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Physical Problems of Urban Planning: A Case of Ilorin, Nigeria.

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Abstract

Since Nigeria got her political independence in 1960, various development schemes, master plans, planning projects and other forms of foreign aids have been provided to almost all her cities in order to ameliorate the problems of physical development planning but with limited success. This work therefore, examines some of the highlighted physical planning problems in the traditional city of Ilorin (metropolis). Both descriptive and empirical methods were used to analyze the findings. Many of the ends sought are basically social planning, although the means employed to secure these ends is physical. The findings revealed that, the interior parts of the city (core) have more physical development problems than the peripheral and the modern areas. Some policy measures suggested include; proper planning, improvement of standard of living of the people, population control and plausible management of the city to reflect world standard.

Keywords: urban; planning; problems; physical

1.0 Introduction

The complex physical problems of city planning are globally recognized. They are preceded by rapid urbanization in the emerging nations and have been for sometimes documented (U.N.O, 1967, E.C.A 1971). As a result of improper and haphazard physical planning due mainly to socio-political, economic, as well as the level of technological attainment, Nigeria among other countries has failed to satisfactorily adjust itself to solving the problems of poor physical planning of her cities. This assertion is substantiated by the fact that since political independence in 1960, the various development schemes, and other forms of physical planning of almost all the cities in the country have drastically failed. The reasons for the failure are legion, and among them is environmental deterioration,

decline in the standard of living of the people.

This work is focused on the urban development planning problems of the growing traditional city of Ilorin, from 1967 to 1997. The objectives sought are to identify some of the common problems of physical development planning in the study area; and to evaluate in empirical terms the performance of physical development planning within the present 20 wards that make up Ilorin city (see fig. 1). Although some of the wards have undergone series of face-lift since the inception of the civilian regime in 1999, others maintained their status-quo in physical characteristics and development, whereas, a large portion of the city remained untouched.

Cities all over the world are not just planned for the fun of it, but they possess a certain retrospect and offer prospects for city dwellers both now and in the future. The Asian cities, as evidence shows, do not increase because they possess great opportunities which can assimilate immigrants and city dwellers, but they are aware of their rural poverty and economic compulsion that had acted as an ejection mechanism for people into city centres from rural areas. Some other metropolis in India and Pakistan are growing at a tremendous pace (Myrdal, 1957; Turner, 1962; Bulsara 1964). They all started to plan in order to contain some notable problems of slums and ghettos development caused by surging populations.

In the case of Nigeria, Adeniyi (1972) Filani (1989) and Aboyade (1986) observed that all the development plans in the country prior to the 1975-80, have shown little or no concern for the city's dimension or the spatial implication of physical planning, and the location of economic activities either at the national or state levels. They further contend that spatial organization of cities for development and chances in developing countries is shaped by the continuing influence and patterns of relationship with those countries formerly ruled by the colonial masters. The present peripheral structure of organizing cities in a way they are nowadays is glaring evidence. Therefore, as a result of a new status that Ilorin assumed since 1967, a lot of development problems had continued to emerge. They include problems of structural development, lack of proper layouts, misuse of land, poor sewage disposal, pressures on little available public facilities and infrastructures as well as general physical planning adversities inherited from the colonial planning strategy.

