REHABILITATION OF OLD MINNA TOWNSHIP

M. Sc. (U.R.P.) THESIS

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CERTIFICATE.

This is to certify that this thesis has been submitted in partial fulfilment of the requirements for the award of the degree of Master of Science Urban and Regional Planning.

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DEDICATION.

This work is Dedicated to my

1 Mother - Sarata Aduke Zubair.

2. Wife - Oyeyemi Eunice, and

3. Son - Hakeem Segun Oladipo.

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CHAPTER I.

1.0 INTRODUCTION.

Minna, capital of Niger State owe's its growth and importance as a railway settlement established in 1911.

At that time, the only existing developments were Keteren Gawri and Paida Village inhabited by the Gwari who are the indegines of the area. As a result of the railway establishment, immigrant settlers came to the area and settled first in Keteren-Gwari, Kwangila, Nasarawa, and later in Sabon-Gari.

In 1951, under the colonial administration, Minna became the provincial headquarter of the then Niger Province.

In 1967, under the defunct North Western State, it became the divisional headquarter of Minna division. And later in 1976, it was made the capital of Niger State.

Consequently as a result of these political developments, Minna Urban Area expanded to include villages such as Bosso and Tudun Wada, and eventually leaving the old township as the core area.

Being a State Capital, all the new economic and Social Developments taking place presently, are concentrated outside the old township, thereby leaving the core area in a poor physical deteriorating conditions compared to the well planned layouts in its suburbs.

Considering therefore the roles of the old township as a traditional area, as well as the core of Minna Urban Area where most of the socio-cultural and economic activies

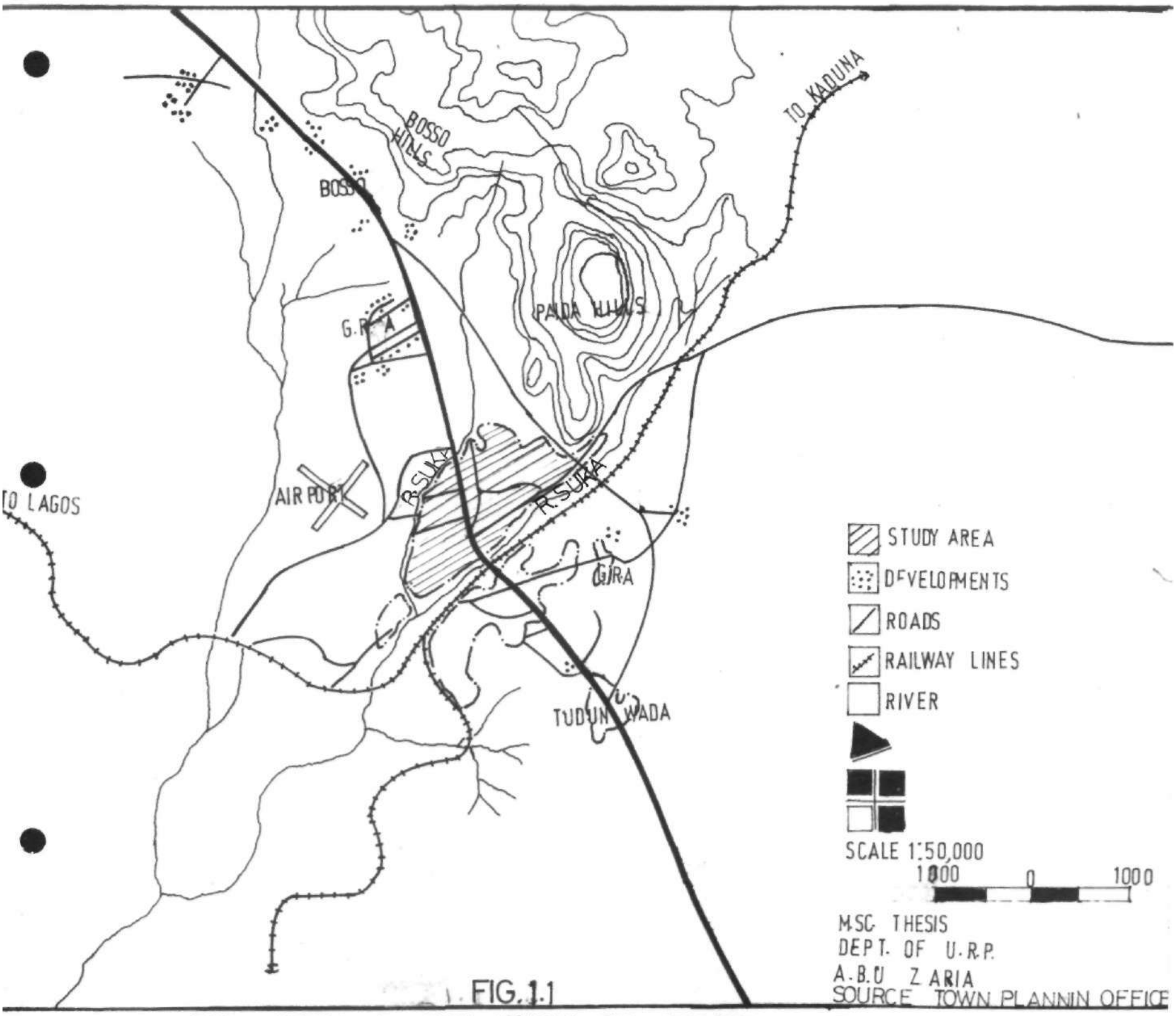


FIG. 1.1

STUDY AREA IN RELATION TO MINNA URBAN AREA

take place, this study aims at proposing a programme of rehabilitation for the area in order to improve on its environment; and preserve its traditional identity.

1.1 Aims and Objectives:

The aim of this study is to propose a programme of rehabilitation for old Minna township, considering its roles as a traditional area, as well as the core of Minna Urban Area, capital of Niger State, where most ot the socio-cultural and economic activities take place.

In order to achieve this aim, the objectives of the study are:-

1. To assess the environments of the old township taking into consideration the socio-economic conditions of the inhabitants.
2. To find out the extent to which the environments have deteriorated and identify the factors responsible.
3. To propose policy recommendations for the future improvements of the area based on the survey findings.
4. To make a design proposal for the area, to show how the proposal can be achieved.

1.2 Scope of the Study and Limitation:

The scope of the study covers the investigation of the present deteriorating conditions in old Minna township, and includes policy recommendations and design proposal for the area.

The study area lies between the two arms of River Suka forming a natural boundary to the North and South of it (Fig.1.1)

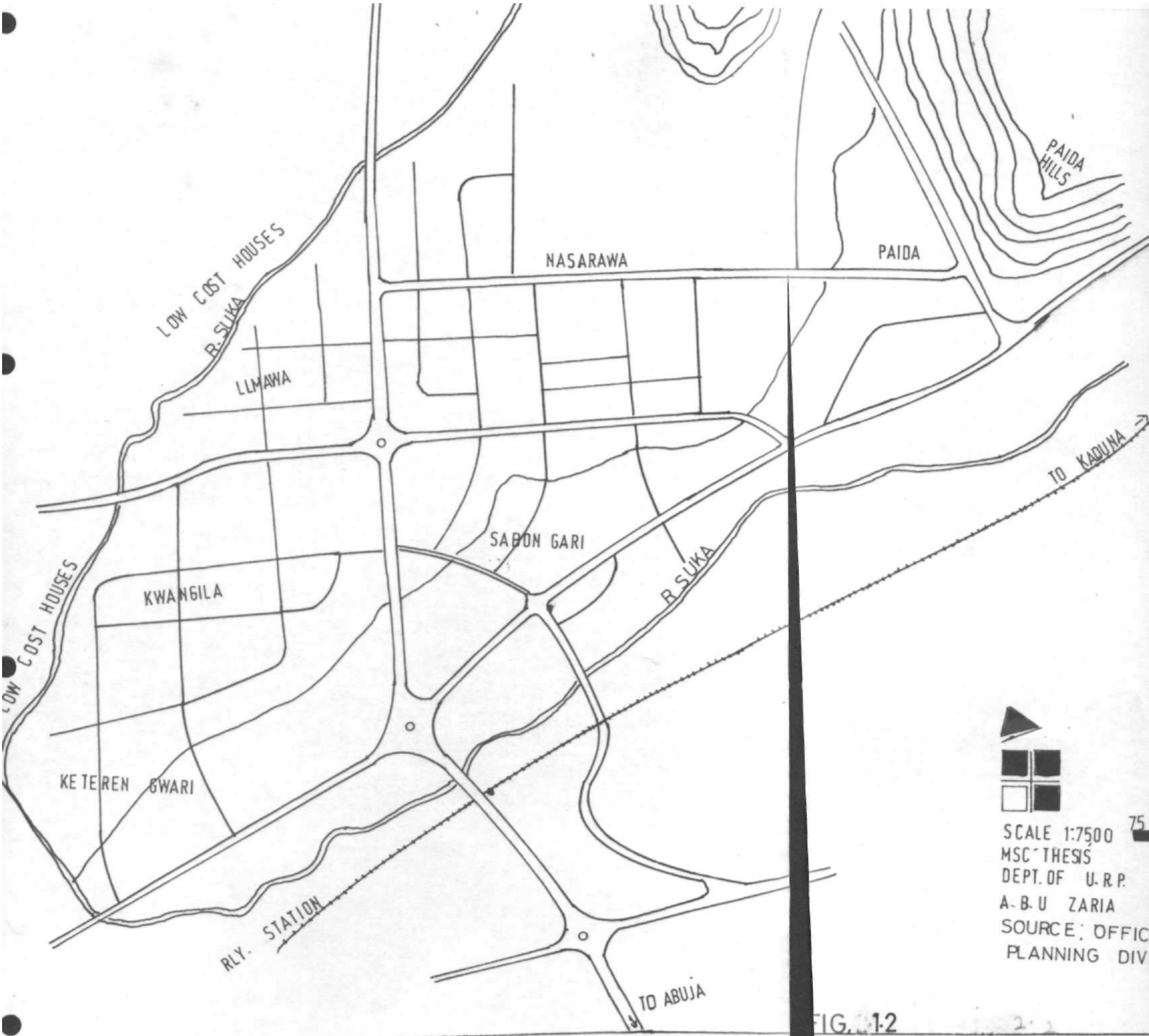


FIG. 1.2

RESIDENTIAL COMMUNITIES OF OLD M NA TOWNSHIP

and includes areas such as Limawa, Nasaraw, Kwangila, Koteren Gwari Paida and Sabon Gari (Fig. 1.2).

1.3 Justification for the Study Area:

The justification for the study area arises due to a number of problems such as

(1) Heavy traffic passing through the township, thereby constituting a safety bazard in the area.

(2) Deteriorating environment due to oldage and poor maintenance.

(3) Poor maintenance of roads and inefficient system of drainage and refuse disposal, resulting into poor environmental sanitation.

(4) Traffic congestion, most especially along the Sabon Gari and Market roads.

(5) Inadequate provision of community facilities such as education, recreation and shopping areas.

1.4 Methodology and Survey:

The methods of survey used for the collection of data for the study include:-

(1) Observation of the study areas.

(2) Questionnaires distribution, interview schedules and Informal discussions with the people.

(1) Observations:

An eye survey observation was conducted round the whole town to assess the

(i) Landuse pattern.

(ii) Building age and conditions.

(iii) Environmental sanitation and

(iv) The traffic condition in the area.

(2) Interviews:

Interviews were conducted using questionnaires distribution, interview schedules, and informal discussions with the people to find out their opinions about the study area, and to know if such programme the study is proposing will be accepted.

Overall four hundred and fifty people were selected for interviews, by a random sampling method. Seventy five from each of six residential communities in the area.

1.5 Arrangement of the Thesis Report:

The thesis is divided into five main chapters.

Chapter one covers the aim and objectives of the study, its scope and limitation, the justification for the study, and the methodology used for the collection of data.

Chapter two deals with the background to the study area, its location, climate, and vegetation, its historical development, its structure and socio-cultural characteristics.

Chatper three, concerns the definations of the different concepts for Urban Renewal, the justification forurban renewal, the problems and benefits of rehabilitation and redevelopment.

Chapter four deals with the analysis of the study area; its existing landuses, the survey findings, inferences, the basis for the study, and the restructuring of the proposed Minna Master Plan.

Lastly, chapter five concerns the proposals and recommendations for the improvement of the study area, its implementation, its phasing and the design proposals.

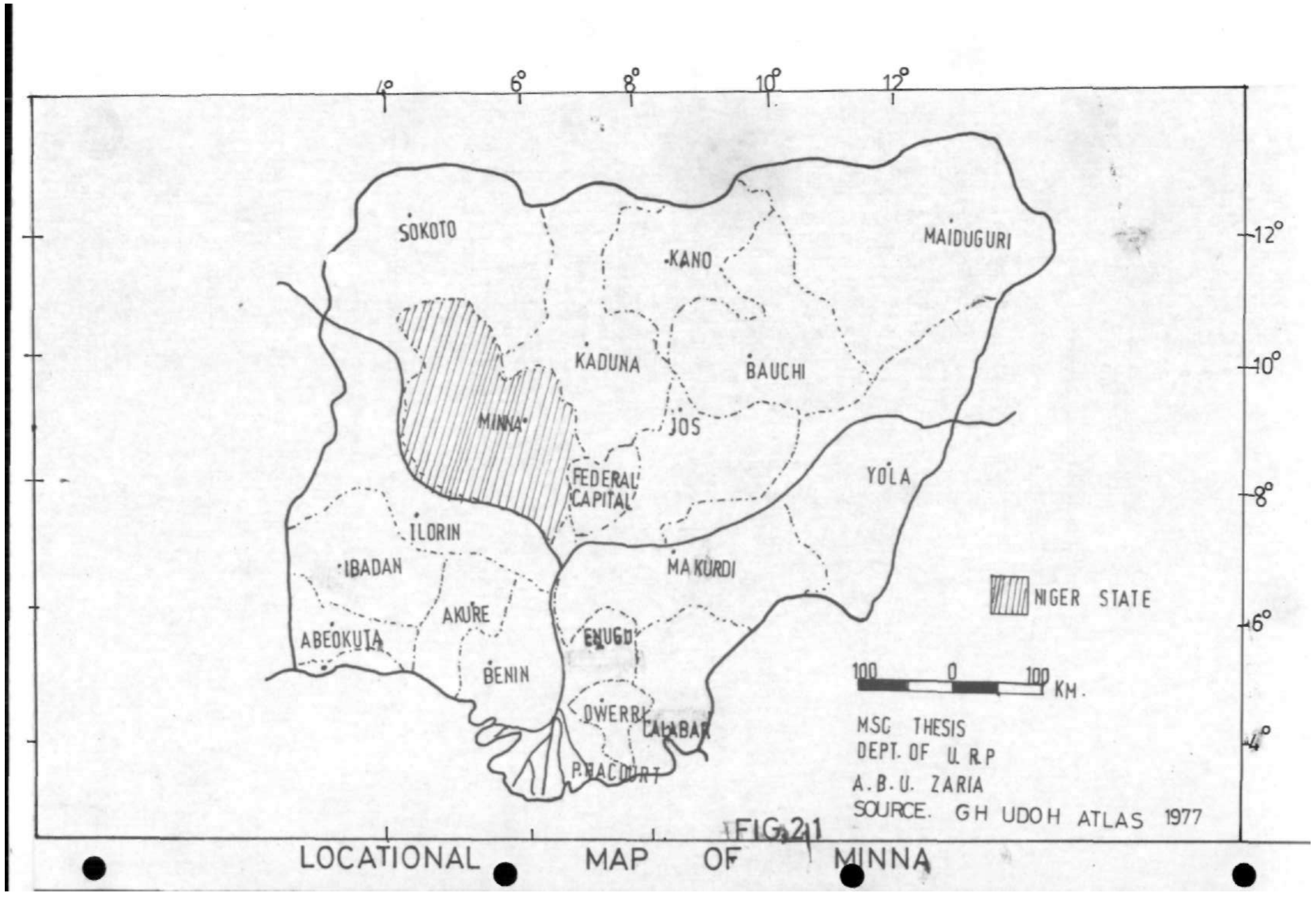


FIG.2.1

LOCATIONAL MAP OF MINNA

CHAPTER II.

2.0 BACKGROUND TO THE STUDY AREA.

2.10 Location of Minna:

Minna capital of Niger State lies between latitude 9° and 10°N of the equator, and between longtitude 6° and 7° east of the Greenwich Meridian (Fig. 2.1).

