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C E R T I F I C A T E

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HEAD OF DEPARTMENT

ZARIA
JUNE, 1979.

DEDICATION

TO

MY FATHER, CHIEF JOSEPH O. LANIPEKUN ADEYEMI OF

BLESSED MEMORY.

DESIGN PROPOSALS FOR TRADITIONAL CENTRE FOR AKURE

BY

ADEBOWALE S. ADEYEMI

"The traditional town centre with its variety of uses has developed over centuries as a market place and a meeting place. Some of the features which remain in the centre - pedestrian ways have survived, un-expected open spaces have been retained and historic buildings p reserved. Redevelopment should not ignore these qualities, they strengthen the sense of continuity be tween the past and the p resent without which a town becomes anonymo us and dull"

Ritters (1964)

A C K N O W L E D G E M E N T S

The author wishes to express his profound gratitude to all members of academic and technical staff and collegues of the Department of Urban and Regional Planning who have in one way or the other rendered help in the process of this great task.

I am highly appreciative of the assistance rendered me by the officials of the Ministry of Works and Housing, Akure

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Adebowale S. Adeyemi

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CHAPTER I

1.10 INTRODUCTION

The existence of the city is associated with the existence of its centre, hence every settlement irrespective of size, has a central area characterised by specific location, character and physical form.

The history and importance of the'Town Centre' dated back to the ancient times of the Greek. In the cities of old centres were places where exchange of knowledge, entertainment and cultural activities mostly took place. They were either called the Greek 'Agora' or the 'Roman Forum'. The Agora was an area of intense and sustained concentration of activities termed the central zone and the heart of the Greek city and the constant resort of all citizens and the daily scene of social and business life. Similarly the ancient Roman Forum was used for assemblies, public meetings, business transactions and a market place.

The centres of Nigerian towns and cities are equivalent of the Greek Agora and the Roman Forum. They have varied

...../2

traditional characte ristics based on the varied socio-cultural values which give them def ined and unique characters and identity worth preserving and incorporated into the systems of contemporary city life.

The impact of the rapid process of urbanization in developing countries of the world in general and Nigeria in particular is having a considerable negative effect on the traditional centres and hense the centres are spontaneously and simultane ously witnessing congestion and erosion of their identity. The importance of the traditional centres based o their traditional values and images particularly the historical monuments ca nnot be overemphasized since not only portray the physical manifestatuns of peoples cultural past and present but also in serving as e lements of tourist attractions with their associated bye products particularly revenue resources to the city in particular and the nation in generality. This calls for the urgent attention of arresting the relegation of the cultural past and present of the people through introduction of traditional design concepts in traditional city centres

...../3

1.20 LITERATURE REVIEW

1.21 CONCEPT OF NIGERIAN TRADITIONAL CENTRES

The concept of Nigerian traditional centres reflects the socio=cultural framework of the varied societies north and south of the country. Whence the slight variations in the form and structure of the centres in particular and the towns as a whole.

The geographical centrality of the traditional centres is of great significance partly for the fact that they are cradles of the city's origin and also the site of local administration. Most of our Nige rian traditional centres pay particular attention to the geographical centrality of the Oba's and Emir's palaces - The Oba and Emir being the head of the city's administration. The palaces often occupy the highest p oints in the centre of the town.

1.22 YORUBA TRADITIONAL CITY CENTRES IN RELATION TO THE TOWNS AS A WHOLE

The form and structure of the Yoruba traditional city centres and the towns as a whole portrays the socio-political structure of the Yorubas in the sense that the

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the Yorubas worship deity or supremacy and thus the identical morphology recorded in nearly all the Yoruba towns generally and their centres in particular.

Askaei (1969) describes the structural morphology of the typical traditional Yoruba town as a wheel;" The Obas palace be ing the hub, the town walls the rim and the spokes a series of roads radiating out from palace and linking the town to other ce ntres"[1]

The Oba is regarded as the head of the administrative machinery of the town and all interests converge on the Oba's palace ('Afin') hence its geographical centrality.

Ojo summed up this idea nicely; "The 'Afin' or palace was designed to confirm the belief that the Oba was the archpriest of the living members of the society who ensured among other things fertility in plants and animals and the indispensable link between the living and the dead. He was meant to live in quarters of his own, unseen, unheard and untouched except on few but important occassions

...../5

Contained within the palace compound are the shrines, burial places. The AFin or palace often occupy about 8% of the total area of the city or town.

Forming a strong association with the palace is the traditional main market called 'Oja Oba' or King's market. Ojo summarises the importance of the market thus:

> "In a close relationship with the Afin in sharing the centre of the town is the main market which was held in front of the Afin, where the Oba could watch from a reasonable distance the regular assembling of his people. In addition, since it was the hub of the economic acticities of the people, the market was situated in the centre of the town"[4]

This joint location of the Oba's palace and the main market in Yoruba towns and cities has been described by Johnson as "a rule without an exception"[5]

---

4. Ojo G.J.A. Yoruba Culture - The Layout and morphology of Yoruba Towns - London Press 1966 pp 134

5. Johnson - History of the Yorubas - London 1521

..../7

These three elements vis Palace, Open Sq aure and Market form the traditionalcentres of the towns. But with the cultural contact with the European other elements have been introduced encroaching on the forest temples and groves for the deities and ancestral cults. Such extroneous elements include churches, dispensaries or health clinics, native court halls, Native Authority Police barracks and local government offices, Post offices and Motor garages. These elements together with the original elements form the core of the traditional towns in Yoruba land.

The basic concept has led certain researchers on the traditional towns and centres of Yoruba Land to see and define the traditional centres in similar manners or perspectives. Ojo (1966) sees the town centre as an area where commercial and public service buildings are concentrated.

Ogunyebi (1974) refers to the Yoruba town centres as "That section of the town, usually around the geographical centre of the town, where administrative, civic entertainment, public and cultural and profit making activities aare contiguously concentrated"[6] A few of the functional centres

...../8

are described below:

1 . 23 ILE - IFE The city centre of Ile-Ife consists of the Oba Oni's palace - a modern residence the open sqaure and the market the public court, a public recreational ground and Ife Archaeological museum. FIG 1.1

1.24 ADO - EKITI Ado Ekiti town centre is compoosed of the Oba Ewi's palace, the main Erekesan market, the open sqaure in front of the palace 'Igbamote'[7] The district council office customary court, local police barracks, other community facilities and services. 1.2 Map of Ado Ekiti Traditional Centre

1.25 IBADAN Ibadan Possesses a dual city centre and unlike the other Yoruba towns, the traditional centre has no palace since Ibadan had no Oba and was more or less a military town. The only element recognised in the traditional centre is the main market 'Oja Iba' which forms the focus of traditional city life both on economic and social basis.

---

6. Ogunyebi R.A. TOWN CENTRE - The Investigation of the Functions in Ile-Ife, MSc. Thesis 1974

7. Igbamote - Open Sqaure in Front of the Ewi's palace for general assembly and cultural displays.

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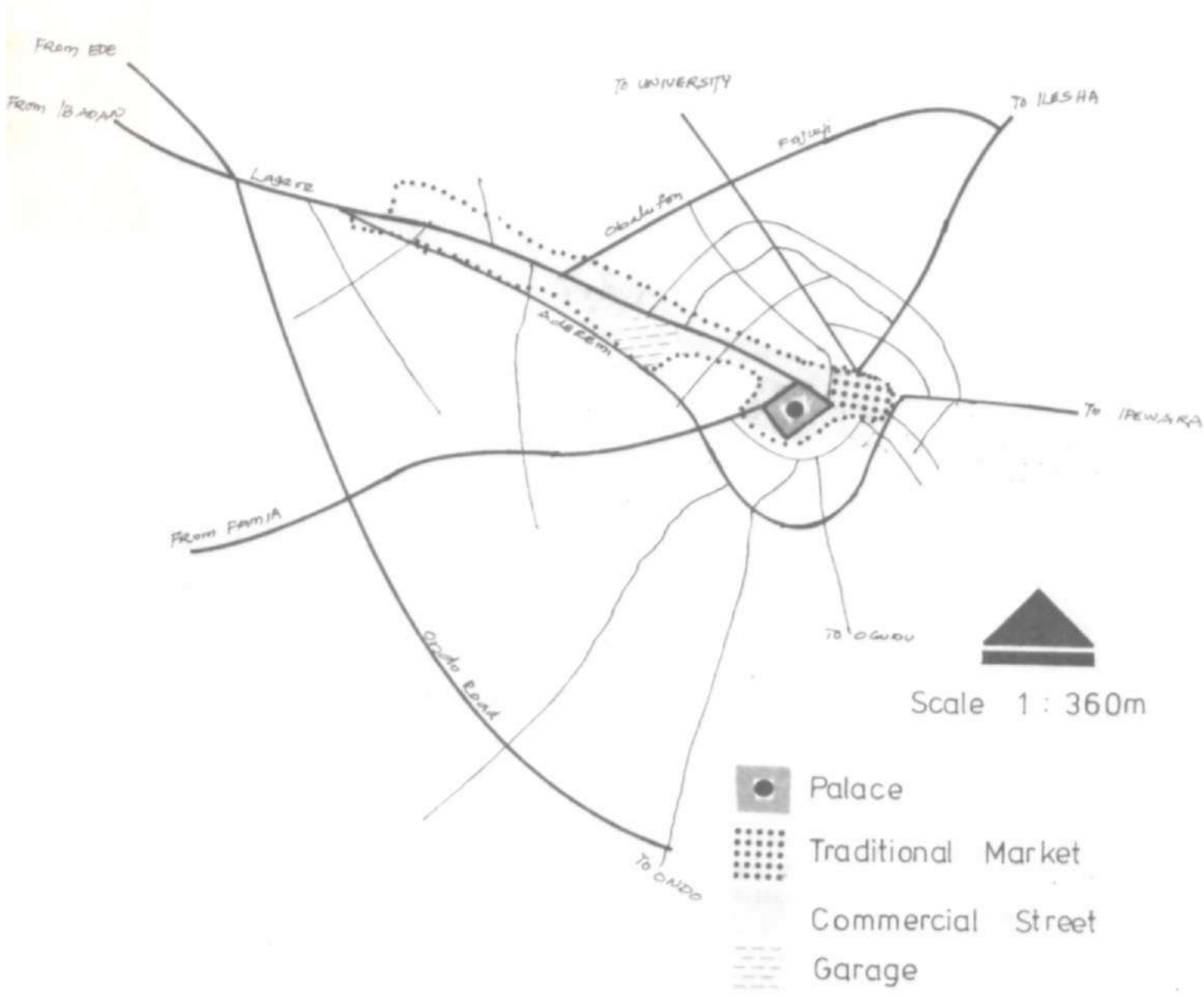


FIG 1·1 ILE IFE TRADITIONAL CENTRE

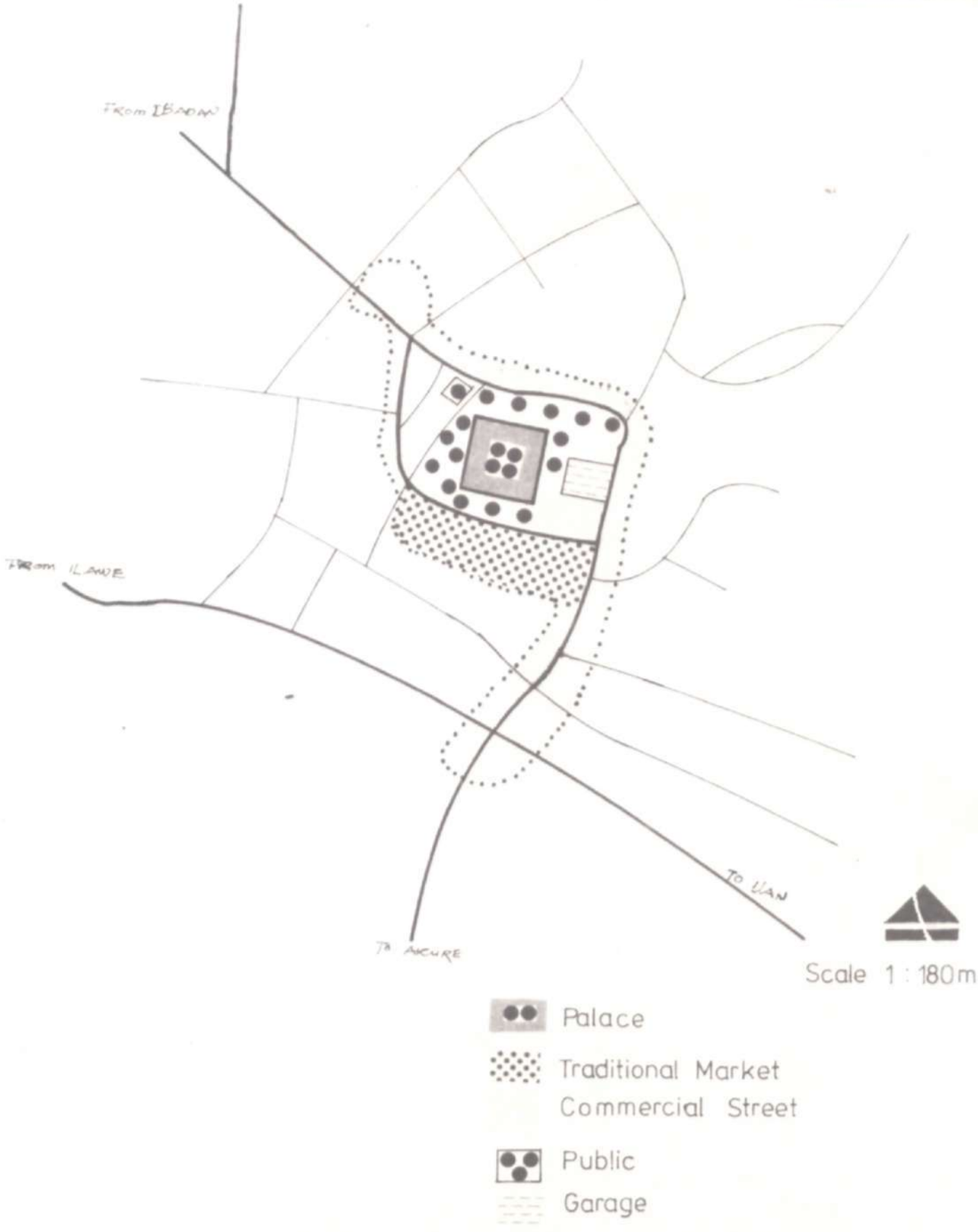


FIG-1·2 ADO-EKITI TRADITIONAL CENTRE

Social in the sense that it remains the seat of installation of every new Olubadan - traditional ruler; around this market are the compounds of the earlier rulers as well as the central mosque. The Mapo Hall forms a crystallizing element of the traditional centre and is located on the Mapo Hill. It is an administrative building containing the offices of the Ibadan City Council .

1.26 AKURE - The Traditional city centre of Akure, aside from containing the Oba Deji's palace - a traditional building, the bushland around the palace and the market, it also houses a maternity centre, customary court, mosque, traditional trees the Palace Cementary, other community services, local government offices and the motor park.

1.27 ILESA The traditional city centre of Ilesha is similar to any other traditional city centre of mosttraditional Yoruba towns. The palace forms the crystallizing element in close association with the traditional market. Other public and commercial activities surround the palace. FIG 1.3

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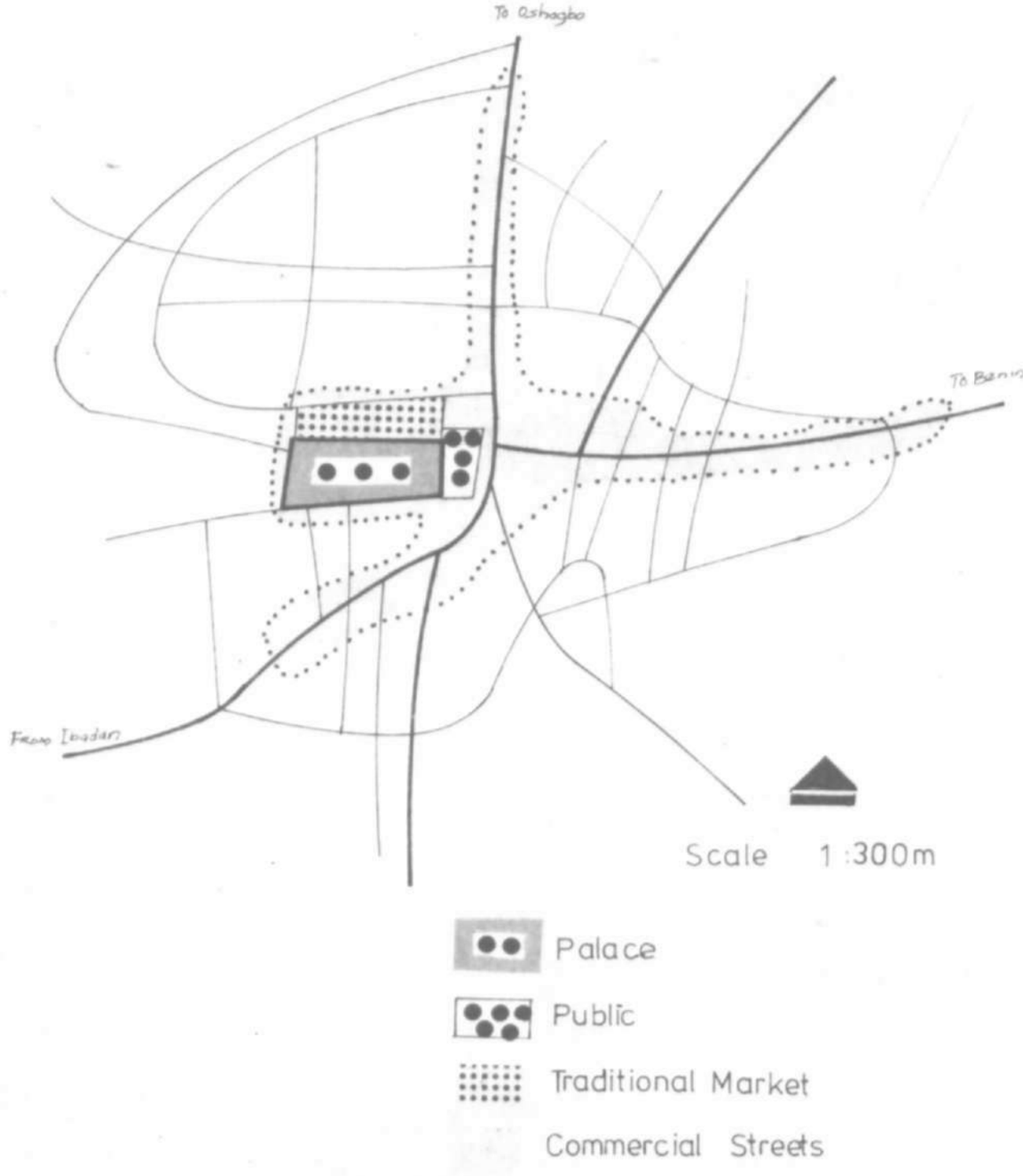


FIG-1.3 ILESHA TRADITIONAL CENTRE

1.30 HAUSA-KANURI TOWN CENTRES

The socio-cultural characteristics of the Hausas and the Kanuris have played a tremendous role in the structural morphology of their towns as a whole and the traditional town centres in particular. Similar to the Yoruba traditional centres, the palace forms the focus of attraction and the centre of city administration but unlike the Yoruba centres, there is not much of close relationship of the palace and the market, the importance of the market seemed to have been overshadowed by Friday mosque hence the close relationship of the palace and the friday mosque. Closely associated with the palace is the large open space in front of the Emir's palace serving the public for their ceremonial activities - Sallah celebrations and Durbar activities (horse racing and display by horsemen). This open space is referred as the 'DENDAL'[8] in Kanuri towns, 'BABAL KILISA' in Fulani. Also integrated with the palace, mosque and the open space are the local authority council offices, the customary courts and police station.