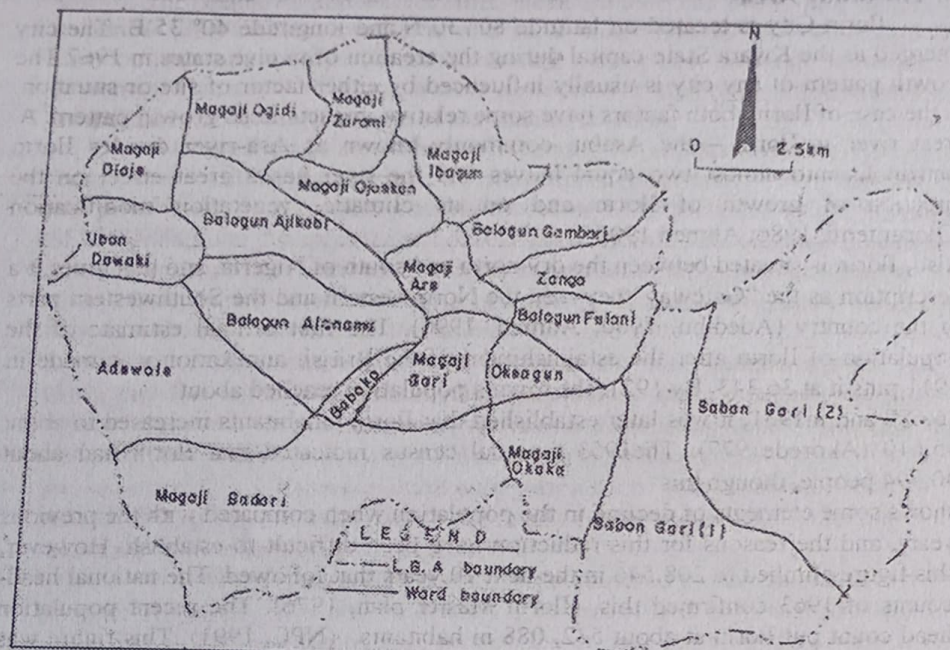


Fig. 1.1: Map of Ilorin traditional wards. Source: Min. of Lands & Surveys Ilorin.

3.0 Methodology

The types of data required for this study involve information generated from respondents through responses from questionnaires distributed within the study area. The study area was divided into three land use zones. Using this approach, the city of Ilorin was examined from the traditional core area (foci), the peripheral and the transitional zone. For instance, a random sampling was carried out in Baboko ward, Zango-Kulende ward and Sabon-Gari II to represent core, sectorial and modern areas respectively. In all, the actual zones as a whole consist of 20 wards and about 532, 088 population (NPC, 1991). The main reasons behind the choice of the above divisions are to enable a judicious evaluation of some common physical problems to

all study zones and the problems peculiar to each of the zones. Adedibu, 1980; Mabogunje 1968, and Ahmed 1996, have used a similar zoning method in the study of cities of London and Nigeria in the past respectively. All the assessments are based on various land use policies in Ilorin metropolis between 1967 and 1997 for the purpose of future physical development suggested later in the subsequent area of this study.

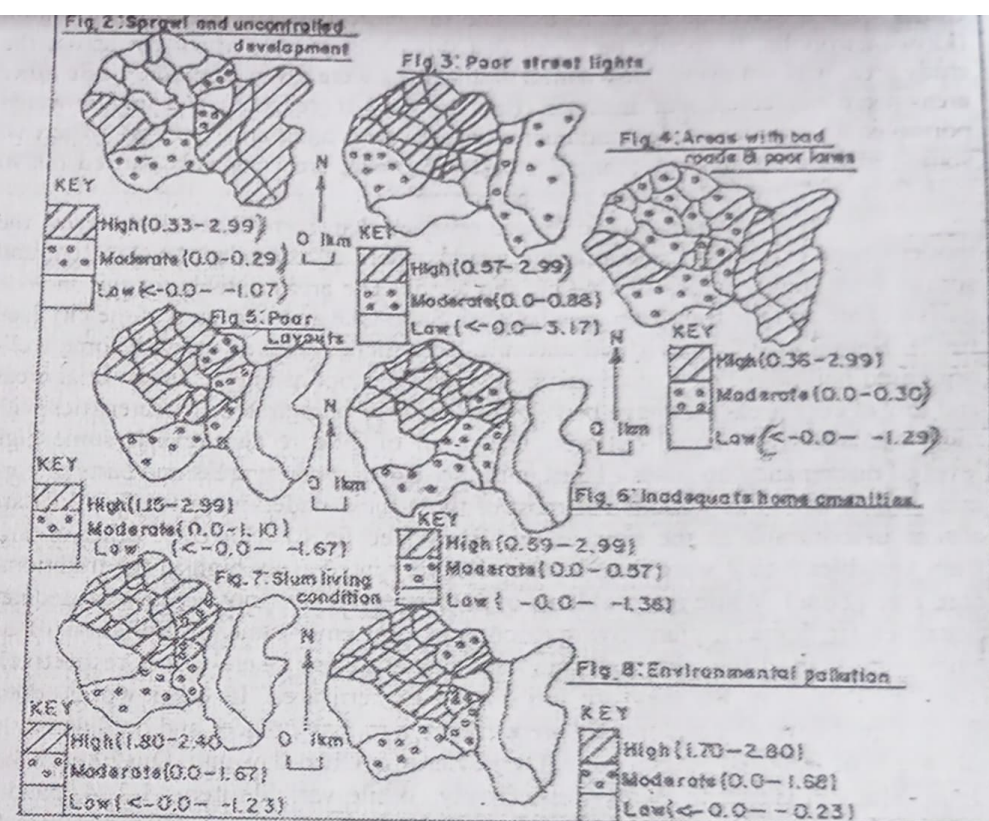
In all the study zones, 750 respondents were randomly sampled, that is, 250 for each carved study zone, and its administrations yielded good results received for all facets of problems identified through variables examined. However, not all the contacted respondents are literate. Thus, the author faces the problem of reading and interpreting the questionnaires to most of the respondents. In other words, the authors had to fill some questionnaires for the respondents. Invariably, in all, only 720 questionnaires were returned. Therefore, the work was successfully carried out. Apart from the primary information received, other data needed were sought out from the use of secondary sources that is, books, published and unpublished articles, records and so on. All these are served to compliment other sources. Along the line, reconnaissance visits were made to the study zones. Visits were also made to the Town Planning Development Authority's office and their agents that have authority to control the structural development of the city of Ilorin. Some of their responses formed part of the analysis discussed in subsequent sections of this paper.

