

**PLANNING FOR SHOPPING ACTIVITIES IN URBAN
RESIDENTIAL AREAS: A CASE STUDY OF THE GROWTH
OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT OF
KADUNA URBAN AREA**

BEING

**A THESIS SUBMITTED TO THE DEPARTMENT OF URBAN
AND REGIONAL PLANNING, AHMADU BELLO
UNIVERSITY, ZARIA IN PARTIAL FULFILLMENT OF THE
REQUIREMENTS FOR THE AWARD OF A MASTER OF
SCIENCE DEGREE IN URBAN AND REGIONAL PLANNING**

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AUGUST, 1998

DECLARATION

A thesis submitted to the Department of Urban and Regional Planning, Ahmadu Bello University, Zaria in partial fulfilment of the requirements for the award of a Master of Science Degree in urban and Regional Planning.

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CERTIFICATION

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TITLE PAGE

PLANNING FOR SHOPPING ACTIVITIES IN
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OF THE GROWTH OF SHOPPING ACTIVITIES IN
TUDUN-WADA DISTRICT OF KADUNA URBAN
AREA

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DEDICATION

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This thesis is dedicated in memory of my late father, **Mr.**

Nom Adamu, My mother, **Mrs. Hadiza Adamu**

together with my sisters and brothers.

ACKNOWLEDGEMENT

I wish to thank the Almighty God for making it possible for me to commence and conclude this work successfully.

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ABSTRACT

The growth of shopping activities in high density residential areas, specifically in Tudun-Wada District of Kaduna Urban Area is more prominent along residential streets. Shopping activities are more intensive in areas that are in close proximity to the Central Business District. Other factors contributing to this intensive growth include socio-economic characteristics of the population. The role played by physical planing, local administrative factors and climate.

Two proposals were made: the first proposal is to allow existing patterns to continue in the absence of physical planning intervention. The second proposal embraces physical planning intervention, while incoporating existing patterns and characteristics of shopping activities in Tudun-Wada District.

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CHAPTER ONE.

1.1 INTRODUCTION.

Hauser (1968) opined that "most of the problems that afflict the contemporary world may be better understood when viewed in relation to the tremendous acceleration in the rate of population growth, and its accompanying concentration of people in huge urban and metropolitan clumping". These have resulted into increasing demands for employment, goods and services, utilities, infrastructure, etc. In most of the world's cities, this population growth has been associated with the exacerbation of poverty in many third world countries on the one hand, and the increased life expectancies as well as low mortality rates in the developed and developing countries on the other. (World Bank report in Business Times, May 15, 1995). The growth of urban population was projected to be more in the developing than the developed countries, while the opposite maybe the case in the developed countries.

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In order to contain this population growth, as well as provide for their needs, various governments established policies and strategies to achieve this goal. These policies will then determine the socio-economic characteristics of the population, (Ola, Okor and Owualah, 1996) and consequently the urban forms and patterns that appear/occur in different cities. These indicators, express the country's level of development i.e. whether developed or developing. All these factors will determine the needs of the population and hence the appropriate policies and strategies to contain them.

Some of these policies include policies on economic development, external trade, industrial development, education, urban development, etc. The usual contention is that the developed countries have been able to provide the needs of their population, develop a strong formal economy, have a highly developed private sector and hence have evolved an urban form/pattern with aesthetics, amenity and harmony. While the opposite is the case in the developing countries; with a weak and highly informal economy, private sector, etc. hence cannot provide the needs of the population/contain population growth and have evolved a confused urban form and pattern with a high degree of spatial disorder.

As a result, many third world countries are experiencing various problems including accelerated urban expansion/growth, high rates of rural-urban migration, pressure on utilities, services and infrastructure, emergence of slum and squatter settlements, unemployment, etc. And because of the economic crisis and decreased job opportunities, self employment has become the most promising income generating activity (Roger son and Akor, 1996), while associated with unstable and unsafe working conditions, low wages, exploitative labour practices, etc. These have led to the proliferation of informal activities in most third world cities, and consequently a confused urban pattern.

