
Managing a Sustainable Integrated Township for Urbanization Development in Ogun State, Nigeria

Bello, Ismail, K

Department of Estate Management and Valuation, Moshood Abiola Polytechnic, Abeokuta

Solanke, Peter A.

Department of Architecture, Moshood Abiola Polytechnic, Abeokuta

Arowosegbe, Oladunjoye S.

Department of Urban and Regional Planning, Moshood Abiola Polytechnic, Abeokuta

ABSTRACT

One of the major features of the contemporary urban centers is the ever increasing inflow of people and resources from the rural areas. These urban centers are usually preferred destinations because of their lopsided share of facilities and opportunities and the rural areas are generally backwashed, especially in developing countries. These paper tried to explore the efforts of the Ogun state Government of Nigeria in transforming the rural areas in to urban centers through the provision of basic infrastructure in all the parts of the state. The paper therefore recommended that in order to sustain these efforts, citizen should be carried along to ensure acceptability of the projects. It concluded that housing provision and other social amenities are sine qua non to integrated township development.

Keywords: Environment, housing, population, government intervention, infrastructure.

INTRODUCTION

Human environment is dominated by various uses to which a particular land is put. There is a great variety and complexity of land use depending on the age of development and the effectiveness of any regulatory policy or mechanism put in place in a particular area. Olatubara (2007) confirmed that the need to have a good grasp of the tempo and pattern of spatial development brought the profession of physical or urban and regional planning. Agbola and Olatubara (2004) noted that the allocation of land to various uses was initially done by the economic forces of the invisible hands of the market mechanism, which was essentially an allocation of land to various uses without government intervention. Land under this mechanism goes to the highest bidder. Agbola (2010) wrote that this process of land allocation is largely unpredictable, difficult to control and might jeopardize public interest. This is one of the major reasons that governments, through their agencies and planners, are saddled with the responsibility of planning and managing both the urban and rural areas.

Olatubara (2007) opined that the problem of urbanization in Nigeria, is not necessarily that of the level but that of the rate. The level of urbanization is the share itself, and the rate of urbanization is the rate at which that share is changing (Mabogunje, 2015). For example, UN-Habitat (2009) put the level of urbanization in Nigeria at 36%, that of South Korea is 79%, Mexico 74% and Colombia 71%. However, Population Reference Bureau, (2001) confirmed that the rate of urbanization in Seoul is 7.8%, Mexico City 5.5% and Bogotá 5.4%, that of Lagos is 15% per annum. This rapidity in the rate of urbanization is so overwhelming that it generally far exceeds the speed with which urban managers are able to respond to the dynamics of urbanization due to inadequate facilities, resources and capabilities at their disposal.

The rapid rate of urbanization and its attendant socio-economic and spatial consequences have been of tremendous concern especially to all professionals in human settlements and to policy makers and analysts (Kadiri, 2012). The precise demographic definition of urbanization is the increasing share of

***Address for correspondence:**

ismailbello@yahoo.com

a nation's population living in urban areas (and thus a declining share living in rural areas). Most urbanization is the result of net rural to urban migration. Satterwaite et al, (2010) agreed that this definition makes the implications of urbanization distinct from those of urban population growth or those of the physical expansion of urban areas, both of which are often treated as synonymous with urbanization.

Wyly, (2012) opined that the annual urban population growth rate of the poorest countries is 4.6 percent, more than seven times the growth rate of urban populations in wealthy, industrialized countries. In the State of the World's Cities 2012/2013 Report, Un-Habitat(2012a) observed that in the more advanced nations, urban population growth is next to stagnant (0.67 per cent on an annual average basis since 2010), which represents an additional six million or so every year. In Europe, the annual increase is only two million. Population in North American cities was the least slow of all those in the developed world between 2005 and 2010, particularly in the United States (one per cent on average). In the last decade, the urban population in the developing world was noted to grow at an average of 1.2 million people per week, or slightly less than one full year's demographic growth in Europe's urban areas. Asia dominated the picture, adding 0.88 million new urban dwellers every week. Africa was the second largest contributor with an additional 0.23 million per week, dwarfing Latin America and the Caribbean's 0.15 million weekly increment (Population Reference Bureau (2001).