8. Dendal - Open space in front of Emir's palace for festivals and ceremonies in Kanuri towns - ABDULRRAHMAN I. The Urban Structure of Kanuri Towns M.Sc Thesis 1977

9. Babal Elisa - Dendal . Garnvwa D.A. - Design Concept for a traditional Town Centre: Yola M.Sc Thesis 1978

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1 . 31 ZARIA WALLED CITY CENTRE

The Zaria walled city centre typifies the Hausa traditional city centre in that it possesses all the basic concepts and characteristics previously stated. The area around the Emir's palace represents the hub of the social activities in the town rich in traditional architecture and wall decorations. The palace is linked with the market by pedestrian routes. The close association of the Palace with the Friday Mosque and the free-lined open space directly in front of the palace is highly commendable. The Alkali Court and lical authority offices are in close proximity with the palace. Alsoprovided are the local authority schools and public services. FIG 1.4

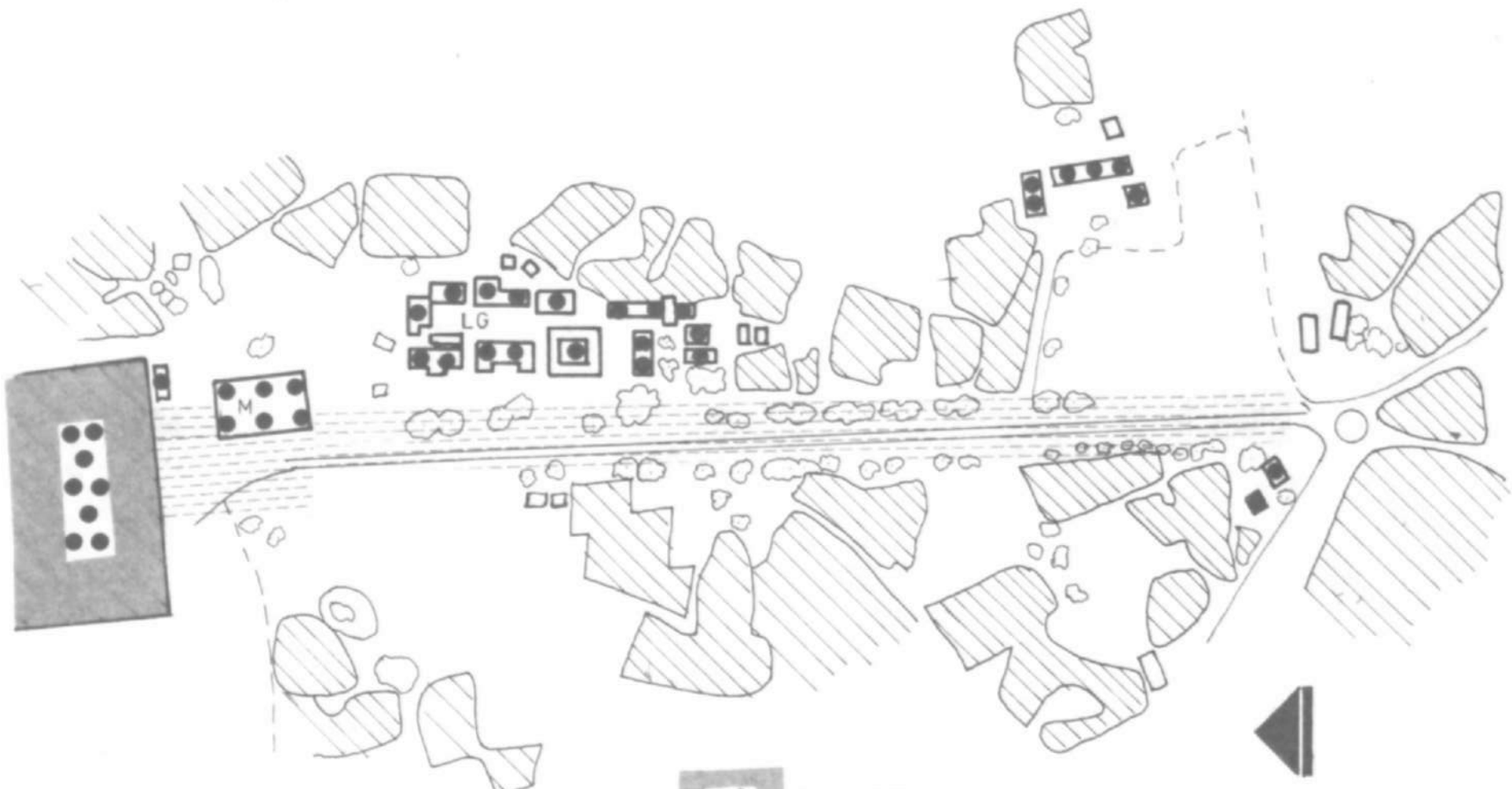
1.3 2 MAIDUGURI

The traditional city centre symbolises the model of the Kanuri traditional city centres. The dominant Shehu's Palace is the focal point of political and socio-cultural activities. In close proximity to the Palace is the 'Dendal' used for public celebrations and a meeting place for the Shehu and his subjects. FIG.1.5

1.33 YOLA TOWN CENTRE

The concept of Yola traditional town centre is similary to other traditional Nigerian town centres. The Lamido's Palace is the dominant element in the centre. The central mosque to

...../12



PALACE

PUBLIC

RESIDENTIAL

DENDAL

M MOSQUE

LG LOCAL GOVT. OFFICES.

FIG 1.4 ZARIA CITY
TRADITIONAL CENTRE

Scale : 1 : 3125

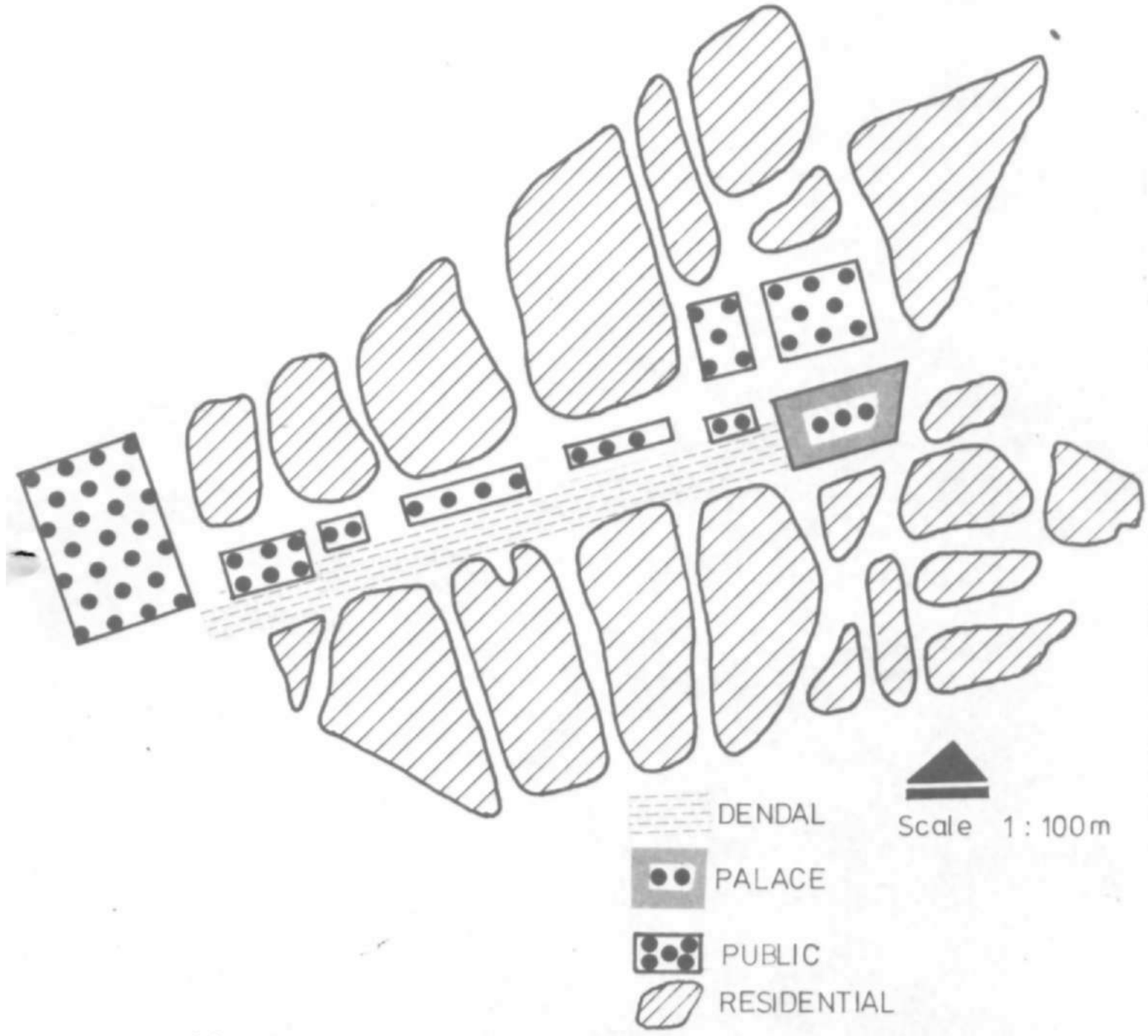


FIG-1·5 MAIDUGURI TRADITIONAL CENTRE

the north of it, the local government office in the West and the old prison in the South together frame an open sqaure in the middle.

Sufficeto mention he re that a critical analysis of these characteristics enables one to identify some threads that tie together, though in a fragile manner, the various conceptual representations of the Nigerian city centres. These threads include concepts of location, compositional elements and functions in terms of administrative, socio and economic capabilities. In view of these analysis I now submit that our traditional centres focussess on the concep t of centrality of the Obas' or Emirs' Palaces. The Oba or Emir being the head of the city administration and the related activities and institutions concentrated round it with functional and integrative linkage systems.

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1.40 PROBLEMS OF TRADITIONAL CENTRES

1.41 INTRODUCTION:

The growth of the Nigerian traditional city centres has been quite phenomenal. The context with the foreign culture has tremendously changed the structure of the traditional city centres. The original traditional city centres have been polluted and a dual city centre phenomenon has developed. Usually there have been massive introduction of new urban activities and institutions. History has also revealed that the p resent central areas of the cities were in the past the cities them-- selves; both the layout and the physical structures were developed for traditional activities and institutions and they reflected the then low level pre-industrial technology where such cities still remain small and urban activities and institutions have not made any substantial in-road, they are still solely serviced by the original centres which largely retain their traditional character but where the reverse is the case the problems are accentuated.

Many city centres in Nigeria are fast and randomly growing and becoming the embodiment of all urban problems - the physical decay of their fabric, intensification of landuses, congestion

...../14

and other associated problems. These problems result from close interaction of two traditions of urbanism and the adoptation of the centres to the changing needs of the society.

1.42 TRANSPORTATION AND LANDUSE

Traffic congestion is quite obvious. The intensification of landuse at the centre, the deve lopment of second temporary frontages (which reflects the shortage of suitable facilities and partly due to the inability of some of the small scale traders to afford conventional type shops) which reduces the available road capacity coupled with narrow street and layouts of past non-automobile age, increasing car ownership and usage are together creating a formidable problem of congestion vehicular pedestrian and circulation and parking.

1.43 CONSERVATION OF HISTORICAL ELEMENTS

The gene ral unawareness of the importance of Historical monuments economically and socio-culturally, lack of space organisation and undefined level of functions of traditional

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centres resulting in uncontrolled and unco-ordinated mixed developments have great impact on the historic and cultural monuments with the traditional centre and thereby causing a pressing problem on the socio-cultural value of our cities in p articular and the nation in general. The significance of these elements are constantly eroded by over-commercialization of every land around them and also their character is being destroyed by the intrusion of the unplanned new developments.

1.44 ENVIRONMENTAL SANITATION

Housing in the central areas largely consists of those built of poor materials and are in dilapidated condition. There is lack of radimentary provision of community facilities like sewerage, refuse disposal systems, open spaces etc., Storm drainage facilities are qouite poor and during the rains floods constitute serious problem to both traffic and the mud structures in the traditional central areas of some of our cities.

1.45 SUGGESTED SOLUTIONS TO PROBLEMS

Many of the great city centre developers of the world have identified and recognised the intensity of the specified

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problems in the preceeding sections. Keeble 1969 recognised the problem of traffic congestion in city ce ntres whether traditional or modern and then proposed a remedy by means of construction of inner ring roads surrounding the town centre so that "all traffic needing to use the roads approaching the centre but not wishing to enter the ce ntre intself can be drained off from it, move more freely on the ring road and lessen the congestion within the centre"[10] He also sees to the idea of making the centre a pedestrian precint with free movement, free from fear of physical danger.

Tetlow and Goss (1968) from the study of British town centres recognised the importance of pedestrians as functional and economic agents and not a nuissance and a hinderance to traffic, thence they proposed a separation of "foot ways from distributory and primary network of roads carrying delivery vans and essential private cars to shops and car parks"[11]

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10. Keeble, L (1966) PRINCIPLES AND PRACTICE OF TOWN AND COUNTRY PLANNING 4th Edition - Pitman Press 1969

11. Tetlow J. Goss, A. 1968 HOMES, TOWNS AND TRAFFIC "Urban Centre" Faber Limited, London

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They have also disagreed with the provision of vehicular access to all buildings sincethis will automatically lead to more space occupation by roads and parking spaces.

Ritters (1964) recognised the idea of preservation or conservation of essential traditional traits of the city centre hence he proposed a coexistence of the traditional and modern values as he writes:-

> "The traditional town centre with its variety of uses has developed over centuries as a market place and a meeting place. Some of the features which remain in the centre - pedestrian ways have survived, unexpected open spaces have been retained and historic buildings preserved. Redevelopment should not ignore these q ualities, they strengthen the sense of continuity between the past and the present without which a town becomes anonymous and dull"[12]

Juchnowicz (1978) supports this idea of conservation when he says:-

> "Preservation and rehabilitation of historic p.art of the city should be in any development

...../18

plan. These are important not only for nations be ing exposed to the external destructive forces but for the nations building their history and natural identity"[13]

He further suggested design concepts to be adopted for the reconstruction and future planning of the centres. Such concepts include Attractiveness, Functunality, Accessibility, Economy and Flexibility.

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12. Ritters, P. PLANNING FOR MAN AND MOTOR - "Traffic Organisation in Town Centre" Pergamon press 1964

13. Juchnowicz S. PROBLEMS OF THE CONTEMPORARY CITY CENTRES Public lecture NATP student ABU Zaria March, 1978

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1.50 AIMS AND OBJECTIVES

1.51 AIM

1. To create a centre of traditional and historical identity within the framework of the traditional socio=cultural values and functions of the people of Akure as a typical traditional city of Yorubaland.
2. To formulate a community structure and a hierarchy of centres for Akure within the framework of Physical development. plan

1.52 OBJECTIVES

1. To study the socio-cultural and economic facilities within the existing centre.
2. Analysis of the various landuses within the existing traditional ce ntre and then propose a landuse plan for the centre.
3. Maintain the traditional values, fu ctions and elements within the traditional centre.
4. Withdrawal of facilities and activities unwanted of traditional centre and provision of other essential facilities and services and upgrading of existing facilities to cater for the planned population.

...../20

5. Propose a new and modern city centre integrated with the traditional centre with a good system of road and green network.
6. Design a new layout plan making use of adequate traditional concept.
7. Proposal of policy guidelines to effect the plan implementation.

1.60 SCOPE AND LIMITATIONS

1.61 SCOPE

The scope of the thesis limits itself to the central part of Akure within the framework of the Akure Physical Development Plan under the following guidelines:

(a) Planning surveys and studies of the study area;
(b) Analysis and synthesis of the surveys and studies;
(c) Preparation of the proposed landuse plan and design proposals for the traditional centre.
(d) Policies for implementation.

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1.66 LIMITATION

The design aspects limits itself to the general layout of the functional structures and no architectural details shall be included. It will also deal with the distribution.

1.70 SURVEY AND METHODOLOGY

1.71 SURVEY

Surveys conducted out include:

Landuse Survey using base map 1:5000

Housing condition survey

Environmental senitation survey

Traffic characteristics survey:

1. Road geometrics
2. Mode and volume of traffic
3. Parking survey

1.72 METHODOLOGY

Methodology of survey include:

1. Windscreen survey method which involve a reconnaitary survey of the existing traditional centre to acsertain:-

   (a) The various activities existing within the existing centre

...../23

(b) The physical condition of the buildings in terms of the material of construction height and degree of dilapidation, the uses of the structures.

(c) The traditional and historic elements and sites to be preserved.

(d) The degree of pedestrian and vehicular friction.

(e) The various facilities and services provided.

2. Informal interview with the traditional market women as to the problem of the existing traditional market and whether a new site will be appreciated.

3. Formal interview with His Highness, Deji of Akure as to find out the traditional activities performed presently and those intended and why are they not performed now, and also the historic elements that are to be preserved for future references.

4. Use of camera

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CHAPTER 2

2.10 CHARACTERISTICS OF THE STUDY AREA

2.11 GEOPGRAHICAL CHARACTERISTICS

2.12 LOCATION

Akure town is the headquarter of the Akure Local Government. The headquarter of the Ondo Province and recently upgraded to serve the role of Ondole state capital. The geographical centrality of Akure relative to other parts of the state is north mentioning. In spatial terms, it is surrounded by three urban centres each at a radius of about 50km, to the north is Ado Ekiti, to the East is Owo and to the South is Ondo. This makes it a nodal point of states urban centres. It is a focus of Federal and State Highways. It is some 300 km south east from Ilorin (Kwara), 168 km north west from Benin City (Bendel), 204 km east from Ibadan (Oyo), 300 km east from Abeokuta (Ogun) all being capitals of neighbouring states and 340 km north east from Lagos, the Federal Capital.