2.11 Location of the Study Area:

The study area demarcated as old Minna township lies between the two arms of river Suka forming a natural boundary to the North and South of it, and to the north east, the area is bounded by the Paida Hills. Generally, the area lies in a low lying plain sloping gently west ward (Fig. 1.1).

2.12 Climate and Vegetation:

Minna experiences two types of climatic seasons:

(i) The rainy season, and

(ii) The dry season.

The rainy season starts as from the month of May and lasts until October. Rainfall is fairly high about fifty four inches annually.

The dry season starts as from the month of November and lasts until April. Temperatures are usually very high between 85°-90°F.

As a result of these two climatic seasons, Minna experiences a Savannah type of vegetation; with tall grasses.

TABLE II:

Plan Period	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7
Assumed Growth	Extended 1980/81 8% annual growth	1981/86 7% annual growth	1986/91 5%	1991/96 5%	1996/200 A.D
High Density 50% 75 people/ hectare	2080	11,300	10,880	13,900	17,720
Medium Density 50 p.p.h. 50%	2600	14,120	13,600	17,370	22,150
Low Density 25 p.p.h. 10%	520	2,830	2,720	3,480	4,430
Total increase	5200	28,250	27,200	34,750	44,300
Total Population at the end of Plan Period 2000 A.D	70,200	98,450	125,650	160,400	204,700

Notes: 1979/80 base population is 65,000 people derived from households interviews survey.

Source: MasterPlan for Minna, Capital of Niger State 1979-2000 A.D. By Max Lock Group, Nigeria.

2.14 Historical Development of the Study Area:

The present day Old Minna Township was a Gwari settlement, which grew to importance as a result of the Lagos-Kano railway lines passing through the area in 1911.

At that time, the only existing developments were the Gwari villages of Paida and Keteren Gwari. Gradually, immigrants came in to the town and settled first, in Keteren Gwari, Kwangila, Limawa, Nasarawa, and later in Sabon Gari and Paida (Fig. 1.2).

In 1951, under the colonial administration, Minna became the provincial headquarter of the then Niger province.

In 1967, under the defunct North Western State, it became the divisional headquarter of Minna division. And later in 1976, when Niger State was created out of the former Norther Western State, it was made the State Capital. Thus Minna can be said to owe its growth and importance as a result of the Lagos-Kano railway establishment and later, due to political and administrative factors rather than to economic. This history of the development of Minna town, thus accounts for the socio-cultural variations among the different residential wards of the area.

2.15 Structure and the Socio-Cultural Characteristics of the Study Area:

Structurally, the study area is divided into six residential communities. These are:-

to different religious beliefs.

2.14 Historical Development of the Study Area:

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1. Paida.
2. Nasarawa,
3. Limawa.
4. Kwangila,
5. Keteren Gwari and
6. Sabon Gari

Paida:

This was the original settlement of the Gwari indegines of the town, but later was inhabited by none indegines. Generally, the area is unplanned and houses are very poor. There are no planned roads, except footpaths which have been converted into motorable use. (Fig. 1.2)

Nasarawa and Limawa:

These are residential wards which are also inhabited by the Gwari, but later became more of Hausa settled areas of the town. Houses here are fair compared to those in Paida. The area is planned and residents are predominantly muslims.

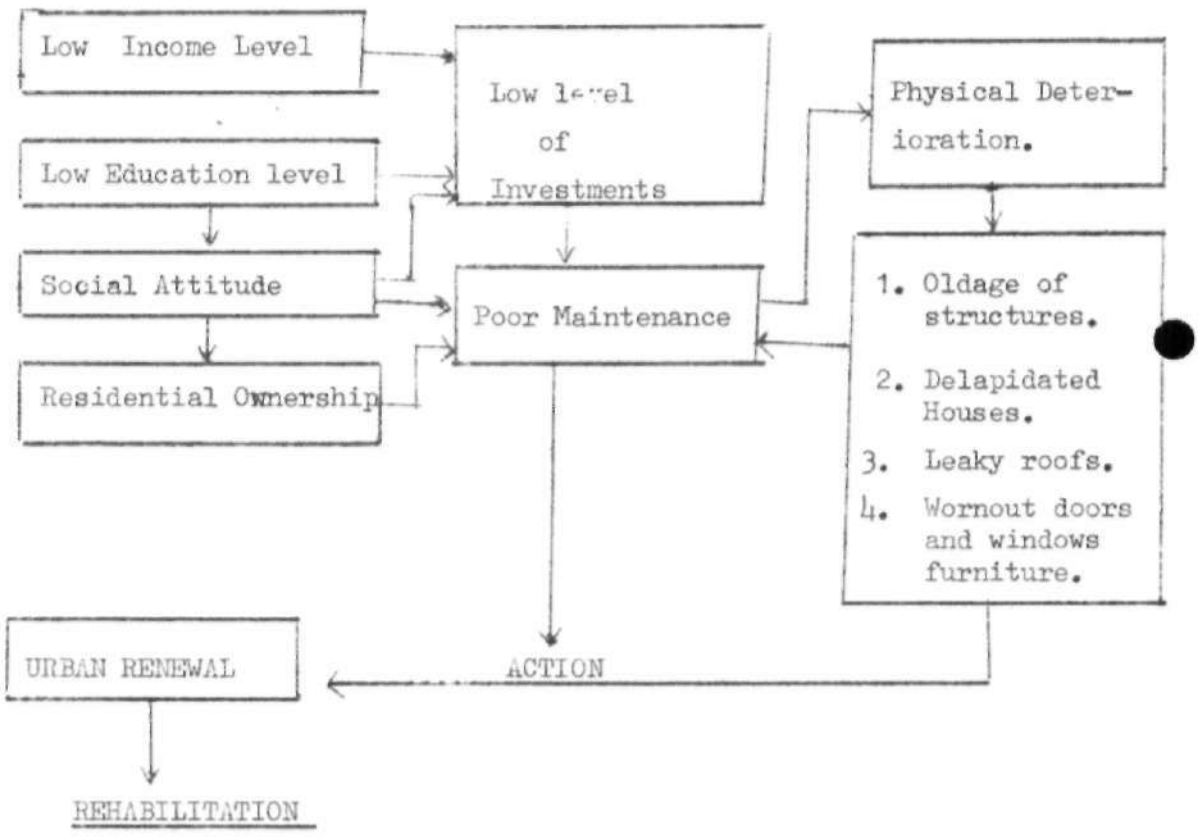
Kwangila and Keteren Gwari:

These are residential wards which were first settled by the railway workers and other immigrants to the town. Generally, the area is planned, on a grid iron pattern (Fig. 1.2) and most of the population there is predominatly non-indegines comprising of Ibo, Yoruba and Nupe, belonging to different religious beliefs.

Sabon Gari:

As the name suggests refers to a place for non indegines. The area is planned with most of the houses in good conditions. Residents here are also predominantly Yoruba, Ibo, Nupe, Tiv and other ethnic groups of different religious beliefs.

CONCEPTUAL FRAMEWORK.



CHAPTER III.

3.0 DEFINITIONS AND CONCEPTS OF URBAN RENEWAL.

Generally, the need to improve upon the environments of any area usually arises from situations such as expansion of the town, traffic problems, worn-out buildings, and a change of attitude by the inhabitants towards their environment.

3.10 Urban Renewal:

The United Nations defines the term 'Urban - Renewal' as "a system for preventing the pre-mature obsolescence of urban neighbourhoods, and facilities, for the restoration of declining areas as well as the re-creation of worn-out areas".[1]

Lowdon Wingo Jr. defines it as "the processes which influence the condition of the city's physical plant".[2]

Urban Renewal began as a housing programme. Its antecedants were instituted in large degree to improve the welfare of the low income consumers of housing services.

Other interest groups have since then injected new view points and objectives which have considerably diluted the housing goal.

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1. United Nations (1967), Planning of Metropolitan Areas and New Towns. United Nations Publication, p. 80.

2. Lowdon Wingo Jr. Urban Renewal: A Strategy for Information and Analysis, p. 143.

City Planners have for example shaped many of the view points which measure the aims of the programme in terms of the re-design and reconstruction of the city.

Central Business District interests have seen in the programme, the possibility of the massive efforts necessary to arrest the drain of urban decentralization and to re-focus the economic and social life of the region on its core - a revatalised transformed Central Business District.

In a sense, urban re-newal decision making focuses on the overall regional development.

3.11 Justification for Urban Renewal:

"The emergence of 'blight' in the physical plant of the city is the formal justification for the development of an urban renewal programme and policy"[3] (Lowdon Wingo Jr.).

This condition of blight arises from a number of factors such as traffic problems, worn-out buildings, and inadequate physical planning and urban infrastructural facilities and services e.g health, recreation, open spaces and shopping areas.

3.12 Methods of Urban Renewal:

Three approaches to urban renewal can be identified, these include:(a

(a) Rehabilitation.

(b) Redevelopment;and

(c) Conservation.

---

3. Lowdon Wingo Jr., ibid, p. 144.

3.13 Rehabilitation:

The United Nations defines the term 'rehabilitation' as "the restoration of an area or buildings (that are structurally sound, but partially deteriorating) to their original functions or a new one, and the provision of necessary facilities and services"[4].

Adepoju Onibokun (1972) defines it as "physical environmental improvements at both the micro and macro levels".[5]

At the micro level, the term refers to the environmental upgrading on an individual housing unit basis. In this case, the defective houses are repaired, some are plastered and re-painted, windows are added and cleanliness and good sanitation are promoted among all households.

At the macro level, the term refers to "the process of neighbourhood revitalization through the removal of the worst houses, the repairing and construction of streets and the addition of parks and other open spaces".[6]

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4. United Nations (1967) Planning of Metroploitan Areas and New Towns: United Nations Publication, p. 80

5. Adepoju Onibokun, Nigeria: Strategies for Urban Redevelopment; Town and Country Planning Summer School February, 1972, p. 52.

6. Adepoju Onibokun, ibid, p. 52.

For the purpose of this study, the term rehabilitation will refer to imporvements of the environment at both the micro and macro levels.

Usually rehabilitation occurs in a fairly good area which has some partial blight or slum condition in certain pockets.

This pocket of blight may be as a result of bad layouts of the houses, delapidated structures due to bad maintenance, lack of infrastructures e.g roads and drainage, and the presence of non-compactible land use.

In rehabilitation, the actions taken involve;

(a) Improvement of the layouts and re-organization of the streets pattern.

(b) Demolition of delapidated structures from the area, and utilization of the site cleared for the provision of housing and community facilities e.g. schools, open spaces strects, shopping, parking and recreation centre.

(c) Enforcing zoning regulations, and building by-laws in order to avoid non conforming land uses.

(d) Enforcing some regulations for the maintenance of sound structures which are poorly maintained, this can take the form of repairs on buildings, e.g reflooring, replastering of walls and repainting, etc.

3.14 Redevelopment:

This involves a total slum clearance and replanning of the area cleared, in order to improve the environment.

Usually, redevelopment takes place in slum areas which have unhealthy conditions, with majority of the houses unfit for human habitation, and gross inadequate utilities, facilities and services.

In redevelopment, the actions taken involve:

(a) Relocating the people occupying such area in a safe and decent housing environment. This can be temporal or permanent.

(b) Clearing all the structures from the area.

(c) Replanning the site and provision of all the necessary infrastructural facilities and services.

3.15 Conservation:

This is "the preservation of building, monuments, or landmarks in good physical condition due to their historical, architectural and aesthetic values".[7]

3.16 Problems of Redevelopment:

Generally a number of problems arise in urban renewal programme carried out through redevelopment. These include:-

(a) Economic.

(b) Social, and

(c) Other problems.

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7. United Nations (1967): Planning of Metropolitan Areas and New Towns, United Nations Publication, p. 80.

(a) Economic Problems:

For example, the redevelopment of old Minna town would lead to the building of new houses thereby creating a new social and physical environment. But these new houses would have to be paid for. If economic rents are charged for them, and assuming that this would approximate to the present rental costs in the suburbs of the study area family that requires a two bedroom house would have to pay about (₦40) forty naira per month for their accomodation, which of course is higher than what monthly income of most of the residents can afford(4.8)And if the alternative is to charge ₦10 a month which is the average rent per month per room in the study area, this would be a high economic burden for the government to bear as it would involve a very high level of housing subsidy at the expense of the resources required for economic growth of the young state.

(ii) Land ownership would not be a problem but the negotiation for compulsory acquisition will be a tedeious exercise thereby tying up capital in unproductive investments.

(iii) It will be impossible for the government to rehouse all the people in the old township if redevelopment of the area is carried out; thus many will need alternative accommodation.

(iv) Another problem of redevelopment is that, the people would need to travel from their new houses to their places of work or trade, hence commuting costs (monetry) would weigh down on their household budget.

Journey to places of work would be longer and more tedious, giving rise to social costs that cannot be easily quantified.

(v) Craftsmen and traders would find it difficult at least initially, to establish new customers. The act 'per se' will no doubt pull apart the already established socio-economic personal relationships of the residents.

(b) Social Problems:

Socially, the negative aspect of redevelopment is that - it will disrupt the social relationships which the people have already established for quite a long time with one another. The people would be widely dispersed to other areas thus leading to the disruption of the closely formed family structure.

The experience from the Lagos slum clearance of 1952 has shown the negative social consequences such redevelopment programme can bring to the people. Many families were scattered and the existing socio-cultural relationships among the people were completely destroyed; thus bringing about socio-cultural loss to the residents.

(c) Other Problems: Include those of psychological, financial, human, administrative and technology.

(i) Psychologically, it will be initially difficult for the people to adjust in their new environment, as a result of the long traditional attachment they have had with their former places of residence before being moved out of the area.

(ii) Redevelopment would require a thorough preliminary surveys and technical staff to prepare the design schemes. These necessary resources are presently not available in the state, as there is shortage of qualified and experienced planning staff, at present, the whole of Niger State can only boast of four qualified planning personnels; which is quite small.

(iii) The administrative machinery is at present incapable of carrying out elaborate planning scheme, being very preoccupied with the running of the socio-economic and political affairs of the state.

(v) Lastly, redevelopment will cause the disruption of transportation services, and facilities such as roads, water pipe lines, telephones, and electricity mains, thereby causing untold social hardships to the residents and economic wastes to the government.

3.17 Problems of Rehabilitation:

Rehabilitation may be labelled merely as postponing the doomsday reckoning of houses because, there is a limit to which a house may be rendered satisfactorily rehoused.

But considering the level of available resources, human and financial; those problems cannot be summoned together.

However, these problems are less when compared to those of redevelopment.

One of such problems is that, in the process of removing physical blight in the area affected, it tends to

create overcrowding and congestions in other areas not affected. For example most of the people displaced have to find alternative accommodations, and in the process they congest other areas not affected by blight.

3.18 Benefits of Rehabiltation:

The benefits of rehabilitation are:

(i) It provides a new socio-economic and physical environment through the removal of blight conditions in the areas affected, and provision of community facilities and services.

(ii) Economically, it involves less financial and human cost in its implementation.

(iii) Socially, it disrupts less the existing family cohesion and the different social organization among the residents.

(iv) It helps to preserve the existing housing stock and other structures of historical values by improvements through the individual and the community's efforts and investment. And by this prevents the shortage of housing accommodation, the destruction of the historical and cultural features of the area, and the huge financial outlays of clearance and redevelopment.