Kadiri (2012) agreed that globally, the level of urbanization is expected to rise from 52 per cent in 2011 to 67 per cent in 2050. The more developed regions are expected to see their level of urbanization increase from 78 per cent to 86 per cent over the same period. In the less developed regions, the proportion of urban population will likely increase from 47 per cent in 2011 to 64 per cent in 2050 (UN, 2012).

Tacoli (2012) wrote that most of the world's population now lives in urban centres, a proportion that is expected to increase in the next four decades, especially in low- and middle income nations in Africa and Asia. It is observed that urbanization reflects transformations in national economies, with growing numbers of people moving out of agriculture and into industry and services sectors. It goes hand in hand with economic growth, and with the potential for more efficient use of natural resources and greater environmental sustainability through technological innovation. At the same time, this shift in the distribution of the world's population means that poverty is increasingly concentrated in towns and cities.

Agbola (2010) agreed that it is a well-known fact that the major culprit for the rapid rate of urbanization is the rural-urban migration process. This process has been seriously intensified because of uncoordinated urban-regional interdependence, especially the lopsided attention given to the urban centers. Thus, the various spirited efforts by successive governments in developing countries to stem the tide of rural-urban migration are not necessitated mainly by the desire for equity and justice in the distribution of the nation's wealth, but by the rural areas improving their strategies of attracting attention by extending their problem fields to the urban theatre (Olatubara, 2000). The resultant wide variety of the ensuing problems in Nigeria, for example, have been well documented and they include the following: Nigerian towns and cities are growing without adequate planning; the land, water, coastline, air and other natural assets are being rapidly polluted creating in the process a loss of valuable resources and difficulties for the inhabitants; millions of people live in substandard and sub-human environments plagued by slum, squalor and grossly inadequate social amenities. Essentially there is a consistent decay of the urban environment and impoverishment of rural areas neither of which is conducive to the healthy living of the populace.

The concept of Integrated Township management is developed by integrating three different aspects of life 'Live, Leisure and Work'-walk to school, walk to office and walk to shops concept. The concept can be defined as town where people could live and work in a pleasant environment and take pride in their surroundings, virtually independent, managed and financed by citizens who had an economic interest in the town (Prasanth and Saramma, 2010). It would be built and run to benefit the whole community. It is a place designed to create a lifestyle, taking into consideration all the needs of the end-user. They are sustainable both environmentally and with respect to the fabric of the society. The concept of integrated townships integrates their different aspect of life 'work, live and leisure'. A well planned development with wide roads, lots of green spaces, parks, entertainment centers etc. It

promises a good quality habitat in short. It offers a micro quantum of qualities and facilities of a developed city. At the same time it eliminates all sort of detrimental issues of a city. Everything in an integrated township is self-sustainable and environmental friendly.

An urban influx and the growing size of a prosperous middle class are provoking inflated aspirations. Kadiri (2012) noted that there is a chance that the life style of the current as well as future generations can change dramatically due to the development in science and technology. A shift from the apartment cluster culture of today where shopping options are not exactly within the neighbourhood, and the workplace, medical facilities and schools could be as much as an hour away; to a culture where they could walk to work, our children at most cycle to school, and retail spaces are within the walk able distance. To put it simply, according to Prasanth and Saramma, (2010) an integrated township is a community living platform where the concept of walk-to-work can be implemented, everything that families' needs is in close proximity from their homes — shopping malls, entertainment options, hotels, hospitals, schools, offices and whatever we need.

Integrated Township means a self-contained township planned and developed through a licensed developer, firm, company or development company together with work place and places of residence with all attendant facilities and amenities in such township and in accordance with planning rules (Shaikh, 2011). Integrated townships are usually developed and sold in phases, which is why one does not need to incur all the expenditure in one go. Everything in an integrated township needs to be self-sustainable. Like any other real estate project, the model works better if land cost is rational. Also, if the land cost is too high, there might be a situation where the cost of the end-product might push out middle-class buyers.

