

ADEQUACY, USE AND MANAGEMENT OF OPEN SPACE IN IKEJA L.G. A, LAGOS STATE.

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Abstract

One of the present weaknesses of the physical planning in most Nigerian cities including Lagos Megacity region is the virtual indifference to necessity of providing open spaces, parks and gardens as greenery within the urbanized area. It was against this backdrop that this research takes a look at the adequacy, management and use of open space in Ikeja. For this vision to be materialized, locations of these open spaces, the management in place, the impact on socio economic activities and the management techniques employed in managing these open spaces were identified. A total number of one hundred and sixty (160) respondents were sampled including inhabitants, commuters and users of this open spaces; agencies/parastatals in charge of open space planning and management were also sampled. To this end, both descriptive and inferential analyses was performed on various data collected through the use of (SPSS). Findings revealed that the open space use and management in Ikeja area of study is inadequate based on facilities, planning, management and infrastructure; but the inadequacy of open spaces in Ikeja area of study is leaving the open space use and management at satisfactory level. Furthermore, it was ascertained through the regression model that open space satisfaction in the study area actually depends on security, closeness to open space sites, journey time to open spaces. To these effects, this research had hereby offered some recommendations like Joint Open Space Management Plan, Conservation and Preservation of Open Space in order to combat acute shortage of land for open space use which at present stands at 0.39% of the total land-uses of Ikeja area of study.

Keywords: Open space Adequacy, Open space use, Management

1.0 Introduction:

Protecting natural environment is now increasing recognition of the importance of green agenda in cities (UNH, 2009). However, concerns over the management and preservation of open space in recent years is becoming immeasurable as rates of development have increased. There is evidence to suggest that in some areas, the rate of land conversion to development doubled in the late 1990s from rates of earlier decades (Wang, Mateo-Babiano and Brown, 2013). In response, state and local governments, private land trusts, and even the federal government have undertaken a number of activities to preserve different types of land from development. Nigeria as one of the nations in Africa had shown several characteristics of urbanization both in the time past and recently. This is experienced in the inadequate consideration and neglect of open spaces development and landscape planning. In the studies of Alabi (2009), it has been observed that these green areas and open spaces have been

converted to other more demanding land uses like housing, industry and commercial areas due to pressures from increased population and economic condition.

The importance and use of open space cannot be disputed in space nor in time, as it plays an important role in our society, including providing places for exercise, quiet reflection, children's play and organized sport (Alabi, 2009; Ayatamuno, 2010). Urban planning plays a key role in protecting green spaces from development. Brown (2015) adduces plainly that green open spaces – formal parks, gardens, playgrounds or informal edge-space have many benefits, e.g. for children's play, storm water absorption, climate moderation and cleansing of urban air are all empirical and historical evidence of the essence of the use of open spaces. Nonetheless, Aalen (1992) avers that as our communities grow and change, greater attention needs to be placed on the planning and management of our open spaces, which are rapidly following the era of land use change in order to ensure that they are able to respond to current and future needs (Officha, Onwuenmesi, and Akanwa, 2012). Although, planning legislation in Nigeria provides for amenity and open spaces in rural and urban areas, landscape studies of most cities show a great deficiency of both. This failure has been attributed to lack of amenity and open space policies to guide land use, lack of agency responsibility for the development and maintenance of public open spaces, poor intergovernmental relationships, shortage of landscape architects and managers, financial constraints and the difficulty of interpreting the wishes of the general public (Brown, 2015).

Management is not just concerned with efficiency in the conversion of opportunity, but also the conversion of resources into wealth (Kafafy, 2010; Brown, 2015). It is a vital aspect of realization of set goals and objectives of any organization, institution or government especially in the case of those in charge of development of open spaces and it is the pre-design stage of the open space planning process for the effectiveness of the recreational area. Officha, Onwuenmesi and Akanwa (2012) confirm that management refers to people and also the process by which people do things. As people, management comprises those who guide actions in organization towards the achievement of the ends or goals for which the organization is established.

