

# THE CHALLENGES OF LAND AND NATURAL RESOURCES MANAGEMENT IN IBADAN METROPOLITAN AREA

ESV. Tomori M.A. anivs, rsv, mnim

*(Former Oyo State Rating Valuation Coordinator)*

---

## 1.0 THE TASK AND ISSUES

Land is something more than a strictly physical factor of production. From a cultural, economic, legal and social point of view, it is “an element of nature inextricably interwoven with men’s covets and wants for his personal use and satisfaction and for which he has devised institutions that permit people to acquire, own, possess and utilized to the exclusion of other (Barlowe, 1978)”.

Land is actually a real property or real estate divorced from any building or improvements upon it. *Real property is the sum of the rights in land, or rights arising out of building/improvements to the land and its appurtenants.* By its nature, land serves as a factor of production, a store of value or wealth, a status symbol, and sources of social and political influence. Ownership of land may carry with it social and political advantages in addition to the income advantage.

Resources are products of natural environment, therefore, degradation of the resources will have the following damaging effects. It harms human health, reduces economic productivity and leads to the loss of “Amenities” a term that describes many other ways in which people benefit from the existence of unspoiled environment. Some of the environmental resources are vital to human life and the economic well being of the urban centres in all the states of the federation. These are Water Resource System; forest Parks and “Open” Spaces; Agricultural land; Urban land; Fisheries, Mineral resources; Tourism and Recreation; Historic Sites and Cultural Heritages.

Land resources are being lost due to soil erosion, landslides, salivation, overgrazing and many other causes. On the other hand, there is no denying that in some

areas, underutilization and insufficient use of land resources exists. While new agricultural land is being developed, existing alienated land becomes idle. There are vast wastelands. In many cases land is held for security, speculation, or as status symbol, but not for productive purposes. Prime agricultural lands are converted to other uses (Peter Sun, 1989).

In some countries, wood is a major fuel. Because of heavy deforestation and inadequate afforestation, forests are being destroyed, in particular, unauthorized exploitation by individuals accelerates the deforestation process. Therefore, the function of land tenure is to create a framework within which economic, social and other objectives of a people may be most fruitfully mobilized.

**(a) Land Policy Changes In Nigeria**

The purpose of this paper is not to go into the history of Land Tenure System in Nigeria but what led to land policy changes and my own perception of framework for reforming land policy as a result of recent development in which economic, social and other objectives of our people should be fruitfully mobilized.

According to R.W. James (1987), the Anti-Inflation Task Force highlighted the need to avoid the injustices of private appropriation of socially created wealth, and to remove the bottle-neck that land constituted to development and, in particular, to the expansion of the housing programmes. It put forward the following guidelines:

- (i) all future transactions should require the approval of the respective state government according to the rules nationally determined;
- (ii) future transactions of land should be on a leasehold basis; and
- (iii) government should reserve the power to acquire for its own use, at reasonable costs, all land needed for national, state and local projects.

Subsequently in 1977 the military government set up the Land Use Decree Panel headed by a Supreme Court judge with terms of reference. According to R.W. James, the report of the panel was never made public. The land policy adopted was one of the

trusteeship which embraced many of the essential principles of the Northern Nigeria land tenure law . These principles are as following;

- (a) The maximum interest the citizen is allowed in land is the right of occupancy; but the developers own his improvements on the land.
- (b) Dispositions are subject to control without reference to ethnic origin of the transferee;
- (c) Security of tenure is dependent on land use.

The land-use policy is intended to achieve a number of overall objectives:

- the availability of land for both the federal and state governments in order for them to realize their commitments on public sector housing, infrastructural development and the implementation of conservation schemes;
- to avoid land speculation;
- to secure for every Nigerian a piece of land for his use within his financial means;
- to achieve a reduction in the incidence of disputes; and finally
- to achieve substantial reduction in “transaction costs” of securing land to those in need of land.

## **2.0 CURRENT LAND POLICY SITUATION IN OYO STATE**

Kudos to Oyo State Government on the Law on Land Grabbers and the ongoing Ibadan Master Plan according to my dear brother Tpl. (Dr.) Duro Ogunesan. Let us continue to move in positive direction. However, even when we have **Ibadan Master Plan**, how do we manage our land so as not to bastardise the plan due to manipulation. Many buildings were demolished at Abuja and officers sacked for illegal development against ABUJA master plan. Malam El. Ruffai can tell.

For land management to be very effective, it must be in the context of policy and technical capacity of the government. It involves the management of land resources, land administration, and land information and should be set in a comprehensive framework.

The land-use policy is intended to achieve a number of overall objectives as listed below:

- (i) The availability of land for both the federal and state governments in order for them to realize their commitments on public sector housing, infrastructural development and the implementation of conservation schemes;
- (ii) To avoid land speculation;
- (iii) To secure for every Nigerian a piece of land for his use within his financial means;
- (iv) To achieve a reduction in the incidence of disputes, and finally;
- (v) To achieve substantial reduction in “*transaction costs*” of securing land to those in need of land.