According to Shaikh (2011), integrated townships have essentially been housing projects offering a combination of row houses, villas, bungalows and group housing—all with essential urban infrastructure and amenities— at differential price points to consumers. In contemporary time, townships have evolved to include all the ancillary facilities like commercial premises, hotels, recreational and retail services, along with other amenities. Shaikh (2011) noted that the Government of India's definition of Integrated Township includes housing, commercial premises, hotels, resorts, city and regional level urban infrastructure facilities such as roads and bridges and mass rapid transit systems and that development of allied infrastructure forms an integrated part of township development. It is noted that India's top 10 Integrated Township destination cities are Bangalore, Delhi- NCR, Mumbai, Lucknow, Kolkata, Jaipur, Chandigarh, Chennai and Pune.

The work of Shaikh (2011) on integrated township development identified the good and ugly sides of Integrated Township development to include the following:

Good

- It is self-sufficient, they provide good living standard along with the facilities like shopping malls, cinema hall, schools, hospital, good connecting roads, restaurants, recreational facilities, etc.
- Integrated townships provide solutions to increasing pressure on existing urban infrastructure and rapid urbanization,
- Townships help to end the housing shortage, and provide a better standard of living to all sections of the society. Staying in townships gives the residents a feeling of living in the countryside, with all the benefits of the city.
- The cost of entry is low compared to investing in the city.
- Townships also offer the prospect of higher appreciation, as these projects adhere to a pre-set development plan with regard to open spaces, communal amenities and common areas. This means the overall value of the location does not take a hit because of unrestricted developments that may crop up later.
- Integrated Township has low-risk investment due to its diversification and low entry cost with larger upside potential and a great place to stay, excellent infrastructure, and more.
- It provides a lot of employment to both unskilled and skilled labor which help to support the economy as a whole.

Ugly

- Securing the required multiple clearances for the project is a major hurdle in the development of integrated townships due to which it is a major reason for the developers not to enter into such kind of projects.
- Finance required for such projects is very high, raising finance is expensive due to which this cost is transferred to the customers who have to pay higher amount for the flats.
- They have high entry barriers due to which there are very few developers who control this segment leading to monopolistic competition.
- Generally the maintenance cost of such townships is high compared to single residential apartments which are to be paid by the residents of the township.
- Such projects sometimes face delays in delivery because of their scale due to which customers may not get their possession of their flats on the stipulated time.

URBANIZATION DEVELOPMENT IN OGUN STATE

Oyesiku (2010) conducted an extensive analysis of the pattern of concentration of settlements in Ogun State. He noted that there are two areas of concentrated settlement in Ogun State: Abeokuta - Ifo - Ota and the Sagamu - Ijebu-Ode - Ijebu-Igbo - Ago - Iwoye - Ikenne areas. The major factors that were responsible for the emergent pattern based on the Factor Analysis that he used were commercial and educational functions. In other words, the contemporary pattern of development based on the hierarchy of settlements can be divided into two: That is Abeokuta, Ifo, Sango Ota linear axis and Sagamu, Ijebu Ode, Ijebu Igbo, Ago Iwoye, Ikenne triangle. Coincidentally, the pattern of settlement that emerged mirrors the contemporary corridors of growth and development in the state: Abeokuta, Ifo, Ota, Agbara, Idiroko, Owode with an extension of Alagbado, Ojodu, Ibafo and Mowe; and the second corridor made up of Ishara-Iperu, Ilishan, Sagamu, Ikenne, Ijebu-Ode, Ijebu-Igbo, Oru and Ago-Iwoye.