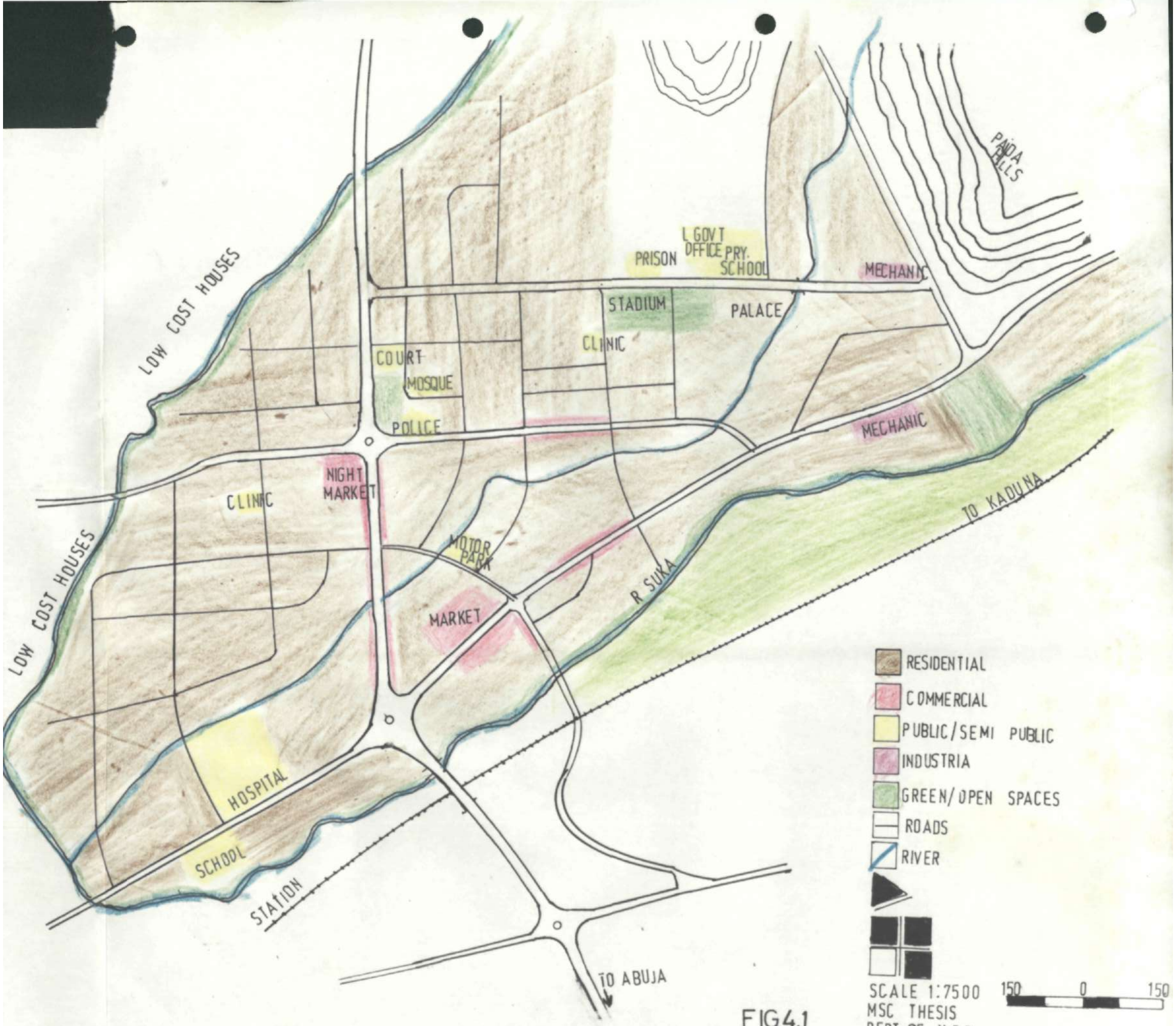


FIG 4.1

PRESENT LAND USE OF OLD MINNA TOWNSHIP

CHAPTER IV.

4.0 ANALYSIS OF THE STUDY AREA:

4.11 Existing Landuse:

One striking feature about the study area is the absense of of landuse zones. The area is purely residential (Fig. 4.1).

4.12 Residential:

Residential development in the study area is characterised by mixed land uses.

Residential developments in Kwangila, Keteren-Gwari, Limawa and Sabon-Gari are planned, compared to the unplanned developments in Paida and parts of Nasarawa wards (Fig. 4.1) most roads within these areas are footpaths which were later converted as motorable roads.

4.13 Commercial:

Commercial uses are mixed up with residential. These commercial activities are found in the different parts of the area, most especially along the major roads such as the Bosso, Sabon-Gari, Kuta, Market, Ketern Gwari and the Air Port roads. Apart from the street shopping activities along the roads, commercial activies like foodselling kiosks and hawkers stands are also found.

In addition to this, there is the central market located in Sabon Gari. Most of the daily domestic commercial activities are concentratedin this area (Fig. 4.1).



Plate 1

An example of a poor road with a poor drainage system as seen in Zaria, and other parts of the study area.

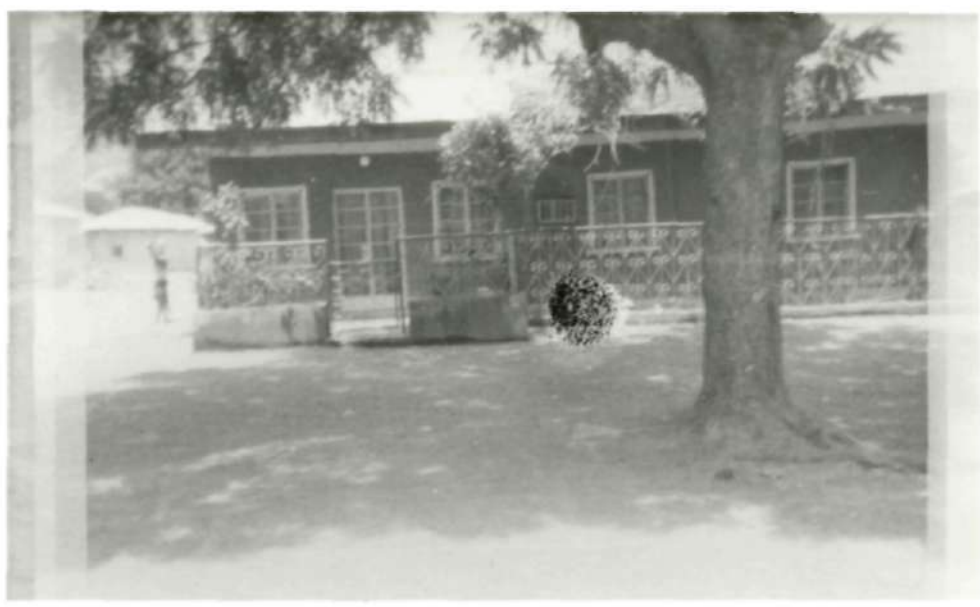


Plate 2

An example of cement block houses with iron sheet roofs. These can be seen mostly in Kaben-Kuri and other parts of the town.

4.14 Public and Semi-public:

Survey observation of the study area shows that most of the public and semi-public landuses in this category are the mosques, schools, churches, clubs, the general hospital, and the motor park (Fig. 4.1).

4.15 Roads and Parking:

The survey conducted shows that, apart from the major roads such as the Bosso, the Market, Sabon Gari, Kuta, Gwari and the Air Port roads which are tarred, all the other collector streets are laterites and poorly maintained (Plate I). In Paida and parts of Nasarawa, the roads are foothpaths but have been converted into motorable use (Fig. 4.1).

During the rainy season these roads are flooded making accessibility very poor.

All over the town, there are no parking spaces. Vehicles parked along the sides of the roads and often causing traffic congestion most especially along the Sabon Gari and the market roads which are the commercial areas of the town.

4.16 Open Spaces and Agricultural Land:

With the exception of the stadium, the large open spaces infron of the Emir's Palace and the Friday Mosque which serve as playing grounds for the people. There are no organized open spaces such as relaxation or recreation parks. Farming is practised in the area, but along the courses of river Suka (Fig. 4.1).

HOUSING CONDITIONS

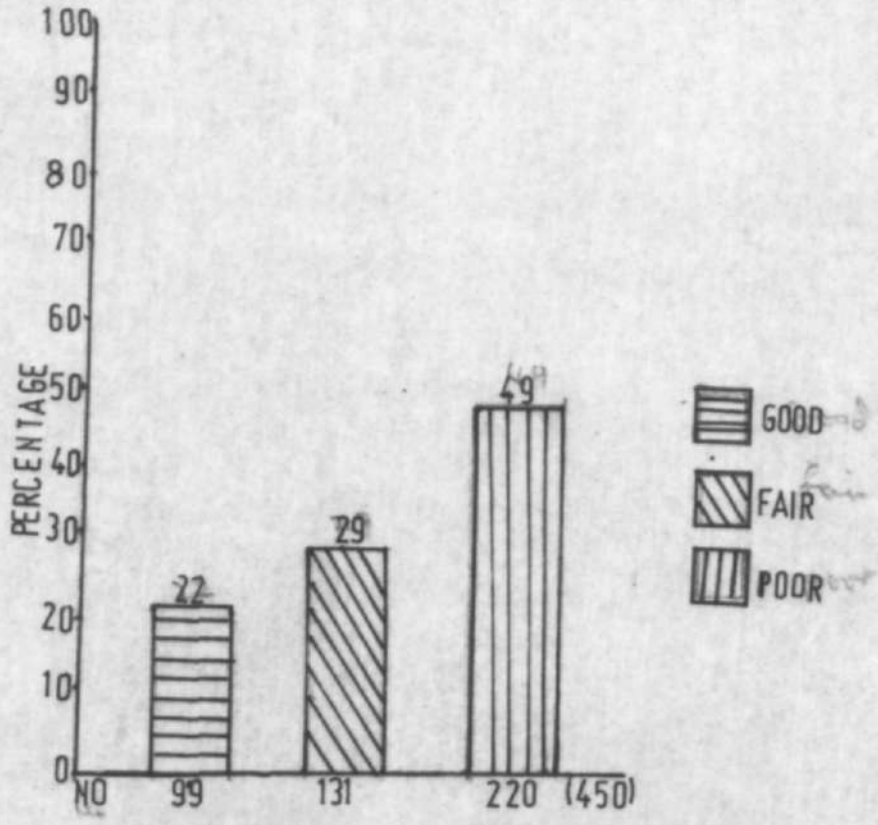


FIG. 4.2

4.2


PRESENT HOUSING CONDITION IN OLD MINNA TOWNSHIP
GOOD
FAIR
POOR
FOOTPATHS
RIVER
SCALE
DEPT OF U.R.P
A.B.U. ZARIA.
SOURCE: OFFICE OF TOWN PLANNING MINNA
LOW COST HOUSES
TO ABUJA

FIG 4.2



Plate 3

An example of a traditional Gwari round houses built of mud materials and thatched roofs. These can be seen mostly in Doida and parts of Nasarawa.



Plate 4

Traditional Hausa HOUSE, Built of mud with thatched roofs This is commonly seen in Nasarawa, Limawa and Doida.

4.20 SURVEY FINDINGS.

4.21 Building Conditions and Materials:

Housing standard in any society at any point in time depends on the level of technology, economic and the socio-cultural factors of the people ([redacted]).

The survey of the study area shows that houses generally are poor. 49% of the houses are found to be poor. 29% are fair, and 22% are considered good (Fig. 4.2(a)).

The survey also shows that 56% of the houses are built of mud materials and have iron sheet roofs. These are seen in every parts of the town. 35% are built of cement blocks, and have iron sheet roofs. These are most commonly seen in Sabon Gari, Kwangila, Keteren Gwari and few parts of the town (Plate 2) 4% are built at mud walls and have thatched roofs. While 5% are built of mud walls and have mud roofs (Fig. 4.3).

These are commonly seen in Nasarawa and Limawa wards (Plates 3 and 4).

From this survey, it can be infered that the most common building materials used is the mud, perhaps because it is cheaper and readily available. Also iron sheet roofing materials are commonly used by the people than thatch or mud roofs, perhaps because it is safer in case of fire accidents and also because of its durability compared to the constant repairs carried out on mud and thatched roofings.

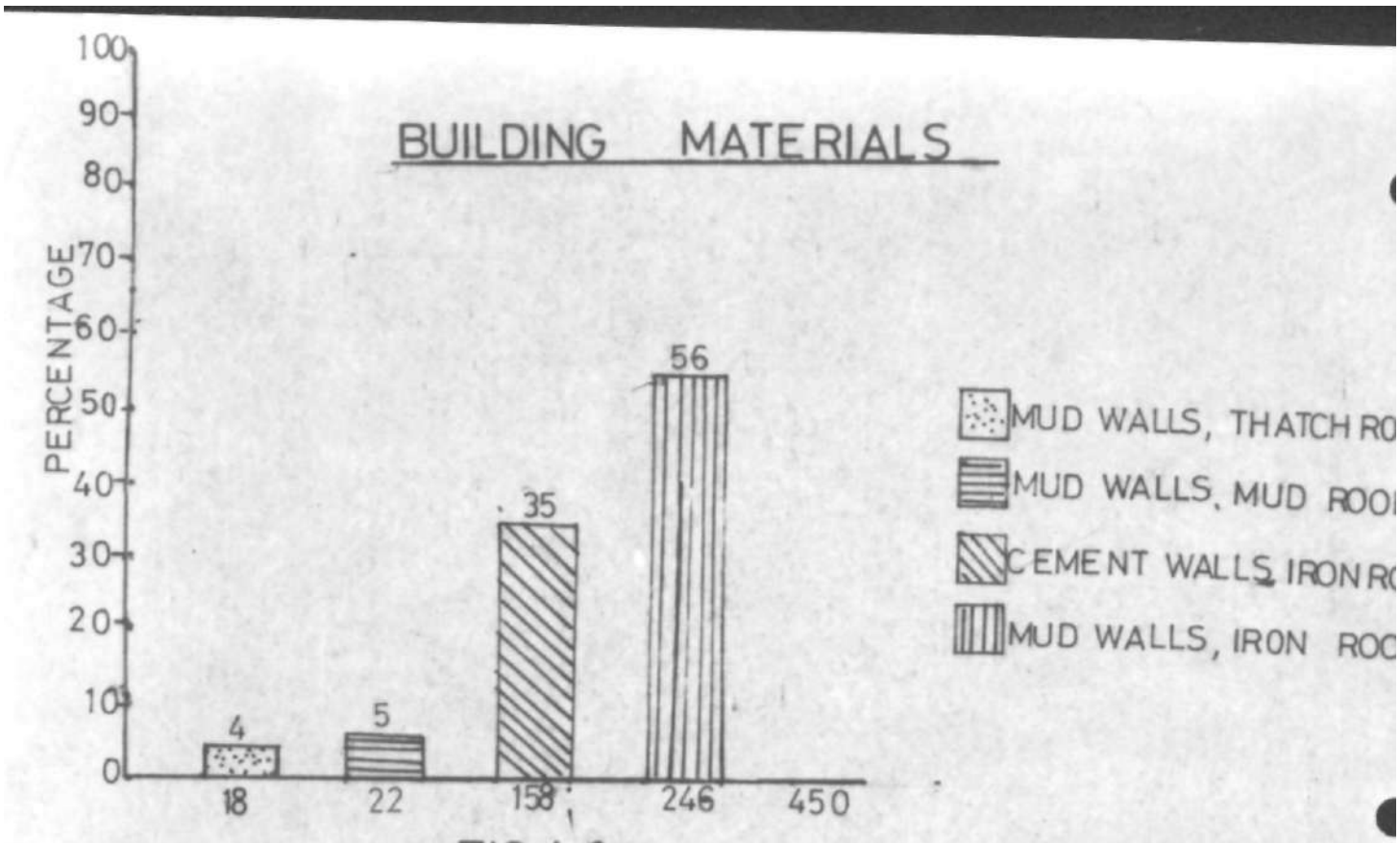

BUILDING MATERIALS
PERCENTAGE
100
90
80
70
60
50
40
30
20
10
0
4
5
35
56
18
22
158
246
450
MUD WALLS, THATCH RO
MUD WALLS, MUD ROO
CEMENT WALLS, IRON RO
MUD WALLS, IRON ROO