The emerging problems in Oyo State arose from the enactment of Land Use Charge Law of 2012 which attracted petitions from: The Nigerian Institution of Estate Surveyors and Valuers (NIESV), The Manufacturer Association of Nigeria (MAN) including other Stakeholders. The law is now stuck in limbo.

- (a) The Land Use Charge Law (2012), was wrongly copied from Lagos State on the assumption that the Governor owns the land instead of holding in TRUST for the use of Nigerians. The State Government therefore abolished GROUND RENTS payment in Oyo State.
- (b) The fact is that Lagos State Land Based Charges payable under Land Rates Law which was consolidated as Land Use Charge Law along with Environmental Charges Law and Tenement Rate is equivalent to Oyo State Land Law Cap 29, PYS. L.N.9 of 1983 which concerns allocation and payments of **ground rents** including other charges on GRA.

## 2.1 How The Policy Affects You and I!!!

- (i) What happens to ground rents payable to Local Governments on their Estates and Markets?
- (ii) How about ground rents payable on Estates belonging to Oyo State Property Development Corporation; Local Government properties company Ltd. and private Developers guided by different management Laws?
- (iii) In the last fifteen years, Telecommunication Companies have erected masts on private or family land based on private leases from the family or individuals with payments of lease rents (or ground rents). What happens to them when payment of ground rent is abolished by Government?
- (iv) What happens to Section 49 of the Land Use Act, 1978 which excluded properties belonging to the Federal Government and its Agencies in the States?

Federal Government should be responsible for payment in lieu of property taxes on federal government property. For example; both Ibadan North East and Ibadan South West Local Governments received payments in lieu of Tenement Rates in 1992 from Federal Government when I was the Director of Estate & Valuation. Similarly Berlin and Ottawa received a Federal grant in lieu of payment of property taxes on federal property (Enid Slack, 2007). This should be the responsibility of the National Assembly.

- (v) The formula for determining Land Use Charge payable does not include **Ground Rent** but **average value of Land Sales** in a neighbourhood. The two are not the same in Law and Principle of valuation
- (vi) All the government agencies and private developers are creating access to land for Housing, Commercial and Industrial Developments. Oyo State Government must amend that Law which is full of other defects and infringe on peoples' rights.

## 2.2 Current Urban Land Policy Problems

Urban land policy problems are too complex and wide ranging to classify, but they may be divided into the following broad-base categories:

- (i) Urban land market;
- (ii) Housing conditions and access to Land
- (iii) Land registration and tenure security
- (iv) Ineffective government programmes and actions in the area of urban development
- (v) Private sector resistance to government land regulations; and

### (a) Urban Land Markets in Ibadan

The dynamics of land-use change between 1972 and 2006 varied as a result of influx of people into Ibadan city, especially, the rural local government areas in a way that prompted drastic utilization of land resources and other natural resources. This invariably results in degradation of land and water resources, the very basic resources upon which development of Ibadan is based.

**Table 1: Dynamics of Urban Land Use Change in Ibadan**

| Land-Use         | 1972                    |            | 1984                    |            | 2006                    |            |
|------------------|-------------------------|------------|-------------------------|------------|-------------------------|------------|
|                  | Area in km <sup>2</sup> | Percentage | Area in km <sup>2</sup> | Percentage | Area in km <sup>2</sup> | Percentage |
| Urban            | 156.15                  | 5%         | 437.22                  | 14%        | 468.45                  | 15%        |
| Sub-Urban        | 593.38                  | 19%        | 1,623.98                | 52%        | 1,976                   | 63%        |
| Water Body       | 405.99                  | 13%        | 249.84                  | 8%         | 156.15                  | 5%         |
| Rural/Vegetation | 1,967.51                | 63%        | 811.88                  | 26%        | 530.92                  | 17%        |

*Source: David Tolu Afolayan of GISKonsult Ltd, Ibadan, 2010.*

Urban land markets, with their relatively fixed supply and the often defective and imperfect nature of both the commodity and the market, distribute the scarce land supply among competing users. They assign land to its most competing users. They assign land to its most profitable use according to the preferences of consumers and society. Competition among land users sets prices and determines the pattern of land-use activities in urban area.

As the pressure for urban development increases, rural and agricultural land on the edges of cities is developed. The process of converting farmland to urban uses is triggered when the demand for peripheral land pushes the price bids beyond the value of agricultural land.