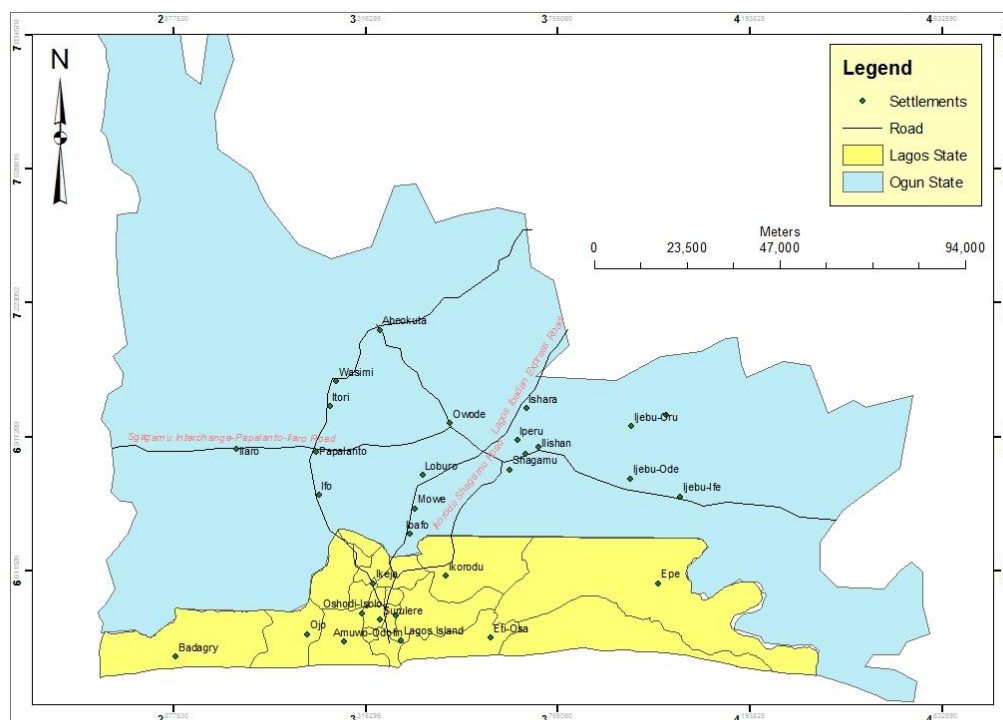


Fig1. Settlement Growth Development Axes between Lagos and Ogun States.

The importance of the emerging settlement pattern and growth corridors is that they show a fairly clear concentrated development in the state, separated by scantily populated sub-regions then bound by two relatively more developed sub-regions to the north west and east respectively. Oyesiku (2010)

noted that in terms of physical development planning, virtually all the corridors and around the lagging regions, there are shantytowns and settlements growing laterally along lines of transportation and rather amorphous. It is also important to note that development in the direction of Ojodu, Ibafo and Mowe corridor line would soon extend to Ofada, Owode and to Sagamu and if the present trend of development is allowed to continue, the two distinct corridors would merge within the next two decades.

Several private estate developers have taken advantage of the rapid expansion of Lagos to acquire and develop housing estates in Ogun State especially along the major development axes that also service Lagos. On its part, Ogun State government has housing estates distributed across the state with varying number of housing units, provided by the Ministry of Housing (834 housing units), Ogun State Housing Corporation (351 housing units) and Ogun State Property and Investment Corporation (OPIC) (344 housing units). There are over 40 private real estate companies in Ogun State with an average of over 50 housing units at strategic locations to Lagos especially along Ibafo, Mowe, Shagamu road axis into Ofada along Sagamu – Papalanto road. Many of these estates developed by real estate developers are dominantly housing estate while some could be classified as integrated townships/satellite towns.