FIG.4.3

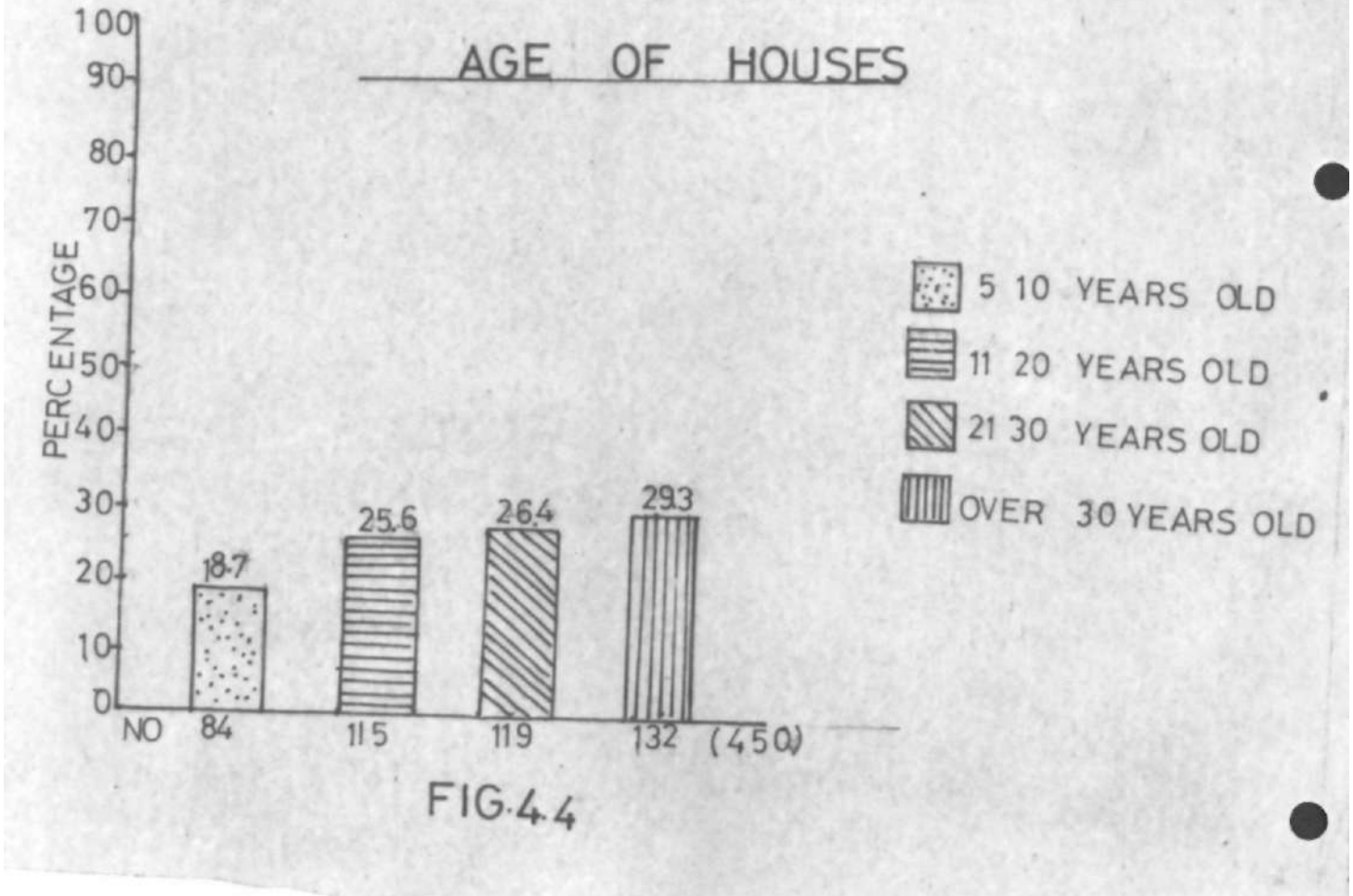

AGE OF HOUSES
PERCENTAGE
100
90
80
70
60
50
40
30
20
10
0
18.7
25.6
26.4
29.3
NO
84
115
119
132
(450)
5 10 YEARS OLD
11 20 YEARS OLD
21 30 YEARS OLD
OVER 30 YEARS OLD

FIG.4.4

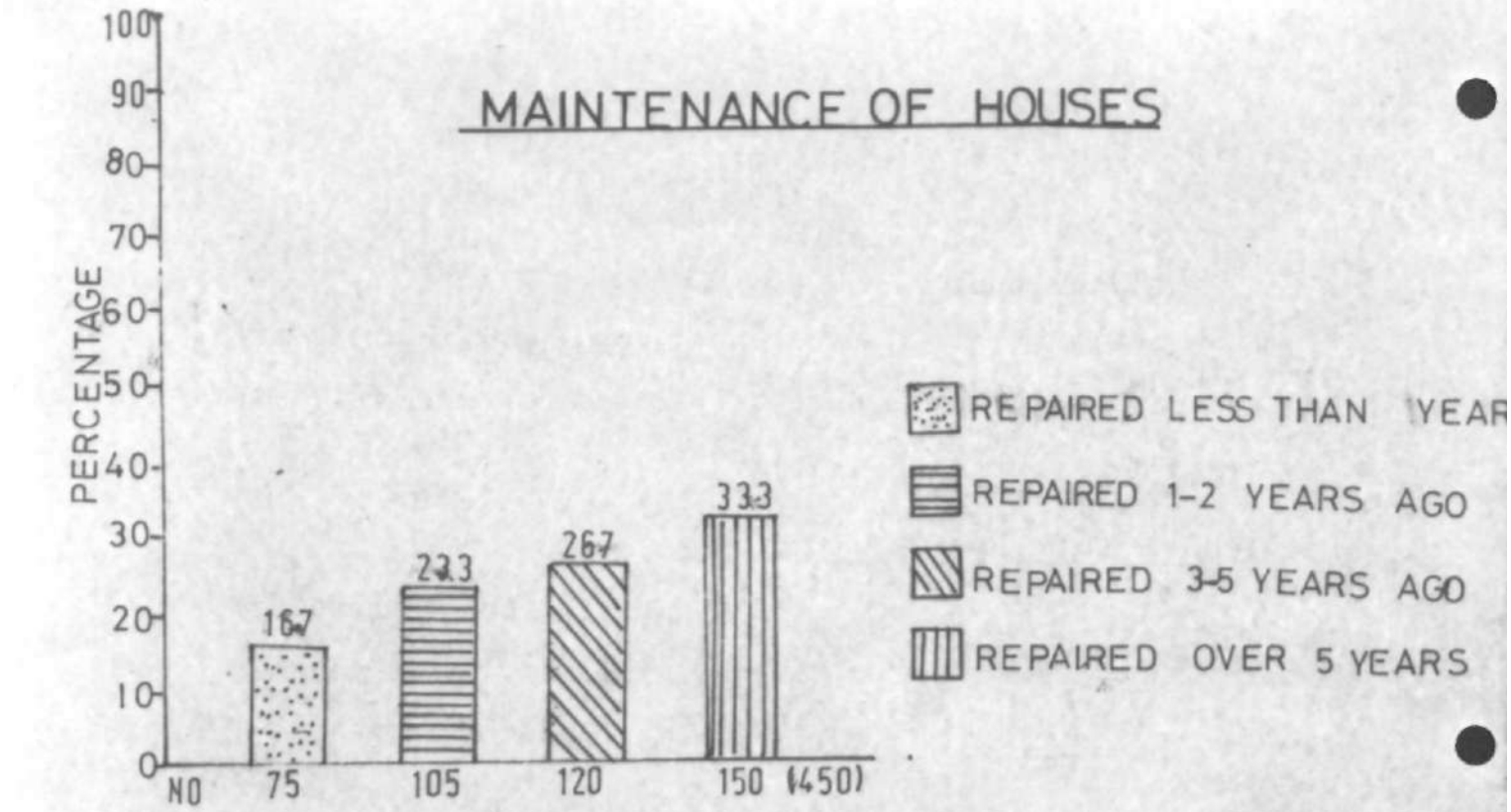

MAINTENANCE OF HOUSES
PERCENTAGE
100
90
80
70
60
50
40
30
20
10
0
16.7
23.3
26.7
33.3
NO
75
105
120
150
(450)
REPAIRED LESS THAN 1YEAR
REPAIRED 1-2 YEARS AGO
REPAIRED 3-5 YEARS AGO
REPAIRED OVER 5 YEARS

FIG.4.5

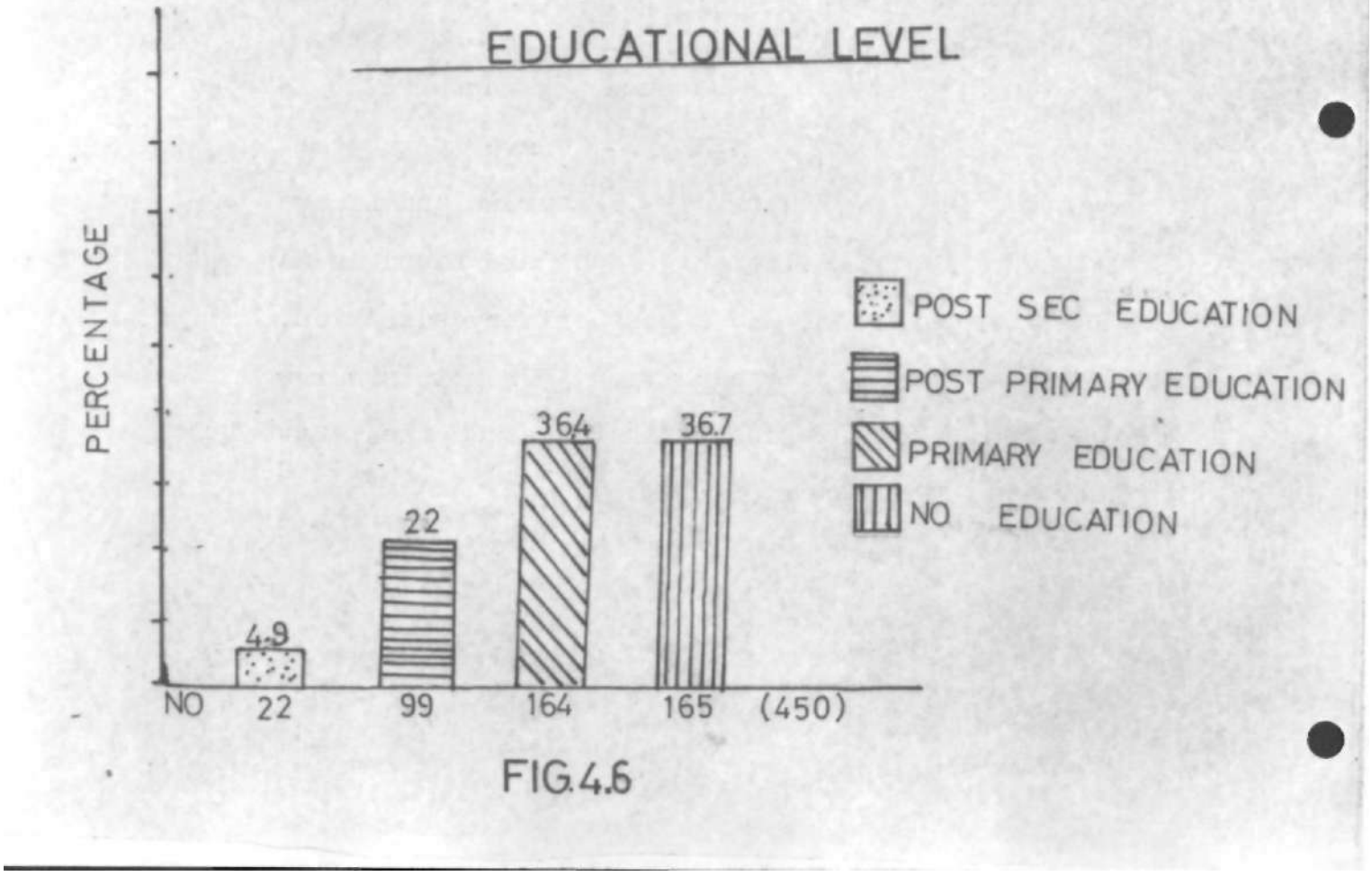

EDUCATIONAL LEVEL
PERCENTAGE
4.9
22
36.4
36.7
NO
22
99
164
165
(450)
POST SEC EDUCATION
POST PRIMARY EDUCATION
PRIMARY EDUCATION
NO EDUCATION

FIG.4.6

4.22 Age of Houses:

Houses in the Study area are old. 29.3% are over 30 years. 25.6% are between 11-20 years. And 18.7% are between 5-10 years (Fig. 4.4).

4.23 Maintenance of Houses:

The survey shows that 33.3% of the houses have repairs carried out on them over the last 5 years. This was the time Minna became the state capital. In order to get high rents from their houses, landlords had to carry out some repairs work on them. 26.7% were repaired between 3-5 years. 23.3% are repaired between 1-2 years. And 16.7% were repaired less than 1 year ago. From this, it can be infered that houses in the study area are poorly maintained (Fig. 4.5).

4.30 Socio-Economic Characte istics of the Residents in the Study Area.

4.31 Education:

Survey of the socio-economic characteristics of the people carried out shows that 36.7% have no western education. These are mostly found in Paida, Nasarawa and Limawa. 36.4% have primary education. These are found in Sabon-Gari and Keteren-Gwari. 22% have post primary education, and 4.9% have post secondary education. From this survey, it can be deduced that residents in the study area, have little or no western education (Fig. 4.6).

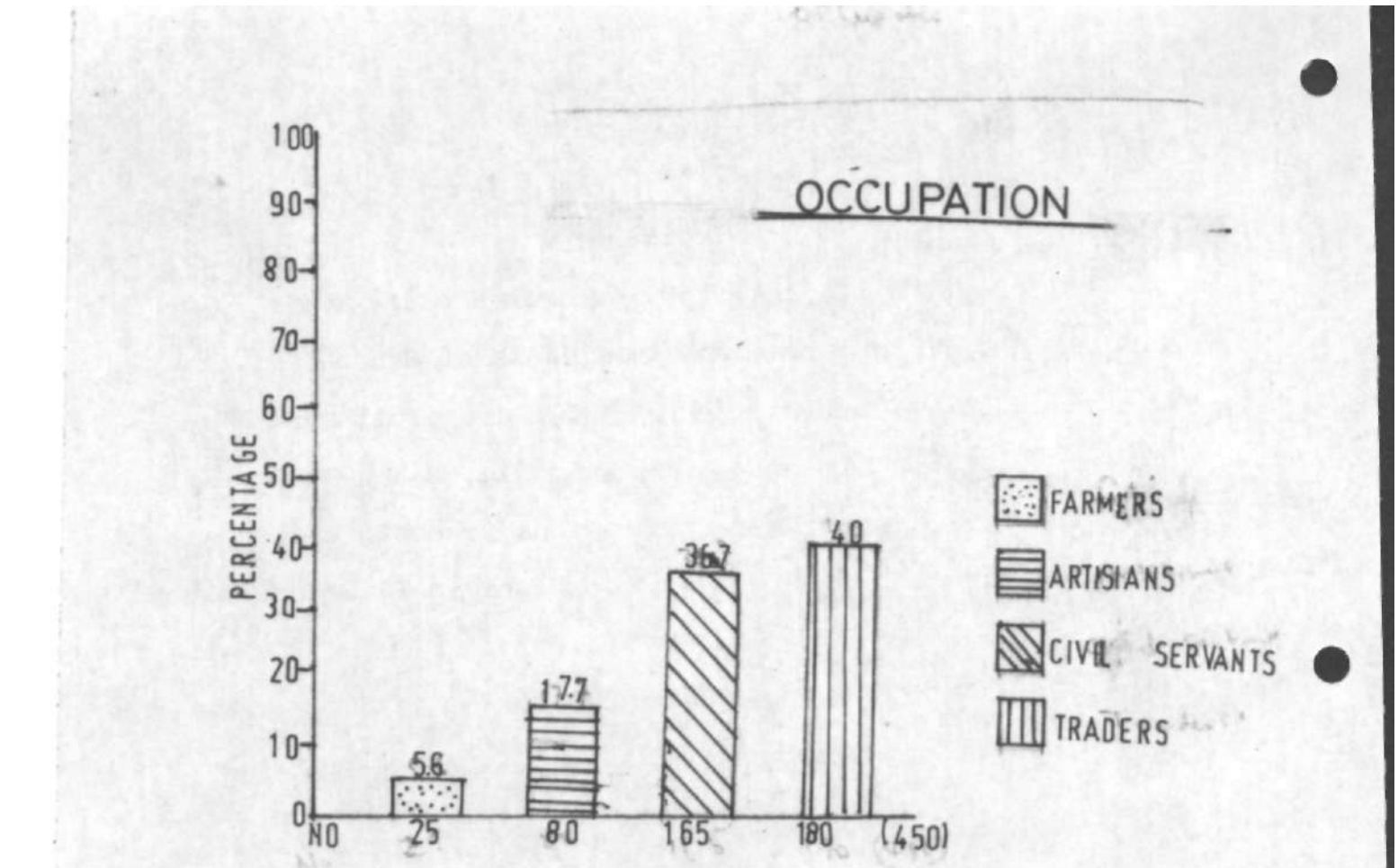

OCCUPATION
PERCENTAGE
100
90
80
70
60
50
40
30
20
10
0
NO
25
80
165
180
(450)
5.6
17.7
36.7
40
FARMERS
ARTISANS
CIVIL SERVANTS
TRADERS