**Table 2: Summary of Existing Land Use Analysis in Ibadan**

| <b>Land Use</b> | <b>Area in km<sup>2</sup></b> | <b>Percentage of Total</b> | <b>Area in Hectares</b> |
|-----------------|-------------------------------|----------------------------|-------------------------|
| Residential     | 468.58                        | 14.88%                     | 468,578.564             |
| Educational     | 29.704                        | 0.94%                      | 29,704.721              |
| Recreational    | 3.17                          | 0.10%                      | 3,166.686               |
| Green           | 1,898.506                     | 60.30%                     | 1,898,506.391           |
| Agricultural    | 644.30                        | 20.46%                     | 644,299.581             |
| Water Body      | 8.39                          | 0.27%                      | 8,387.109               |
| Industrial      | 35.64                         | 1.13%                      | 35,639.382              |
| Public          | 38.43                         | 1.22%                      | 38,427.232              |
| Commercial      | 21.83                         | 0.69%                      | 21,829.691              |
| <b>TOTAL</b>    | <b>3,148.54</b>               | <b>100.00%</b>             | <b>3,148,539.57</b>     |

*Source: Field Survey on Master Plan of Ibadan; Existing Land Use Pattern by Ministry of Physical Planning and urban Development now a Department in the Ministry of Lands, Housing & Survey*

This is why governmental interventions, both directly and indirectly, often take place and are critical to broadening access to land beyond those who can afford the open market prices. The nature of such interventions closely reflects the governmental ideology as often expressed in the national land policy. Land policy, therefore, is an important tool for modifying market-driven land tenure in the interest of national development objectives, as an instrument for responding to urban societies' needs and for achieving greater equity and social justice.

Public sector interventions are geared towards moderating land market allocation mechanism, to minimize land market imperfections, and to assist in ensuring allocation of land to preferential areas, particular to those who cannot secure well-situated land on their own.

#### **(b) Housing Conditions and Access to Land**

Housing is a critical basic need of man. It is a unit of the environment, defined as “residential environment, which includes, in addition to the physical structure that humans use for shelter, all necessary services, facilities, equipment and devices needed or desired for the physical and mental health, as well as, social well being of the family and individuals (Salau, 1990, citing World Health Organization). Thus, improvement in physical and psychological fitness, as well as social and economic well being in turn, enables households and society to provide increasingly better housing

However, in spite of importance of housing, it has been an intractable problem in both the urban and rural areas. For instance, Metha (2006) noted that one of the identified concerns about the present urban context is the worsening state of access to shelter and security of tenure resulting in severe overcrowding, homelessness and environmental health problem.

Indeed, challenges of housing, in terms of quality, appear to be the same all over the world. The needy have access to housing while the less needy have greater chances of accessing housing. In Nigeria, housing is generally inadequate in the rural areas in terms



of quality, while the major problem in urban areas has been identified to be more of quantity, although quantity is also an issue.

The shortage of housing, according to experts, is one of the factors responsible for the poor environmental quality across Nigeria, including the spread of sprawls and slums.

The UN-Habitat (2008) identified two types of slum exist in its publication on African cities:

- (a) the traditional city centre slums of decayed and dilapidated structures built with semi-durable material (adobe) and lacking physical planning standards; and
- (b) spontaneous and often illegal informal settlement developments at the urban periphery on squattered land.

Both are defined as ‘Slum’ because their inhabitants suffer one or more shelter deprivations. These two generic slum types generally result from a combination of poverty, failing urban governance and inflexible formal urban land and housing markets that do not cater for the urban poor. Slum proliferation in urban centres in Nigeria is aggravated by the cumulative effects of economic stagnation, increasing inequality and the sheer rapidity of urban population growth.

The unprecedented expansion of urban population causes rapid increases in the demand for urban land leading to conversion of rural land at the urban periphery. Tenure systems largely determine the ease or difficulty of land acquisition and assembly. In Nigeria, they make expansion of urban areas difficult and raise transfer cost to level that are not attainable by the poor.

The Nigeria Land Use Act of March 1978 are intended to make land available to competing users. This public sector intervention are geared towards moderating land market allocation mechanism, to minimize land market imperfections, and to assist in ensuring allocation of land to preferential areas, particularly to those who cannot secure well-suited land on their own.

Local governments, within their ideological and political confines, can also moderate the land market to achieve specific planning and spatial aims or improve accessibility to urban land for residential and commercial purposes for a broad range of stakeholders, including low-income households and slum dwellers.

However, the urban Land Use Act in Nigeria, Urban Land Ceiling Act of 1976 in India, and the 2003 Ghana Land Administrative Project (LAP) have not produced the desired results. These land control policies have caused substantial problems: significant reductions in the supply of land for residential development, creation of a vast black market for real estate, and an overall worsening of housing affordability in all the major urban areas of these countries.

One of the most alarming results of these policies is the rapid growth of the slum population while majority of urban growth in developing countries is now taking place outside the planning control systems of the government. In addition, urbanization is influenced by large numbers of relatively low-income migrants. Thus, their limited financial capacities force them to solve their shelter and livelihood problems informally and on their own terms. They rely on self-help techniques ranging from the illegal tapping of urban services by low-income households to the provision of their own electricity. Water and sewerage supply by high-income developers.

**(c) Ineffective Government Urban Land Policies & Planning Regulation**

At the same time, urban land policies are too centralized. The creation of the Ministry of Physical Planning and Urban Development in many states while former Local Planning Authorities became zonal planning offices creates bottlenecks in planning and approval

The goal and objectives of urban planning is to ensure that it becomes a basic tool for making Nigeria cities more livable and achieving other political, economic, social and cultural goals of all tiers of government. It will also promote the implementation of the Nigerian Urban and Regional Law Decree 88 of 1992. Therefore, all tiers of Government are supposed to produce physical development plans as provided by the Law.