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In the developed countries, the creation of spatial disorder due to the emergence of new urban patterns after the industrial revolution in the late 18th century, was controlled by the emergence of physical planning (Cohen, 1972 and Guy, 1980). This control was sustained by the establishment and implementation of physical planning tools (based on intensive research) on the one hand, and the adoption and appreciation of them

by the population on the other. In the less developed countries however, the problems are yet to be controlled, probably because there has not been any serious research into the problems, and the establishment of new strategies to control emerging patterns.

In Nigeria, there seems to be an occurrence of two extremes: some cities have a highly zoned/organised spatial pattern with strict development control for example: Abuja. Other Cities like Kaduna and Lagos have some parts with a highly organised spatial structure and other parts with a highly disorganised spatial structure in the GRA's and low-density/high income residential areas on the one hand, and the high - density/low income residential areas on the other.

The goal of this research work is to establish a data-base on these submissions and then to make proposal for effective physical planning control on the emerging patterns in urban areas.

1.2 STATEMENT OF RESEARCH PROBLEMS

The proliferation of commercial activities (services/trade) in urban areas is one symptom of the progressive weakening of the formal economy, and the growth/flourishing of the informal sector, providing self employment opportunities to a population desperately in need of a means of survival (Rogerson, 1996). Fewer adults must provide for more dependents, in an environment of slow to negative economic growth, and limited employment opportunities (Alonso et al 1978; Ola and Rogerson, 1996).

In Kaduna urban area today, there is a growth of commercial trading activities in high-density residential zones, especially the front-parlour or home-based trade. These areas include Ungwan Dosa, Kawo, Barnawa, Tudun-Wada, Makera etc. These phenomena have created a series of spatial disorder, beyond the control of existing physical planning regulations. Based on these emerging patterns, the questions that will come to mind include the follow:

One thing is certain; physical planning may be incapable of controlling the socio-economic characteristics of the population however, they are capable of controlling the spatial organisation of the various patterns emerging from them. This implies the need for an intensive research into the various socio-economic characteristics of the urban population, the various patterns emerging from them, and the possible physical planning regulations/standards that can incorporate them, in order to create spatial order, aesthetics and amenity in our urban areas.

1.3 AIM

To make an analysis of the existing characteristics of shopping activities in T.W.D, with a view of presenting a basis for the classification of shopping zones in order to enhance effective physical planning control on the growth of shopping activities.

1.4 OBJECTIVES

- a. To examine the various concepts of shopping in urban residential zones/districts.
- b. To assess the types and patterns of urban shopping activities in the developed and developing countries.
- c. To establish the existing models of shopping activities in Tudun Wada residential zone and identify the factors responsible for them.
- d. To make Physical Planning proposals aimed at controlling the growth of shopping activities in Tudun-Wada residential zone/district.
- e. To present a basis for the classification of shopping zones in Tudun -Wada residential zone/district.

1.5 RESEARCH QUESTIONS

- a. Do we adopt the existing physical planning zoning regulations, and hence re-plan these areas in incorporate them i.e. by zoning living, work and leisure areas separately?
- b. Are existing physical planning standards too high for them, hence the emerging patterns represents those adoptible by them?
- c. Is it that there is a lapse in implementing zoning regulations, due to poor staff quality, inadequate staff, poor monitoring, etc. And hence the emergence of uncontrolled urban development?
- d. Is there a need to establish new standards to incorporate existing patterns?

1.6 HYPOTHESIS

Three hypothesis were proposed, based on the socio-economic characteristics of the population. These include the following:

Table 1.6: Hypothesis

S/No.	Null Hypothesis	Alternate Hypotheses
1	There is no significant relationship between types and references for shopping areas among respondents (traders and consumers)	There is no significant relationship between types and references for shopping areas among the respondents (traders and consumers)
2	There is no significant relationship between levels of Education of traders and their reasons for entry into trading	There is no significant relationship between levels of Education of traders and their reasons for entry into trading
3	There is no significant relationship between their reasons for, and time of entry into trading among traders	There is no significant relationship between their reasons for, and time of entry into trading among traders

1.7 JUSTIFICATION OF STUDY

Various scholars have carried out research on some Physical Planning Problems in Kaduna urban area for example, the emergence of slum and squatter settlements, the emergence of parking problems in the C.B.D., informal commercial activities in the C.B.D. etc. However, none of them is strictly based on the intensity of shopping activities in their city's landuse zoning pattern especially in designated residential zones. There is a need to conduct research on the intensity of shopping activities in urban residential zones with a view to evaluating their causes, and implications to Physical Planning as well as making Physical Planning Proposals for their control and presenting a basis for the classification of shopping zones.