It lies on Latitude 07°15'N and longitude 05° 10'E and about 180m (600 ft) above sea level. *FIG I & II*

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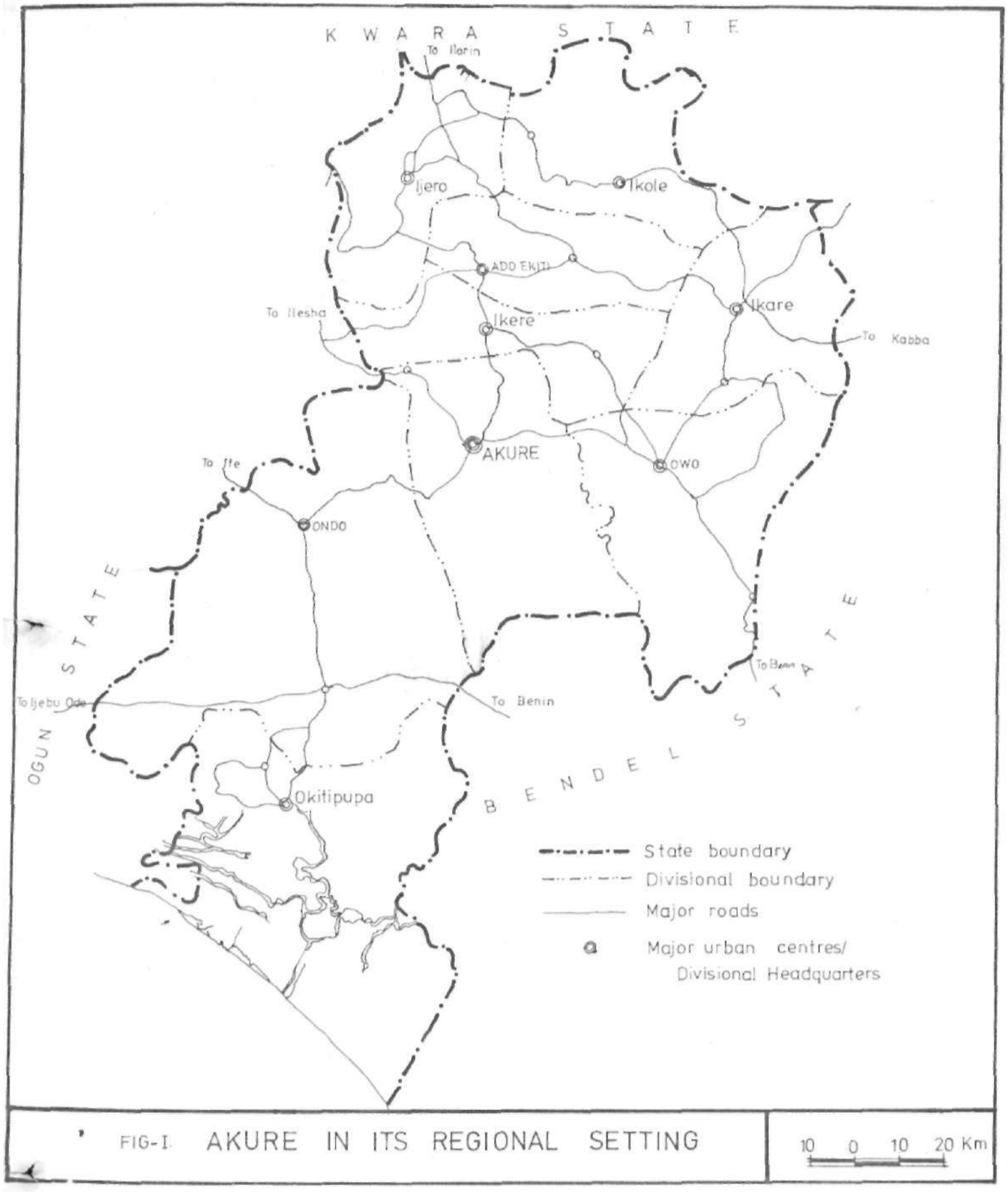


FIG-I AKURE IN ITS REGIONAL SETTING

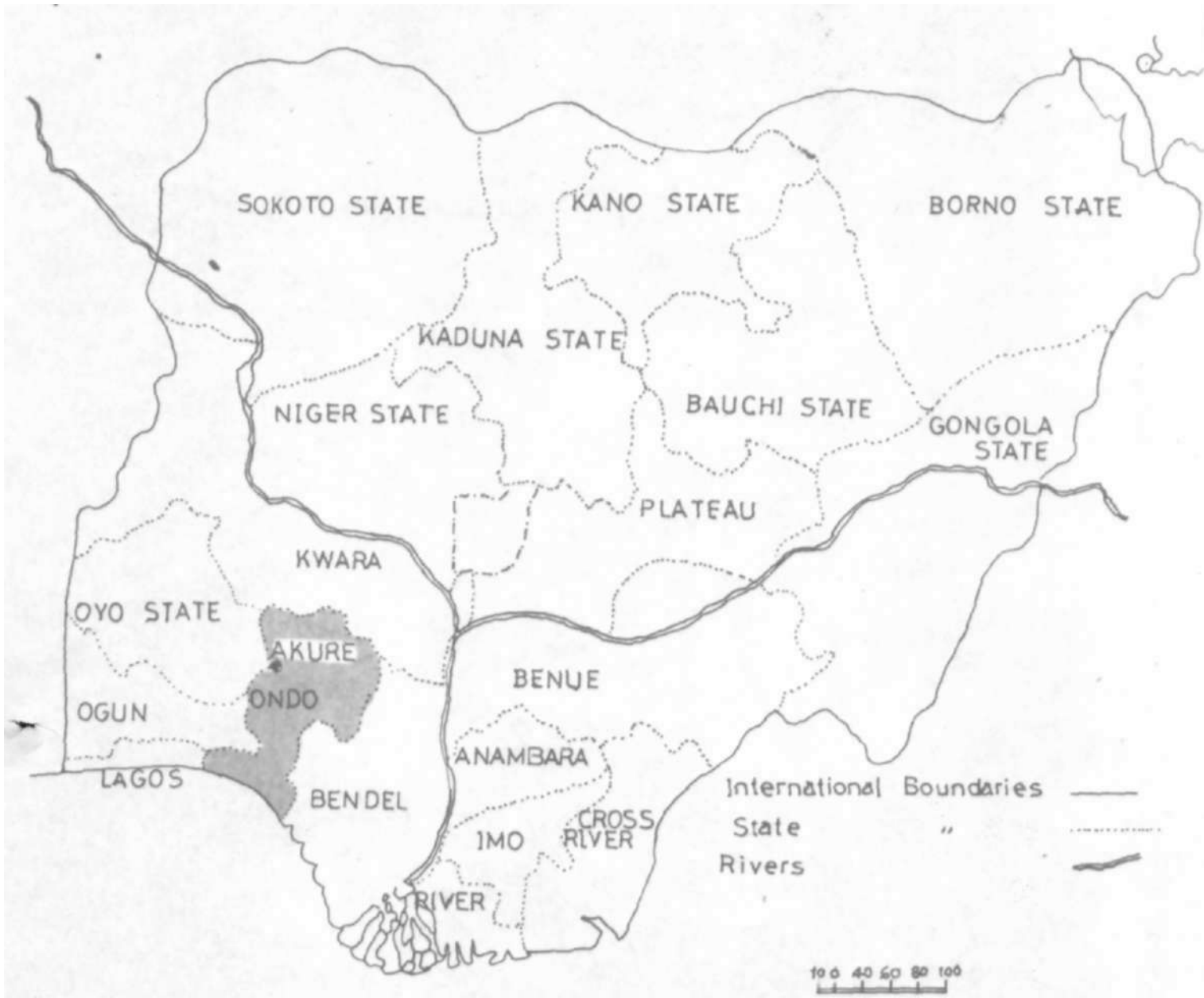


FIG-II. LOCATION OF AKURE IN THE NATIONAL FRAMEWORK OF STATES IN NIGERIA

2.13 CLIMATE

No reliable climate data exists for Akure but the general climate of the state is applicable to Akure as a case study. Akure enjoys a typical warm humid equatorial forest belt climate; temperature ranges between 75^{o} to 96^{o} and a relatively high humidity with annual rainfall of 106 cm falling mainly from May to September, the driest months being January and February. The prevailing breeze is from the SW and thunderstorms are not exceptionally severe.

2.14 VEGETATION

Akure lies with the Rainforest vegetation zone. It is belssed with economic trees such as Iroko, mahogany, oil palm coconut etc., The Iroko and Mahogany trees produce planks for various wood construction purposes.

2.20 HISTORICAL DEVELOPMENT OF AKURE

History has revealed that all Yoruba towns of any significance have their rulers as Descendants of Odudua from Ile-Ife - the cradle of Yoruba origin. Akure is one of these towns. Asodeboyede also known as 'Ajapada' son of Ekun the first child of Odudua was the first crowned king or Oba of Akure who came from Ile-Ife through

...../26

reasons. Not knowing where to go he consulted oracle 'IFA' which adviced him to proceed and that he would meet some people on the land he was to go and that he should make a sacrifice to the 'god of Iron' 'OGUN' against the attach of an elephant when he was to settle. If he sees and kills the elephant then it signifies that he has got the appointed land.

When Asodeboyede left Igbo Oye in 1148 A.D. through the forest he proceeded on his way and later got to Igbo Odo about 10km from the present Akure town where he stayed and was going on hunting expendition. It was while on this hunting expendition that he came across the elephant which he killed and burried the head at the spot and then called "Or'erin" which is still now within the forest at the back of the palace. He later moved his people from Igbo Odo to Or'erin to settle but when he later realised that there was a small settlement headed by Alakume Elemuse, Owose and Edemo not far away from the palace. These he and his people conquered during the struggle for land ownership. He was later crowned as the first crowned Deji of Akure.

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The rapid growth of Akure overwhelmed these settlements and conequently reduced the status of their different Obas to high chiefs who become the subjects of the Deji of Akure. However, there is no distinction today between Akure and these settlements because of the assimilation of each other's culture following accretion. With gradual increase in population at a later stage, physical development mainly in terms of housing extended beyond the vicinity of the palace and the market. The spatial scope extended to Igan, Ipalefa, Ilisa, Ifinmo and Odepetu and forming the inner core of the present town as occupied mainly by the indigenous people.

On one of Asodeboyede's (the first crowned Oba of Akure) hunting expendition his hand beads got cut and these beads could not be easily handpicked he then built his but at this spot. This incident earned Akure its name 'Akun-re i.e. beads cut. The spot is still preserved till today. It represents the cementary or final resting place for dead Obas.

2.30 ECONOMIC BASE OF AKURE

2.31 AGRICULTURE

Agriculture is the mainstay of economy of Akure and the Ondo state as a whole. It employs at least 80% of her active labour

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force and accounts for the greatest percentage of its gross domestic product. In 1976 about 36,660 rural farming households were recorded growing both tree and farm crops. Among the tree crops grown are cocoa, oil palm and Kola. Cocoa being the most important free or cash crop and produced on a large scale. The total tonnage produced by the state in 1975/76 was 94,948 tons second to Ondo town which produced 23,611 tons.

The farm crops include Yam, maize, cocoyam and rice. These crops are produced on subsistence level and mostly seen on the local markets. Others, include vegetable - vegetable leaves, pepper, tomato etc., fruits - oranges, platain and banana.

2.32 FORESTRY

Akure enjoys the rainforest climatic condition and thus blessed with large tracts of forest resources which constitute additive to the economy. A total area of about 1,218.53 Sq. km is under high forest reserves in Akure and they are under the control of the state government. The large forest reserves in conjection with those of Owo and Ondo districts will produce sufficient raw material inputs for the ₦10 Nigerian/ Romanian Wood complex currently under construction at Ondo 48km south of Akure.

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2.33 INDUSTRIAL

Akure is yet to experience modern industrial phaselift. Numerous small family-based handicrafts production units and a few small scale industries exist. No factory of appreciable size exists in Akure. Cloth weaving, capentry, tailoring, blacksmithing, photography and baking are among the existing economic activities which supply the commodities to the local market.

2.34 TRADE AND COMMERCE

Akure is the headquarter of the Akure Local Government and the main commercial town for the environment which it serves and the state as a whole. Quite a large proportion of the indigenous women are engaged in retailing of farm products and as well as textile and other consumable goods. The frowth of the town as an important market centre is not unconnected with its growth as the state's capital city. Nearly all the frontages of the streets are commercialised.

2.40 SOCIO-CULTURAL CHARACTERISTICS OF AKURE

Akure is a mono-ethnic but multi-cultural city with the Yorubas being the dominating population. It is multi-cultural in the sense that the population practices various religions and

...../31

celebrates varied festivals. The christains for the greatest proportion(about 60%)followed by the moslems (about 30%) the rest belongs to other less significant religions.

The festivals may be broadly classified into two major groups.

(a) The religious festivals and

(b) The cultural festivals.

The religious festivals and ceremonies can also be subdivided into chritain festivals, moslem festivals.

The chritain festivals include the Christmas duration of which is 1 day 25th of December. The Easter festivals 3 days

The moslem festivals include the:-

Eid-el-Kabir - 1 day

Eid - el - Maulud - 1 day

The most colourful of this is the Eid-el-Kabir since it has direct connection with the palace. During the festival, the moslems on leaving their open praying ground (Masallachin Idi) move in processing singing to the palace but it is different from that of the north where they ride on horses and various displays

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organised in form of Durbar. This actually reflects their socio-cultural background of fighting wars on horses with swords. In the case of the Southern part of Nigeria and Akure as a case study, there is no organised open space in front of the palace to harbour the population coming in hence very few people come to the scene and scatter around the palace frontage and the local government offices rendering the road impassable.

The cultural festivals include the Ogun festival, Egungun festival, Olokun, Ogun Ijesha, Omojao Ile-Ifunta (7 days traditional leave of Deji). All these have direct and colourful relationship with the palace. Cultural dances, cultural displays and sacrifices which are to be made in front of the palace but due to lack of space people dance round the town signing. The public participate in these activities.

The coronation ceremony of the new Oba or Deji of Akure is another traditional socio-cultural activity so also the installation of important traditional chiefs in the city. The periods are not specific. In short the city is full of both religious and cultural activities throughout the year round.

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2.50 LANDUSE ANALYSIS

The socio cultural and economic forces have played a tremendous role in the distribution of landuses in the central part of Akure. Thishas imparted the characteristic mixed landuses of most Nigerian city centres and those noticeable in Akure. The worship of supremacy has resulted in the present location of Oba's palace occupying the Central highest point of the town and the close relationship of the main traditional market and the palace is a result of the social forces at work within the community.

The economic forces may be seen in terms of the location of some other facilities and services. Central functions like commercial banking, retail trades, bars, offices (professional and commercial) are found within the centre.

The table below shows the distribution of the various landuses within the centre.

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DISTRIBUTION OF LANDUSES

The various landuses as observed on the field can be broadly classified into five categories vis

(i) Commercial

(ii) Residential

(iii) Public and Semi-public

(iv) Roads and parking

(v) vacant developable land

(vi) Green and open spaces.

Other sub-divisions or classifications have also be made with their respective existing plot areas as shown in the table below and illustrated in fig 2.1 a & b

TABLE 2.1 DISTRIBUTION OF EXISTING LANDUSES PLOT

LANDUSES	AREAS IN HECTAR	% OF TOTAL
Palace	6.64	20.8
Commercial	8.04	25.2
Residential	8.48	26.7
Community Services	0.16	0.50
Community Facilities	1.37	4.3
Government	1.05	3.3
Roads & Parking	2.80	8.9
Vacant	3.24	10.3
Total	31.78	100.00

Source: Field Survey, December, 1978. FIG 2.3 illustrates the general distribution of the landuses.

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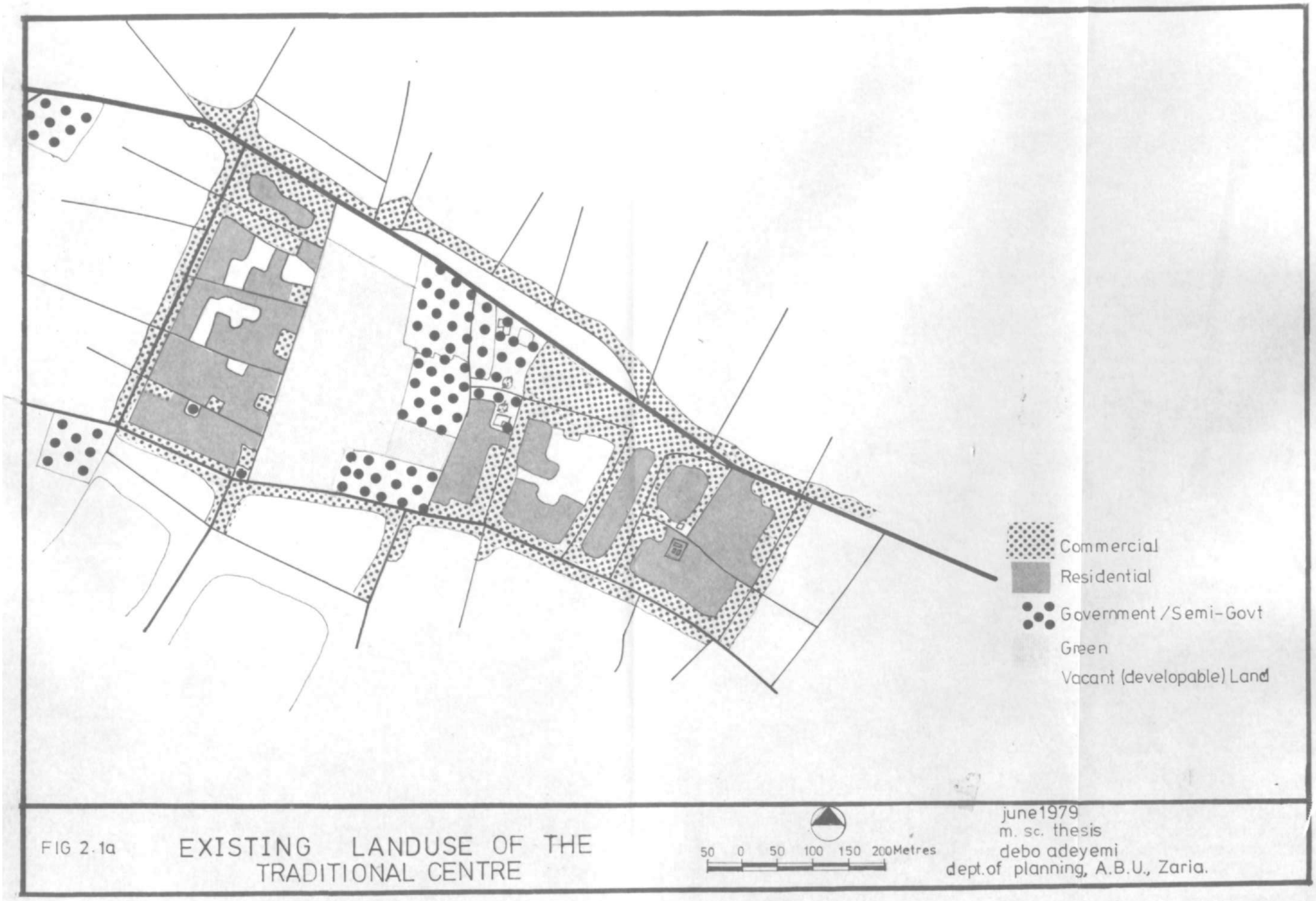
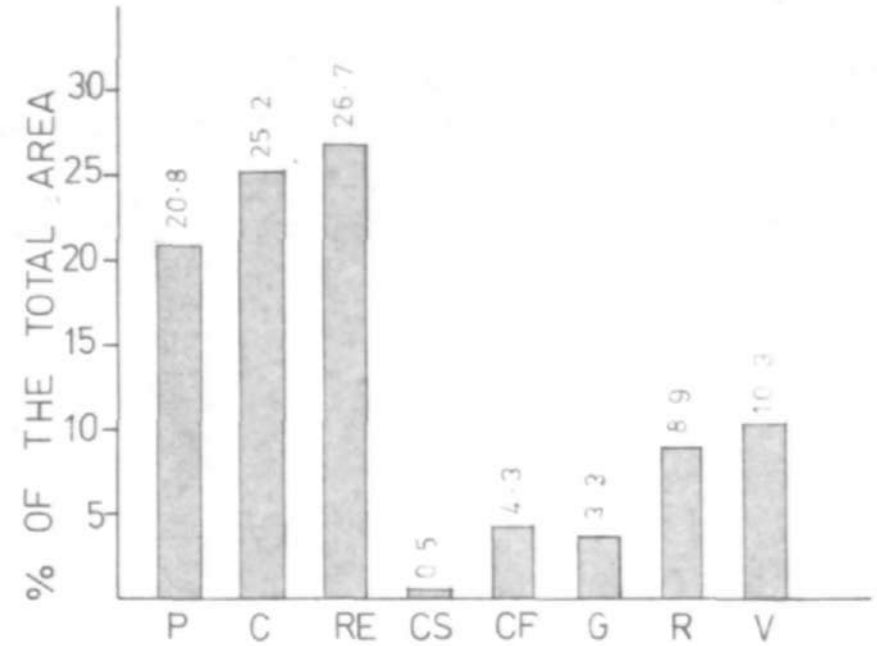