However, it is observed that inadequate recreational opportunity could be made productive with good administration, but that the best result could not be achieved without it. It goes a long way in influencing the extent and quality of recreational program, services and available opportunities (Collen, 2008). Emmanuel (2007) defined management as the selection of goals and the planning, procurement, organization, coordination and control of the necessary resources for achievement. It is concerned with the dynamite of circumstance and activity as it is generally motivated by the need to economize in the use of resource and the time in activating predetermined objectives. Ngene (1990), argues that good management demands that the needs, aspiration and the interest of people to be served should be taken into consideration. Planning is for people and recreation must be built around the desires and interest of people for effective participation of the open space users (Butler, 1940).

One cannot rule out the fact that Lagos State which is the area of this study has shown great improvement in coddling rich landscape having a share of at least 10% on any land development in any planning information guideline (Lagos State Physical Planning and Development Regulations, 2005). However, the wave of urbanization and industrialization trend coupled with its characteristics in Lagos state is being felt and experienced in the inadequate consideration and neglect of open spaces development and landscape planning. Accordingly, majority of the private developers are involved in illegal development of their buildings. They build without relevant approval from authority and hardly measure up to the stipulated statutory regulations while developing their lands. This has defeated the open space management plan, design and landscaping (Agege Final Report, 2015). Furthermore, the dream of Lagos state turning into mega city has turned the state into theatre and cynosure of urban land use change with the highest percentage occurring at the recreational/open space land uses. It has further been observed that these green areas and open spaces have been converted to other more demanding land uses like housing, industry and commercial areas due to pressures from increased population and economic condition. It is against this backdrop that this research focuses on assessing the adequacy, use and management of open space and in Nigeria urban centre, using Ikeja, Lagos state as a case study and to discuss ways of obviating such problems.

Literature Review

Many academic fields are relevant to understanding the concept of open space, including economics, urban planning, geography, history, landscape architecture, political science and sociology. But the fact that most Nigerian cities are poorly organized in terms of physical planning and, hence, characterized by inadequate open spaces. The available ones have been over-taken by un-organized and haphazard planning resulting from weak development control (Olotuah and Babadoye, 2009). Bengston, Jennifer, & Kristen (2004) believe open spaces system is a major yardstick used in measuring environmental success of cities. At the 2001 United Nation's estimated population of 12,100,000 people in metropolitan Lagos, the ratio of planned open spaces to the population is 81,000 people per hectare. In comparison, the international average is 600 people per hectare. Past Lagos State Governments failed to recognize the role of parks in enhancing the quality of urban life. The government's indifference and the informal role of various communities in meeting the recreational needs of the people, especially the youths, call for a local agenda (Adeyemo, n.d.). Development of open spaces is key to overall development of any spatial development, considering the fact that it is an essential aspect of landuse, in which other land uses should not encroach upon under the umbrella of development.

The need for open spaces has gone beyond debate, as Parks, gardens, trees and other landscaping provide vegetation that shades and cools streets, courtyards and buildings in summer. Cities are generally 1-2⁰C warmer than their hinterland. The overall effect of rich urban landscaping is to reduce the heat 'bloom' of cities, measurably reducing the need for air-conditioning (Compact City Report, 2016). Plants dampen noise levels and filter pollution, absorb carbon dioxide and produce oxygen - further factors that reduce the need for air-

conditioning to supply cooled fresh air to buildings in what would otherwise be hot and polluted urban areas (Jacobs, 1961). Urban landscape absorbs rain, reducing the discharge of urban rainfall and storm water. Landscape plays an important psychological role in the city and can sustain a wide diversity of urban wildlife.