1.8 SCOPE AND LIMITATION

The study is limited to the analysis of informal shopping activities in T.W.D. The survey will include traders, consumers, and the authorities involved in the development of shopping areas in Kaduna urban area. It will also include an analysis of the Physical Planning characteristics of the shopping areas. However, the limitation associated with this research work, is that the population data and projections used are based on the 1963 census results; because the statistical analysis and demographic breakdown of the 1991 census results are not yet available.

1.9 DEFINITIONS OF TERMS

a. COMMERCIAL ACTIVITIES

Commercial activities include whole-sale, retail, services trade, as well as business establishments. There are three hierarchies of commercial activities; these include light, medium, and heavy commercial activities. They are located in different parts of the city. They are usually differentiated in terms of their volumes of commercial activities. For example, while you find perishable and non-perishable goods in light commercial areas, the heavy commercial areas

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have banks, business offices, department stores, etc. Also most residential areas have light commercial activities while the heavy commercial activities are located in the city Central Business District (C.B.D.).

In the context of this research, commercial activities/commerce, refers to light commercial activities involving the wholesales and retail of goods and other ancillary services like restaurants, salon, etc.

SHOPPING ACTIVITIES

Shopping refers to the action of purchasing/buying goods in a shop by a buyer/consumer. This can be done in different shopping areas including the department store, market, super markets, shopping streets, shopping centres/complexes, etc. The shopping activities are done/carried out.

SHORT TERM SHOPPING

This refers to the shopping that is usually done frequently. For example, the purchase of food items, vegetable, toiletries etc.

LONG TERM SHOPPING

This refers to shopping, done once in a while for example, purchases of textile, electronics etc.

CENTRAL BUSINESS DISTRICT (C.B.D.)

This refers to the city's centre of activities and hub of commercial activities.

TUDUN WADA DISTRICT (T.W.D.).

This refers to Tudun-Wada-District, which is the study area.

FORMAL SHOPPING ACTIVITIES/INFORMAL

This refers to the sale and purchase of goods and services in shops, whose activities and locations have been approved by the authority, and are usually within a confined shop/space. The informal activities refer to hawkers along streets, with no confined shopping space.

OPEN-UNEMPLOYMENT

This refers to a situation where a person seeking employment has a job and claims to be unemployed because he/she has not secured that job.

UNEMPLOYABLE

Persons not eligible for employment due to lack of skill.

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CHAPTER TWO

LITERATURE REVIEW

The literature review is in three parts; the first part presents a review of literature from studies in related topics. The second part identifies and analyses the various concepts of urban shopping activities proposed for urban residential zones by different authors, and the third part makes an analysis of the various characteristics of urban shopping activities in the developed and developing countries, as well as the factors responsible for them.

2.0 REVIEW OF RELATED LITERATURE

- a. Arinze (1976) in her study of traditional markets in Zaria urban area, identified the growth of shopping activities in urban residential zones, especially along urban residential streets. She also observed that markets were poorly conceived, developed, and serviced. Most traders belong to the youthful age group (about 70-80%). Also, there is no zoning/organisation and goods according to conformity or complimentary. She observed that these shopping activities have grown organically, and on both sides of the road; also, the problems usually associated with these developments include parking, congestion, insanitary conditions, poor drainage, invasion of residential space, etc. Arinze also identified the relationship between traditional markets and shopping streets; that the busiest street in a district, community, or neighbourhood, is that which leads to the market. Also, while shops specialise in quality high-priced goods, markets specialise in quantity provided, and target the low-income group of the population.

She made a proposal for the integration of markets with the shopping streets, to form major shopping centres. These would be guided by set out planning principles and established shopping standards. For Zaria urban area, she

proposed five hierarchies of shopping centres i.e. housing cluster, residential planning area, community centre, district centre, and city centre.