FIG 2.1a EXISTING LANDUSE OF THE TRADITIONAL CENTRE



P Palace
C Commercial
RE Residential
CS Community Services
CF Community Facilities
G Government
R Roads
V Vacant

FIG 2.1b DISTRIBUTION OF EXISTING LANDUSES

Source: Field survey, December 1978

2.51 COMMERCIAL ACTIVITY

Commercial activities covers a gross area of about 8.04 hectares 25.2% of the total area of the existing traditional centre. The commercial activities within the existing traditional centre may be classified into:-

(i) Commercial retail

(ii) Wholesale and

(iii)Services

2.52 COMMERCIAL RETAIL

This is the most prominent activity and covers a considerable proportion of the existing traditional centre. Retail significantly dominates the streets particularly the Orakale, Oba Adesida and the Iremo roads. Along these streets are mostly concentrated urban retail goods such as books and stationeries, medicine, provision stores hardware textiles and apparel etc.,

TRADITIONAL MARKET

Retailings in traditional agricultural goods are concentrated in the traditional main market 'Oja Oba' or 'Erekesan' and the Ijala street close to the market. Such goods include:-

1. Vegetables - tomatoes, pepper, onion, okro, vegetable leaves.
2. Fruits - oranges, pawpaw, pineapple, mango etc;

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3. Foodstuff - Yam, platain, banana, Gari, rice, beans, yam and plantain powder, meat, chicken.

4. Native Herbs

Others include Food and Beverage - Semovita, pandoyam, bagged rice, flour, pharmaceuticals, household goods, shoes utensils jewelleries, textiles and apparels.

Service trades are mostly concentrated along the Alakunre Street western boundary of the traditional centre.

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Table 2.2 DISTRIBUTION OF COMMODITIES WITHIN THE TRADITION MARKET

Groups	Commodities	No. of stalls		% of the total
1.	Vegetables	224		48.80
2.	Foodstuff			
	Yam	25		
	Plantain/Banana	3		
	Gari	20		
	Rice	11	97	21.13
	Beans	5		
	Yam/Plantain Flour	8		
	Chicken	15		
	Meat	10		
3.	Native Herbs	20		4.36
4.	Food and Beverage	21		4.58
5.	Pharmaceuticals	4		0.87
6.	Household goods	15		3.27
7.	Textiles and Apparels	78		16.99
	Total	459		100.00

Source: Field Survey, December, 1978. In groups 1 - 3 the number of tables were counted.

From the observational table it can be noticed that both the vegetables and foodstuff dominate the commodities retailed in the traditional market. This actually depicts the occupation of the people and one can infer that agriculture dominates the economic base and occupation status of the population.

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2.53 COMMERCIAL WHOLESALE

Wholesale activity is quite few forming only 0.6 of commercial floors and limited to the Arakale street. The most prominent being storage and distribution of liquor and building materials which attract heavy vehicles into the centre.

2.54 COMMERCIAL SERVICE INDUSTRIES

Commercial service industries ranks second to the retail activities in floor usage. It accounts for 13.5 percent of the total commercial landuse. This includes some important handcrafts such as shoe making and repairing, tailoring, barbering, photography; others include printing press, mechanical workshops and the petrol servicing stations.

The most dominant being the tailoring activity covering about 55 floors, a host of which are concentrated along Alakunre and the Arakale street.

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Table 2.3 DISTRIBUTION OF SERVICE INDUSTRIES IN AKURE TRADITIONAL CENTRE

SERVICE INDUSTRIES	FLOORS	PERCENTAGE
Tailor	55	57.9
Barber	9	9.5
Shoe Repair	8	8.4
Photo	9	9.5
Electronic repair	4	4.2
Printing Press	2	2.1
Motor, motorcyle/Bicycle	6	6.3
Petrol Station	2	2.1
Total	95	100.00

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Table 2.4 COMPARATIVE ANALYSIS OF THE EXISTING COMMERCIAL LANDUSE

FUNCTIONS	NO. OF FLOORS	% OF COMMERCE	% OF LANDUSE
A COMMERCE			
(i) Retail shops and stalls (traditional market and street)	563	92.14	79.4
(ii) Wholesale Shops	4	0.65	0.6
(iii) Miscellanous			
Bookshops	5	0.82	0.7
Electrical fittings	3	0.49	0.4
Medicine stores	20	3.30	3.0
Pool House	2	0.33	0.3
Bank and Insurance	8	1.31	1.2
Hotels/Restaurant	4	0.65	0.6
Professional Offices	2	0.33	0.3
Total Commerce	611	100.00	86.5
B. SERVICE INDUSTRIES			
Barber/Tailor/shoe repairs	72	75.79	10.2
Photo/Electr onics/printing	15	15.79	2.1
Petrol Station/Motor and Bicycle repairs	8	8.42	1.2
Total service	95	00.00	13.5
Grand total of landuse	709		100.0

Source: Field survey December, 1978

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In summary commercial retail dominates the scene of commercial activity within the traditional centre. It is followed at a distance by the commercial service industries and the miscellaneous group of retailings, while the commercial wholesale activity is highly negligible. FIG. 2.2

2.55 PUBLIC AND SEMI PUBLIC USES

The observed public and semi public buildings or uses accounts for 29.8% of the total land use within the tradition centre covering an area of 9.55 hectares. It is composed of:

(i) Palace

(ii) Community facilities

(iii) Community services

(iv) Government

Community facilities include:

(a) religious facilities such as mosque and churches;

(bO Traditional facilities i.e. shrines

(c) Health facilities - maternity clinic

(d) Recreational facilities - Youth centre

Community services include telephone exchange and post office.

Government includes local gover nment offices and the customary court.

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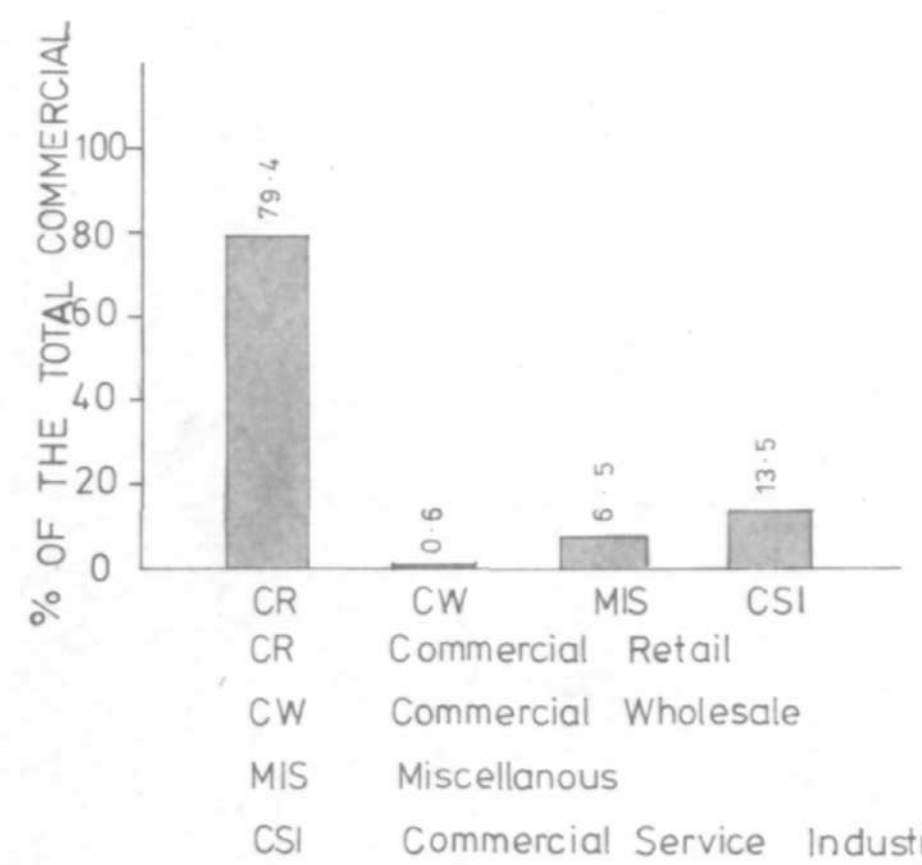


FIG 2-2 COMPARATIVE ANALYSIS OF THE EXISTING COMMERCIAL LANDUSES

Source : Field survey, December 1978

2.56 THE PALACE - 'Afin'

The royal residence of a Yoruba Oba.

This is the most impressive part of the town of Akure traditionally. It occupies by far the largest compound covering an area of 6.64 hectares. It has the most imposing traditional archite cture and an embodiment of the arts and craft of the people. It contains a series of courtyards of great variety in size each surrounded by a roofed verandah and small rooms about 300 in number. The most impressive strong visual element and architecture of the buildings is the massive area of roof which come to within 4 ft of the ground Plate 2.1 The Deji's palace is one of the largest and yyet least altered Palaces in the Yoruba land.

The large expanse of land acrued to the palace may be explained in relation to the political and cultural status of the Oba - his role in juficial system and traditionally the Chief administrator for his kingdom and his sacredness as seen in the mass of shrines within the palace. Traditionally the Oba is not move out of the palace hence he farms within the forest at the back of his palace which is not accessible to the public.

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2.57 OTHER PUBLIC AND SEMI PUBLIC USES

These are concentrated around the palace and are believed to have encrouched on the palace ground. They flank the palace. to the north of the palace are the administrative blocks of the local government council. The Post Office, and the telephone exchange. To the south along Arakale Street are the Local Government Maternity Clinic and the Youth Centre. To the East are the customary court and the small Mosque and to the north east is the central Mosque along the Oba Adesida road.

Plates: 2.1a, 2.1b, 2.1c



Plate 2.1a ocal Government office.



.l te 2.1b ost Office.

Table 2.5 DISTRIBUTION OF PUBLIC AND SEMI-PUBLIC USES

USES	AREAS IN HECTARE	% OF P UBLIC AND SEMI PUBLIC USES	% OF TOTAL LANDUSE
Palace	6.64	72.0	20.8
Community facilities	1.37	14.9	4.3
Community services	0.16	1.7	0.5
Government	1.05	11.4	3.3
Total	9.22	100.0	28.9

Other community facilities that could provide the sites of amusement and cultural significance within the centre are conspicuously abse nt such include the cultural centre and the museum. Services like the Fire station and Police station are also not in existence.

2.58 ORGANISED OPEN SPACES AND GREEN SYSTEM

Organised open spaces are completely abse nt. The most important being the open square associated with palace for regular public assembly for festivals and ceremonies. The ce ntre is absolute ly barren of green system to provide shades against the scorching sun rays and enhancement of the centre's aesthetic value.

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2.59 RESIDENTIAL

Residential activity dominates the activities observed within the Akure traditional ce ntre. It cove rs gross area of about 8.48 hectares and accounts for about 26.7% of the total landuse recorded within the centre. They are distributed west and east of the palace compound.

2.60 ROADS AND PARKING

Roads and parking accounts for about 8.9% and covers an area of 2.80 hectares of the total land within the traditional centre.

2.61 VACANT LAND (Developable)

This covers an area of 3.24 hectares and account for 10.12% of the land in the centre. Some of these lands have been conve rted to dump or refuse yards within the centre creating a social and urban blight.

2.70 BUILDING TYPES USES AND CONDITIONS

There are three main types of buildings existing within the existing traditional centre of Akure viz:

(i) 3 Storey buildings

(ii) 2 Storey buildings

(iii) Single storey bungalow types.

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Of the 508 buildings within the centre 5 are 3 storey building types 38 are 2 storey types and about 465 are bungalows or signle-storey types. The uses made of these buildings include residential, mixed uses residential/commercial and public. Table 2.6 shows the number and percentages of the different types of buildings.

TYPES OF BUILDINGS	NUMBER	PERCENTAGE
3 storey	5	1.0
2 storey	38	7.5
Bungalow	465	91.5
Total	508	100.0

Table 2.7 *DISTRIBUTION OF USES OF BUILDINGS WITHIN THE CENTRE*

USES	NUMBER	PERCENTAGE
Residenttial	165	32.5
Mixed	312	61.4
Public	31	6.1

The physical conditions of the buildings on observational survey method has been classified into 3 bread categories on the basis of degree of delapidation and the materials of construction.

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The classifications include:

(i) Good

(ii) Fair

(iii) Poor and fit for demolition

Table 2.8 Physical condition of buildings within the existing traditional centre of Akure.

Groups	Typology of buildings	Material of Construction	Numbe r of buildings	% of Total
I	Good	WALL - Concrete and plaste red - Mud and plastered Roof - Concrete corrugated iron sheet Asbestos Comment - No major repair + 20 years	39	7.7
II	Fair	Wall - Mud plastered Roof - Scrap corrugated iron sheet Comment - Major repairs + 5-10 years	65	12.8
III	Poor and fit for demolition	Wall - Mud unplastered dilapidated wooden Roof - Scrape iron sheets Comment - Instant repair necessary less 5 years	404	79.5
		Total	508	100.0

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Source: Field Survey, December, 1978

FIG. 2-3 illustrates the percentage relationship of the physical conditions of the buildings within the traditional centre.

From the table of analysis one notices that most of the structures are dilapidated and reflects the old age and ill-maintenance of the structures. It can also be explained as the core of the city that was first settled. The newly constructed buildings are infillings due to urbanisation and contact with the outside culture.

2.80 ENVIRONMENTAL SANITATION

2.81 SEWERAGE NETWORK

Akure does not have any sanitary sewer network. The increasing population density and the increased water demand per capita make the sewerage disposal problem more acute.

2.82 STORM WATER DRINAGE

There is at present inadequate provision of storm water drainage and those available are ill maintained and thus during heavy rains constitute urban menance in the heart of the city and the city as a whole.

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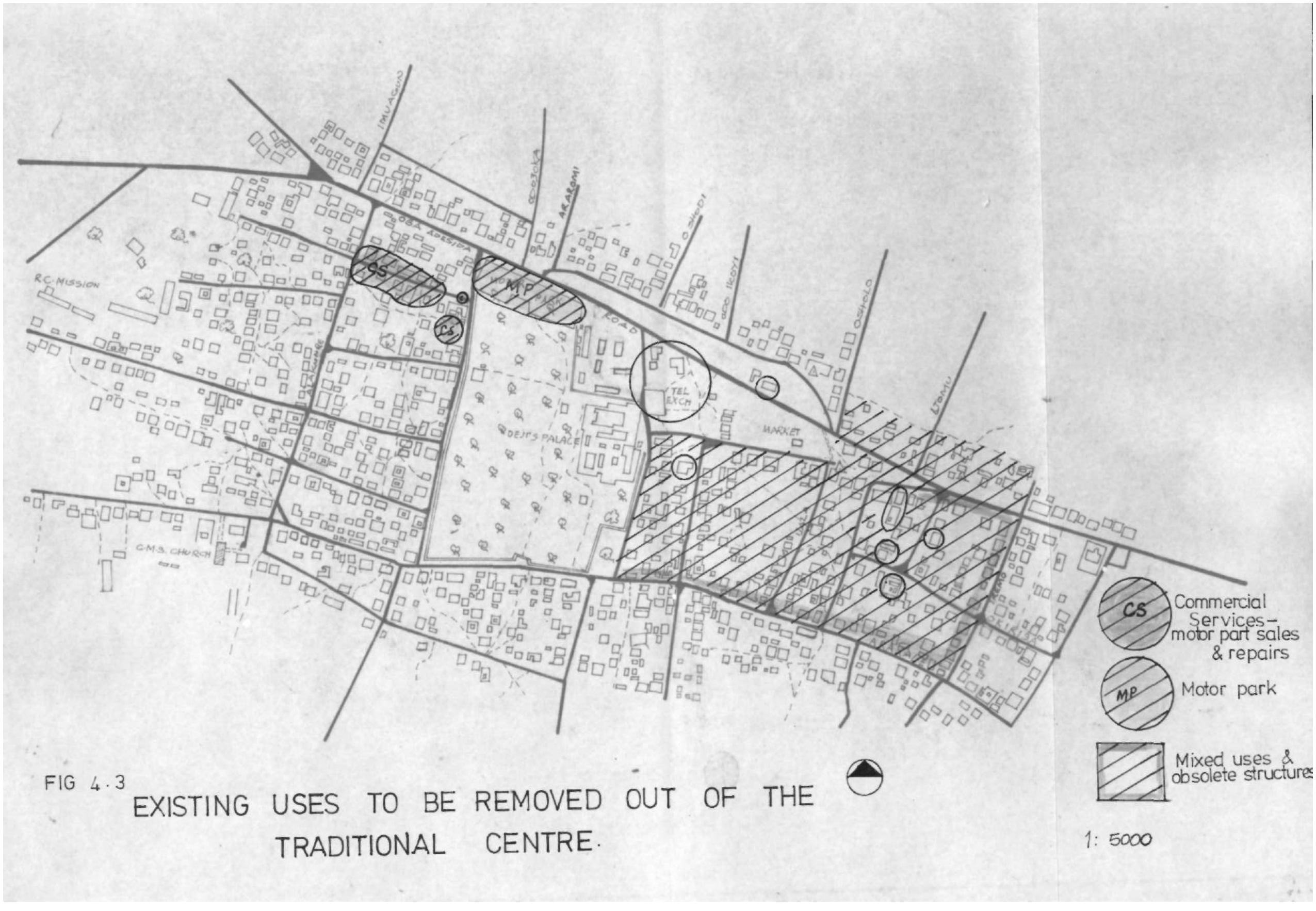


FIG 4.3 EXISTING USES TO BE REMOVED OUT OF THE TRADITIONAL CENTRE.