Table1. *Housing Developed by the Ogun State Ministry of Housing*

S/No	Location	No. of Housing Units Provided
1	Ilaro	8
2	Media Village	297
3	ItanrinIjebu-Ode	40
4	Sagamu	25
5	Ayetoro	10
6	Ago-Iwoye	8
7	Asero	190
8	Ijebu-Igbo	8
9	Ikenne	8
10	Oru/Awa	58
11	Workers Estate Laderin	272
12	Orange View Estate	86
13	Muhammed Buari Estate	68
	Total	988

Source: *Ogun State Ministry of Housing, 20116*

Table2. *Housing Developed by the Ogun State Housing Corporation*

S/No	Location	No. of Housing Units Provided
1	Ajebo	120
2	Kemta	116
3	Ota	89
4	Ikangba	6
5	Idiroko	15
6	Ayetoro	25
7	Ago-Iwoye	10
8	Sapade	7
9	Ado Odo	7
10	Erinko	5
11	Lagos Road	5
12	Igbena	42
13	Ilaro	2
	Total	449

Source: *Ogun State Ministry of Housing, 2016*

An example of a typical Integrated Township in Ogun State is the Gateway Paradise City. According to Oyesiku (2010), Ogun State Conceptual Masterplan was completed in 2004 for the location of areas for new cities in the state. Two areas of the state were identified not only as corridors of growth but also as potential areas where new cities could be sited. One of such areas is the Lagos – Ibadan Expressway, between the Redemption Camp location and Sagamu junction. Kilometre 53 along this

expressway was selected as the location of a self-sustaining new town, covering 750 hectares to be private sector driven. Oyesiku (2010) further noted that the site and location of Gateway Paradise City (GPC) was neither particularly to relieve city congestion nor reduce development pressure from any city in particular, nor an attempt to create a suburb of any metropolitan city either of Lagos or Ibadan, nor to serve as a residential dormitory settlement for any city in particular. The aim was to utilize the land area in the perhaps slow developing regions of Ogun State. In fact, based on the regional development strategies of Ogun State, GPC is expected to be a growth pole and primarily a city development effort that will create a liveable environment that is self-sustaining. The 750 hectares was divided into 4 residential districts (about 73%), industrial (about 13%) and business/commercial districts (about 13%). The residential district was made for secondary facilities such as schools, commercial centers, recreation and entertainment facilities, library and security posts. The progress in the GPC is encouraging. Most of the housing units had already been sold while commercial and industrial plots were oversubscribed.

CONCLUSION

Over the years, cities have been developing to earn for themselves indignation of diverse variety. Cities now form a major source of environmental problems which have effects not only within their vicinity but, oftentimes, of global significance. The city as a center of human agglomeration has a fascinating way of luring people. The city has brought together, within relatively narrow compass, the diversity of special cultures and all races and cultures can be found here, along with their languages, customs, costumes, and typical cuisines. Unsustainable urbanization is the current bane of cities especially in the developing countries. Current global efforts are directed at making the rural areas attractive to stem rural-urban migration.

The latest in the real estate in the cities is the concept of integrated township that has caught up so fast in the last couple of years. The situation of urban management in Nigeria as in many developing countries is still confronted with difficulties in the area of policy and implementation. Development along Lagos Mega City axis into Ogun State is still fraught with difficulties. While spirited efforts are being made by both governments and private development agencies, most developments are still along the line of the old strategy of housing estates. Integrated Townships development strategy is still in its infancy in Nigeria, but gradually picking up.