While Arinze identified the types, patterns, and problems associated with the growth of shopping activities in urban areas, as well as making proposals for their control, the proposal for integrating shopping centres/streets and markets to become a single shopping centre may not be feasible. This is because their requirements for location, space, infrastructure and services; for example markets require smaller shop spaces, there may be no need for window display and because of its number of patrons, there is need for a bus stop, parking space, etc. While the shopping centres or street shops require more space for window display shop sizes, etc.

Kayode (1977) in his study of the relocation of Ilorin Emir's market and its impact on landuse and retail activity, observed that markets play a very important role in the economic life of the Yoruba people, because they are essential links in the chain of community distribution, strengthen economic base of town, and sustain the tax base of their local authority. They are also points of spatial articulations, and serve other cultural and religious functions. However, they are now gradually being transformed into pure commercial centres, losing their socio-cultural functions. He also identified the problem of proliferation of shops and invasion of other landuses, especially residential, by commercial activities as consequences of such proliferation.

This work gives an insight on the transformation/evolution of market functions, from commercial and socio-cultural functions to purely commercial functions.

Kude (1988) in her study of the socio-spatial dimension of commercial retail activities along Ahmadu Bello Way Kaduna, observed that a lot of hawking and informal trade is going on along the city's major thoroughfare. There is

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proliferation of commercial retail activities in the central market and along Ahmadu Bello Way, where 42.4% of the space is used for commercial while 32% for residential (qualifying it to be a fast growing commercial street). About 86% of all traders are below the tertiary level of education, 56% of all traders complained of inadequate shopping space, while 76.6% shop are rented. Also, facilities are poorly provided, especially parking, causing congestion and there is a broad spectrum of retail/outlets, ranging from mere stalls to markets, department, stores, shops, etc.

Among the factors responsible for this growth includes proximity to the regional population and other socio-economic factors. She however contended that with the development of the proposed new city centre at the Mogadishu Barracks, this growth will be contained especially with the integration of the two centres, and providing a percent circulation for the centre.

She proposed the relocation of certain uses from the city centre, and the need for the development of specialised markets in different districts of Kaduna, in order to reduce the traffic congestion being experienced along the street.

This study and other related works like Arinze (1977) reveal that shopping streets in most Nigerian cities, usually have shops located on both sides of the street, this creates traffic problems especially along major city streets. This is contrary to Keeble's proposal for shops on one side of the street, and parking on the other. However, there is a need to establish standards for commerce along commercial streets for Nigerian cities especially old cities like Kaduna, Zaria, Ilorin, etc. to check the problem of proliferation and traffic congestion.

2.1.1. THE NEIGHBOURHOOD SHOPPING CONCEPT WITHIN RESIDENTIAL ZONES

The neighbourhood concept consist of three hierarchies namely the neighbourhood, community, and regional shopping centres. The C.B.D. also exists as the commercial centre of the city. Sometimes, the regional shopping centre is integrated with and becomes the city's C.B.D. At the level of residential zones, two centres are more prominent. These include neighbourhood and community centres.

Chappin (1992) proposed crude standards to be used in the provision of neighbourhood and community shopping centres based on the population standard. These are presented in table 2.1.1.

Table 2.1.1 Crude standards for estimating space requirements

S e l e c t e d neighbourhood population sizes in communities of 30- 50,000	Areas of combined community/ shopping area per 1000 neighbourhood population.		
	Parking	ratio *	
	2:1	3:1	4:1
5,000	0.7 (Ha)	0.9(Ha)	1.1 (Ha)
2,500	0.8	1.0	1.3
1,000	1.1	1.5	1.8

*Parking ratio - is defined as the square feet of parking space for every square of ground area covered by store buildings.

Source: F.S. Chappin (1972): Table 48 pp.441

The table indicates that Chappin, assumed a community size of about 30-50,000 persons and neighbourhood sizes of between 1,000 - 5,000 population. The major

principle behind his proposals is that for high density residential zones, the neighbourhood centre should be within a convenient walking distance to residences; while in low density zones, it should be within convenient driving range from the residences. He specified 1/2 a mile or 10 minutes walk from residences. The most important facility to be provided in the centre is shops.