The major issue in land administration has to do with allocation, utilization and management. These are some of the issues the Urban and Regional Planning Laws tried to cater for. This Law specifically provides for utilization and management of land at the three tiers of government:

- (i) National Urban and Regional Planning Commission at the Federal Level.
- (ii) State Urban and Regional Planning Board at the State Government Level
- (iii) Local Planning Authority at the Local Government Level

However, in some states, the law works only where there is no conflict with the States Physical Planning and Urban Development Laws

Despite the promulgation of this Law, the planning and development controls in urban centres remain weak due to the following reasons;

- (i) poor enforcement of planning regulations as they exist;
- (ii) uncoordinated activities of various government agencies which have significant land holdings

Nigeria is experiencing severe problems associated with unbalanced population distribution and increasingly rapid urbanization in the absence of well-articulated and comprehensive physical planning, development control and urban social policy.

According to UN-Habitat (2008), Lagos is the classic example of a developing country mega-city, combining haphazard, uncontrolled and unrestrained population and spatial growth with little corresponding expansion, infrastructures, services and livelihood opportunities.

Urban fragmentation caused by Colonial Administration, typically creates two cities within the city, as clearly illustrated with the satellite image of Lagos, Ibadan and many pre-colonial cities would show. The urban poor live in high urban densities, with unplanned urban spatial layout and mostly deprived of access to adequate housing, residential land, municipal services and other urban benefits. The better off tend to reside in the ordered, formally planned and structured higher-income areas that enjoy municipal services. To correct this precarious situation faced by cities in Nigeria and Africa as a whole, there is need for politicians and city managers to look inward, towards improving affordable and adequate housing and basic facilities and services delivery.

The urban planning process also involves the determination of land suitability for housing development and other facilities. This will discourage uncoordinated individual encroachment on the land, and consequently minimize the cost of rehabilitating misused land by the Government for future development.

**(d) Impact of Mismanagement of Land Resources**

As a capital of Ibadan Native Authority, the city relied on primary goods production and a large proportion of the population was in the agricultural production. However, the city grew into an impressive and sprawling urban centres when it became the centre of administration of Nigeria's old Western Region in the days of British colonial rule up till the time of independence and thereafter.

Ibadan with a land area of **3,148.54sq.km** and eleven local government areas, the largest in Nigeria in terms of geographical area has a modern Airport at Alakia which replaced Old Aerodrome. The city is served by the Ibadan Railway Station at Dugbe on the Lagos-Kano Railway line. Primary routes go from Ibadan to the Northern part of Nigeria and to Lagos. In the 1980s, the Ibadan-Lagos Expressway generated the greatest urban sprawl (to the east and north of the city). Since then, Ibadan city has spread further into te administrative area of neighbouring local governments).

Land and water, the basic renewable resources upon which so much ultimately depends, are complex resource system, that present many management challenges. Ibadan is endowed with land resources, lakes, mines and forest reserves.

Reliable data on the stock of land and water resources are essentially needed in the planning of resources utilization and resource management programmes. A primary reason for the decline in the quality of many resources was under utilization and insufficient use of land resources. While new agricultural land is being developed, existing alienated land becomes idle.

Governments are not being careful in considering their resources, and pursued resource-intensive approach. The long-term goal of sustainability was scarified for short-term quick result. There are wastelands in some cases land is held for security, speculation, or as status symbol, but not for production purposes. Prime agricultural lands are converted for other use.

**(a) Deforestation for Urban Developments**

The deforestation effects of the forest reserves in four locations in Ibadan city could be summarized as follows with additional later developments;

**(i) Alalubosa Forest Reserve**

Its land was acquired by the British Colonial Government from Ibadan District Council and constituted legally into a forest reserve on May 4, 1916. The Alalubosa Lake measuring 5.8 hectares had been sand filled in 1988 as a result of establishing Alalubosa GRA due to underutilization of the forest reserves. There are also Alesinloye Extension GRA, State Security Organization buildings and National Museum. On the other side of the road is Alesinloye Market. Behind the market opposite Federal School of Forestry is Jericho Extension New GRA.

**(ii) Ogunpa Forest Reserve**

It is on the top and eastern slope of Mokola and Premier Hotel Hills having an area of 82.2 hectares. Ogunpa Stream was dammed to produce Ogunpa Lake whose area was initially 26.6 hectares The Lake was established to supply water for Ibadan Prior to the creation of Eleiyele Lake in 1941, in 1965, 53 hectares of the forest reserve land was exercised to Create Agodi Gardens which was commissioned in December 1967. It has been modernized to an international recreation park in 2014.