FIG 4.7

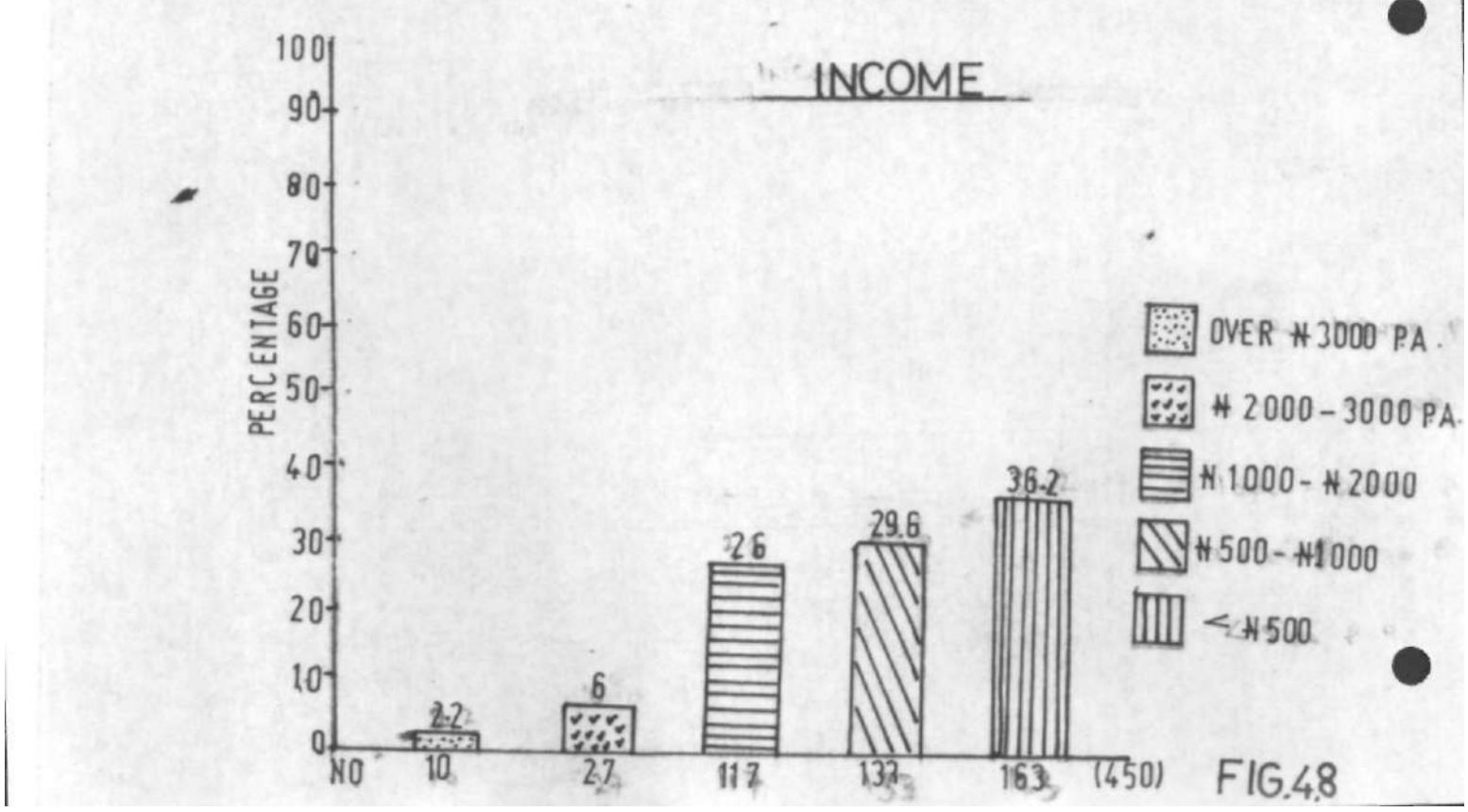

INCOME
PERCENTAGE
100
90
80
70
60
50
40
30
20
10
0
NO
10
27
117
132
163
(450)
2.2
6
26
29.6
36.2
OVER ₦3000 PA
₦2000-3000 PA
₦1000-₦2000
₦500-₦1000
< ₦500

FIG.4.8

4.32 Occupation:

40% of the people interviewed engage in trading activities. These are mostly residents of Sabon-Gari, Nasarawa, Limawa and Kwangila. 36.7% are civil servants, living mostly in Keteren-Gwari, Kwangila, Sabon-Gari and Paida. 17.7% are artisians in various trades. While 5.6% are farmers. Mostly they are found in Paida and parts of Nasarawa.

From this it can be intered that the residents are mostly engaged in trading activities (Fig. 4.7).

4.33 Income:

36.2% of the residents interviewed earn less than ₦500 per annum. These are mostly found in Paida, Limawa and Keteren-Gwari wards. 29.6% earn between ₦500 -₦1000. 26% earn between ₦1000-₦2000. 6% earn between ₦2000-₦3000, most of them living in Kwangila and Sobon-Gari. While 2.2% earn over ₦3000 per annum.

From this, it can be infered that residents in the study area fall within the low income group[8] (Fig. 4.8).

---

8. To determine who is in a low or high income group, "The Nigerian Business Times" 5/4/1979, classified "who earn less than ₦1,700 per annum as low income ₦1,700-₦3,000 as middle income, and over ₦3,000 as high income group.

4.40 Availability of Facilities:

4.41 Education:

Survey observations conducted in the study area also shows that there are only two primary schools serving a population of over 40,000 people. These are located in Nasarawa and Kwangila (Fig. 4.1).

Most children had to walk a distance of two to three kilometres to schools located along the Bosso road, outside their areas.

4.42 Shopping:

Shopping facilities are concentrated in Sabon-Gari ward and along the Bosso, the market, the Sabon Gari roads, and the Central market. Residents in the various parts of the town have to travel some distance of one and half to two kilometres to do their shoppings in these areas (Fig. 4.1).

4.43 Recreation:

Apart from the (Dandal) open spaces in front of the Emir's Palace, the Stadium and the Open Space in front of the Friday Mosque where people can recreate there are no organized relaxation parks, and no cinema theatres (Fig. 4.1) presently only the Railway Club serves as the cinema centre and other cultural entertainments.

4.44 Health:

Observation shows that, there is a general hospital for the whole town located in Kwangila, and two health clinics located in Limawa and Nasarawa respectively. Apart from

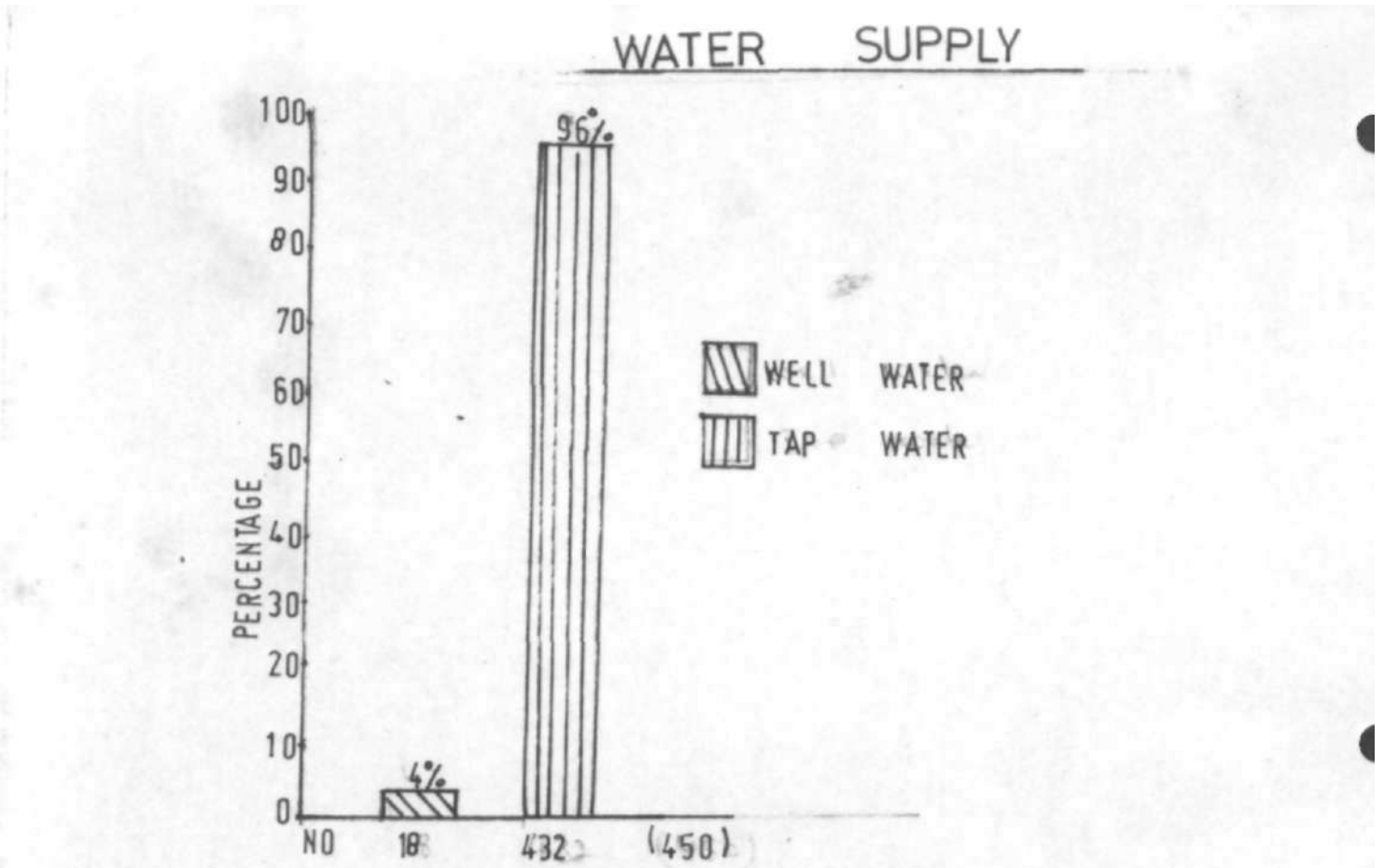


FIG. 4.9

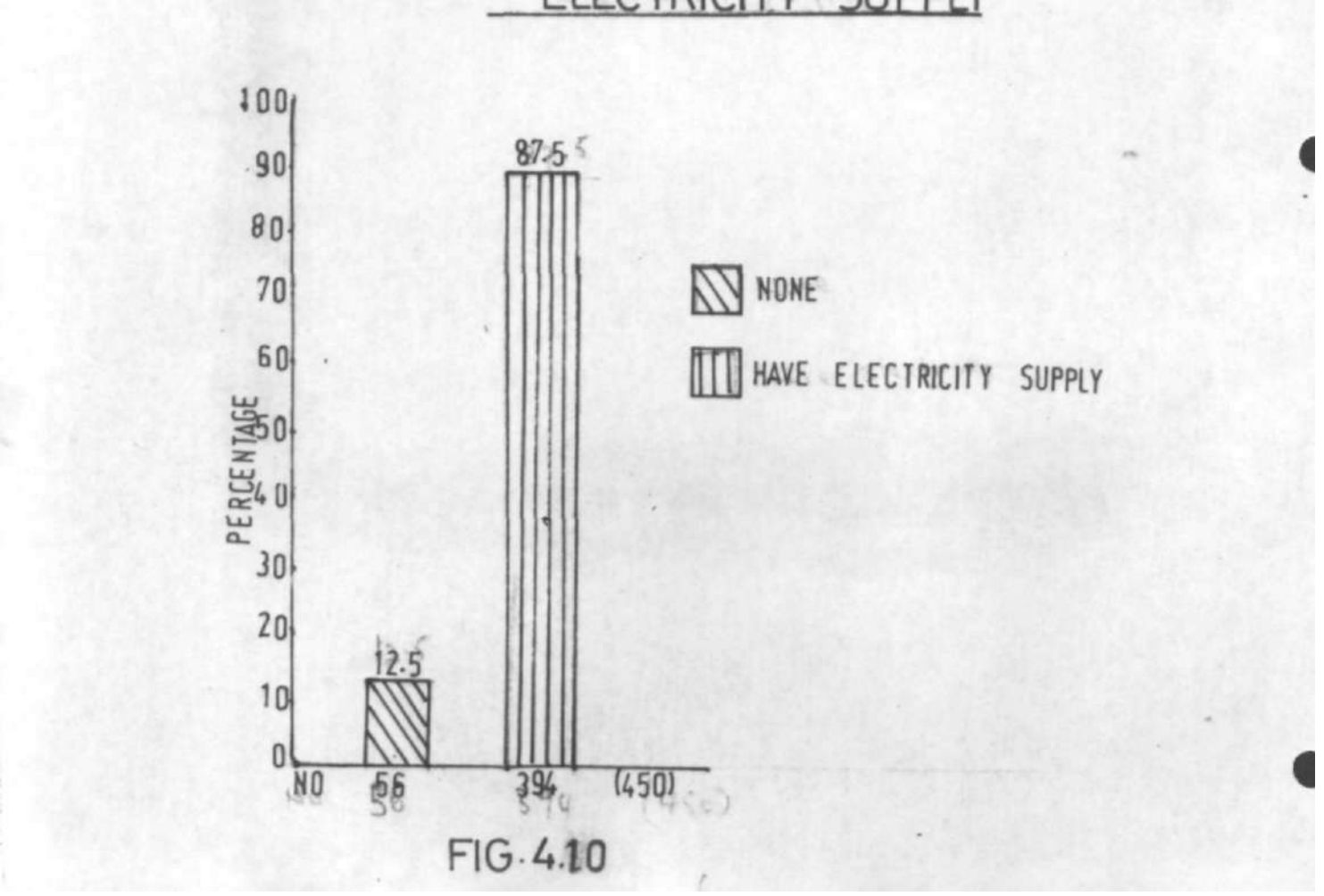


FIG. 4.10



Plate 5

Water is not a problem in the study Area.
The public water taps run throughout the year.



Plate 6

Residents in the study area throw their refuse in any available space(s) in front or behind their houses, as seen in the picture above.

these, the other parts of the town have no such facilitity (Fig. 4.1).

4.45 Water and Electrictity Supply:

96% of the resients in the study area depend on tap water as the main source of their domestic water supply. While 4% depend on well water; but only during any severe dry season. The survey also shows that 87.5% of the houses have electricity supply, while 12.5% have none. They depend on the kerosine bush lamp and the candles.

The inferences here is that, the study area has no problem of water or electricity supply (Fig. 4, 9 and 10) and (Plate 5).

4.46 Roads and Drainage System:

Apart from the Bosso, the Sabon G$_a$ri, the Market. the Keteren Gwari, the Kuta, the Air port and the Gwari roads which are tarred, all the other roads in the study area are Laterites, and poorly maintained.

Accessibility in some parts of the town e.g. Paida and Nasarawa are poor. Roads here are footpaths converted into motorable use. And during the rainy season they are poorly accessible as a result of the pot holes.formed in them due to rain erosion.