2.83 COLLECTION AND DISPOSAL OF GARBAGE

The indiscriminate dumping of refuse is very prominent since there is an inadequate establishment of collection and disposal points within the ce ntral p rtt of the city thus creating urban blight and social evil making the environment detrimental to health safely and morals i.e. mental, p hysical, and eternal well-being of the population.

2.90 TRAFFIC CHARACTERISTICS

2.91 ROAD GEOMETRICS

There are two major roads running east-west the Oba Adesida road to the northern and and the Arakale road to the southern end of the traditional centre. Both raods are asphalt surfaced. The Oba Adesida road currently under rehabilitation is 4 lanes of 3.5 m each separated by a ce ntral strip of 1.0 m. On either sides of the road are covered storm drainage channels and pedestrian walkway, and also lay-by for emergency p arking. The Arakade road is only 2 lanes of 2.5 m each. The bounding storm drainage channels of 0.5m are uncovered rendering pedestrian walkway impossible. Houses are right at the brim of these drainage channels which is hazardous.

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The local raods with the exce ption of the Alakure road which links the two major roads and form the western boundary of the delineated traditional ce ntre, the Idanre and the extension of the New Hospital road on the Imogun end connecting other feeder roads f rom the south to the Arakale road and also the Ijomu and Imuagun connecting other feeder road from the north to the Oba Adesida road which are surfaced, the others are seasonal laterite roads generally less than 4.0 m which can hardly accomodate two vehicles side by side at a time and completely devoid of storm drainage channels hence during rains render unmotorable.

2.92 MODE AND VOLUME OF TRAFFIC

Traffic survey to asce rtain the mode and volume of traffic within the traditional centre and environ were carried out at four survey points between the hours of 7.00 a.m. to 9.00 a.m., 12 noon - 2.00 p.m. and 4.00 p.m. = 6.00 p.m. on station A located on the Oba Adesida road, sta tion B on the Arakale road station C on Alakunre street and station D on the Iremo street Fig. 2.4

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fig. 2.4 TRAFFIC CENSUS STATIONS & ROAD CONDITIONS

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The p assenger car units of vehicle PCV is shown below

Table 2.9 PASSENGER CAR UNITS OF VEHICLE

TYPE OF VEHICLE	P.C.V
Pedal cycles	0.5
Motor cycles	1.0
Cars and taxis	1.0
Kitcars, land rovers vans and minibuses	1.0
lorries, trunks and mammy wagons	2.0
Buses, touring coaches	3.0
Heavy commercials	3.0

Source: Ministry of works and Housing Ondo State, Akure

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TABLE 2.10

MODE AND AVERAGE TRAFFIC VOLUME AT VARIOUS CENSUS POINTS A,B,C,D

MODE OF TRAFFIC	VOLUME OF TRAFFIC & STATIONS			
	A	B	C	D
Bicycle	42	113	32	24
Motorcycle	185	369	60	45
Cars/Taxis	1692	964	350	175
Landrovers, vans and Minibuses	110	86	25	14
Buses	130	71	5	2
Heavy Commercial trucks lorries and trailers	55	35	3	7
Total	2,214	11,638	475	267

Source: Field survey January, 1979

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Table 2.11

P.C.V. VOLUMES AT VARIOUS CENSUS STATIONS

MODE OF TRAFFIC	P. C. V. AT VARIOUS STATIONS			
	A	B	C	D
Bicycle	21	57	16	12
Motor cycle	185	369	60	45
Cars/Taxis	1,692	964	350	175
Landrovers, vans and Minibuses	110	186	25	14
Buses	390	233	15	6
Heavy commercial trucks lorries and trailers	165	105	9	21
Total	2,563	1,794	475	273

Source: Field Survey January, 1979

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Table 2.12

VOLUME OF TRAFFIC AND P.C.V. AT THE TRAFFIC CENSUS STATIONS

STATIONS	VOLUME OF TRAFFIC NUMBER	P.C.V
A	2214	25 63
B	1638	1794
C	475	475
D	267	273

Source: Field survey January, 1979

Table 2.13

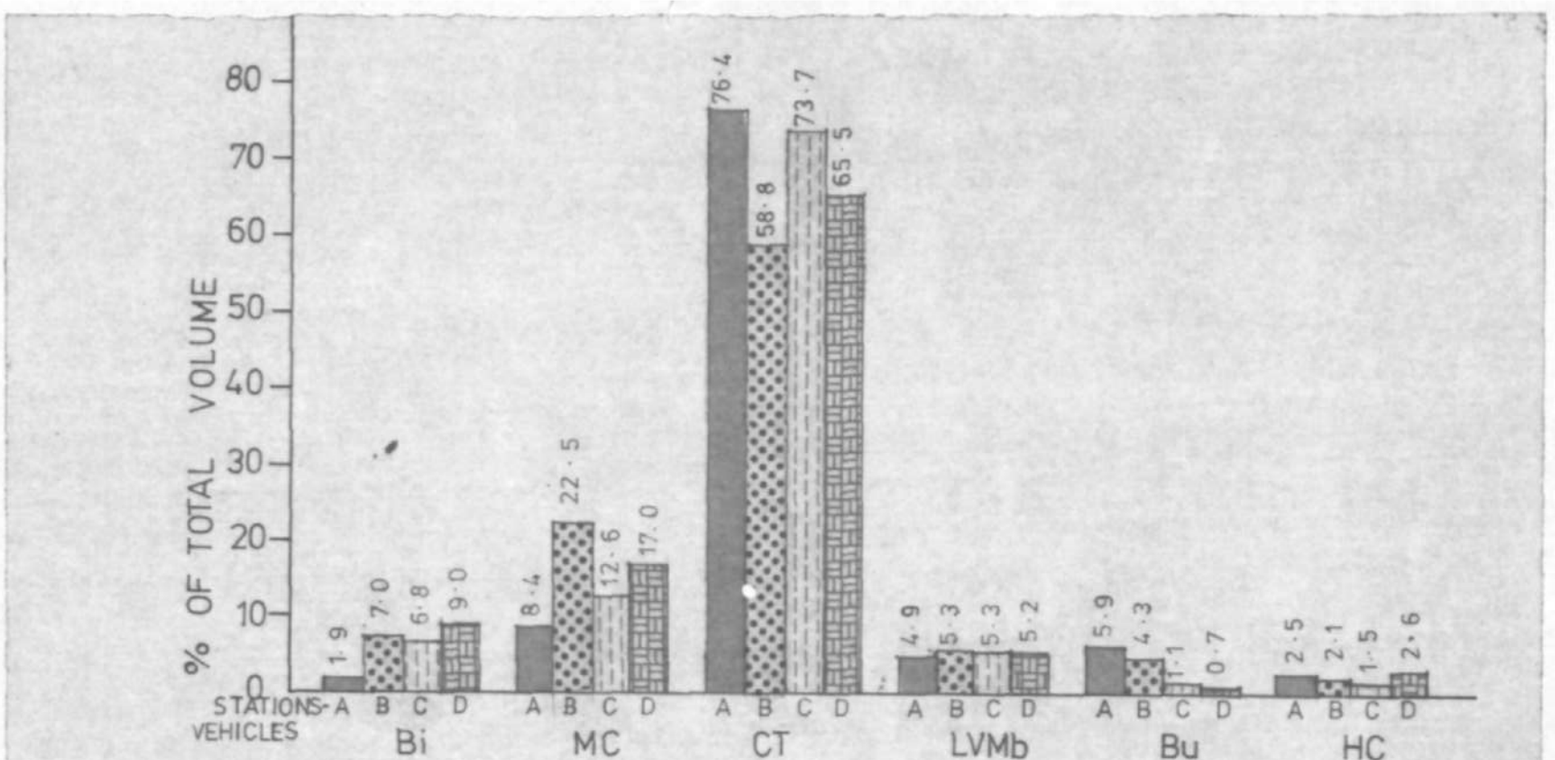
COMPOSITION OF TRAFFIC AS PERCENTAGE OF TOTAL VOLUME AT VARIOUS CENSUS STATIONS

STATION	TYPES OF VEHICLE						
	BICYCLE	MOTOR CYCLE	CARS/ TAXIS	LANDROVER, VANS AND MINIBUSES	BUSES	HEAVY COMMERCIAL	TOTAL %
A	1.9	8.4	76.4	4.9	5.9	2.5	100
B	7.0	22.5	58.8	5.3	4.3	2.1	100
C	6.8	12.6	73.7	5.3	1.1	1.5	100
D	9.0	17.0	63.5	5.2	0.7	2.6	100
Average percentage	6.2	15.1	68.6	5.2	3.0	2.2	

Source: Field Survey January, 1979.

Figure 2.5 illustrates the p ercentage relationship and composition of vehicles at various ceensus stations.

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Bi	Bicycles
MC	Motorcycles
CT	Cars/ Taxis
LVMb	Landrovers/ Vans/ Mini-Buses
Bu	Buses
HC	Heavy Commercial

FIG-2.5 COMPOSITION OF TRAFFIC AS PERCENTAGE OF TOTAL VOLUME

Source: Field survey, January 1979.

From the table of analysis it is convincing toconclude that cars and taxis are the most prominent on the roads, 68.6% followed at a distance by motorcycle 15.1%. The high percentage recorded for cars and taxis are the result of their convenience and fastness as a means of transport to work and shopping areas.

Akure as a new state capital exp eriences influx of people daily from the neighbouring urban centres. Informal interview has also shown that quite a large proportion of car owners live outside Akure and come to work in the mornings between 7.00 a.m. and 9.00 a.m and return between 4.00 p.m. and 6.00 p.m. during which highest number of vehicles are recorded during survey.

2.93 PARKING

Parking observations revealed that the lot of the activity zones during the day time and the residential zones in the day and night have no parking spaces, hence vehicles are parked on the streets reducing the capacity of the roads.

The spaces available in some areas are only for the workers and no provision made for the visitors. Such zones include:

Local Government offices 15 parking spaces including the official vehicles parked overnight.

College of Health Technology 4 cove red parking spaces

Maternity Health centre 4 parking spaces.

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Conclusive the major problems of the Akure traditional centre are socio-physical. The general unawareness of the public of the importance of traditional centre in a developing city based on the socio-cultural characteristics of the people from the past to the present has been manifested phy sically as noticed in the uncontrolled and unco-ordinated mixed deve lopments without the sense of preservation of historical monuments and also the inadequate provisions and ill-maintenance of traditional facilities. Other physical problems identified includes inadequate provision and ill-maintenance of sanitary facilities resulting in indiscriminate dumping of refuse at every available open space and rain storm hazards all constituting urban menances and evils. The lack of space organisation (traditional market in p articular) and orientation is also visible, pedestrian and vehicular problem is recognisable so also inadequacy of standard road geometrics to cate r for the rising population of vehicles along the major and minor roads around the traditional centre, and finally the ill-maintenance of the structures within the traditional centre resulting in dilapidation of the structures making them unfit for human habitation are cronic p hysical problems to be dealt with within the traditional centre of Akure.

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CHAPTER 3

3.10 AKURE PHYSICAL DEVELOPMENT PLAN

3.11 GENERAL

The Akure physical development plan was a direct and urgent instrument of arrest of uncontrolled physical development of Akure since its upgrading from a provincial headquarter to the State Capital in 1976. The physical deve lopment plan may be recognised as an interim report which followed the then Military Governor's attention to the rate of physical develop ment within the Ondo State entirelyandthecapital city of Akure in p articular in that the advent of sta te government activities has implicatioons for the p hysical growth of Akure itself. These activities and their personel represent the injection of a strong modern sector into an almost traditional urban economy. A panel was set up which made consultations with the Oba Deji of Akure to get the feelings of his subjects (local population) on the new role assigned to their town. They also visited the Manager of the Local Government Council and the Secretary and discussed the existing administrative responsibilities of their office. The panel also studied the existing landuse patte rn the traffic conditions and also examined the sites for future deve lop ments.

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They came out with their proposals titled "Guidelines for the Physical Development of Akure" 1976-1990. FIG 3.1

3.12 ANALYSIS OF THE PLAN

3.13 AKURE TRADITIONAL CENTRE AND THE PHYSICAL DEVELOPMENT PLAN

The 1976 Physical Development Plan could be divided into two sections. Firstly, the existing deve loped area of the town and secondly, the newly planned areas in close association with the existing develop ed area. New developments are mostly conce ntrated along important routes leading from Akure to the surrounding urban ce ntres especially along Ondo, Idanre, Owo and Addo-Ekiti roads.

The existing older p art of Akure including the town centre is recommended for redevelopment and rehabilitation. The feeling for renewal of the older deve lop ed p art is expressed in the integrative approach to the physical planning of Akure particularly the traditional ce ntre, hence the quotation:

> "The existing ce ntral area of the town be modernised to serve as the centre for the whole city. The histo rical significant role of the Oba's palace will be prese rved in this context and its surroundings made befitting of the local head of the community. Close to

...../58



FIG 3.1

ONDO STATE
PHYSICAL PLANNING PANEL

LAND USE MAP

may 1976
1 62500

it will also be p rese rved the Oba's market except that this will be redesigned to modern standards. The traditional open space that is always an integral part of the Oba's palace in Yorubaland will also be negotiated for as a public p ark and landscaped in a manner to beautify the centre of the city".*

The policies of implementation include:-

1. Encouragement of the central business to develop in the centre of Akure.
2. Displacement of the inhabitant of the area.
3. Displacement of small stores to raise the value of land.
4. Compensation to the displaced in order to relocate themselves elsewhere more comfortable particularly compensation should include downpayments for the new houses in the p roposed new housing estate.
5. Renewal by private negotiations and transactions without involving government in any massive slum clearance scheme.

To meet the present role and increasing need of commercial sp ace in central areas it is recommended that the area delineated be completely demolished and comprehensive redevelopment introduced.

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3.14 DESIGN PROPOSALS

3.15 URBAN NETWORK

(i) Roads (a) Widening and asphalt surfacing of the two major arterial systems and the provision of adequate drainage system.

Oba Adesida Road - 4 lane carriageways in 2 directions 3.5m/lane and c median strip of 1.0m

Arakale road 3=4 lanes of 3.0m/lane

Local roads 2=3 lanes of 3.0m/lane

Pedestrian 1 anes 2m each on either side of the road under which should be located utilities and service lines

(b) Construction of two ring roads. Outer ring road to serve non city bound traffic, state secretariat and airport. Inner ring road to serve both city bound and non-city bound traffic. Both being 4 lane express ways.

(c) Signal control at certain jnections.

(ii) MOTOR PARK - To be removed from the heart to the periphery of the town with adequate lock-up stores and transit warehouses.

(iii) ROAD ARBORICULTURE - Trees planted 3m from curbline

(iv) SEWERAGE - Short term proposals - Drains to be provided along roads. Long term proposals - Public toilets near the market and p ublic places.

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(v) REFUSE DISPOSAL (a) Construction of refuse depots at strategic points in the centre and the city as a whole.

(b) Siting of a refuse dumping ground at a suitable location far from the population.

(vi) CULTURAL ACTIVITIES - Provision of Town Hall, Cultural Complex, Regional Library and Theatre.

(VII) RECREATIONAL FACILITIES: (a) Provision of Hotel complex and cinema through private enterprises in the centre of the city.

(b) Public park near the palace

CONCLUSION:

CONCLUSION

Despite the exhaustive proposals made, the plan fails to develop an hierarchy of centres for the city of Akure based on the population as in the case of other plans like those of Delhi Master plan in India and the Zaria Master Plan in Nigeria, The hierarchy of centre helps in even and hierarchical distribution of urban facilities. The integration of these centres physically enhances the general development of the city as a whole and the unique idetity of various centres instead of superimposition of modern urban system on the traditional system as seen in the quotation earlier stated.

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CHAPTER 4

4.10 PROGRAMME OF PROPOSALS

4.11 PROPOSED COMMUNITY STRUCTURE FOR AKURE

4.12 HIERACHY OF CENTRES

The community structure of a city represents the hierarchy of population distribution and the centres to serve the planned population within the city. It is formulated with a view to aid the provision of community facilities, services and utilities to the pupulation. The population of Akure by 1990 as estimated by the Physical Development Plan is expected to be about 250,000 hence the need for the proposal of community structure with hierarchy of centres for Akure based on the estimated or expected population. It has also been realised that the area delineated for the city centre which is about 32 hectares is quite small compared to the sizes of city centres of some cities both in the developing and developed countries of the world. Taking into consideration the standard area formulated by the Ministry of Town and Country Planning 1946 for Leicester city with a population of 250,000 1 acre of land per 1000 population as applied, it means a total area of 250 acres or 100 hectares of land will be required for

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for the city centre. Also the manual of standards for Western State edited by Professor Vagale which states: For 50 - 250,000 population 3.0 - 4.5% of the total developed area should be devoted to commercial development more or less CBD. The total developed land for Akure as by 1990 Physical Development Plan Landuse is about 8,575. Then 3% of 8,575 is about 257 hectares. The result envisaged is that developing CBD in conjuction with existing traditional centre will automatically destroy the unique traditional identity of the central part of Akure since it will involve the construction of modern urban structures to accommodate the set uses within a limited area of land which our level of technology cannot cope with. Hence the proposal of a new site for the modern city centre and other centres and the maintenance of the existing traditional centre at its present site well integrated with the other centres particularly the modern city centre.

The Zaria as well as the Delhi Master Plans in Nigeria and India respectively both in the third world have thrown light into this sort of situation by formulating standards for hierarchy of centres based on population sizes within a particular city.

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Delhi Master Plan: Standard for Hierarchy of centres.

Town centre + 250,000

District Centre 150 - 250,000

Community centre 40 - 50,000

Residential Planning Unit 12 - 15,000

Residential Unit 3,500 - 5,000

Housing Cluster 750 - 1,000

Zaria Master Plan: Standard for Hierarchy of centres.

Town Centre + 150,000

District Centre 120 - 128,000

Community Centre 40 - 45,000

Residential sector 13 - 15,000

Residential Sub sector 4 - 5,000

The community structure for Akure is a synthesis of the two comparable standards earlier given with slight modifications due to population differences. The hierarchy of centres and population for a total population of 250,000 by 1990 AD is as follows:-

CENTRES	POPULATION	NO. OF CENTRES
Town Centre	+ 100,000	1
District Centre	60-70,000	4
Community Centre	30-35,000	8
Residential Sector Centre	15-20,000	16
Residential Sub-Sector Centre	4-5,000	50

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FIG. 4.1 - shows the community structure of Akure and the location of their respective centres. The boundaries of the various units are to a large extent natural following existing and proposed road networks. The varying sizes of the units are due to the fact that population density is assumed to be thinning out to the periphesy of the city with the maps concentration in the existing developed area close to the traditional centre. The present total area of existing development is about 625 hectares with an estimated population of about 170,000 (1978) and a population density of about 272 person/hectare.