There are legion of physical problems that are common to all the study zones, but three wards- Baboko, Zango-Kulende and Sabon-Gari II -were carved out to represent the zones since each of these wards possessed physical problems common to all zones. Also, in each ward chosen, some sub-wards were listed out, which have obvious physical problems that were more pronounced than other areas within the major wards. The sub-wards selected are; Onitanganran, Baboko, Alapata, Ajassa, Eruda, Ile-Omo, and Ita-Ore all represented the core area under Baboko ward. While, Maraba, Alalubosa, Kulende, Oke-Ande and Sango represented the fringe (peripheral) under Zango/Kulende ward. Other sub-wards are; Onikanga, Sabo-Oke, Government House and Tanke represented Sabon-Gari ward (Modern Area) respectively. Thus, these areas were selected for a proper analysis of the work accordingly. The author assigns variables numbered 1-7, and each variable is scored in percentage and later ranked using Z-score statistical rating in order to determine the extent of difference and significant relationship that exist between and among the provision of basic amenities and infrastructural amenities in the zones (see fig.2 to 8).

are affected by sprawl and uncontrolled development. (2) Proportion of poor/bad road/lanes. (3) Percentage areas with poor/without layouts. (4) Percentage areas without streetlights. (5) Percentage areas that lack enough amenities in homes/residence. (6) Percentage areas that perpetrated slum/ghetto development. (7) Proportion areas affected by environmental pollution.

To date, many scholars have studied similar problems of physical development in Ilorin metropolis and other cities, (Oyebanji, 1981; Adedibu and Opeloye, 1998). It is a model adapted therefore, to test whether or not, there exist some variations in the explanation of variables in order to generate a pattern of zoning. (Oyebanji, 1981; Ahmed, 1996). Standard score (Z-score) is said to be useful in order to decide whether or not there exist differences between populations sampled (Adedayo and Nwosu, 1997).

Thus, the use of Z-scores was considered to be the most suitable for the task of finding out the significant relationship that exists from a certain number of infrastructural facilities and amenities provided sufficiently or the amenities not sufficiently provided.



4.0 Findings and Discussion

This work assessed three zones that were selected to represent the core, peripheral and transition areas that make up the 20 wards/sub-wards of Ilorin metropolis from 1967 to 1997, even though some remarkable changes have been witnessed in socio-cultural, political and economic development of these study

zones after the stipulated periods. However the writer based his findings on the choice of this selection so as to examine the basic physical development within Ilorin metropolis. It should be noted that this development, which cut across the study area, was not evenly distributed. Some areas were given attention, while other areas were neglected. For instance, Baboko ward (core zone) and its sub-wards portrayed a slow rate of development compared with other areas (zones). Whereas, some remarkable physical changes and development are constantly carried out in both the peripheral and modern areas respectively.