However, he further suggests that these standards are flexible in terms of application, and that there is a need to start with a test application, before finally implementing these standards. If a variation is identified, then it should be used to modify the standards before applying them. The community centre is meant to serve a group of residential neighbourhoods making up a community. The difference between the two centres lies in their services and volume of activities. These are further elaborated by Keeble (1969).

Keeble (1969) also made proposals for the neighbourhood centre. The neighbourhood may have a population size of between 5-10,000 persons. He was very particular about the design of the neighbourhood centre i.e. whether an attempt should be made to design it in the form of a pedestrian centre or a street centre with kerb side parking. The former was favoured in his proposals however, where there is a need to provide the shops along the street, they should be provided on only one side of the street with kerb side parking. The components of the neighbourhood centre includes shops, banks, post office, petrol filling station, public houses, branch library, branch clinics, public lavatory, parking spaces, landscaping and one or more halls for meetings and dramatic performance.

His proposals also included the grouping of shops, according to the different types of goods they sell. However, in terms of the number of shops to be provided he was very flexible about the number of shops to be provided in the centre. This will depend on the range of goods to be traded, as well as the population served. Two difficulties were identified in terms of calculating the number of shops to be provided. These include the following:

1. In unplanned areas, there are more shops, many of which have been converted from houses.
2. There are some difficulties in deciding what constitute shops in planned areas. For example, chain stores, co-operative shops and super markets.

The two proposals discussed above, constitute the concept of the planned neighbourhood centre, usually more prominent in the western countries than in the developing countries.

2.1.2 THE NEIGHBOURHOOD SHOPPING CONCEPT AS PROVIDED IN THE ABUJA MASTER PLAN

The Abuja Masterplan is analysed here, because it is one of the new dimensions to Physical Planning in Nigeria, where Physical Planning regulation and standards are prioritised. The Abuja Masterplan also conceived the neighbourhood centre as major component of the pure residential zone. The Plan also incorporated the existing characteristics of shopping activities in Nigeria some of which include informal trading along the major shopping streets, street trading along major residential streets, and the

traditional markets. These plans also incorporated parts of the western concepts of the planned shopping centres especially in terms of the neighbourhood population size and at the level of residential zones, two hierarchies of shopping areas were proposed. These include the neighbourhood and district centres the difference lies in the volume of activities and services provided.

At the neighbourhood level, the facilities specified include a dispersed pattern of neighbourhood facilities, like schools, hospitals/clinics etc. The neighbourhood shopping centres are provided with shops as well as other services like salon, restaurants, etc. At the community level, the community services are provided along district streets which connect the town centre with the rest of the residential zones. It is along these streets that informal trading is allowed as well as other heavy commercial landuses not available at the neighbourhood level. The Abuja Masterplan adopts the following standards:

Table 2.1.2 Shopping Standards adopted in the Abuja Masterplan

	Types/Population	Description	Total area (Ha)
1	In neighbourhoods 3-6,000 (housing areas)	200m sq./1000 inhabitants	3.0
2	In district streets 30-60,000	300m sq./1000 inhabitants	4.5
3	In town centres (250, 000+)	500m sq./1000 inhabitants and open air market (2.0ha)	9.5

Source: Abuja Masterplan p.6

The markets as proposed, will be provided for at the town centre level, usually located off the main square of the town. This means that there will be no markets at both the neighbourhood and community/district levels.

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2.1.3 THE NEIGHBOURHOOD SHOPPING CONCEPT AS PROPOSED IN THE MAX-LOCK PLAN FOR KADUNA (1965)

In the Max-lock Plan for Kaduna urban area, the residential zones were planned based on the neighbourhood concept of planned unit development. And at the level of pure residential zones, two hierarchies of shopping areas were provided namely: the neighbourhood and community centres. The neighbourhood centre consist of a group of shops usually not more than 1/2 a mile or 10 minutes walk from residences; providing the immediate shopping needs of the residential population. Other neighbourhood facilities like schools and clinics were dispersed. At the community level, a market, shopping centre, library, cinema, and other community facilities were provided. The neighbourhood population range between 1000-4000 persons depending on the density of development. Also, the community population range between 9000-20,000, also depending on the density of development. These standards are flexible.