4.20 PROPOSALS FOR THE TRADITIONAL CENTRE OF AKURE

The proposals of the traditional centre are based on the identified problems of Akure traditional centre.

These problems include:-

1. The general unawareness of the importance of traditional centre.
2. The undefined functions resulting in uncontrolled and un-co-ordinated mixed developments.
3. Inadequate provision of traditional facilities.
4. Lack of space organisation and orientation.
5. Pedestrian/Vehicular conflicts and
6. Lack of adequate parking spaces.

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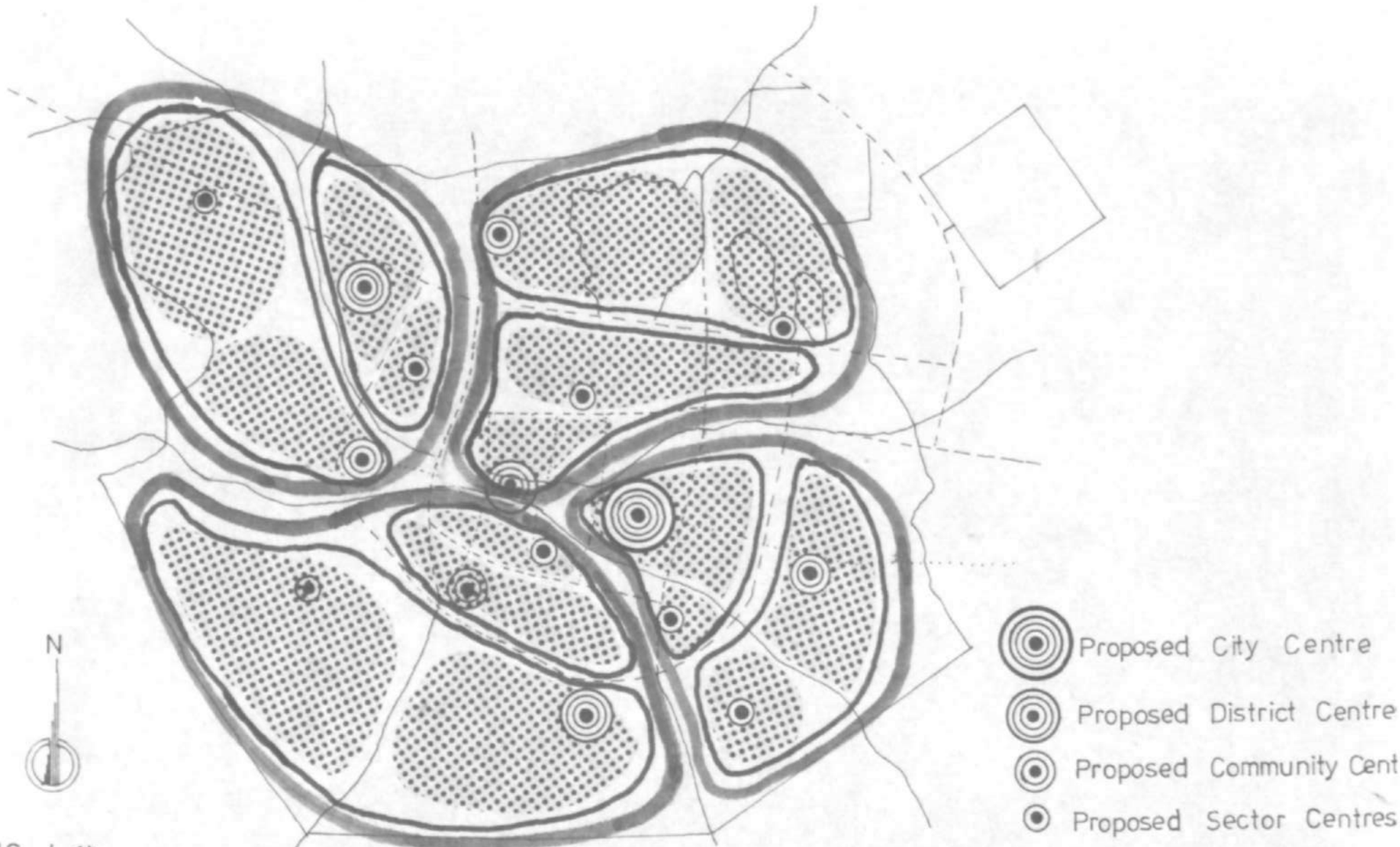


FIG 4·1

AKURE PROPOSED COMMUNITY STRUCTURE

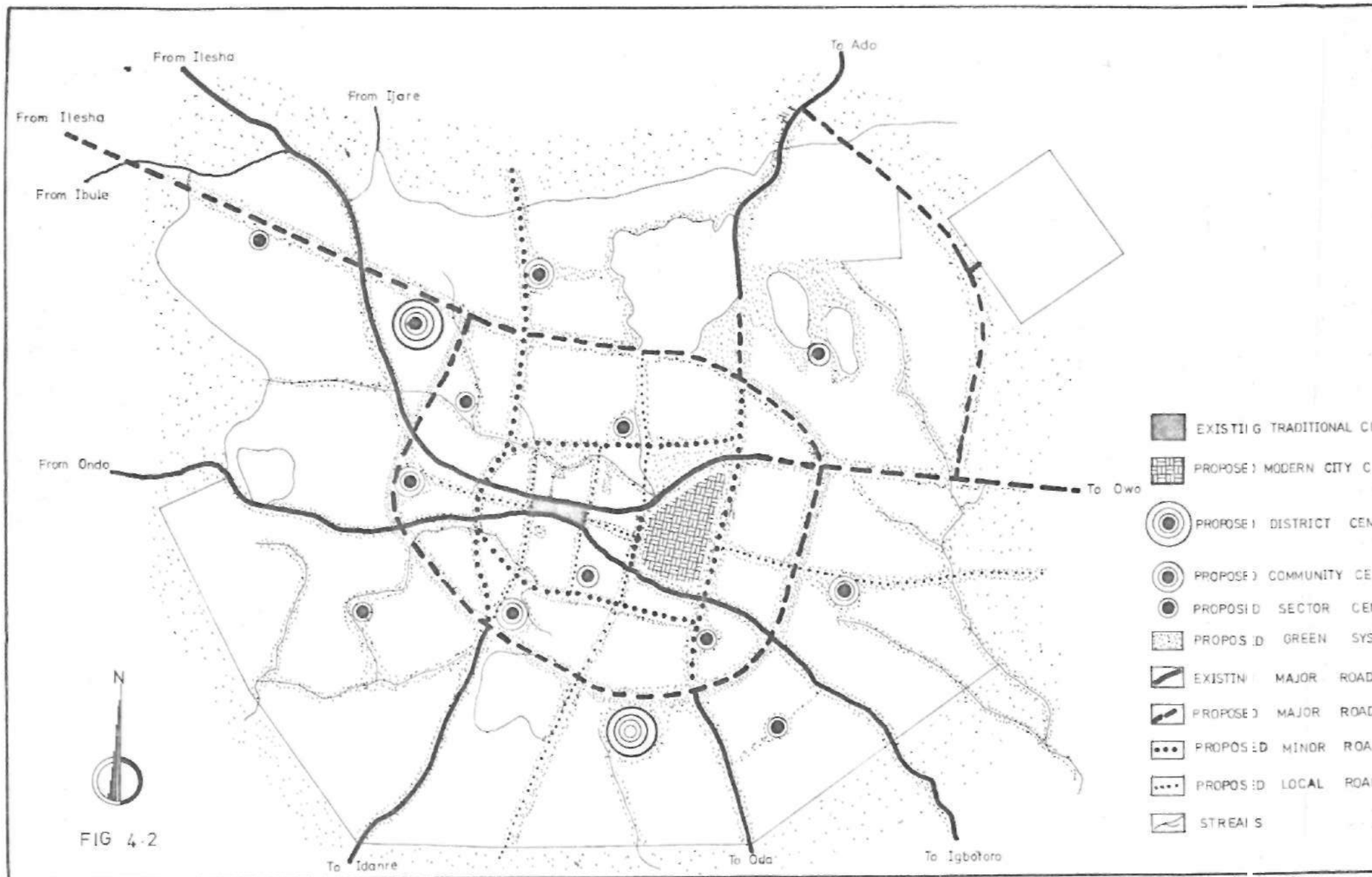


FIG 4.2

AKURE

INTEGRATION OF EXISTING AND PROPOSED ACTIVITY CENTRES

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june 1979
m.sc. thesis
dejo adeyemi

4.21 EXISTING LANDUSES IN THE PROPOSED TRADITIONAL CENTRE

The existing landuses in the proposed traditional centre include Palace, traditional open space with the cementary, shrine, mosque, chruch, market, shops (the Arakale and the Oba Adesida roads being the major commercial streets) customary court, youth centre, local government offices, postoOffice, telephone exchange maternity Health clinic, banks and commercial offices. Residential landuses are quite dominant. Developable vacant lands are not uncommonly scattered over the proposed centre.

4.22 UNDESIRABLE LANDUSES:-

(i) Comercial offices (business office, professional offices

(ii) On street shopping - they are to be shifted to the proposed modern city centre.

(iii) Motor Park - The location of which often create traffic problems since it harbours vehicles which have no business in the centre.

(iv) Petrol filling stations - The two petrol stations within the centre often cause unnecessary traffic holding within the centre due to the irregular supply of fuel and the constant electricity problems hence they should be removed to the periphery of the city.

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(vi)

(v) MECHANICAL REPAIR WORKSHOP AND SALES DEPARTMENT

The mechanical repair workshops often invite different types of vehicles to the centre. They are often dumping yards or grave yards fos scraps and disused vehicles causing urban menance and blight within the centre particularly along Afunbiowo road west of the palace ground. The motor spare part sales section along the Ijofi road close to the palace has to be removed to the outskirt of the city since vehicles which have no business in the centre comes here to purchase spare parts. Plate 4.1

(vi) Goat Market - The goat market along Afunbiowo street west of the palace should be removed and transfered to the traditional market. Interview has revealed that they are there because of inadequacy of space to accommodate them in the market.

(vii) Residential buildings - Quite a large proportion of the residential buildings are obsolete and physically unfit and a danger to human life within the centre and hence are fit for demolition and the resulting land acquired for public uses.

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Plate 4.1 Mechanical repair workshop close to the palace ground.

FIG. 4.3 ELEMENTS TO BE REMOVED FROM THE TRADITIONAL CENTRE

4.23 LANDUSE TO BE PRESERVED, REHABILITATED AND REDEVELOPED

These are classified into cultural sites, and public centres.

Cultural sites - The cultural sites within the ce ntre include the shrines, the religious buildings and the traditional trees. Plate 4.2

Public Centres - The apalace is the dominant spatial feature in the traditional ce ntre and all other activity centres rally round it hence its conce pt of ce ntrality should be retained, but the forest behind the palace be reduced to create more space for public use.

The traditional market 'Oja Oba' or 'Erekesan' should be retained integrated with the palace to form strong components of the traditional ce ntre. The sales of traditional goods such as foodstuff and domestic items should be encouraged.

The local government office and the customary court should be redesigned and relocated to enhance the concept of functionality. The post office and the telephone Exchange t o be retained in their present positions. The Dressing House for the newly installed Oba and the King makers' house be prese rved and integrated with the palace for efficient coronation ceremonial activity.

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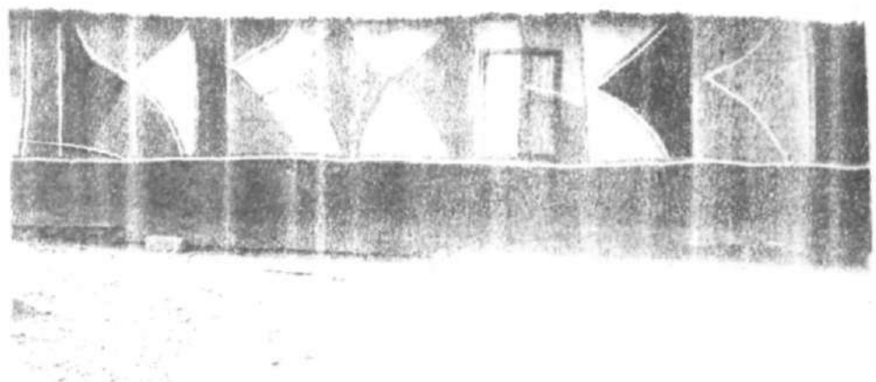


Plate 4.2 Shrine.

FIG. 4.4 ELEMENTS TO BE PRESERVED

4.24 PROPOSED LANDUSE OF THE AKURE TRADITIONAL CENTRE

The proposals for the landuse may be classified as follows:

(a) Community facilities - These are further sub-divided into:

(i) Traditional

(ii) Religious

(iii) Health and

(iv) Other Urban facilities

(b) Community services

(c) Public and semi public

(d) Commercial

(e) Transportation

(f) Residential.

(a) COMMUNITY SERVICES

(i) Traditional - Palace

- Shrine

Cultural Centre (traditional Dance Hall and Museum)

Traditional open space

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(ii) Religious - Mosque

Church

(iii) Health - Health Clinic

(iv) Others - Town Hall

Library

(b) COMMUNITY SERVICES

Fire station

Police station

Post Office

Telephone Exchange

(c) PUBLIC AND SEMI-PUBLIC

Local Gove rnment Offices

Customary Court.

(d) COMMERCIAL

Traditional Market

Bank

Restaurant

(e) TRANSPORTATION

Major Roads

Parking spaces

Bus stops

Pede strian routes and underpasses.

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FIG 4.4 SOCIO-CULTURAL FACILITIES AND SERVICES TO BE PRESERVED

4.30 PROPOSED LANDUSE AND DETAILED DESIGN OF AKURE TRADITIONAL CENTRE

4.31 DESIGN STANDARDS

The numbers of facilities and services provided and the areal requirements of each has been based on the various standards of Delhi Master Plan, the manual of space standards for Urban Development in the Western State of Nigeria and the Zaria Master Plan prepared by the Department of Urban and Regional Planning A.B.U. Zaria.

PLANNING FOR TRADITIONAL MAIN MARKET

Manual of space standard recommended a site area of 4-10 acres or 1.5 - 3.5 hectares for a major market for a population of 50 - 250,000. Arinse in the study of Zaria markets suggested 1 stall to 40 p ersons while Delhi Master Plan recommended 1 shop to 150 persons.

Taking the Vagale standard of 3.5 hectares as the site area and the coverage of 40% then the actual floor sp ace = 1.40 hectares. Existing situation in the market is a total number of 341 stalls and 118 locked-in shops given a ratio of say 3:1 or 70% stalls to 30% shops.

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70% of 1.40h = 0.98h

30% of 1.40h = 0.52h

Area of 1 stall = 3 x 3 sq. m. = 9 sq. m.,

Total net covered area of stalls = 0.98h or 9800 sq. m.,

Therefore numbe r of stalls = 1,090

SHOPS

Area of 1 shop = 3 x 4 sq m = 12 sq. m.

Total net area for shops = 0.52h or 5200 sq. m.

Therefore number of shops = 433 shops

COVERAGE 40%

TRADITIONAL OPEN SPACE

No standard is available specifically for this. The area allocation is based on standard for cultural centre by Professor Vagale 1/50 - 100,000/0.8h Extra 0.45h has been added to make room for circulation during ceremonies and festivals.

CULTURAL CENTRE

1/50-100,000/0.8h-1.2h by Professor Vagalè.. The ave rage of which is chosen for the prop osed centre for a population of about 70,000 (1.0h) coverage 35%

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PALACE - There is no standard available for the palace . The areal allocation is based on the socio-cultural status of the Oba. The existing area is about 6.64h which I have cut down to about 2.25 because of increasing traditional facility needs of the population and also because of the diminishing role of the Oba as the head of the city administration.

MOSQUE - The Zaria Master Plan recommended 1 central mosque for 40-50,000 population over an area of 1.0 hectare. The same area is also proposed for the central mosque of Akure . Coverage 35%

CHURCH - Professor Vagale in the manual of space standards recommended 1 church for 5-15,000 population over an area of 0.5h. This means a minimum number of about 4 churches for population of 60-70,000; 1 big church over an area of 1.0 hectare has been proposed in the traditional centre, since other churches of smaller area are found outside the boundary of the centre. coverage 35%.

PUBLIC LIBRARY - Professor Vagale recommended 1 public library over an area of 0.4 - 0.8h for a population ranging between 25-50,000. Applying this standard 1 public library over an area of 0.60h has been proposed for the traditional centre. cove rage 30%

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TOWN HALL - The recommended standard of public library by Vagale has also been used hence the proposal of 1 Town Hall over an area of 0.8h for the traditional centre. Coverage 30%.

HEALTH CLINIC - Delhi master plan has recommended 1 Health clinic over an area of 0.4h for a population of 22,000. For a p lanned population of about 70,000 at least 3 health clinics is required according to the standard the existing health clinic has an area of 0.32h. I have hence proposed an area of 0.80h to aid expansion and cater for the increasing population. Coverage 35%.

RESTAURANT - 0.75h/100 seating capacity with parking. Coverage 30%

BANKS - Professor Vagale recommended 1 bank for 15-40,000 population over an area of 0.4h. There are 3 existing banks in the t raditional centre covering an area of 0.20h. It is proposed that the headquarters of these banks be located in the proposed modern centre and the existing banks remain as branches to serve the market and the immediate vicinity. Proposed areal requirement for the 3 banks is 0.40h

POLICE STATION - Delhi Master Plan recommended 1 police station for 75,000 population on area of 0.6h. 1 police station of 0.5h for traditional centre has been proposed. The police station is at a local level. Coverage 40%

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FIRE STATION - The proposal is based on the Delhi Master Plan standard of 1 Fire station for 25-50,000 population over an area of 0.8-1.0h. 1 Sub-fire station proposed fortthe traditional centre over an area of 0.6h. Coverage 25%

POST OFFICE AND TELEPHONE EXCHANGE - Zaria Master Plan recommended 1 Post Office to 30-40,000 population over an area of 0.5h. The existing post office and Telephone Exchange have a total area of 0.16h with no parking spaces hence an area of 0.6h hectares has been proposed to serve the two community services.

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4.32 REQUIREMENTS OF AKURE TRADITIONAL CENTRE
FACILITIES AND SERVICES - See Table

Table 4.1

FACILITIES/SERVICES	EXISTING NO.	EXISTING AREA(h)	PROPOSED No.	PROPOSED AREA(H)	REMARK/STANDARD
Palace	1	6.64	1	2.60	
Market(Traditional)	459	1.00	1523	3.50	1.5-3.5h major market
Bank	3	0.20	1	0.40	1/15-50,000/0.40h
Shrine and Chiefs' House	1	0.10	1	0.25	1/5000-15000/0.5h
Traditional Op en sapce	11	0.48	1	1.25	
Shrine and Dressing House	1	0.16	11	0.50	1/5000-15000/0.5h
Cultural Centre (traditional dances and museum)	-	-	1	1.00	1/50-100,000/0.80h
Mosque	1	0.08	1	1.00	1/40-50,000/1.0h
Church	-	-	1	1.00	1/5000-15000/0.5h
Health Clinic	1	0.32	1	0.80	1/22000/0.40h
Customary Court	1	0.05	1	0.50	
Local Government Offices	1	1.00	1	1.00	Existing
Town Hall	-	-	1	0.80	1/100,000/0.8h
Library	-	-	1	0.80	1/25-50000/0.4-0.8h
Post Office	1	0.08	11	0.30)	1/30=40000/0.50h
Telephone Exchange	1	0.08	1	0.30)	
Police Station	-	-	1	0.50	1/75,000/0.6h
Fire Station	-	-	1	0.60	1/25-50000/0.58-1.0h
Restaurant	4	0.10	1	0.70	100 seating capacity 0.7h

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Table 4.2 - Illustrates the area requirements, the ground floor coverage and the F.A.R. of the facilities and services within the traditional centre.