Furthermore, human needs with regard to open spaces are fundamental. We need open spaces for our spiritual enhancement and for recreation (Emmanuel, 2007). We need Open Space to conserve our natural environment so that we can enjoy clean streams, abundant wildlife, and to witness the unfolding spectacle of nature. We need open space to give coherent structure, beauty, fun and relaxation to our cities as well as to guide metropolitan growth (Brown, 2015). Open spaces are important for our individual and collective well-being. Research has shown the importance of open spaces and greenery in the healing process of people and communities and how it has helped in building human beings physically, spiritually and mentally.

One of the present weaknesses of the physical planning in most Nigerian cities including Lagos Megacity region is the virtual indifference to necessity of providing open spaces, parks and gardens as greenery within the urbanized area (Ikeja Model City Plan, 2008). In Ikeja, there is very little open space within the Ikeja central, the majority of it having been overtaken by formal and informal development. One of the largest and few open spaces identified in Ikeja central are MKO gardens, Kanu Ndubuisi park, Parliamentary and Love garden, which have been carefully maintained. Other open spaces identified includes Zen garden, Water park and Eagles park etc. providing an attractive setting to the properties set within the landscape. This is a unique part of Ikeja area of study that has been able to retain its colonial heritage character (Daramola and Ibem 2010).

Urban Open Space and Planning Models

Urban open spaces refer to the type of open space that has maximum human interference with the natural environment and highest level of accessibility for populations (Maruani, Tseira, & Irit Amit-Cohen, 2007). Examples include urban squares and plazas, urban parks and community gardens, etc. This type of open space is commonly found within or adjacent to urban built up areas with an ultimate aim to fulfil urban population's recreation needs (Gold, 1973, Chiesura, 2004). Urban open space planning, therefore, must take into consideration attributes of the target population such as demographic variables, density, values and preferences, etc. However, have the current planning models used to planning for parks and open spaces adequately address such diverse demands? This section, therefore, analyses current urban open space planning models to identify key planning criteria utilized by these models to measure access to parks and open spaces (Falade, 1998). Urban planners use planning models as practical tools to achieve specific planning objectives. According to Maruani and Amit-Cohen (2007), three models are identified, with each having an identified focus in the planning of open spaces in cities. These are: opportunistic model, space standards model and park system model.

Opportunistic Model

Opportunistic model refers to land acquisitions that are considered as due to opportunities rather than systematic planning outcomes. Opportunities may arise in different instances, through land donation, demolitions, transformation of recycling sites and use of left-over space (Maruani and Amit-Cohen, 2007). A number of well-known parks have evolved based on this model, including as outcomes of using this model (e.g. Central Park in New York city). Nevertheless, opportunistic model is hardly considered as a systematic planning tool because of the lack of planning principles in the model and also, opportunities are largely due to chance. Examples of this type of model include some of the largest public parks of many major European cities particularly Paris where lands were donated to the public by wealthy families or by the monarchy (Schenker & Steven , 1995). Related to the opportunistic model is the SLOPE (space left over after planning) pattern of open space. After a city's land is zoned for all other uses, any 'left over' land is allocated for open space purposes. These residual lands usually make very poor open space areas, as they are often small, irregular or inaccessible (Maruani and Amit-Cohen, 2007). Although the opportunistic model can result in some very successful open spaces, such as Regent's Park in London, it is not a comprehensive or systematic model, and does not ensure that an effective open space system result.

Space Model

Space standards model, on the other hand, is guided by quantitative matching between open space units (e.g. size and number) and population size in target area. Its guiding principle is to provide minimal amount of open space per capita for target population. While this model's simple operationalization has led to its worldwide expansion since being first introduced in the 19th century (Maruani and Amit-Cohen, 2007), it is now being criticized because of its disregard of the complex social and environmental systems.

Park System Model

This criticism, however, has been addressed by the park system model, which promotes a systems approach towards urban open space planning (Collen, 2008). The park system model holistically considers the interrelationship of parks and gardens that supports continuous movement within the system. Beyond quantitative standards, park system model emphasizes proximity to users and the variety of user experiences in different types of urban open spaces, from small community gardens to large metropolitan parks. Contemporary urban open space planning models, while being concerned with questions like how much, what type of and where open space should be provided, reveal that quantitative parameters (e.g. population size, spatial location and distance) are the most common measures utilized to determine open space access. Figure 2.1 gives a comparative summary of the key criteria used by the three models, failing to consider other elements that would assist in authentically reflecting people's perspectives (Colleen, 2008).