Drainage system is also very poor in the study area. Observation shows that waste water from individual compounds drains on to the roads, sometimes forming pool of stagnant water, thus serving as breeding places for mosquitoes and

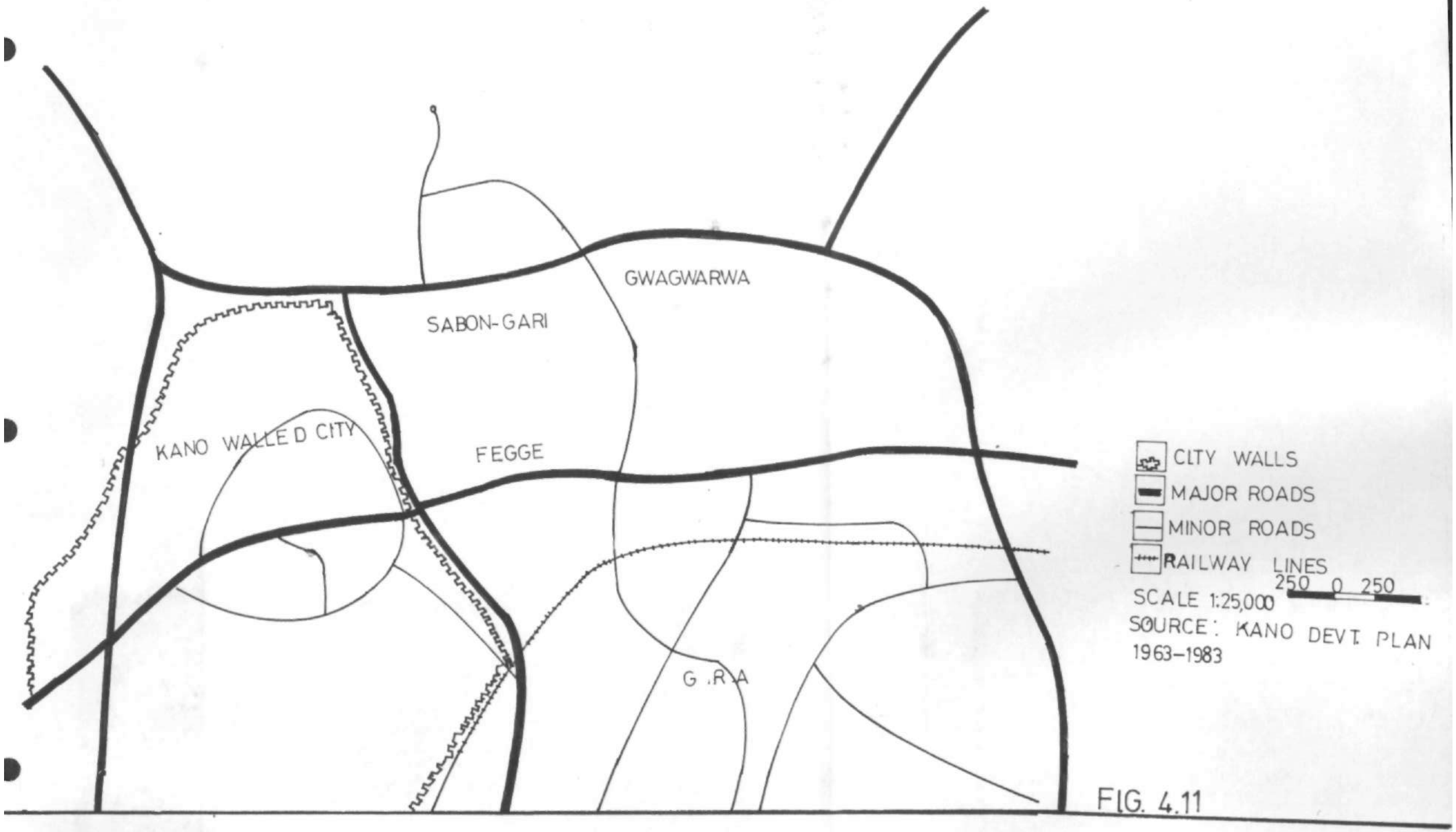


FIG. 4.11

KANO WALLED CITY AN EXAMPLE OF A TRADITIONAL TOWN DESTROYED BY THROUGH TRAFFIC .

other insects, and also posing as health hazard to the residents, and contributing to the poor environmental sanitation (Plate 1).

4.47 Refuse Disposal System:

Observation shows that the system of refuse disposal in the study area is very poor. There are no waste collecting bins. In most cases, residents throw their refuse on any available open spaces in front of their houses their backyards or in the streams close to them (Plate 6).

4.50 Problems of the Study Area:

From the survey findings, the main problems of the study area are those of:

(1) Heavy traffic passing through the township, thereby constituting safety hazard to the communities.

(2) Environmental deterioration due to conflicting land uses, poor sanitation, oldage of buildings and poor maintenance.

(3) Traffic congestion along the roads most especially along the market and the Sabon Gari roads. This congestion arises due to lack of parking spaces in the commercial areas of the market and the motor park.

4. Poor roads due to bad maintenance. Also poor system of drainage and refuse disposal thereby resulting into poor environmental sanitation. And finally

(5) Inadequate community facilities such as education, recreaction and shopping areas; and facilities such as banks, post office, cinema, exhibition centres, etc.


TO KADUNA
BYE PASS
BYE PASS
GOVT GIRLS COLLEGE
GOVT TEACHERS COLLEGE
BOSSO
PROPOSED NURSING SCHOOL & TEACHING HOSPITAL
ADVANCED COLLEGE
BAHAGO COLLEGE
G.R.A
SHOOLS
AIRPORT
STADIUM
SECRETARIAT
LOW COST HOUSES
R. SUKA
R. SUKA
TO SHIRORO /KUTA
CRH
STATION
TEMPORARY SECRETARIAT
POLICE BARRACKS
TUDUN WADA
ARMY
ADVANCED TEACHERS COLLEGE
TO BARO
TO BIDA
TO ABUJA
RESIDENTIAL
COMMERCIAL
PUBLIC SEMI PUBLIC
INDUSTRIAL
AGRICULTURE
GREEN
CATERING REST HOUS
RIVER
SCALE 1:50,000
DEPT. OF URBAN
A.B.U ZARIA

FIG 4.13

4.60 Basis for the Study -- The Minna Proposed Master Plan 1979-2000 A.D (By Max Lock).

The study area falls within the framework of proposed Minna Master Plan 1979-2000 A.D.

Just last year, 1979, Max Lock group of Consultants was asked to prepare a new master plan for Minna, Capital of Niger State. The plan is to cover a period of twenty years, 1979--2000 A.D, taking into consideration the existing communities and facilities needed, and the roles Minna is expected to play as a state capital.

The Master Plan is still in process, but a rough draft of it has been submitted to the State Government for approval.

4.61 Existing and Proposed Future Facilities:

At present, within Minna Urban Area, there are very limited facilities and these can't meet up the demand of the people. These few facilities are over used, thereby constituting a major problem not only in the study area but also in Minna total Urban Area.

The table below gives the number of facilities and services existing in Minna in 1979 and requirements by the year 2000 A.D, the target plan period.

Max Lock survey on population in Minna Urban Area between 1979-1980 put the population at approximately 65,000 people. By the end of the plan period in 2000 A.D., the projected population is expected to reach 200,000 (Table 2.2).

TABLE 3: EXISTING AND PROPOSED SOCIAL SERVICES IN MINNA URBAN AREA.

Type of Service	No. existing (1979)	Location	No. Proposed
Post Office	1	G.R.A.	New one to be built.
Fire Station	1	G.R.A.	None
Cinema	none	-	none
Theatres	none	-	5
Library	none	-	1 central library
Stadium	1	Nasarawa	A new one is being built
Parks and Garden	3	-	
Hospital	1	Kwangila	A new Teach-Hospital complex and School of Nursing is proposed.
Clinics	3	Limawa, Nasarawa and G.R.A.	
Mosques	1 central		
Churches	10		

Source: Existing and Proposed Minna Master Plan, 1979-2000 A.D. By Max Lock, Nigeria.

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TO ZUNGERU

KUTA/SHIRORO BYE PASS

ARABIC COLLEGE

GOVT GIRLS COLLEGE

TUDUN FULANI LAY OUT

BOSSO

LOW COST HOUSES

ADVANCED COLLEGE

BAHAGO COLLEGE

WOMENS COLLEGE

GRA

RACE COURSE STADIUM

SECRETARIAT

SCHOOL OF HOUSEHOLD TECH

LOW COST

STADIUM

PROPOSED CITY CENTRE

TUDUN WADA

TO KUTA/SHIRORO

TO BIDA

TO BARO

TO ABUJA

RESIDENTIAL

COMMERCIAL

PUBLIC /SEMI PUBLIC

AGRICULTURE

GREEN

RIVER

EXISTING ROADS

PROPOSED ROADS

SCALE 1:50,000 1000 0 100

M.Y. ZUBAIR
MSC THESIS
DEPT OF URP
A.B.U ZARIA

FIG. 4.14

NA URBAN AREA PRESENT DEVELOPMENTS / MASTER PLAN RESTRUCTURED

4.62 City Centre and Central Function Activities:

Presently, most of the commercial activities, such as retail and service activities take place in the Sabon Gari main market.

Other central function activities such as the motor park, the Sharia Court, the State Police Headquarter, etc. are located in the traditional town centre. The new proposed Minna Master Plan has no clear defined city centre for the area.

In order therefore to provide a good base for the study, the researcher made an attempt to:

(1) Restructure the master plan taking into consideration the existing communities.

(2) To consider the use of a green belt to border the core of old Minna, which is the study area. (figs. 4.14 & 5.3)

(3) To mark a clear defined city centre which will serve the whole of Minna Urban Area. (fig. 4.14)

(4) To propose major land uses around the specific area of study, especially the city centre and find out how these uses can be integrated. And finally,

(5) To consider other problems such as pedestrian movements, residential location besides that of traffic.

4.63 Restructuring the Master Plan:

In restructuring the Master Plan, the researcher proposes that:

(i) In addition to the Zungeru-Abuja road bye-pass, another new bye-pass should be built to serve the heavy traffic

from Zungeru, Bida and Kaduna going to Kuta and Shiroro. (Fig. 4.14).

(ii) That the site of the present Race Course and the temporary Secretariat be proposed as the new City Centre, to take care of all the central function activities. Already a new Secretariat complex is under construction, to take care of all the governmental offices.

(iii) When the new Air port being constructed presently at Maikonkolo village is completed, part of the area for the old air port should be used as the Race Course and Golf Field (Fig. 4.14).

RESIDENTS OPINION ABOUT THE STUDY AREA

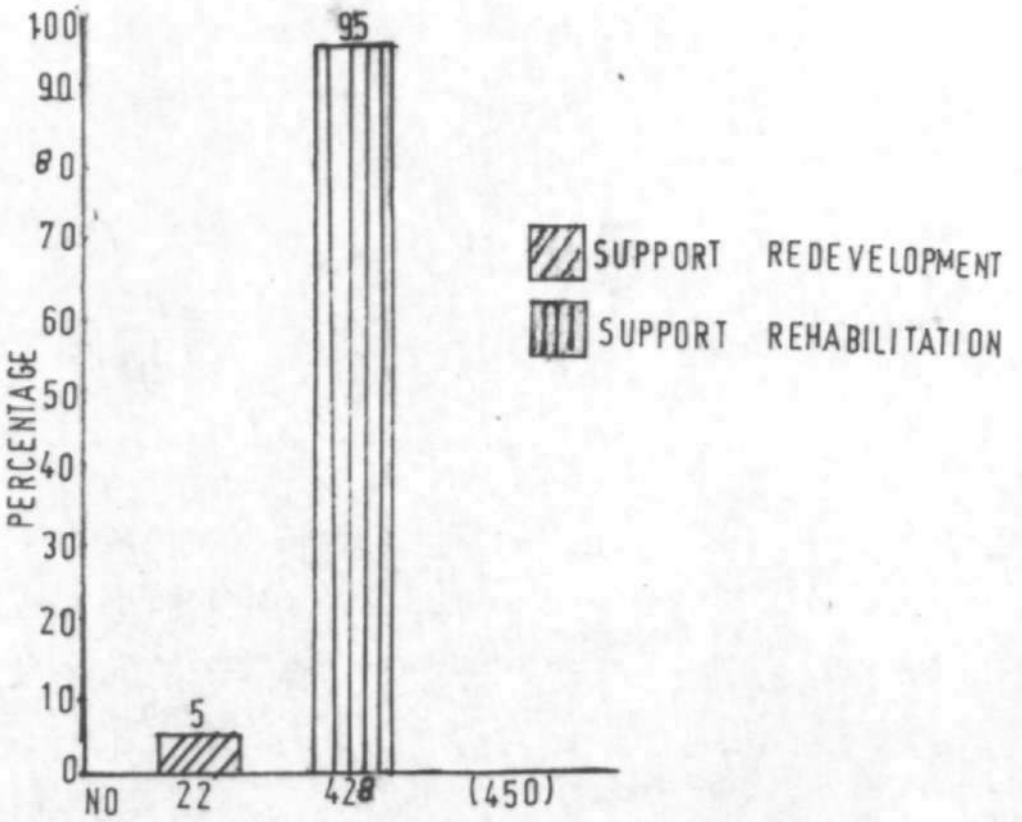


FIG 5.1

CHAPTER V.

5.0 PROPOSALS AND RECOMMENDATIONS.

5.11 Residents Opinion about the Study Area:

The survey conducted shows that 95% of the residents agreed that the study area is poor, but should be rehabilitated (Fig. 5.1). Most of them support rehabilitation because

(i) It does not lead to a total destruction of their housing environment and disruption of their existing family pattern and social organisation.

(ii) It leads to less economic and socio-cultural loss to the people compared to redevelopment.

(iii) It will enable most of them to still retain their houses and the housing environment they have lived long ago.

5% of the residents interviewed agreed that the study areas is very poor and so needs a complete redevelopment. Most of these respondents were tenants. They support redevelopment because it will create a new social and housing environment for the people.

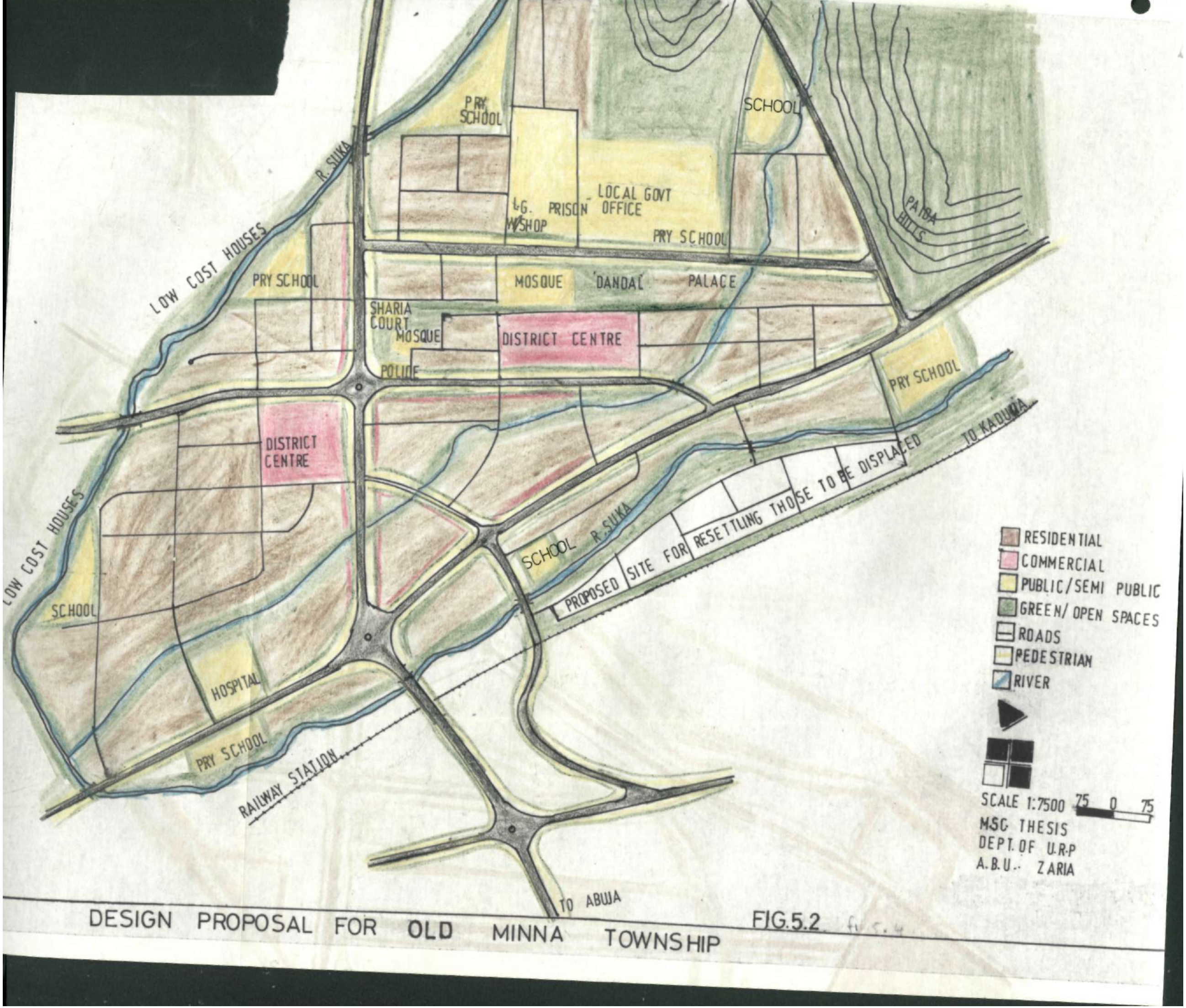
5.12 Proposal:

Based therefore on the survey findings above, this study proposes that the environment of Old Minna Township should be improved through rehabilitation.

