, et al, 1996). Shen, et al, (2013) remarked that all the technological gadgets such as computers, televisions, electricity and even magnificent buildings would have just been only dreams without mineral resources extraction. Hence, abuse of land use appropriation is a destruction of land resources that leads to less exploitation (Rossiter, et al, 1996). In other words, inappropriate land use model or land resources development model would be destruction or under-developing the land resources. Actually, a societal growth and development would not go well and to nowhere without land resources development; and in efficient manner of land resources development will bastardized economy and national growth. The natural land resources are the engine lubricants for industrialized and developed worlds without which all technologies and advancements attained would knock down. Hence, where there are natural endowments of land resources, such should be put to efficient exploitation to pre-occupy the human resource populace for sustainable human livelihood.

A model is a concept behold of this study as a linked-up diagram or network of how something function or should operate; or better still, a relationship of theoretical basis or cohesion of how a thing should function or operate. Setiawan, (2014:314) views it as interconnected diagram of theoretical relationship of something that takes a process. Thus, a model of Land Resources Development entails the interconnected (linked-up) diagram of relationship in Land Resources Development process.

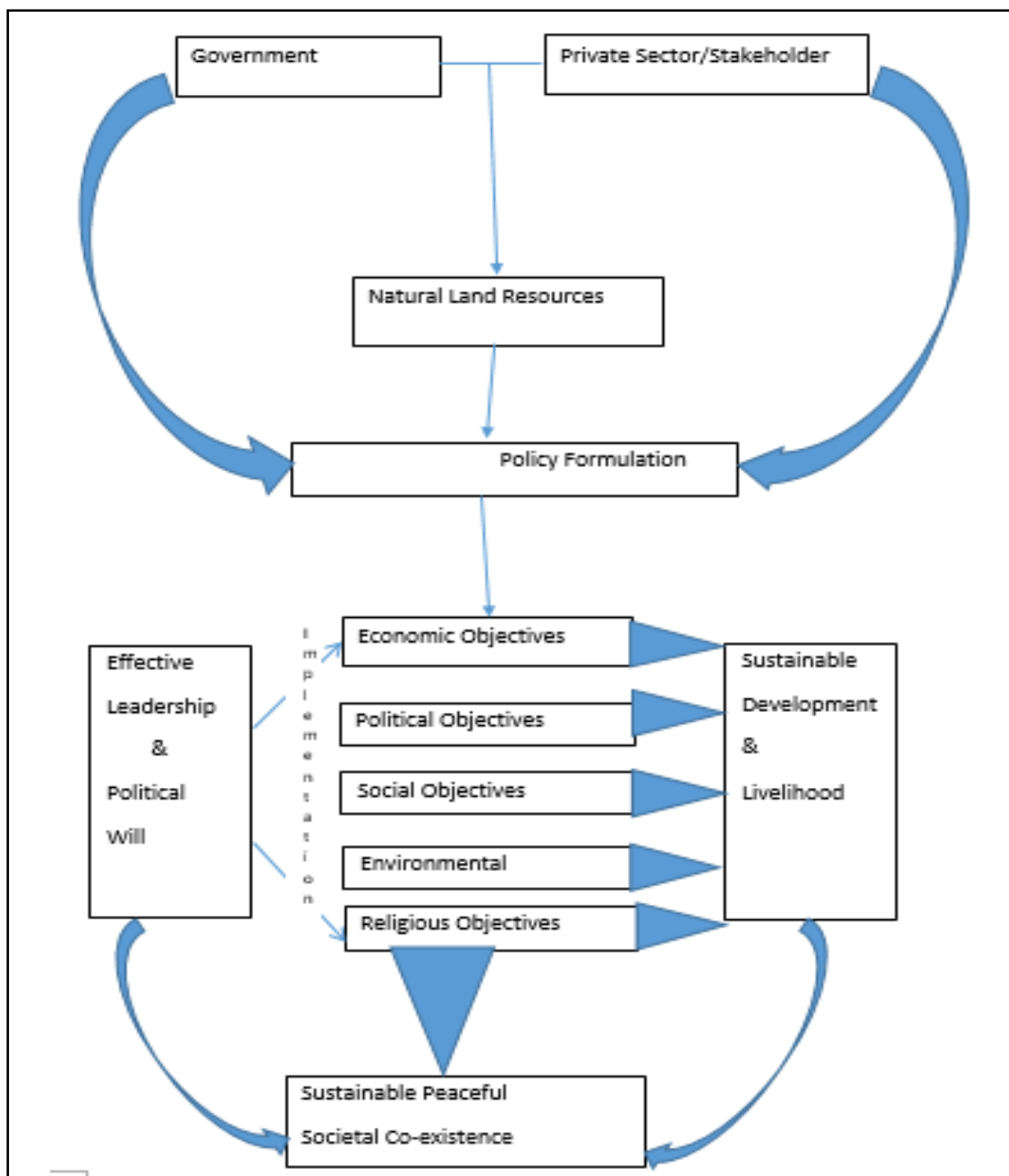
Therefore, for Land Resources Development to play a role in addressing the societal problems as stated in the study findings, a model of the land resources development that put into consideration all the findings together for interrelationship in the process has to be produced or developed. As it is, it is important and necessary for Government, Private Sector as well as Stakeholders to feature prominently as Land Resources Development initiators putting into consideration all the identifiable conflicts indicators as revealed by this study in all the initiatives of the model for the societal acceptability for sustainable peaceful co-existence. Thus, the model below in figure 1 indicates a network of the study and the process. Land Resources Development are to be prominently focused with an in-depth study putting into consideration all the feasibility and viability factors for sustainable policy formulation.

At this level, issues to be seriously concerned with are:

- i- Conflicts indicators (economic, political religious & social) objectives,
- ii- Environmental issues,
- iii- Sustainable Peaceful Co-existence,
- iv- Sustainable Development & Livelihood; and
- v- Implementation Machineries (issues of transparent & sincere effective Leadership and Political will).



### Model for Land Resources Development.



Source: Adopted from Chen, et al, (2014) with modifications.

### DISCUSSION OF THE MODEL

A strategy development model is conceptualized here for proper and sustainable diagnosis of issues of diversities in our society for sustainable solutions. Here, the government (political leaders) and private sector form the focal point of discussion since government has the absolute ownership of land and its Natural Resources in Nigeria (Land Use Act, 1978). Since Nigeria is experiencing democratic rule at the moment, politicians dominate the government corridor and thus, have to be at centre. The study envisages a whole study package of the

following Actors such as Government / Politicians to create implementation will, while Stakeholders/Head of Traditional Institutions will create awareness to their subjects as well as informing the government the desires and aspirations of their subjects; and finally Private Sector and Financial Institutions undertake the financing with investments ideas and arrangements.

This study is optimistic of the outcome of the development model developed as seen in the diagram; which when put to full practice involving all the actors as in the diagram, will produce sustainable livelihood and national development that will guarantee a sustainable peaceful societal co-existence in Nigeria.

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