**(iii) Oke-Aremo Forest Reserve**

It covers the top and steep slope of Are Latosa and Sapati Hills. The Spatial extent of the forest reserve is 58.4 hectares. The western side of the slop is Oniyanrin where you have former P&T headquarters lying within the reserve is the Bower Memorial Tower erected in 1935, Ibadan House, New Olubadan Palace Complex both on 9.63 hectares of land and Agala Housing Estate, a resettlement Scheme on the other side of the Palace

**(iv) Eleiyele Forest Reserve**

The forest reserve was established in 1941. The reserve covers 360.9 hectares while the lake initially covered 165.1 hectares. The River Oba was dammed at the eastern foot of Eleiyele Hill to produce the lake which initially had a length of 4.146 metres, width varied from 46 metres to 994 metres along its longest western tributary from Awotan area on Akufo Road.

**(v) Under Utilized or Untapped Mineral Resources in Ibadanland**

- Lagelu Local Government: Tantalite, Sand, Gravel, Laterites.
- Oluyole Local Government: MICA in Olode, Oluyole LGA others are, Sillimanite, Emerald Tourmaline and Aquamarine.
- Ido Local Government: Clay at Omi-Adio, Sand, Gravel, Laterite
- Egebda Local Government: Tourmaline, Aquamarine and Emerald at Egebda and Olodo Sand, Gravel and Laterites

*Sources: Compendium of Economic, Tourism and Natural Resources Potentials of Oyo State by Adeniyi E. Adeyeye, 2006.*

### **3.0 URBAN RENEWAL PROJECTS IN IBADAN METROPOLIS**

#### **3.1 The Concept of Urban Renewal**

The concept of urban renewal can be traced back to the earliest days of urban development, and often system from an expansive style of governance. Its potential values as a process was noted by those who witnessed the overcrowded conditions of the nineteenth century in London, New York, Paris and major cities of the revolution. From this, a reform agenda emerged using a progressive doctrine of “**that renewal would reform its residents**”.

The goal of urban renewal is to renew the inner areas of the cities such that the standard of housing and urban infrastructure services are brought to an acceptable level. It is aimed to pursue programmes of upgrading shanty towns and squatter settlements and also integrate the activities of settlement upgrading with the overall development strategy of individual cities through inclusive programmes with a view to enhancing employment opportunities and the income of the poor.

Urban renewal is a programme of land redevelopment in a areas of moderate to high density urban land use. It involves the relocation of business, the demolition of structures, the relocation of people, and the use of eminent domain (government purchase of property for public purpose) as a legal instrument to take private property for city-initiated development projects. The process has had a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world.

Every urban renewal project assumes the provision of facilities and services for a specific population and area in the city. From the urban planning perspectives, there is need to consider the following proposals:

- (i) Identification and interrelationship of the social, demographic, and physical factors that generate demand for different services and facilities,