5.20 Solving the Problems of the Study Area:

5.21 Construction of Bye-passes:

Results of the survey conducted show that, presently, all the traffic coming from Zungeru, Bida, and Kaduna, going



DESIGN PROPOSAL FOR OLD MINNA TOWNSHIP

FIG.5.2

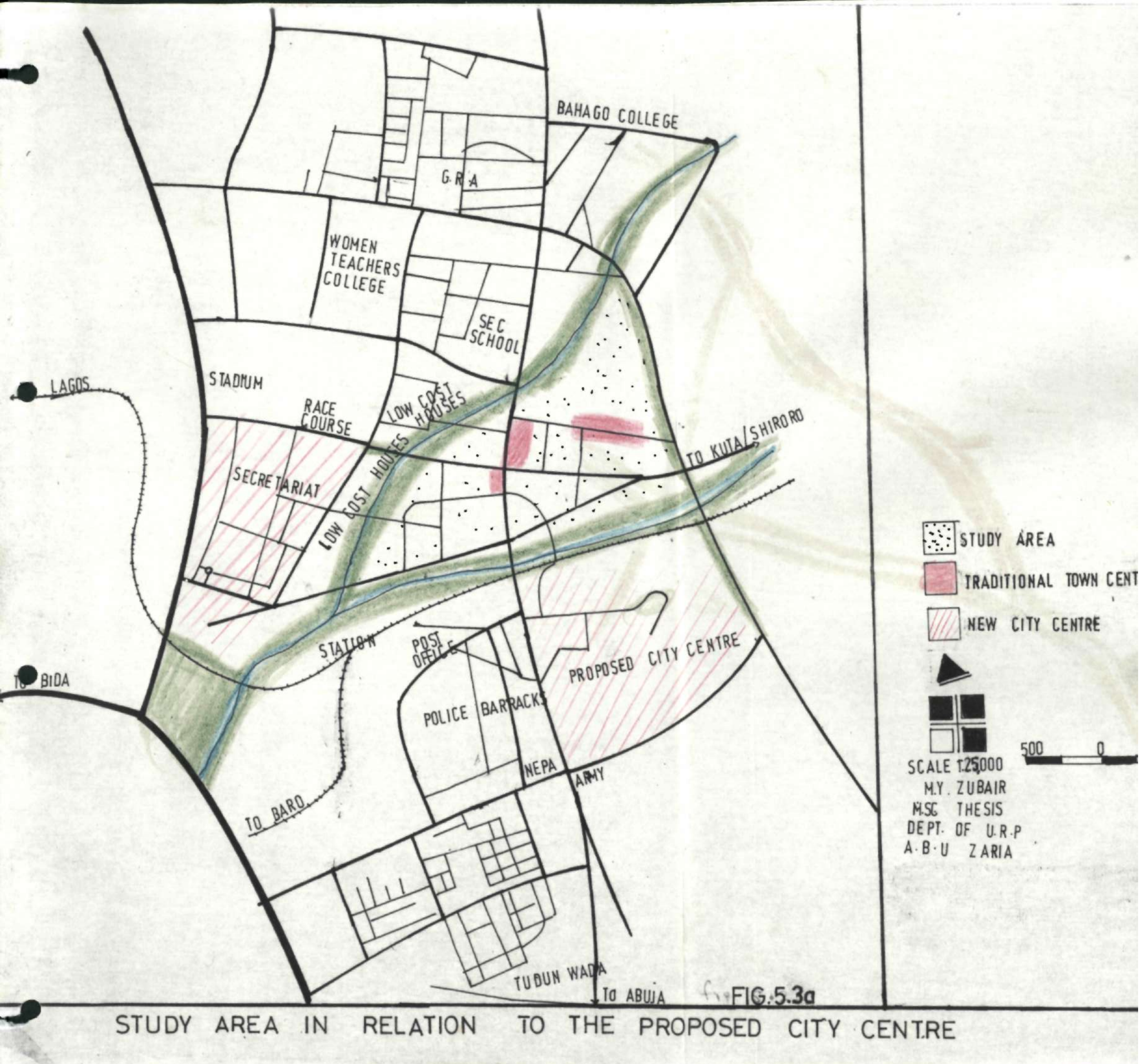


FIG.5.3a

STUDY AREA IN RELATION TO THE PROPOSED CITY CENTRE

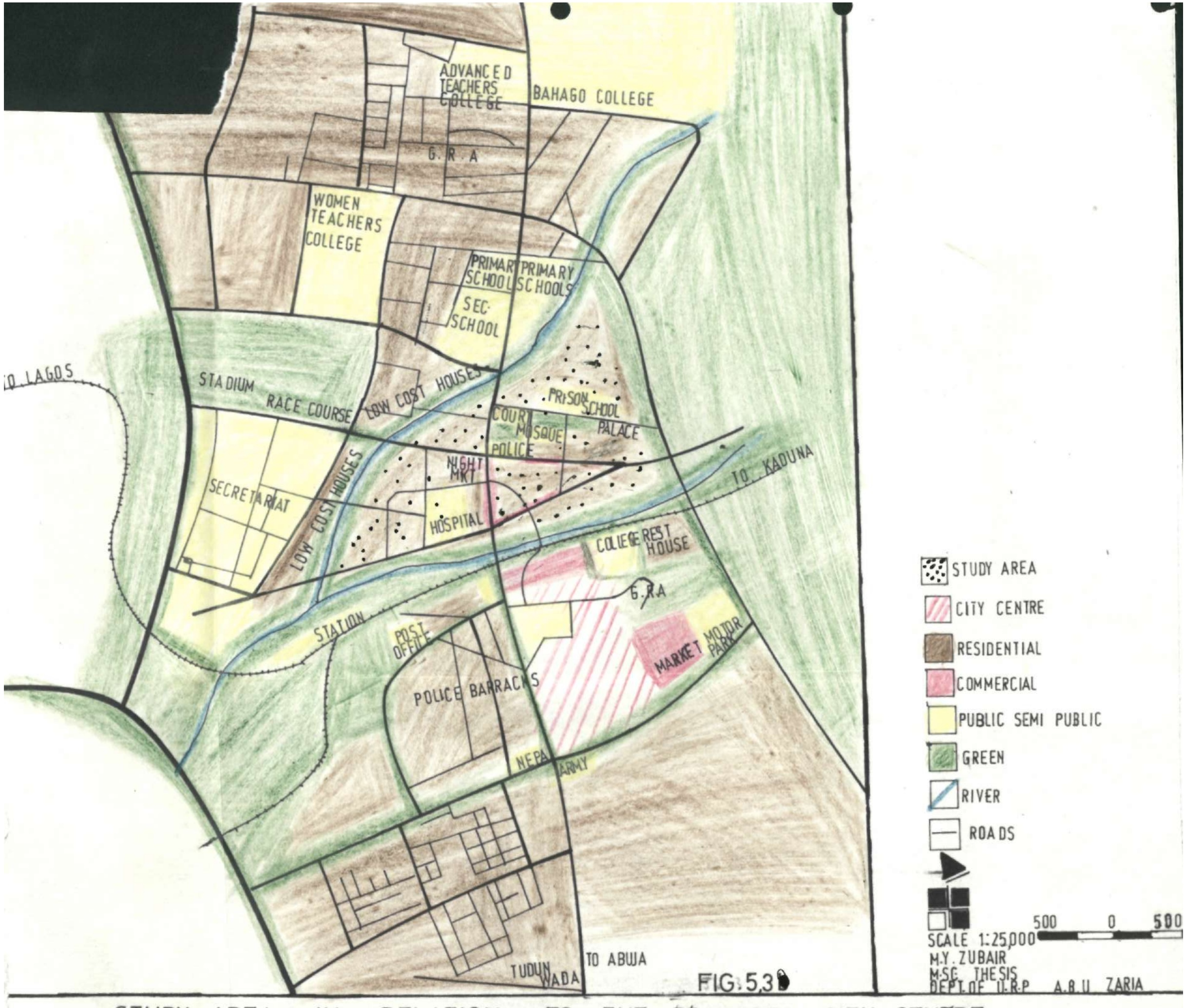


FIG. 5.3

STUDY AREA IN RELATION TO THE PROPOSED CITY CENTRE

to either Abuja, Kuta, and Shiroro, pass through the township, thereby posing as safety bazard to the communities. In order therefore to solve this problem, and avoid any case of accidents, and also preserve the traditional identity of the area from distruction, bye-passess should be constructed to take care of these traffic (Fig. 4.14).

5.22 Traditional Design Elements to be Preserved:

In order to maintain the cultural identities of the old township, traditional design elements such as the Emir's Palace, the (Dandal) open space, the Friday Mosque, the Sharia Court, the night market and the traditional Gwari and Hausa houses in the area should be maintained by the people and preserved as the traditional values of the area (Fig. 5.1).

5.23 Removal of Undesirable Landuses:

From the survey conducted, it was found that there are often traffic congestions in the study area, most especially along the Sabon-Gari and the market roads. These congestions are mainly due to the location of the Sabon Gari market and the motor park and also due to lack of parking facilities around these commercial areas of the town.

In addition to these traffic congestions, there are imcompactible landuses such as the mechanic workshops and the small scale furniture industries along every road of the town, contributing to the pollution of the environment. In order therefore to solve these problems, the Sabob Gari main market and the motor park should be removed from the area and relocated in the new proposed city centre (Figs. 5.2 and 5.3) and their old sites be used for purely residential

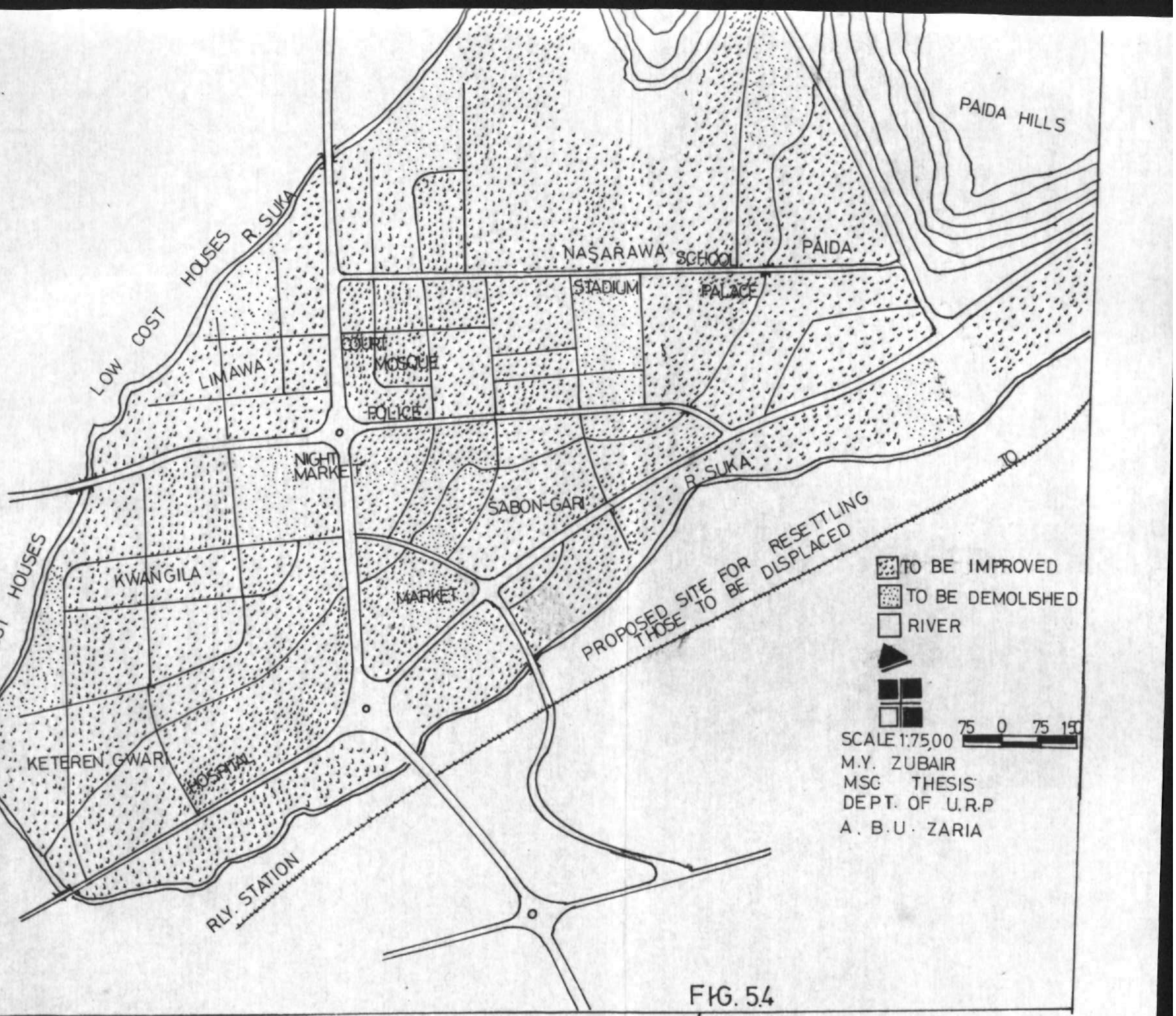


FIG. 5.4

STRUCTURES TO BE RETAINED & IMPROVED / THOSE TO BE DEMOLISHED

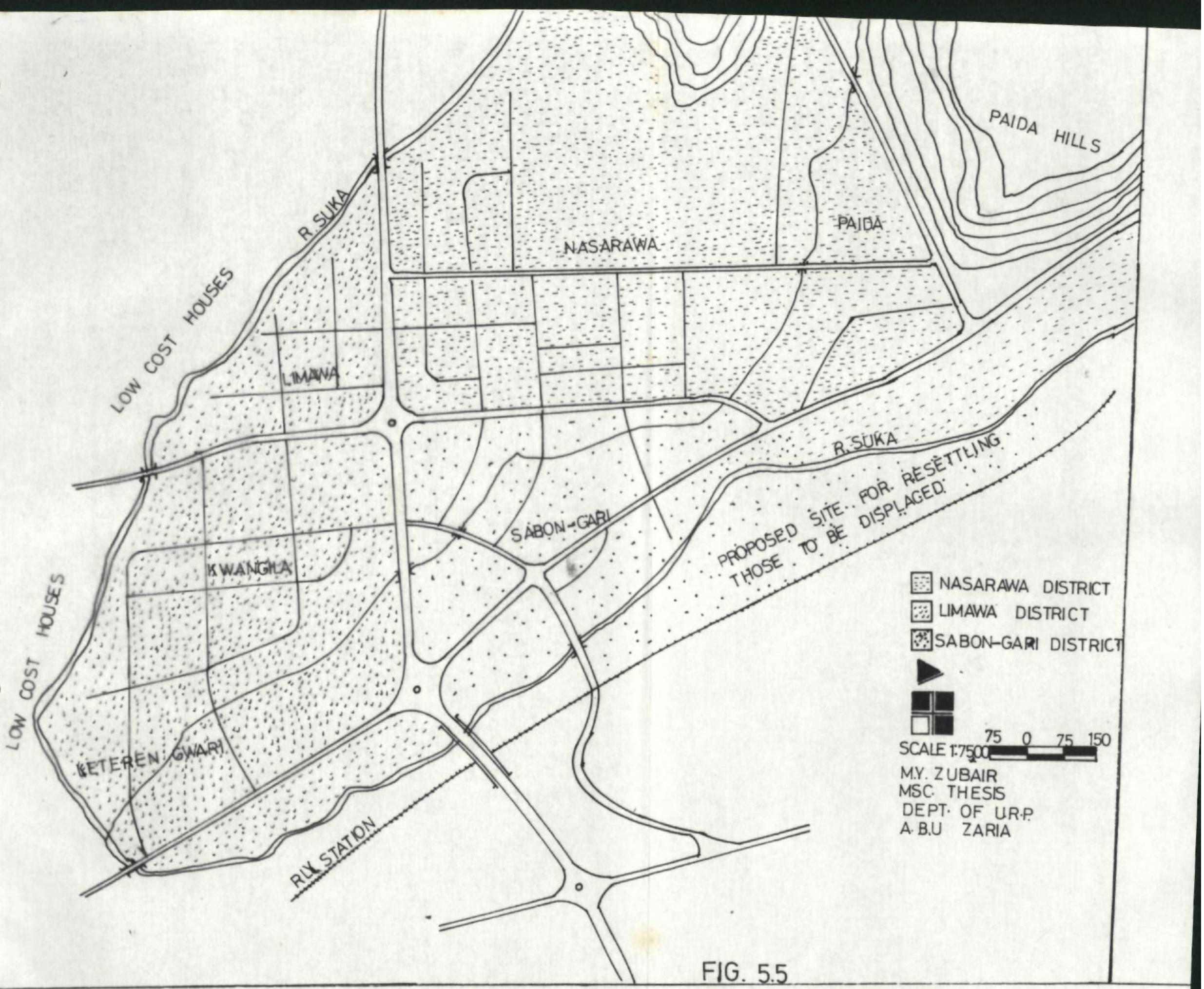


FIG. 5.5

DIVISION OF THE STUDY AREA INTO DISTRICTS

purpose. Not only this, other non compactible land uses such as the motor mechanic workshops and the furniture small scale industries should be removed from the area, and a new site provided for them.