Table 1: Some key Variables Addressed in Urban Open Space Models

Urban Open Space Planning Models	Objectives	Open Space Variables	Population Variables	Random or Planing
Opportunistic model	Open space provision as a result of opportunities			Random model
Space standard model	Open space provision as units per capita of target areas	Open space size Open space number	Population size	Planning model
Park system model	Open space provision Interrelated system	Open space size Open space type Connectivity	Population location Distance to users	Planning model

Source: Wang, 2013

Study Area: Lagos State (IKEJA)

Metropolitan Lagos occupies the heart of the state with Atlantic seaboard as the southern boundary. The 30 kilometers broad southern base along the Bight of Benin tappers northward and terminates at Agege at a distance of about 26 Kilometers. The remaining portion is Ikorodu urban center detached by Ogun and Owuru rivers flood plain. Lagos State as the study area is made up of 11 Local Government Councils including Lagos Island, Eti Osa, Lagos Mainland, Surulere, Ajeromi, Ikeja, Somolu, Kosofe, Mushin, Isolo-Oshodi and Ikorodu. Ikeja city being located on latitudes 6 37'03'' to 6 35'42'' and longitudes 3 19'34'' to 3 22'60'' and the state capital of Lagos State and stands at an elevation of 39m (128ft) above sea level.

The highest rainy months are June and July when extended periods of monsoonal rains are common and may be associated with thunderstorms. Although Lagos State is the smallest State in Nigeria with an area of 3,475km² of which 75,755 hectares are wetlands, Ikeja area of study occupies 49.92km². Lagos State has the highest population, as at 2015 estimate, the total estimate of Ikeja area of study stands at 328,778 for males and 319,942 for females with total of 648,720.

Since the aim of this study is to assess the open space planning and management in Ikeja, various types of open spaces have been identified in the area, which are MKO Abiola gardens, KanuNdubuisi park, parliamentary garden, love garden all in Alausa, Ikeja. Other open spaces identified are Water park, Eagles park and zen garden all at Allen avenue in Ikeja, Lagos State.

3.0 Methodology

The case study approach in Ikeja study area is instrumental in nature, as it is used in order to provide insights into the broader issue of local open space planning and development (Wang, Mateo-Babiano, & Brown, 2013). The Research Population considered in this study area was 861,300 people, by the National Population Commission (NPC) in 2006 and later projected to 2016. The population, comprising of both gender, male and female, aged men and women,

adults, youths, young ones and infants who were the main users of open spaces all over the world. It also comprises of fun seekers all over the Ikeja axis, particularly those that reside and work in open space areas and environment of Lagos State. The research focusses on Alawusa and Allen/Opebi axes; from the sampling frame, 130,000 population reside in the two district areas of Ikeja. The total number of households is 21,429 (Fasakin, 2000; Olajuyigbe, 2007). It was observed according to Fasakin (2000) that average of four household lived per building. This amounted to 5,357 buildings in the three (2) districts. In selecting the sample size, five percent of the buildings in the area will be selected. The sample size was obtained using the Krejcie and Morgan's principle of 1970 which assumes 5% sample size (Table 2).

The Sampling Technique employed during the collection of data required Simple Random Sampling. This technique required a process whereby some respondents were selected in designated places such as users of these open spaces, Alawusa secretariat population, Ministry of Physical Planning and Urban Development, Allen avenue. etc. were given equal chances for being selected in the study area.