From the approach used, it was revealed that from all zones observed, the modern zone exhibited some amazing results where uncontrolled development and sprawl were highly intensified within the wards. The areas notable for this include parts of Fate and the transition area between Sabo-Oke and core area of the city (see fig 2). Here a lot of sprawls and uncontrolled structures mixed up with some well-organised buildings and structures. This situation is not as high as in sectorial areas and low in core areas that have been known for their perpetrated characteristics with more unplanned structural outlook. The result of Z-score also reveals some high level of discrepancy on roads / lanes in the so-called modern areas and parts of core area, which have many roads but most of them (now under-intensive face-lift) are almost unmotorable at the time of this study (see fig 4). However, other criteria from variables 3 to 7 were found to be relatively intensively high in the traditional core area (Zone). While the problems of poor street lights, poor layouts, inadequate amenities (in homes), slum living conditions and environmental pollution of all types were high in the core zone and moderate at the peripheral zones respectively (see fig. 3,5,6,7, & 8), they are low in the modern area. In other words, these physical problems of development were common in many places and dominated the sub-wards of Baboko, Magaji Aare, Oloje, Zarumi, Uban-dawanki, Oju-Ekun, Oke-Ogun, Magajin Gari and Badari respectively. While variable items 1,2, 4, 5 and 7 were moderate in areas like Maraba, Sango, Pake, Amilegbe, Ogidi and relatively low at G.R.A, Fate and Tanke respectively.

To sum up, if all three zones selected for the study are put together, it is glaring to observe that, the problems of physical development planning were concentrated mainly at the traditional parts of Ilorin metropolis, while the peripheral and modern zones experienced medium and lowest degree of physical development planning respectively.

5.0 Conclusion and Policy Implications

This study has shown areas of physical development problems in Ilorin and it has also demonstrated that urbanization processes are among the leading factors that have contributed to the problems of the city's structural development. The policy implication remains in the fact that 'zoning' a fundamental measure in planning, can be implemented to forestall further structural problems. This is necessary because the type of development in each of the three zones studied is clearly understood and also that, one of the major preconditions for zoning of existing city area is to bring into focus a clarity in the existing land uses of the areas to be zoned. This work therefore shows the category of physical development in the three zones studied, where it was revealed that some areas are well planned, others are ill-planned, while some other areas are not planned at all. This is a good casework for the city planners in order to be certain about which part of the city that needed more attentions for planning, monitoring and maintenance. Thus, a positive step in this direction is over due but not too late to alleviate the conditions of people in the disadvantaged areas. The government agency that control city planning should endeavor to make policies that could enhance the upgrading of the deprived areas of the city in term of provision of funds, resources both man and materials for development.

The role of developers, speculators, landlords and city developers in maintaining city's Housing Estates cannot be over-emphasised. Apart from the provision of financial aids, infrastructures and facilities by government (Local Authority and State Agency), individuals should be more enlightened and counseled on the use of their environment and surroundings positively. Of course, upholding and maintaining health living standard should not only be encouraged by the people but individuals should be ready to more actively partake in community improvement through self-help involvement and cohesion (Jacobs; 1961, Oyebanji, 1984). In wards and sub-wards, some well-to-do individuals, philanthropists and local associations have some roles to play in the demonstration of sense of belonging, financial aids, care, and responsibility to the local environment, at least in return for the ward's or neighbourhood's social functions as a refuge for individual in a harsh and increasingly aggressive urban world (Sennett, 1973, Oyebanji; 1984).

Lastly, in order to monitor effectively the land-use development in Ilorin city, there is need to foresee and re-direct all activities of city dwellers in all zones in the urban centre. This system could be demonstrated by the use of Remote

Sensing Techniques (RST), Geographic Information System (GIS) and other appropriate ground surveys of all landed areas of the city of Ilorin and its environs. Therefore, the adoption of all modern planning and development techniques remain a fertile field for further upgrading of this city.

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