The C.B.D./town centres also has a central market, as well as other heavy commercial activities.

2.1.4 PROPOSALS FOR SHOPPING ACTIVITIES IN ZARIA URBAN AREA

In the Zaria Masterplan, markets and other shopping areas like the shopping streets were provided. However, shopping standard proposed, was 1 shop/100 inhabitants to a neighbourhood population of 5000, it will give a total of 50 shops/neighborhood.

Arinze (1976), in her study of the existing traditional markets in Zaria urban area, identified two major shopping areas in Zaria urban area, namely the traditional markets and shopping streets which are usually in close proximities both at the community and district levels. She observed that the markets serve the low-income earners, while the shops/shopping streets specialise in quality-high priced goods, and serve the high income earners. Her proposals were aimed at integrating the shopping streets and markets in one shopping centre in order to prevent further organic growth of these developments. These shopping centres will be provided in various capacities at various hierarchies.

Five hierarchies of centres were proposed, and these include the city centre, district centre, community centre, residential planning area centre, and the centres at the level of housing clusters. Her proposals are based on the fact that the western model of planned shopping centre, cannot be applicable to Zaria urban area, hence the need for evolving new concepts for the city, based on existing developments. From these proposals, three hierarchies are relevant/applicable at the level of pure residential zones; these include the housing cluster centres, residential planning area centres, and the community centre.

2.1.5 ANALYSIS OF CONCEPTS

In all the concepts analysed, various indices were used for the provision of shopping facilities. These include the following:

The two tables present an analysis of the different proposals made by various authors for shopping activities especially as they apply to urban residential zones. It can be observed from table 2.1.5a that population size, is a very important index in the provision of shopping facilities in the urban area. However, some authors Keeble, Chappin, and the Abuja Masterplan are more specific about the population served and area covered by shopping activities at various levels. They are not very specific in terms of the number of shops/population.

The Max-lock Plan is flexible in terms of population size and aerial coverage of shopping activities but it is more specific in terms of the hierarchy of residential zones i.e. the community and neighbourhood levels and the facilities to be provided therein, which depends on the population size of that settlement.

The Zaria Masterplan was not very specific on hierarchies, but proposed that the number of shops to be provided per given population. While Arinze is more specific on the hierarchies and types of facilities to be provided at different levels/hierarchies of residential zones/city.

In terms of the hierarchies applicable to the residential zone and the facilities to be provided, there is a wide variation among authors. For Keeble and Chappin, the neighbourhood centre is applicable and within a confined space, along with other neighbourhood facilities apart from shops. However, confinement of shops in one area, and dispersal of other neighbourhood facilities are proposed by the Abuja and Max-lock Plans. These plans also incorporated the provision of markets which is one of the major

shopping areas in Nigeria. While the Abuja Masterplan proposed district street trading which may serve as the community centre/commercial area, the Max-lock Plan proposed a confined space for the community centre, and proposed shopping streets at the city centre/C.B.D. only.

The Max-lock plan was an earlier plan, which introduced the neighbourhood concept of shopping and incorporated the traditional market in the provision of commercial areas, in the Kaduna Master plan. While the Abuja Master Plan was a later plan which incorporated other patterns observed in other Nigerian cities for planning the new Federal Capital City of Abuja. The variation arises here because Kaduna was a colonial town while Abuja is a new city.

Arinze identified that the western model cannot be applicable to Zaria urban area, hence have proposals for a dispersed city pattern of shopping areas comprising markets and shopping streets at different hierarchies.

Various inferences can be drawn based on these concepts.

2.1.5.1 SHOPPING STANDARDS.

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The use of different indices to establish shopping standards have been proposed by various authors based on volume of activities at different hierarchies, types that could be provided and the socio-economic characteristics of the population. For example:

McClelland (1966) observed that there has been a debate going on in Britain as to whether there are too many shops in Britain. How many should they have and in groups of how many? And that the responsibility of the decision has shifted from market forces to the shoulders of the planning authorities. He further observed that there is uncertainty as to the ideal figure in view of the complexity of the problem, and if there is an optimum size measured in terms of population served, it will be different for different trades and will also be affected by economies of scale and competition.