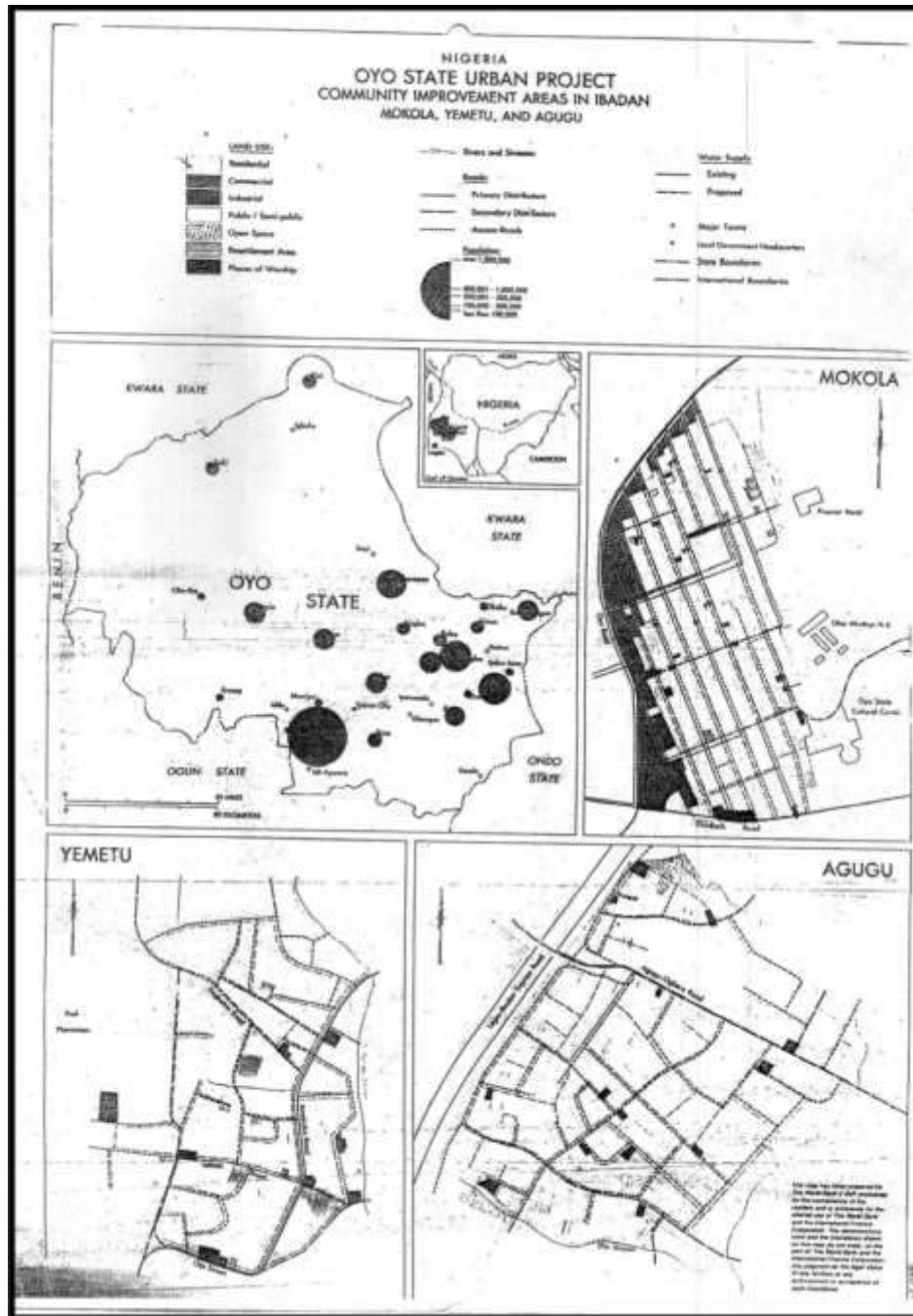


- (ii) The probable impact of the provisions or withholding of services and facilities on land uses and population movement; and
- (iii) Criteria to govern the spatial location of facilities and services, both as between them and non-renewal areas of the city.

The present state of affairs of Nigeria's urban centres has been occasioned by the fact that for most cities, including Ibadan, there is hardly any management information system (MIS) on which decisions for planning the scope, the rate of growth and revenue receivable for any services or in fractural facilities can be based.

The implementation of urban renewal involves the construction of various types of community equipment and facilities; expansion of water supply, sewage, and public lighting systems; installation of storm sewer system; restructuring of the street layout; training for community health programme and maintenance of services, preservation of buildings of architectural or historical significance, while enduring that all stakeholders are actively involved in the process.

For the three urban renewal project sites in Ibadan Metropolitan areas of Yemetu, Mokola and Agugu.Ogbere, "Strategic plans" were prepared for urban renewal by the defunct Ibadan Metropolitan Authority and the World Bank not only to restructure them and provide them with needed infrastructural facilities but to preserve historic buildings and statues of eminent people in the history of the own (see the map of the urban sites).



*Oyo State Urban Project*

In spite of urban sprawl, the central city of Ibadan continues to deteriorate at much faster rate than the suburban areas. There are no adequate urban rehabilitation programmes for coping with this situation.

### 3.2 “Urban Renewal” As “Community Development”

Some of the policies around urban renewal began to change under President Lyndon Johnson and War on Poverty and in 1968. The Housing and Urban Development Act and The New Communities Act of 1968 guaranteed private financing for private entrepreneurs to plan and develop new communities. Subsequently, the Housing and Community Development Act of 1974 established the **Community Development Block Grant Programme (CDBG)** which began in earnest. **The focus was on redevelopment of existing neighbourhoods and properties, rather than demolition of substandard housing and economically depressed areas.**

Unfortunately there was no Ibadan city’s original master plan to show or identify the shanty towns or slums or twilight areas of the core area but the city had the opportunity of having Aerial Survey in 1991/1992 which covered the Metropolis and some parts of sub-burbs. The defunct Ibadan Metropolitan Planning Authorities initiated the urban renewal as Community Improvement Programme (CIP) having identified three areas: Yemetu, Mokola and Agugu/Oremeji Communities which was integrated into the Oyo State Urban Project (IDF II) in 1990s.

The sectoral actions were conceived and classified into four components or Action fronts: Physical infrastructure, community infrastructure, education and strategies, the project was designed to systematically aimed at the three (3) locations, which were thus grouped into three areas according to the following criteria;

- proximity between the project areas
- identify number of dwellings and families, to establish the demand for social facilities and services
- location and service capacity of existing facilities;
- interrelationship with surrounding areas vis-à-vis utilization of existing infrastructure;

- mapping as recorded in the Aerial survey map of 1991 or draft Ibadan Master Plan by the defunct Ibadan Metropolitan Planning Authority (IMPA); and
- existing occupation dynamics

Through formal representation of Community Association and results of the field research, actions were designed for each of the three locations. (See the maps of the three locations of the three locations in Ibadan Metropolis).

Prior to formulating these town centre redevelopment proposals, the IMPA has made an objective appraisal of the core Ibadan neighbourhoods, having regard to its function, assets and deficiencies in terms of infrastructure and safety, usefulness by day and night of shopping, commercial and social centres, and its civic character and architectural qualities.