Table:2 Sampling Frame and Sampling Size Analyses

S/N	District	Zone	Population	Percentage (%)	Percentage (%) chosen
1.	Alawusa	Ikeja-central	77,000	59.23	5
2.	Opebi/Allen	Ikeja South West	53,000	40.76	5
Total			130,000	100%	

Source: Author's Computation, 2016

The primary data collected with the use of questionnaires were analysed descriptively and statistically using table, chart and graphs with the aid of (SPSS). Descriptive analysis involved detailed description of the data using maps, charts, tables, and other suitable cartographic techniques. Also, appropriate indices were developed for assessing the use and management of open space in Ikeja area of study.

4.0 Findings and Discussion

The findings are presented and analysed within the context of each of the research objectives of this report. This section will use the information gathered during the field survey through the use of questionnaire administration to answer the research objectives.

Table 3: Number of Open Spaces and Their Locations

Open space	Frequency	Percent	Location
Water Park	40	25.0	Toyin street, Allen Avenue, Ikeja
Kanu Ndubuisi	56	35.0	Mobolaji Johnson Avenue, Alausa, Ikeja
Alausa Garden	20	12.5	Governor's Road, Alausa, Ikeja
Marwa Garden	44	27.5	Governor's Road, Alausa, Ikeja
Total	160	100.0	

Source: Field Survey, 2016

Open Space Use, Number, Management and Services

Table 4 below shows the number of open spaces in Ikeja according to the opinions of the respondents with 67.5% believed to be below five (5), 25% between five (5) and ten (10), 5% and 2.5% between eleven (11) to fifteen (15) and above twenty (20) respectively. With the 67.5% of the open space below 5, this indubitably shows the dearth of open space in Ikeja area of study. In furtherance to this, this is the number of open spaces the whole population in the study area share. Furthermore, table 4 shows the time of the day the open spaces in the study area are normally patronized. 70% of the respondents were of the opinion that users and inhabitants patronize these open spaces all day long, while 20% of the respondents believed users patronize these open spaces in the morning, 5% claims that these open spaces were usually patronized in the afternoon and 5% in the evening. The detailed illustration of the services provided by the various open spaces in Ikeja area of study is clearly adumbrated in table 4. The result is a measure to the level of comfortability the open space users and Ikeja area of study inhabitants get from the use of these open spaces. To this end, 45% of the respondents rated these open spaces to be good, 20% voted average, 17.5%, 12.5% and 5% agreed that the services rendered to be fair, very good and poor respectively. Plate I evidently show the state of facility at Water Park. This implies that though the open spaces could be grossly inadequate, but the services rendered by the few are good and still meets the needs of the users. This is in furtherance to what was observed by Arthur (1997), who agrees recreation involves the use of open space to pursuit leisure activities and the vehicle for promoting cultural and civic expansion.



Plate I: State of Facilities at Water Park in Allen Avenue, Ikeja
Source: Field Survey, 2016

The continuous use of open space depends solely on its management. In other words, open space will continue to be in style and shape if such open space has an effective management strategy. The general open spaces in Ikeja area have witnessed some form of management under the purview of Lagos State Parks and Gardens (LASPARK). This assertion is not farfetched as result from survey reveals that 22.5% of the respondents are of the opinion that the open spaces are generally 'poor', 20% agreed that they are satisfied while 52.5% and 5% claimed that the open space management are in 'good and very good' shape respectively (table 4). This is due the fact that the selected open spaces are owned by government and located close to the state secretariat and at the upmost level and severe attention is given to their upgrading. Furthermore, in a chat with the General Manager of (LASPARK), it was revealed that 0.39% of total land use in Ikeja was attributed to Open space. This is evidently lamentable as Lagos state only make use of opportunistic model in allocating land to open space use. The planning and management of open space must be uniform. The use of open spaces not only enhance natural vegetation of cities but also promote city imageability through the creation of environmental neighbourhood and spatial identity. The economic potential of open spaces is being analysed as another aspect of open space potentials. 10% of the respondents claimed that it creates employment opportunities, 20% for source of income, 35% were of the opinion 'No benefit' and remaining 35% were of the opinion of other benefits like fun and relaxation. Here it can be seen that 35% each for 'No benefits' and 'other benefits like fun and relaxation; it can be deduced that majority of this open space users do not seek any other benefits like employment opportunities or as a source of income for them but a place to relax and have fun. Open space has been seen as the passport to fun and relaxation, as Onokerhoraye (1982) adduces that it appraises the socio-cultural intellectual background of individuals.