5.24 Division of the Study Area into Districts:

Presently, the study area is divided into six residential communities with about 47,655 people; by 2000 A.D. the projected population is expected to reach 90,000 people. In order to ensure that community facilities and services are properly distributed in the area, these communities can be grouped together into three districts, each of about 30,000 people. And each district is to have its own district centre with all the communities facilities and services such as schools, shopping centres, clinics, recreation, a small market, a cinema and community town hall provided to serve the people (Fig. 5.6).

For the grouping of the communities into districts, these can be as follows:

(i) District I: To comprise of Nasarawa and Paida communities.

(ii) District II: To comprise of Limawa, Kwangila and Keteren Gwari communities. and

(iii) District III: To comprise of Sabon Gari community and the proposed area for resettling of these to be displaced (Fig.s 5.4 and 5.5).

5.25 Urban Network:

(1) Roads:

There should be the widening and asphalt surfacing of most of the collector streets, and in the case of Paida and parts of Nasarew where accessibility by road is poor, roads

should be ~~orivuded~~ Constructed l and ~~orioorkt~~ well drained,

(2) Sewage and Refuse Disposal:

For a short term measure, drains should be provided along the roads, while for the long term proposal, public toilets should be provided very close to public places such as the market.

Concerning refuse disposal, refuse depots should be built in every street at strategic points throughout the township. Also, the siting of a refuse dumping ground should be at a suitable location far away from the communities.

5.30 Implementation of the Scheme:

5.31 Educating the Residents:

To ensure that the scheme is successfully implemented, there should be publicity campaigns to educate the residents. The survey findings (Fig. 4.6) shows that the residents have little or no western education. They therefore need to be enlightened on the aims and objectives of the scheme and how it will affect them. By doing this, the government will get the cooperation and support needed for the implementation of the scheme.

5.32 Assessment of the number of people and houses to be affected:

Assessment of the number of people and houses to be affected by the scheme; should be conducted. This is important because, it will enable the government to know the amount of compensations to pay to those affected and the number of people to be rehoused.

5.33 Compensation and Provision of an alternative site:

In addition to paying compensations to those whose houses are to be demolished, the government should provide an alternative site and the technical assistance needed to rehouse those affected; and by this prevent against the development of slum in the new area.

Already, there is a large piece of land available to the south east of the study area between the River Suka and the Lagos-Kano Railway lines (Fig. 4.1) which is used as intra-urban farmland. This land was formerly proposed for the market but was later abandoned. It is suggested that the land be used to rehouse those to be displaced from their houses.

5.34 Demolition of Structures Affected:

The government should after paying compensations and providing an alternative site to rehouse those affected, take a quick action to demolish all the structures affected, and utilize the site to provide community facilities and services such as clinics, primary schools, small market, shopping centres, cinema and recreation, etc. (Figs. 5.2 and 5.6).

5.40 Involving the Residents:

In view of the limited resources which the government (Local and State) have, and the initial resistance which might come from the inhabitants due to the socio-cultural and economic reasons, gradual approaches involving various techniques of rehabilitation such as :

(a) Citizens involved rehabilitation.

(b) Citizens aided self-help rehabilitation. And

(c) Rehabilitation through the educational institutions manpower should be used.

5.41 Citizens Involved Rehabilitation:

This is a method of rehabilitation whereby citizens are involved in the rehabilitation of their houses and community through participation and investiments of their individual and collective efforts. Most of the residents as seen from the survey result (Fig. 4.6) lack education. They are unaware of the magnitude of their housing and its environmental problems. Some of these problems, and the sanitary defects in the area are due to the negligence of the inhabitants themselves. For example, the unkept latrines and bathrooms, of most houses, and the indescriminate disposal of refuse in front of houses and at their backyards or streams, are defects that the residents themselves can remove through their own efforts.

However, the citizens will not shoulder any of these domestic responsibilities, unless they are aware of the social and health implications these unsanitary attitude can cause in their environment.

They therefore need to be enlightened so as to get them aware and involved in the scheme. This awareness and involvement can only come about through upgrading of the values and goals of good environmental sanitation.

This embraces direct persuation by social workers, explanation of basic health issues, discussions and meetings at community levels, utilization of the opinions of community leaders and exhibition projects and a more diversified use of communications media such as documentary films to be shown to the public, radio discussions, televisions and posters.

5.42 Citizen Aided Self-help Rehabilitation:

This is another strategy by which the inhabitants at the study area can cooperatively undertake to build or rehabilitate their own houses or community, using their own efforts and resources. The project may be sponsored by the government, the community or by the individual philantropist. And the Aid may take the form of technical assistance and advice, offering of loans, or building materials, writing off overhead costs, or supplementing of projects with community facilities and services. This method has been successful in countries such as Ghana, Chile and Bolivia in the implementation of their housing scheme. Similar method can be tried in the study area.

5.43 Rehabilitation through Educational Institutions Manpower:

This is a method by which students of higher institutions of learning could help their community through voluntary, but well organized efforts.

In cooperation with the ministries of education, social welfare, housing and environment, students of the

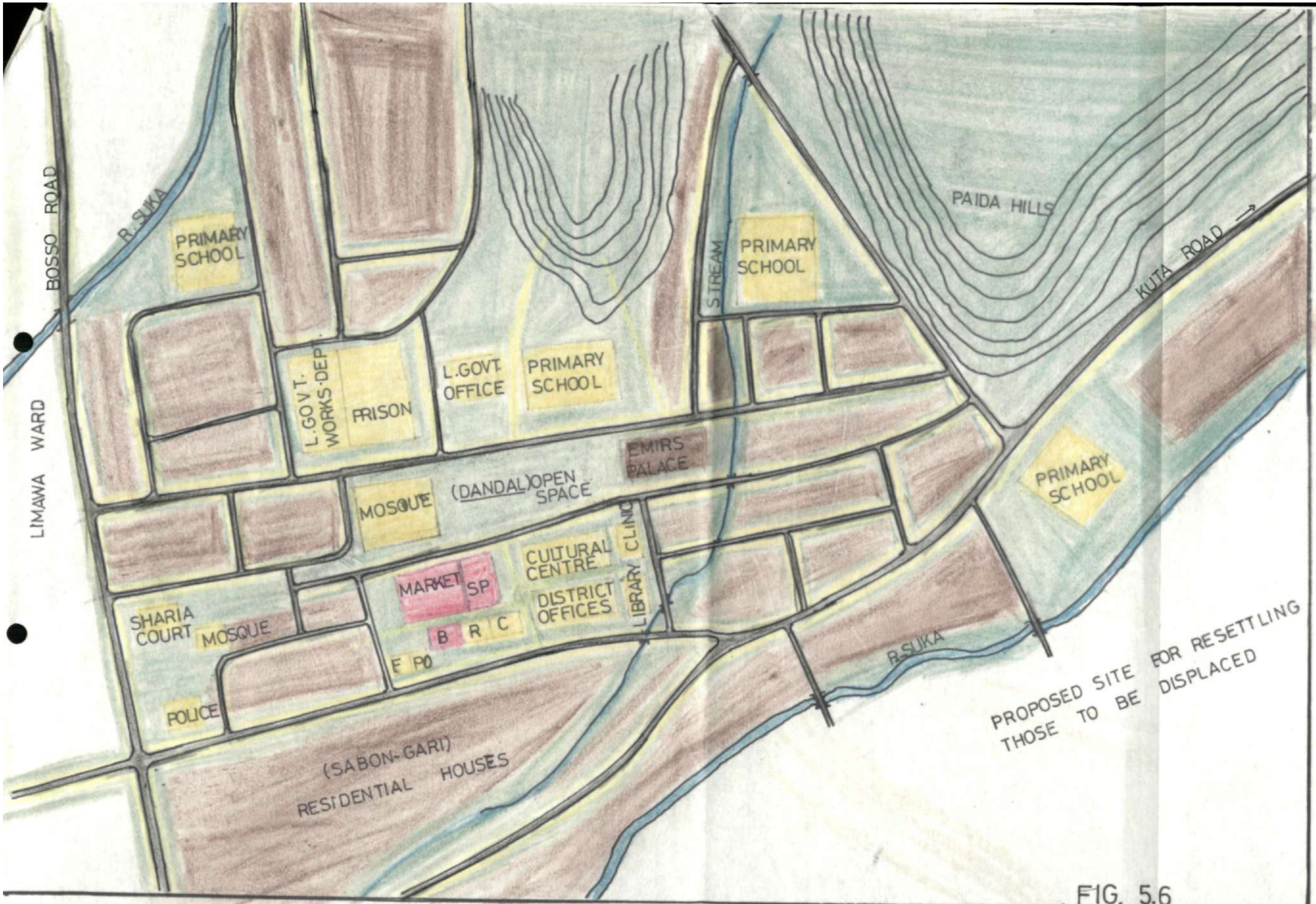


FIG. 5.6

PROPOSAL FOR OLD MINNA TOWNSHIP, PHASE I IMPLEMENTATION

Advanced Teachers College and other post primary institutions in Minna, could be employed during the long vacations to invest their labour in neighbourhood improvements in cooperation with the local inhabitants.

That such a proposal could work in pracitce is evident by the recent achievement of Ife Divisional Council.

The council co-ordinated the efforts of the citizens, the community leaders, the students of higher institutions of learning and the government officials in Ile-Ife to carry out a "keep the city clean" drive in the town. Such method if applied to the study area will be of a tremendious contribution to the improvement of the community.

5.50 Phasing of the Scheme:

In order to achieve a good result, the scheme should be implemented in three phases. Each phase should last for a period of five years begining from 1981.

PHASE I:

The scheme should begin with Nasarawa district (Fig. 5.6) comprising of Nasaraw and Paida communities. The reason for this is that this district is the traditional area of the town, and it has the poorest environmental conditions compared to the other two districts (Fig. 4.2a).

PHASE II:

Limawa district comprising of Limawa, Kwangila and Keteren Gwar residential communities.

PHASE III:

Sabon Gari district to comprise of Sabon Gari residential communities and the proposed area for resettling those to be displaced.

5.60 Proposed Facilities for Old Minna Township:

5.61 Design Standards:

The number of facilities and services provided and the site area are based on the various standards of Delhi Master Plan and the Zaria Master Plan prepared by the Department of Urban and Regional Planning, Ahmadu Bello University, Zaria (Table 4).

5.62 Commercial and Entertainment Facilities:

(1) Market:

The Zaria Master Plan recommends that for a traditional small market, an area of 0.8-1.2 hectares is required, with a coverage of 35%. For this study, .8 hectare is proposed for the small market in each of the districts.

(2) Shopping Centre:

A shopping centre with an area of .5 hectare and 35% coverage is proposed for each of the districts.

(3) Banks:

A bank with an area of .4 hectares and 40% coverage is proposed for each of the districts.

(4) Cinema:

For each of the proposed districts in the study area, there should be a cinema theatre with an area of .25 hectares and site coverage of 35%.

(5) Restaurant:

A restaurant with an area of .1 hectare and site coverage of 35% is proposed for each of the districts.

5.63 Public and Semi-public Facilities:

1. Mosque:

The Zaria Master Plan recommended one central mosque for 40,000 people and an area of 1 hectare.

Already, there is a central mosque for the whole town, but its site is very small about .15 hectare. This study proposes that while preserving the old mosque, a new one be buildt, with an area of 1 hectare and a site coverage of 35%.

2. Cultural Centre:

Professor Vagale recoomends 1/50-100,000/.8-1.2 hectares. This study proposes .5 hectares with a site coverage of 35%. for the whole town.

3. Town Hall:

Vagale recommends .8 hectare, but this study recommends .5 hectares, one for the whole towns.

4. Health Clinic:

The Delhi Master Plan recommends 1 health clinic covering .4 hectare for a population of 2$,000 people. For this study .25 hectare is recommended for each of the clinics to be provided in each of the districts.

5. Library:

Vagale recommends .4-.8 hectare for a library serving 25,000-50,000 people. For the purpose of this study, .1 hectare is recommended for each of the library in the districts.

6. Post Office:

A post office covering .1 hectare is recommended for each of the districts in the study area.

TABLE 4: FACILITIES AND SERVICE REQUIRED FOR EACH DISTRICT OF THE STUDY AREA.

Facilities	Site area in Hectare	Site coverage in %	No. of facilities provided.
Commercial and Entertainment.			
1. Small market	.8 hect.	35%	one for each district
2. Shopping Centre	.5 hect.	40%	one for each district.
3. Bank	.4 "	40%	"
4. Cinema	.25 "	35%	"
5. Restaurant	.25 "	35%	"
Public/Simi public.			
1. District Hall and Offices	.5 hect.	35%	one for the whole town.
2. Mosque	1 hect.	35%	"
3. Sub-post office	.1 hect.	35%	one for each district.
4. Cultural Centre	.5 hect.	35%	one for the whole town.
5. Health Clinic	.25 hect.	35%	"
6. Primary Schools	1 hect each	35%	10 for the whole town.
7. Library	.1 hect.	35%	one for each district.

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APPENDIX.

RESIDENTIAL HOUSING AND SOCIO-ECONOMIC SURVEYS OF OLD MINNA TOWNSHIP.

No.	Personal Particular	Response
1.	Sex	a. Male b. Female.
2.	Religion	a. Islam. b. Christainity. c. Other Religion.
3.	Age	a. 18-25 years. b. 26-33 years. c. 34-41 years. d. 42-49 years. e. Over 50 years.
4.	Ethnicity	a. Gwari. b. Hausa. c. Yoruba. d. Ibo. e. Nupe. f. Other tribes.
5.	Occupation	a. Farming. b. Trading. c. Civil Servants. d. Other crafts.
6.	Year Income	a. Less than ₦500 b. 500-₦1000 c. ₦1000-₦2000 d. ₦2000-₦3000 e. Over ₦3000
7.	Level of Education Attained	a. Primary b. Secondary c. Post Secondary d. None.
8.	Are you a Tenant?	a. Yes b. No.
8(a)	If Yes, How much do you pay per month per room?	a. ₦5 b. ₦5-₦10 c. Over ₦10

No.	Personal Particular	Response
9.	Are you the owner of the House?	a. Yes b. No
9(b)	If yes, when was the house built?	a. Less than 5 years. b. 5-10 years. c. 15-20 years. d. Over 20 years.
10.	When last was repairs carried out on the house?	a. 1-2 years. b. 2-3 years c. 3-5 years d. Over 5 years
11.	Type of Repairs	a. Re-roofing. b. Plastering of walls and re-roofing. c. Redecoration.
12.	Source of Domestic Water Supply	a. Pipe borne water b. Well water. c. Stream
13.	How long have you lived in Minna?	a. 1-5 years b. 6-10years c. Over 10 years
14.	What is your opinion about the housing environment of Minna?	a. Good as it is. b. Fair but needs improvement. c. Very Poor.
15.	Which of the following ways would you suggest for the environmental improvement of Old Minna Town?	a. Rehabilitation by upgrading the houses and the provision of basic communities facilities and services, e.g. Health, Recreation, Education, Shopping Centre, etc. b. Redevelopment by demolition.
16.	Are you will to move out of the area if asked to do so by the government in order to allow some urban renewal programmes?	a. Yes b. No
17.	If Yes, Why?	_____
17(b)	If No, why?	_____ Thanks for your co-operation.