The growth of Ibadan city could easily be measured in three dimensions such as population geographical size/spread and physical facilities. The population as at 2006 was 2,550,598 while the total area is 3,148.54sq.km. The city grew physically from about 10 hectares in 1851 to about 214 square kilometers in 1988. It expanded to 1,600sq.km in urban sprawl with incorporation of many villages and small towns. Thus, the trend towards a mega-city is evidenced by the decreasing percentage of the land being used for non-urban purposes, such as forestry and farming.

As part of the physical development programme to transform Ibadan City and provide social amenities, tarring of roads in the city started in 1939 with the dualization of Mapo-Agodi Road. Bower's Tower was erected on top of Are Latosa hill in memory of Captain Bower who was the first Travelling Commissioner and Resident in Ibadan. Mapo Hall was also started as the first Civic Building and Administrative headquarter of Ibadan Native Authority in 1925 and was completed in 1929.

### **3.3 Central Business District Redevelopment**

Dugbe market was burnt down in 1905 and replanned in 1909 when it was laid out into plots. Land was acquired up to Ogunpa River for commercial/business activities endangered by the establishment of Railway Station in 1901 and the influx of Lebanese and other foreigners. In 1957, a 10-Storey building was built by the Cooperative Society, named Cooperative Building; 27-Storey Cocoa House was built in 1961; and 12 Storey Western State Agricultural Investment Cooperative Building was built in 1961; and 20 Storey Femi Johnson's Building (Broken House) was built in 1982. The Liberty Stadium (now Obafemi Awolowo Stadium) was commissioned in 1960. The Old Sabo Race Course was turned to Lekan Salami Stadium Complex (formerly Adamasingba Stadium) in 1978.

In 1970s, the dualization of major city roads started by the Military Government to reduce traffic gridlocks at Bere, Molete, Agodi, Mokola, U.I. junction and Dugbe. Sango-Ijokodo-Eleiyele dualization was carried out to reduce the traffic flow through Mokola to Dugbe. Eleiyele-Dugbe road was dualized in year 2014 at the same time, Alesinloye bypass and Onireke-Dugbe roads were dualized between 2012-2015. Mokola-UI, Iwo Road to Olodo; Dugbe to Molete, Akala Road at Orita Challenge were all dualized by the Civilian Administration between 2003 and 2011.

The revolution in transportation and communication systems has transformed Ibadan to a regional hub of social and economic activities in the South Western part of Nigeria drawing human, financial and other resources away from other major cities in the region thus, creating a localized development. Ibadan is also within the urban corridor that spans key cities in four West African Countries namely; Lagos in Nigeria, Cotonou in the Republic of Benin, Lome in Togo and Accra in Ghana.

## **4.0 PERSPECTIVES ON IBADAN MASTER PLAN**

### **4.1 Imperative of Good Urban Planning**

Good urban planning is the most important prerequisite to urban construction and management. This is due to the fact that urban settlements are the major centres of capital investments, especially in industrial and commercial enterprises. The extent of the planned growth of cities determines the extent of the living standards of their residents.

Only few cities in Nigeria such as: Kaduna, Owerri and Abuja had plans before they were built; Minna Bida, Ilorin and few others had master plans which were not implemented. Others, like Lagos, had master plan prepared with the assistance of the UNDP. Many so called urban centres today came to existence by virtue of their strategic locations as state capitals and Local Government headquarters.

The total area of Ibadan is 3,148.54sq.km while the urban land-use was 156.15km<sup>2</sup> in 1972 or 5%; 437.22km<sup>2</sup> or 14% in 1984 and 468.45km<sup>2</sup> in 2006. The use of Aerial map or Satellite Images would be useful in measuring the growth of Ibadan City apart from its resources. Currently, the sub-urban land use is 1,976km<sup>2</sup> or 63% of the total area. Therefore, the extent of the planned growth of Ibadan would determine the extent of the living standards of the residents.

The present Government of Governor Ajimobi must be commended for embarking on the preparation of Ibadan Master Plan which was initiated in 2006 and probably not completed by 2007. However, the preparation of Ibadan Master Plan must avoid the pitfalls in the scheme which had been highlighted by experts. Most master plans have failed for a number of reasons:

- (i) the city's master plan are too static;
- (ii) they place too much emphasis on detailed layouts and zoning of supposed future land use;

- (iii) they do not offer guidance on the phasing of implementation or technology to be adopted;
- (iv) most importantly, these planning approaches do not consider actual economic demands for space, thus ignoring the capacity of households and business to pay for land and properties; and
- (v) government officials frequently treat the plan as prescriptions of what should or out to be , and therefore programme infrastructure into areas where there is limited demand.

Therefore, the state government should look into the urban planning laws; the urban planning process; and the urban planning practice. The structural plans which have been variously described as **outline plans** or **strategic plans**, provide the framework for the physical development of an urban area like Ibadan and other urban areas. Also, **subject plans** relate to planning for specific features of urban land-scape

Perhaps the largest flaw in Abuja master plan, according to Professor Akin Mabogunje 2001, is that of the failure to develop housing to keep pace with the growth of the city as the capital relocation intensified, as this led to the extensive development of unauthorized housing areas outside of the parameters of the plan.