Table 4: Open Space Use, Number, Management and Services

Character	Frequency	Percent (%)
Open Space Time of Patronage		
Morning	32	20.0
Afternoon	8	5.0
Evening	8	5.0
All Day Long	112	70.0
Total	160	100.0
Number of Open Spaces		
Below 5	108	67.5
5-10	40	25
11-15	8	5
Above 20	4	2.5
Total	160	100
Open Space Service		
Very Good	20	12.5
Good	72	45
Average	32	20
Fair	28	17.5
Poor	8	5
Total	160	100
Open Space Management		
Very Good	8	5
Good	84	53
Satisfied	32	20
Poor	36	22
Total	160	100
Open Space Benefit		
Provision of Employment	16	10
Source of Income	32	20
No Benefit	56	35
Others	56	35
Total	160	100

Source: Field Survey, 2016

The result in the table 5 below shows the various factors affecting open space management. 7.5% of respondents took bad road as the major factor affecting the management of open space, 22.5% blamed it on shortage of funds while 5% and 15% claimed the factors are due to attitude of operators/staff on site and lack of government support respectively while 30% of the respondent are of the opinion that low patronage is the major factor affecting the management of open spaces and the last set of respondents with 20% percentage agreed that other factors like combination of shortage of funds and low patronage as the major factors affecting the management of open space. To these effects, Emmanuel (2007), had already buttressed the point that the use of open space is still foreign to Nigerians, and this point was evidently pointed out in Ikeja area of study with many factors mitigating against the management in place. In accessing open spaces in Ikeja area of study different respondent opinions have been

summarized in the figure 9 below. 40% of the respondents believe no chargeable fee for accessing open spaces in Ikeja area of study, 7.5% believes the chargeable fee is below ₦ 300, 25.5% respondents believe that between ₦ 301 and ₦ 600 chargeable fee is being charged while 2.5% and 25% respondents believe that is between ₦ 601 and ₦900 and above ₦ 900 respectively. This is a clear indication that majority of the open spaces are government owned and no chargeable fee is involved which scares people away.

Table 5: Open space Management

Factors Affecting Open Space Management	Frequency	Percent (%)
Bad Road	11	7
Shortage of Funds	37	23
Attitude of Operators	8	5.0
Lack of Government Support	24	15
Low Patronage	48	30
Others	32	20
Total	160	100.0
Open Space Accessibility Fee in Ikeja		
None	64	40
Below 300Naira	12	7.5
300naira-600naira	40	25
600naira-900naira	4	2.5
Above 900naira	40	25
Total	160	100

Source: Field Survey, 2016

Regression Analysis of Principal Factors

Accessing the level of satisfaction as the dependent variable is based on five factors (Journey time, Maintenance rate, Attitude of open space staff, closeness and Security) as independent variables, using “entre method”. Multiple regression was conducted on open space satisfaction and the model summary in Table 6 specifies the coefficient of determination (R^2) value of 0.260 indicating 26% variance in satisfaction of open space facility was explained by the model and subsequently, Adjusted R^2 value of 0.236 representing 24% of the open space satisfaction. Albeit, this result shows that R^2 is low showing that most of the variation in Open Space Satisfaction were not explained by the predictor variables. However, this value is reliable and considered reasonably above an acceptable range of 15% as postulated by Mitchell and Carson (1989) and further ascertained by Akinyode (2017); Bako, Aduloju and Abubakar-Kamar (2017) that this is acceptable in social sciences when cross-sectional data are taken into consideration. This research further rejects the null hypothesis as it was observed that the calculated F value of 10.813 is greater than the table F value at degrees of freedom (5,154). As ascertained by Panneerselvam (2014), this simply implies that the regression is significant. However, maintenance rate, closeness to open spaces and security of the open spaces have a huge effect on the level of satisfaction of open space users in Ikeja area of study. Furthermore,

the result of ANOVA from table 6 shows the *P* value is 0 which is less than 0.05, which also proves the above fact. Furthermore, table 7 shows a Durbin-Watson value of (1.946), A value near 2 which clearly indicates non-autocorrelation