FACILITIES/SERVICES	PLOT AREA (H)		G.F. COVEREGE %		G.F. FLOOR AREA		
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	F.A.R.
Palace	6.64	2.50	9	24	0.60	0.60	
Market (Traditional)	1.00	3.50		40		1.40	150
Bank	6.20	0.40	75	30	0.15	0.12	150
Shrine and Chiefs'house	0.10	0.25	50	40	0.05	0.10	
Traditional open space	0.48	1.25				1.25	
Shrine & Dressing house	0.16	0.50	62.5	20	0.10	0.10	
Cultural ce ntre (traditional dance hall and museum							
Mosque	0.08	1.00	50	35	0.04	0.35	
Church	-	1.00	-	35	-	0.35	
Health Clinic	0.32	0.80	31	35	0.10	0.28	150
Customary Court	0.05	0.45	40	35	0.02	0.11	
Local Govt. Offices	1.00	1.00		30		0.30	150
Town Hall	-	0.80	-	30	-	0.24	150
Library	-	0.60	-	30	-	0.18	150
Post Office	0.08	0.30	50	50	0.04	0.15	150
Telephone Exchange	0.08	0.30	75	50	0.06	0.15	150
Police Station	-	0.50	-	40	-	0.20	150
Fire Station	-	0.60	-	25	-	0.15	150
Restaurant	0.10	0.70	100	30	0.10	0.23	150

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4.33 TRANSPORTATION

4.34 PARKING REQUIREMENTS

Table 4.3

FACILITIES AND SERVICES	PLOT AREA	PARKING SPACE	% COVERAGE	REMARK/STANDARD
Palace	2.50			
Market traditional	3.50	1.40	40	15-20% of the area of dev t plus extra 20% for loading and unloading
Bank	0.40	0.08	20	15-20% Gross area of commercial development
Shrine & Chiefs' House	0.25			
Traditional open space	1.25			
Shrine & Dressing house	0.50	0.22	20	
Cultural ce ntre	1.00	0.20	20	
Mosque	1.00	0.20	20	15-20% Gross area
Church	1.00	0.20	20	
Health clinic	0.80	0.46	20	
Customary court	0.45	0.09	20	
Local Govt. offices	1.00	0.20	20	
Town Hall	0.80	0.16	20	
Library	0.60	0.12	20	15-20% of the area of develop ment
Post office	0.30	0.06	20	
Telephone Exchange	0.30	0.06	20	
Police station	0.50	0.10	20	
Fire Station	0.60	0.12	20	
Restaurant	0.75	0.15	20	15-20% of gross area of developme nt

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4.35 ROADS

Table 4.4

TYPES OF ROADS	LANES	WIDTH CARRIAGE WAY	METRES RIGHT OF WAY
Major Roads	4	15m	24m
Major local roads	2	8m	15m
Minor local roads	2	6m	9m
Pedestrian walkways and cycle tracks	1	2m	

Source of standard: Akure Physical Deve lopment Plan 1976. Ministry of Works and Housi ng, Akure

4.36 COMPREHENSIVE ANALYSIS OF THEPROPOSED LANDUSE FOR AKURE TRADITIONAL CENTRE

Area of the traditional centre delinea ted by Akure Physical Develop ment plan is 31.78 hectares.

Area for the proposed uses = 24.05

Area for future expansion is 7.73 hectares

Allocation o f floor areas a nd p ercentages as of the total area to be used is as foolows:

Table 4.5

LANDUSE	AREA IN HECTARES EXISTING	PROPOSED	% OF TOTAL AREA EXISTING	PROPOSED
Commercial	8.04	4.65	25.2	14.6
Govt/Semi Govt	1.60	3.70	5.0	11.6
Socio-cultural fac.	7.46	7.50	23.4	23.6
Community services	0.16	1.70	0.5	5.4
Roads	2.80	3.30	8.9	10.0
Vacant land	3.24	0.00	10.3	0.0
Green/Op en spaces Pedestrian ways	-	3.20	-	10.1
Residential	8.48	0.0	26.7	0.0
Future expansion	-	7.73	-	24.4
Total	31.78	31.78	1 .0	100.0

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FIG 4.5 represents the proposed landuse distribution within the traditional centre.

FIG 4.6 represents the graphical relationship between existing and proposed landuses within the traditional centre of Akure.

4.40 CONCEPT OF DESIGN

The concept of the design is derived from the traditional or socio-cultural and socio-political value of the Yoorubas. The palace being the focaal point and the centre of local administration repre sents the dominant spatial set or the srystallizing element within the traditional centre as noticeable in its geographical centre. Other functions public and commercial enclosed the palace.

4.41 DETAILS OF THE CONCEPT FIG 4.7

4.42 PALACE AND RELATED FUNCTIONS

The following detailed concepts have been adopted:

1. Retain and maintain the geograp hical centrality of palace depicting its integrity.
2. Integration of the palace with the traditional market through the open space containing the traditional trees hence both forming strong design components of the Yoruba traditional cities or settlements and their centres.

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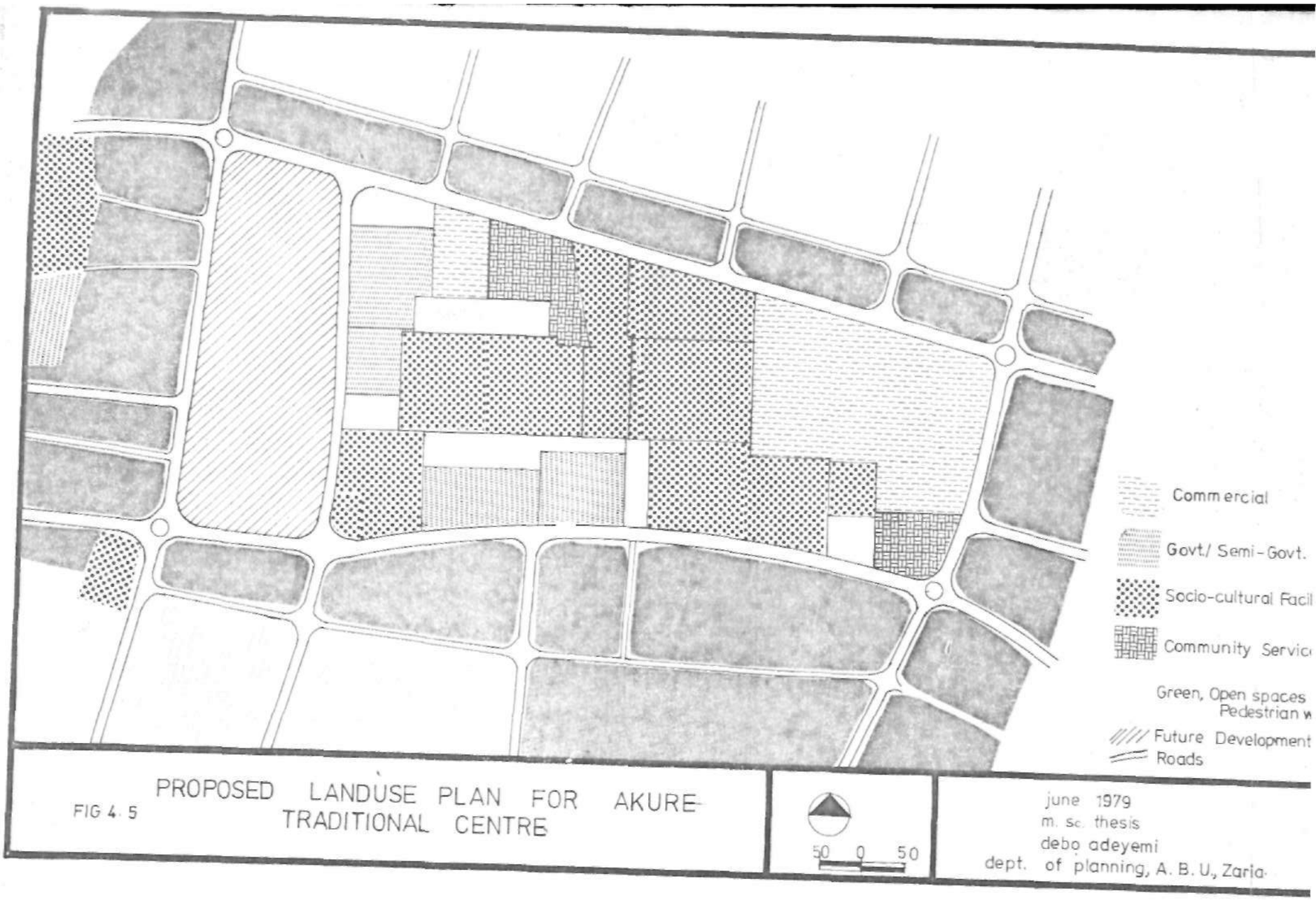
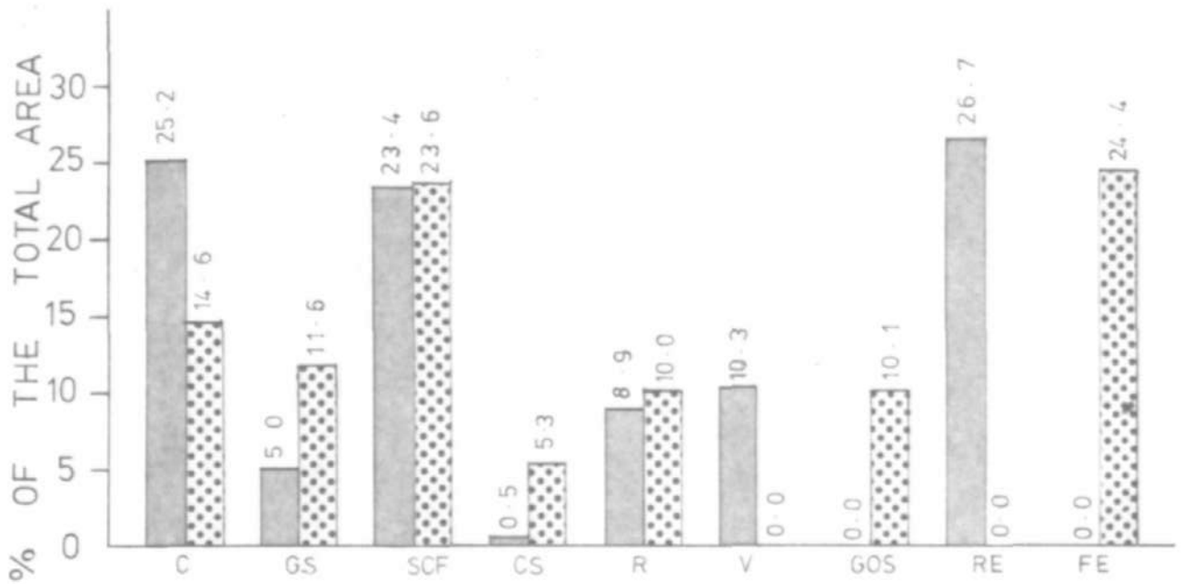


FIG 4.5

PROPOSED LANDUSE PLAN FOR AKURE TRADITIONAL CENTRE

june 1979
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debo adeyemi
dept. of planning, A. B. U., Zaria.



C Commercial

GS Government / Semi-Government

SCF Socio-Cultural Facilities

CS Community Services

R Roads

V Vacant

GOS Green, Open spaces & Footways

RE Residential

FE Future Expansion

EXISTING

PROPOSED

FIG-4·6 RELATIONSHIP BETWEEN THE EXISTING AND PROPOSED LANDUSES WITHIN THE TRADITIONAL CENTRE

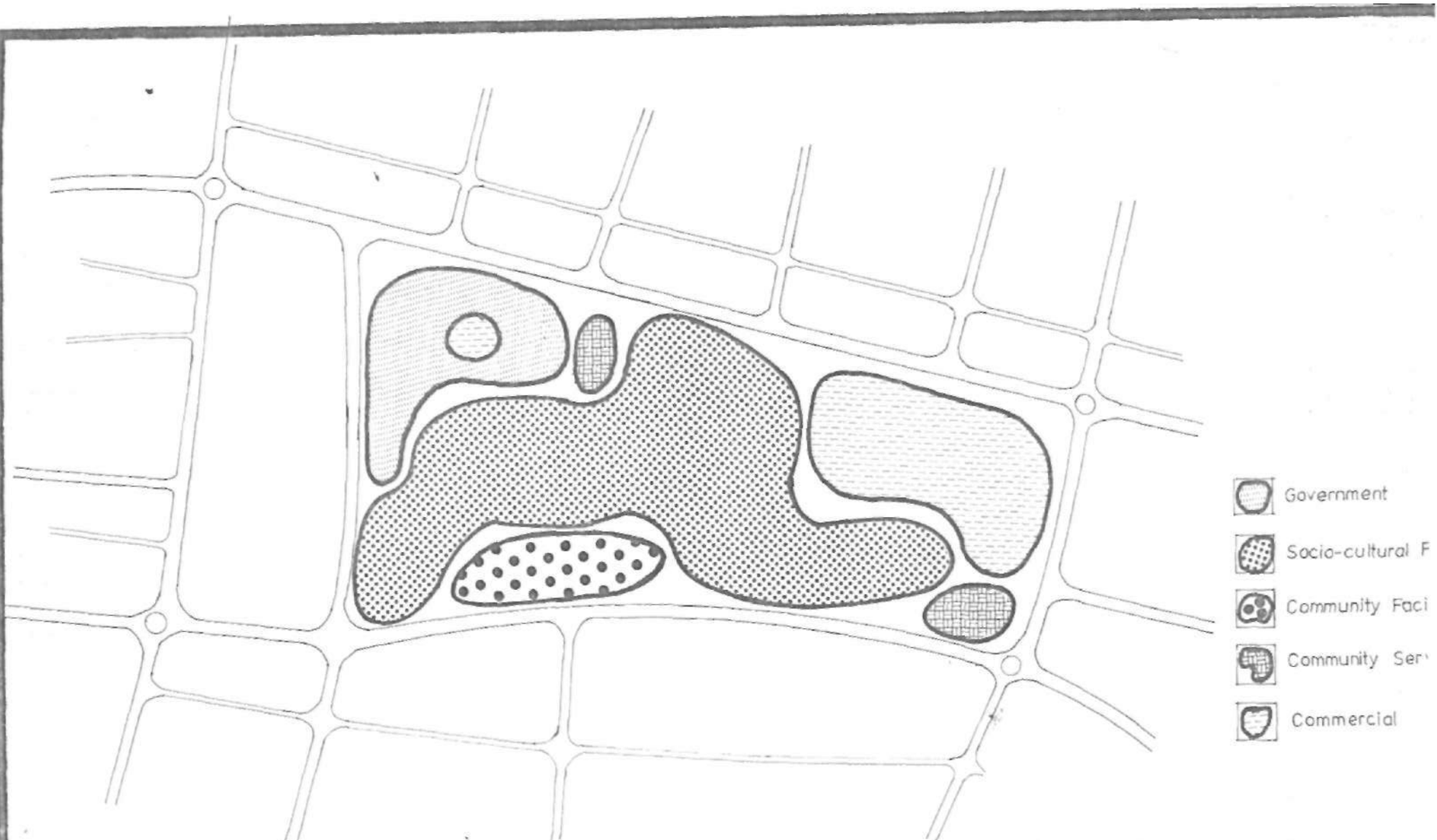


FIG 4.7

AKURE

CONCEPT OF THE AKURE TRADITIONAL CENTRE

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3. Integration of the palace, the traditional market and the cultural centre to form a functional axis of orientation within the centre.

4.42 COMMERCIAL

1. Organisation of the market into permanent stalls with a size of about 3m x 3m.
2. Provision of open spaces within the market for easy circulation and markeshift type of retailing.
3. Provision of garbage collection system and public toilets for better sanitation.
4. Integration of the market with the commercial bank to encourage saving and enhance functional relationship.

4.43 OPEN SPACES AND GREEN

1. Provision of traditional open spaces in front of the palace for general assembly festivals and ceremonies.
2. Provision of green system along the major and access roads, parking spaces and pedestrian routes and open spaces. This will not only ease the problem of scorching sun rays but increase the aesthetic value and attractiveness of the centre.

FIG. 4.9

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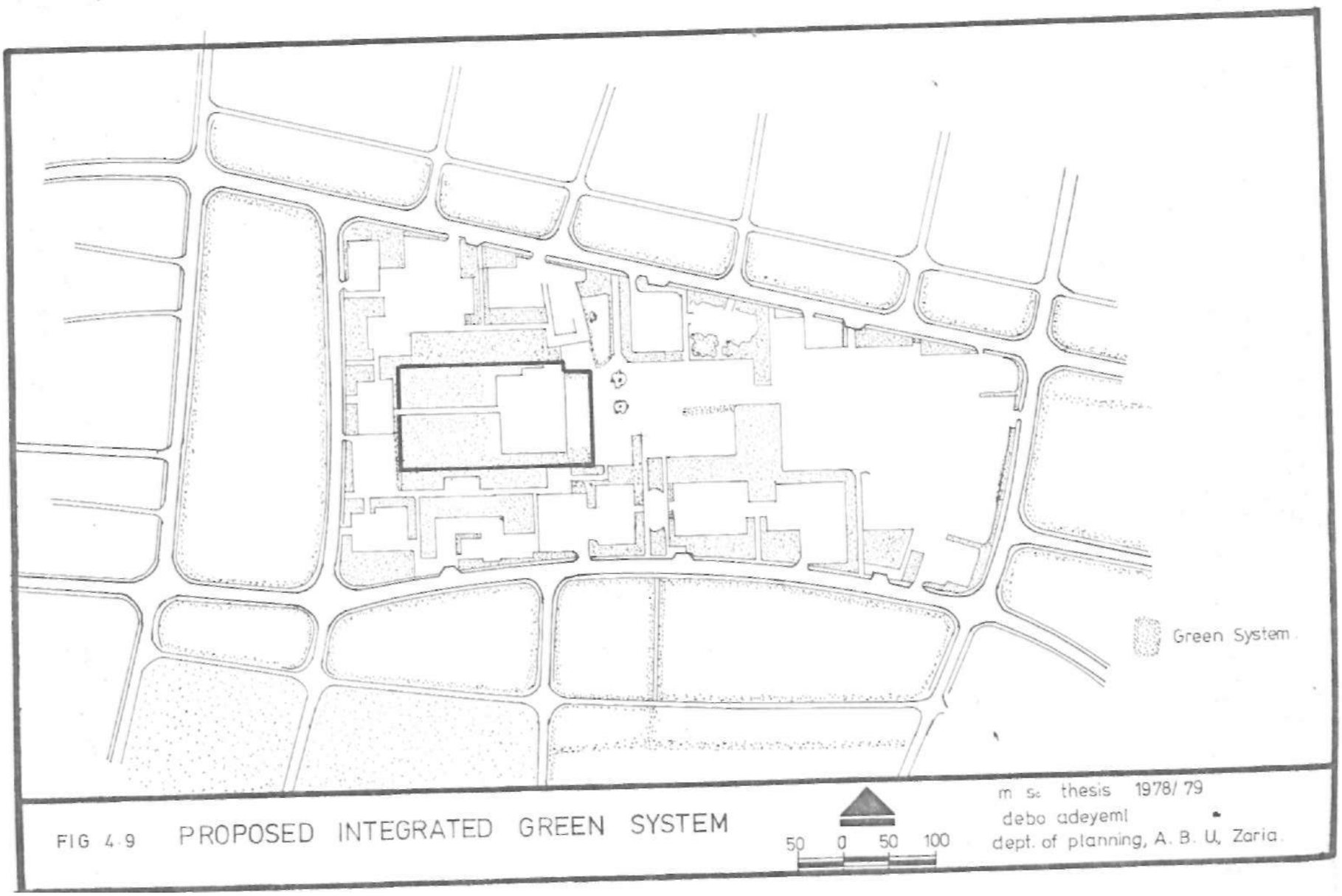


FIG 4.9 PROPOSED INTEGRATED GREEN SYSTEM

4.44 FACILITIES AND SERVICES

The concept of functionalityis once emphasized here in that functional and related activity centres and services are located close to each other.