The staggering speed of the city's growth, from under 100,00 in 1986 to more than 170,000 just five years later, practically made these problems inevitable (Ikejiofor 1998). Abuja then continue to increase in size and population in the next decade, and it continues to grow at a pace far greater than what any of its planners anticipated or any of it managers can handle (Iman et al. 2008).

Of course, another important issue arising from Abuja master plan was the evident contempt of Nigeria Official for the idea of low-cost self-help housing of Nyanya village studied by Adama 2007; 54-8. The contempt of many of these same officials for the places like Nyanya, too, has led to ruthless attempt to enforce Abuja's Master Plan to the

detriment of its poor majority, whose house got demolished and whose rights to the city got restricted.

From the forgoing expert opinions on Abuja Master Plan, in preparing Ibadan master plan, there must be correspondence between the plan and the actual pattern of residential development because Ibadan is not a virgin land like Abuja. The consultants must acquire Satellite Images of Ibadan Metropolitan Area to show the extent of development, particularly, the new areas.

#### **4.2 Political leadership and Physical Planning**

Political leaders who are the ultimate makers of physical planning policies and decision need to bear in mind the extent to which physical planning is successfully undertaken fundamentally depends on them. *A great city reflects the personality of its legislators, generation by generation.*

The Chinese Government, according to the late Oluremi I. Obateru (2006), emphasizes very much the key role of urban planning and its scientific management in the implementation of urban planning. Special organizations in charge of urban planning had been established at various level of city government in the whole country: **city master plans** have been formulated in all designated cities and the work of making detailed and professional plans.

*This is a product of informed, responsible and effective political leadership and the consequent stable political environment.*

Whereas in Nigeria, the provisions of the Nigerian Urban and Regional Planning Law of 1992 which provided for the preparation of physical plans to cover development of metropolitan centres, cities, towns, districts and neighbourhoods were never observed and implemented by state, and local governments and other stakeholders.



The policy makers in the Federal, State or Local Government level had urban plans as mere paper work, which will not explain their achievements like; construction of roads, schools and other physical structures.

## **5.0 RECOMMENDATION**

Apart from the preparation of master plan, **public participation and discussions** relating to alternative proposals for people affected by the plan, must include all stakeholders involved in any plan proposal as well as spelt out in the urban and regional planning.

- (i) There must be legal framework for protecting rights and entitlements, and democratic grievance procedures to address the problems of forced displacement of people affected by government actions
- (ii) Urban land policy needs to be linked with a sustainable government programme for infrastructure investment. Such a programme requires preparation of structure plans for each city, and it be used to estimate the capital costs associated with providing the necessary infrastructure to support development. This is the essence of introducing the States in Lagos and Oyo States
- (iii) Government interventions in urban land management are too centralized; hence the need to implement the provisions of the Nigerian Urban and Regional Planning Laws of 1992 to the letters and review the Land Use Charge Law of 2012 in Oyo State, and if need be, the Land Use Act of 1978 should be reviewed by the National Assembly
- (iv) Finally, important linkages between the private and public sector should be made to improve land and housing development for low-income groups.

## REFERENCES

1. **David E. Dowall, Giles Clark (1996):-** A Framework for Reforming Land Policies in Developing Countries
2. **David E. Dowall (1995):-** The Land Market Assessment: A New Tool For Urban Management
3. **David T. Afolayan (2010):-** The Evolution of A Mega City: The Case of Ibadan City, Nigeria
4. **Federal Government of Nigeria (2002):-** Government White Paper on the Report of the Presidential Committee on Urban Development and Housing
5. **Mabogunje, A.L.:** - Urbanization in Nigeria, University of London Press, 1968
6. **Mabogunje, A.L.:** - The Growth of Residential Districts in Ibadan, Geographical Review Vol. No. 1 January, 1962
7. **Michael M. Cernea (1993):-** The Urban Environment and Population Relocation: World Bank Discussion Papers
8. **Obateru, O.L.:-** Planning the Future Growth of Ibadan, Daily Sketch, November 6, 1996
9. **Olaniyan Fatokun (2017):-** Housing and Town Planning in Oluyole Club and the Socio-Economic Development of Ibadanland (ed.) by Olukunle Iyanda and Adeniyi Osunkojo
10. **Peter Sum (1989):-** Land and Water Resource Management in Asia
11. **Tomori M.A. (2010):- Ibadan Metropolitan Area and Challenges to Sustainable Development**
12. **Tomori Moshood Adijolola (2013):-** Sustainable Local Government Financing and Urban Property Taxation: A Panacea To Transform The Economy and Development in Nigeria – Being a Paper presented at the Mandatory Continuing Professional Development (MCPD) Seminar on Transforming Nigeria Economy Through Land Management and Property Taxation organized by NIESV, Oyo State Branch.
13. **TPL. Durodola Kamoru Ogunesan (2011):-** Beautiful City, Comfortable Life: Issues and Challenges of Ibadan Region
14. **UN-Habitat (2008):-** The Statics of African Cities 2008; A Framework for Addressing Urban Challenges in Africa, Nairobi: UN-Habitat.