Table 6: ANOVA^b

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	15.565	5	3.113	10.813	.000 ^a
	Residual	44.335	154	.288		
	Total	59.900	159			

a. Predictors: (Constant), Security, Closeness to Open Space, Journey Time, Maintenance Rate, Attitude of Staff

b. Dependent Variable: Satisfaction of Open Space Facilities

Table 7: Model Summary^b

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change Statistics					Durbin-Watson
					R Square Change	F Change	df1	df2	Sig. F Change	
1	.510a	.260	.236	.537	.260	10.813	5	154	.000	1.946

a. Predictors: (Constant), Security, Closeness to Open Space, JourneyTime, Maintenance Rate, Attitude of Staff

b. Dependent Variable: Satisfaction of Open Space Facilities

Conclusion

Conclusively it can be observed that the use of open space in Ikeja is more or less a deferred demand where people have the means, money and time to make use of open space, but the inadequate number of open spaces, poor infrastructural facilities. All combine in pushing them away. From observation and analyses of data, for open space to be an acceptable concept in Ikeja, the government must start seeing open space as a necessity and a major land use area and furthermore devise alternative strategies like green roof strategy, pedestrian comfort strategy to combat the shortage of land and efficient utilization of space.

The Lagos State Government through LASPARK can effectively bring up the policy of opportunistic model, since the only way of adding to the relatively small numbers of open spaces in Ikeja is to utilize vacant plots for open spaces; as open space planning fits into any land uses. The lagos state government must within their purview create awareness on the locations of these open space within Ikeja, through adequate nameplates, pamphlets, adverts. Etc. in order to give proper descriptions of where these open spaces are located and available services in place.

Policy Responses

Joint Open Space Management Plan

Acquired land in future can be preserved, managed and developed through private public partnership (PPP) in order to serve as the heart of Ikeja model city. The acquired land should be developed into a complex comprising of the followings: Recreational Parks/Gardens, Natural Enclaves, Water Parks, Amusement Parks, Cycle/Trekking Tracks, Leisure Activities Areas, Community Parks, Guest/Club Houses, Tourist/Art Gallery Areas etc. A Zoological/Botanical Garden and Games Reserve have already been earmarked for Private Public Partnership (PPP) development at the northern part of Opebi/Allen Avenue Link Bridge to serve this purpose, as this will relieve the rapidly facing out Water Park in Allen Avenue.

Conservation and Preservation of Open Space

Preserving and improving the existing major open spaces in Alausa area and Allen Avenue in Ikeja. This can be done by maximizing the potential of other open spaces, creating new strategically located open spaces. An open space conservation plan can recommend new recreational facilities to enhance the economic as well as the social life of the community. It can recommend that a community enhance its downtown by planting shade trees and creating small sitting parks. It can protect wetlands, stream corridors and other ecologically important features. It can lead to the establishment of linkages between these areas and sites through greenways and bicycle trails.

New Open Space Plan

Since the major problem starring at proper open space planning and management in Ikeja is acute shortage of land. To this effect, introduction of green roof strategy to combat shortage of land for the use of open space. Ikeja Model City Plan (2008) shows that the total land earmarked for open space in Ikeja is 21.99 hectares which is 0.39% of the total land use in Ikeja. A clear indication of acute shortage of land for open space. In light of this, introduction of open roof strategy as rooftops of new and existing buildings can be utilized to create a wide variety of open space. Playgrounds, sporting facilities, community gardens, parks.

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