REFERENCES

- Agbola, S.B. (2010): Physical Planning as a Vocation & Planning Education in Nigeria. In 1st Waheed Kadiri Annual Lecture series, Moshood Abiola Polytechnic, Abeokuta. 29th September.
- Agbola, S.B. and C.O. Olatubara (2004): "Land Use Planning", in Agbola, S.B. (ed.) *Elements of Urban and Regional Planning*, Ibadan: Macmillan Nigeria Publishers Ltd
- Agbola, T. (1998). *The Housing of Nigerians: A Review of Policy Development and Implementation*. DPC, Ibadan.
- Aina, T.A. (1989). "The commercialization of Housing Tenure in low income settlements in metropolitan Lagos, Nigeria", *African Urban Quarterly*, Vol. 4 Nos. 1 and 2, pp. 98-103.
- Aribigbila A. (2011): "Housing Affordability as a Factor in the Creation of Sustainable Environment in Developing World: The example of Akure, Nigeria", *Journal of Human Ecology*, 35 (2), 121 – 131.
- Federal Government of Nigeria (1991). *National Housing Policy*, FGN.
- Hamdi, N. (1991). *Housing without Houses*, New York: Van Nostrand Reinhold.
- International Federation of Surveyors (FIG), (2010): *Rapid Urbanization and Mega Cities: The Need for Spatial Information Management*. FIG Publication 48. Copenhagen: Denmark.
- Kadiri, W.A. (2012): The Heart and Soul of Humanity; Planning, People and Princes. 1st Premier Lecture delivered at Moshood Abiola Polytechnic, Abeokuta. 12th April.
- Mabogunje, L.A. (2015): The Inclusive City: Popular Empowerment of Local Government in a Rapidly Urbanizing Africa. *Journal of the Nigerian Institute of Town Planners*. Vol. XXI, No.1 pp. 1-17.
- Ogunleye M. and B. Alo (eds) (2010): *State of the Environment Report – Lagos 2010*. Lagos: Ministry of Environment, Lagos State / Beachland Resources Limited.

Bello, Ismail, K et al. "Managing a Sustainable Integrated Township for Urbanization Development in Ogun State, Nigeria"

- Olatubara C. O. (2007): "Fundamentals of Housing", in Agbola S.B, Egunjobi T. O and C. O. Olatubara (eds) *Housing Development and Management: A Book of Readings*, Ibadan: Department of Urban and Regional Planning, University of Ibadan.
- Olatubara, C.O. (2000). "The Need for Effective Integration of Industries into Rural Development strategy in Nigeria" *ODU* No. 40, Jan/July, pp. 123-147.
- Olokesusi F. (2011): "Lagos: The Challenges and Opportunities of an Emergent African Mega City" Paper Presented at the NISER Seminar Series on 5 July.
- Olotuah A. O and S. A Bobadoye (2009): "Sustainable Housing Provision for the Urban Poor: A Review of Public Sector Intervention in Nigeria", *The Built and Human Environment Review*, 2, 51 – 63.
- Onibokun, A.G. (1985). *Urban Housing in Nigeria*, Ibadan, NISER.
- Oyesiku K. (2010): *New Cities in Urban and Regional Development Planning*. Ikeja: Longman Nigeria PLC.
- Population Reference Bureau (2001). *2001 World Population Data Sheet*, PRB, Washington, D.C.
- Prasanth, G. and M. Saramma (2010): "Integrated Townships: Its Relevance in Contemporary Housing Sector of Kerala", (117.211.100.42.8180/jspui/bitstream 123456789/1121/1/AR03.pdf, extracted on January 2, 2013)
- Satterthwaite, D McGranahan G. and C. Tacoli (2010): "Urbanization and its Implication for Food and Farming", *Philosophical Transactions of the Royal Society B*, 365, 2,809 – 2,820.
- ShaikhAmmaar (2011): *Integrated Township Planning*, Symbiosis Centre for Management and Human Resources, Symbiosis International University.
- Tacoli C. (2012): *Urbanization, Gender and Poverty*, UNFPA Technical Briefing, March.
- UN-Habitat (2009): *Planning Sustainable Cities: Policy Directions*. United Nations Human Settlements Programmes (UN-Habitat). Nairobi: Kenya.
- UN-Habitat (2012a): *State of the World's Cities 2012/2013*. United Nations Human Settlements Programmes (UN-Habitat). Nairobi: Kenya.
- UN-Habitat (2012b): *Sustainable Housing for Sustainable Cities: A Policy Framework for Developing Countries*. United Nations Human Settlements Programmes (UN-Habitat). Nairobi: Kenya.
- United Nations (2012): *World Urbanization Prospects: The 2011 Revision*. United Nations Department of Economic and Social Affairs (Population Division).
- Wyly Elvin (2012): *Contemporary Urbanization and Global City System*. Urban Studies 2000.