4.45 TRANSPORTATION FIG. 4.10

1. Expansion of the two major roads north and south of the traditional centre into 4 lanes in two directions with median strip between separating the lanes into two. Each lane is bout 3.5m wide.
2. Expansion and surfacing of the east and west boundary roads into 2 lanes of 3.5m each.
3. Organisation of parking facilities and service zones of the periphesy of the centre.
4. Establishment of efficient bus services and bus stands at every 200m along the major roads.

4.46 PEDESTRIAN ROUTES

1. Establishment of efficient pedestrian routes within the centre and integrated with the surrounding areas.
2. Provision of pedestrian bridges and zebra crossings at the main accesses and exists of p edestrian route system.

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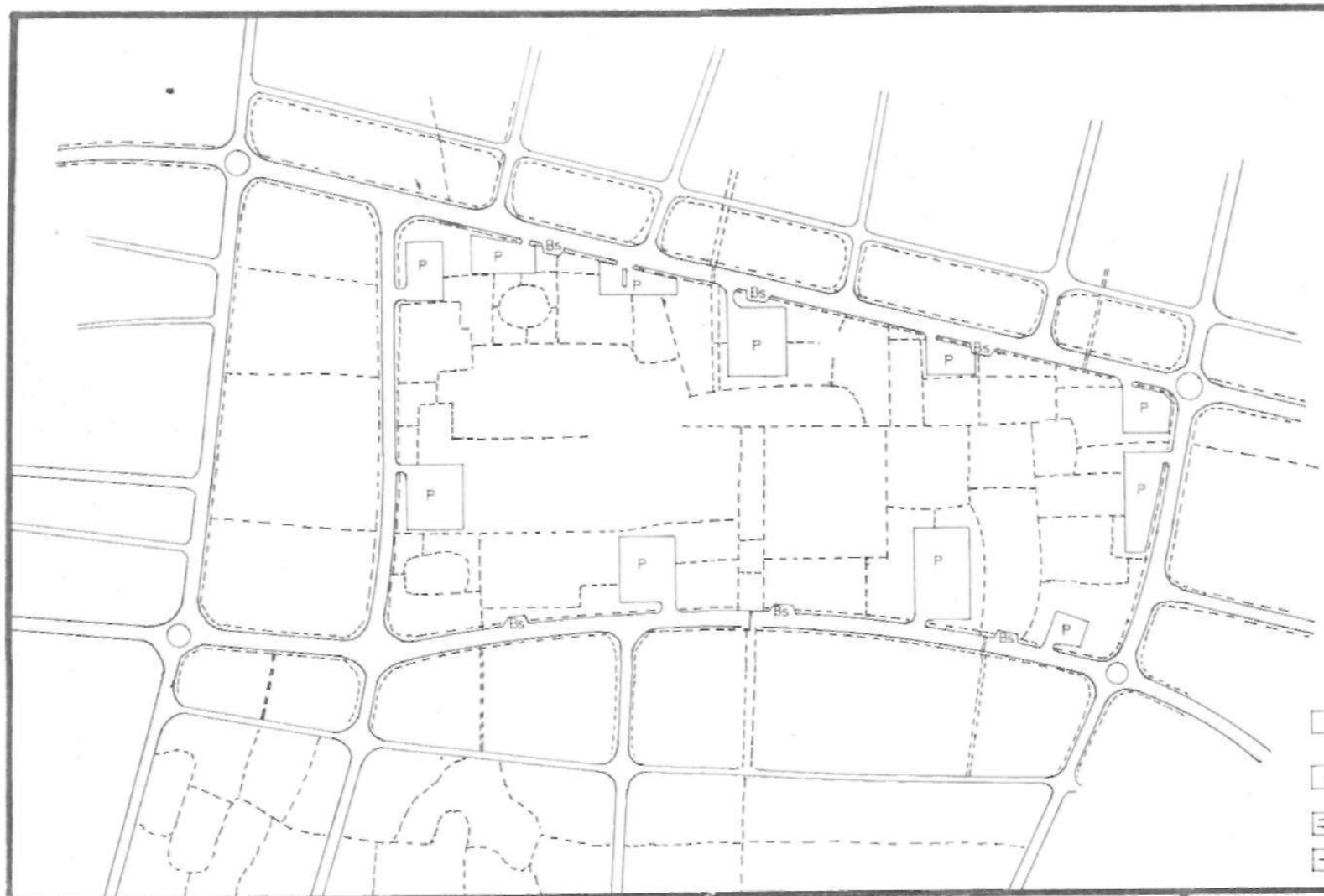


FIG 4·10 VEHICULAR AND PEDESTRIAN CIRCULATION

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NOTE

Pedestrian ways are provided as secondary network of streets for pedestrians only and thus ensuring segregation of the users from the vehicular traffic. They are planned to give direct and convenient access from the residential areas to places of activity within the centre and are gene rally independent of the general road system. They are also linked to bus stops.

4.47 CEREMONIAL AND FESTIVAL

Defined routes for ceremonies and festivals particularly for moslem celebrations and coronation ceremony of the newly installed Oba. FIG 4.11

4.48 FLEXIBILITY - achieved through p rovision of land for future expansion and provision of other traditional or cultural activities.

PEDESTRIAN BRIDGES

2 pedewtrian bridges are recommended at points of greatest crossings particularly across the Oba Adesida and the Arakale roads linking the residential area to the major activity area within the centre such as the mosque, market, cultural centre and the ceremonial grounds.

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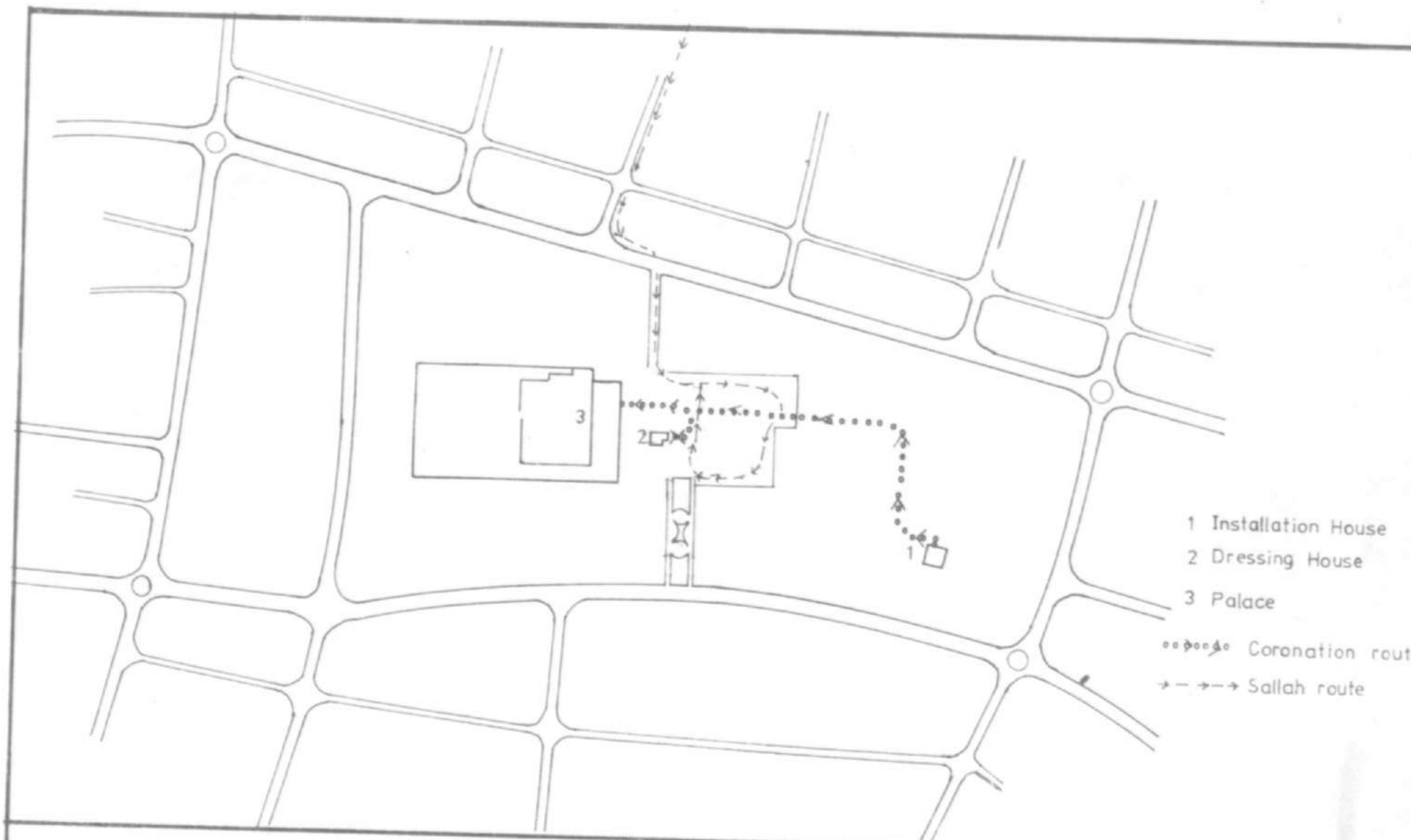


FIG 4.11 CEREMONIAL AND FESTIVAL ROUTES

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CROSSING THE CARRIAGE WAY

Guided pesdestrian crossings by means of Ze bra crossing has been recommended. Guard rails are particularly necessary in active areas to prevent heedless walking and running into the carriageway from the passageways.

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CHAPTER 5

5.10 IMPLEMENTATION POLICY

5.11 INTRODUCTION

The preceeding chapter detailed out some proposals which can meaningfully protect the sociocultural identity of the tradition of the people of Akure. It is worthwhile to mention at this point in time that the achievement of the goals and objectives of any plan no matter how comprehensive depends on its effective implementation policies. Experience has shown that many comprehensive and good plans often come to naught because of failures of implementation or neglect of the need for frequent review and adjustment of the plans to the situation come across in the process of execution.

The preparation and implementation of plans can be effectively carried out under provision of efficient mechanisms in the form of sound institutional frameworks, realistic fiscal policies and an organised phasing programmes.

5.12 INSTITUTIONAL FRAMEWORK

Institutional framework conce rns itself with administrative institutions. An efficiently strong administrative machinery should be set up to pursue the objective of a dynamic physical policy.

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The physical development of Akure is vested in the hands of Local Town Planning Authority, a direct organ of the Ministry of Urban and Housing. The organisation is charged with the power and responsibility of physical planning of the town.

It is my proposal that while this organisation exists and functions as charged, a traditional council should be set up. The functions of this minor governmental organisation should be mainly advicing the government on traditional and customary matters that will not only protect the physical manifestation of Akure's traditional character and identity but also open up avenue for local revenue sources for the town and the state as a whole. The council members should include representatives from the state's Ministry of Works and Housing, Akure Physical Development and Planning Authority, the Local Government Council and p articularly the Oba and the traditional chiefs.

5.13 FISCAL POLICY

Financial constraints are one of the greatest obstacles in the path of effective developmental policy. Adequate fund is the essential pre-requisite to the effective implementation of the set proposals - sources of funds should be explored and an

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effective financial control and budgeting board should be set up for effective expenditure manipulation and collection purposes. Sources of funds should include:-

1. Federal Government grants. This is the annual budgeting for the state.
2. Tax payments on individual particularly those making use of the market stalls.
3. Voluntary donations.
4. Special levy on the people for the betterment and revitalisation of the cultural identity.
5. Auctions of commercial plots and semi public plots.

5.20 __ IMPLEMENTATION PROCESS

The implementation process is recognised as a two-stage process.

5.21 STAGE 1 - LANDPROVISION - This is concerned with a. Publicity of the scheme and education of the people about the importance of the scheme. This is a function of the traditional council recommended to be set up, Once people are made aware of the project. The second stage deals with the public land acquisition framed under legal action as compulsory public land acquisition Ordinance 1917.

The process of Public Land Acquisition involves:

(i) Declaration of the area as planning area and framing of the planning scheme.

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(ii) Establishment of development control regulations and

(iii) Payment of adequate compensation to those injuriously affected either by:-

(a) Monetary compensation

(b) Service site

(c) Rehousing of the displaced.

In the rehousing of the displaced at a location of considerable distance from their places of work efficient public transportation services should be provided to convey them.

5.22 STAGE 2 RENEWAL OF THE TRADITIONAL CENTRE: Demolition and Construction of Structures

This stage deals with the general phasing of the scheme without which problems arise from various sectors particularly the financial and physical problems and may jeopadise the effective accomplishment of the set goals and objectives.

Four phases of implementation physically have been recommended for an effective, comprehensive and meaningful achievement. Priority plays a significant role based on the degree of importance of the recommended facilities and services to public as a whole.

PHASE I 1979 - 1983

(i) Widening and provision of street furnitures of the peripheral roads of the traditional centre and improvement of refuse collection and disposal systems.

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(ii) Construction of about 240 closed shops and 600 stalls within the market area.

(iii) Construction of the Town Hall.

(iv) Improvement of existing facilities and services - Post Office, Telephone Exchange and Health Clinic and Palace.

PHASE II

(i) Construction of the cultural centre (Traditional Dance Hall and Museum) and the Library.

(ii) Construction of the local government offices, the police station and the customary court.

(iii) Construction of 150 shops and 300 stalls.

PHASE III

(i) Construction of 60 shops and 200 stalls.

(ii) Construction of the Fire Station

(iii) Construction of the restaurant

PHASE IV

(i) Renovation and restructuring of the mosque and construction of the church.

(ii) Improvement of the shrines, the dressing house for the Oba.

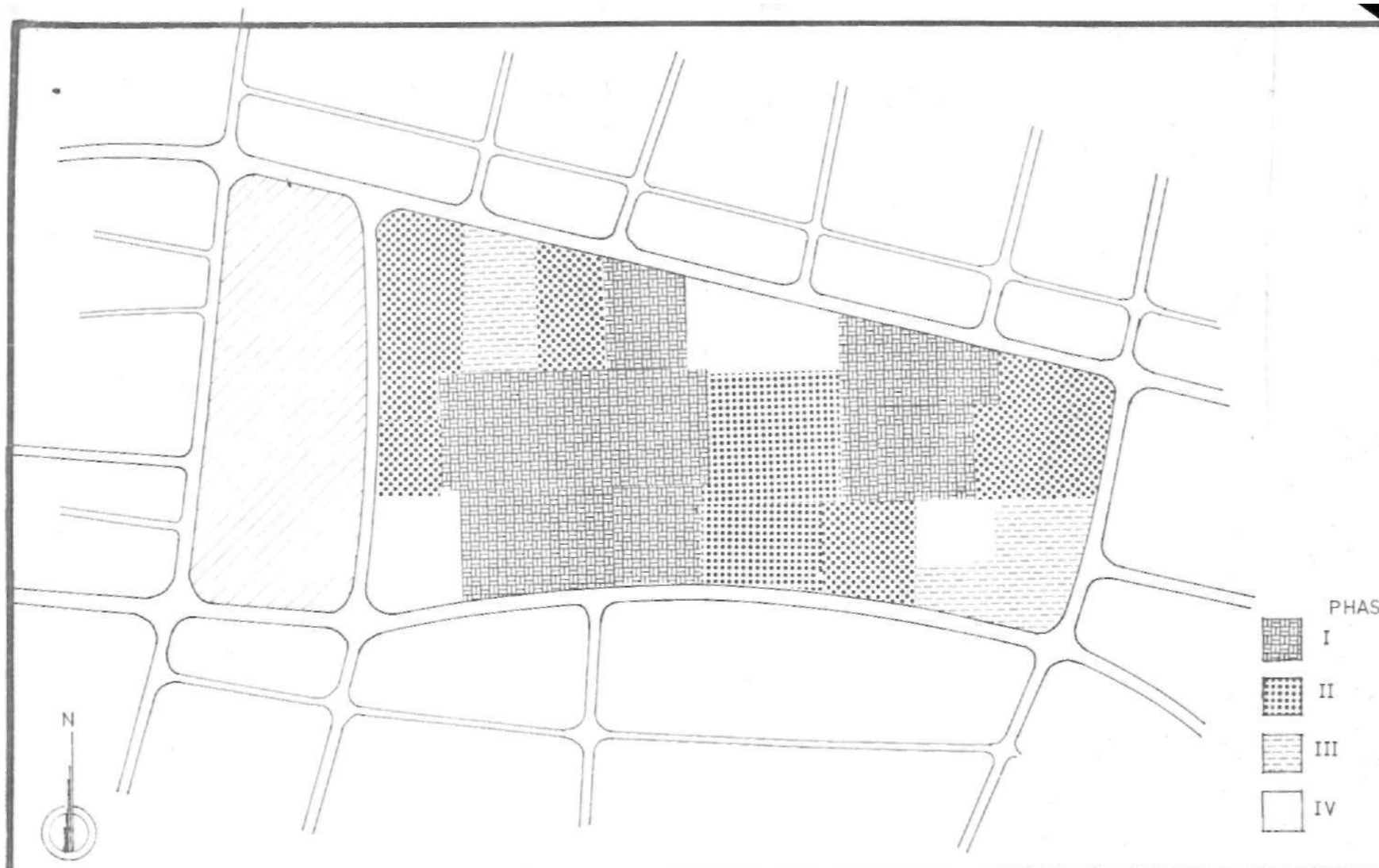


FIG 5.1 PHASES OF IMPLEMENTATION

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