The main distinction lies between shopping goods trades and also between trades that represent a high degree of specialisation, possible in centres or communities for example super markets, small scale stores, etc. at the neighbourhood centres. His observations imply that the shopping standards will be different for different towns and cities, as well as in different areas within the urban spatial structure. They will also be affected by the socio-economic characteristics of the city population. The impact of socio-economic characteristics of the population on the development of urban shopping activities are further analysed by Booth (1970) and Sharp (1970).

Booth (1970) observed that social factors such as increased number of working women, the accelerated pace of life, the pressure of press and television, have catalysed the demand for more efficient methods of retailing, which will in turn affect the types and locations of retail outlets shopping areas in the town. Sharp (1970) also postulated that the types of shopping areas to be developed, the facilities to be provided and their location must be preceded by a market research as well as shopping surveys to ensure their successful implementation and operation. These proposals express the significance of socio-economic factors in the development and emergence of urban shopping

activities. These factors will consequently determine the types, patterns and distribution of shopping activities in the urban area.

These imply that a combination of population size and the socio-economic characteristics of the city's population are very important factors in determining the characteristics of shopping activities in the urban area. These could provide explanations for the various proposals made by the different authors.

2.1.5.2 SHOPPING AREAS IN THE DEVELOPED AND DEVELOPING COUNTRIES.

While the western concepts proposed the provision of shops and other facilities within confined spaces at the neighbourhood and community levels. The concepts for Nigeria, proposed the provision of shopping streets, markets, and in confined/defined spaces, and other neighbourhood facilities usually in dispersed locations, from the shops. Others proposed a combination of these facilities but at dispersed locations. However, it is important to identify the basic distinction of the presence of markets and shopping streets in Nigeria and possibly other developing countries. The origins and characteristics of these different types will be discussed in further analysis.

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2.1.5.3 THE DIFFERENT TYPES AND PATTERNS OF SHOPPING AREAS IN NIGERIAN CITIES.

The types and patterns that have evolved in the Nigerian cities are expressed in the Abuja Master Plan, the Max-lock Plan, the Zaria Master Plan and Arinze's proposals for Zaria urban area. They have been the result of the impact of Physical Planning on urban development in Nigeria. However, the three cities of Abuja, Zaria and Kaduna evolved differently. Zaria is a traditional town, and with the coming of the colonial

masters, became a dual city i.e. traditional city and the modern city. Kaduna was a colonial town, which evolved as the administrative capital of the then province of Northern Nigeria. It was a planned city right from inception. Abuja on the other hand, is a new city, and the new Federal Capital of Nigeria.

This analysis implies that it will be very difficult to establish shopping types and hierarchies that can be implementable in all Nigerian cities. The types and patterns, will depend on the peculiarities of the city in terms of its mode of evolution, its functions and the socio-economic characteristics of its population. These peculiarities will then determine the types, patterns and distribution of shopping areas/activities in Nigerian urban areas/cities. In fact, these patterns and types may be different for different parts of the city i.e. it may be different for low-density and high density residential areas. It may also be different for the traditional and modern parts of the city.

2.2.0 THE DIFFERENT MODEL OF URBAN SHOPPING ACTIVITIES

The characteristics of urban shopping activities and other commercial activities were discussed in the various theories of urban structure. These include the concentric zone theory, multiple nuclei theory and the sector wedge theory. These theories expressed two important characteristics of commercial activities i.e.:

- I. They are highly dependent on location; this is why commerce is ready to pay the highest price for a given location. On the basis of location, two important attributes of the site are inter-dependent i.e. accessibility and cost for rent/land. A highly accessible site is likely to attract a higher cost than poorly

accessible site. Accessibility is defined in terms of relative access to consumers. This will then determine the cost the trader is ready to pay for that site.

2. For the reasons explained above, commerce is also consumer oriented because it tends to follow its consumers which determines location, accessibility and cost.

The three theories opined that these reasons explain why commerce also occupies the most accessible parts of a settlement/city and that this accessibility determines land/rent values, which are mostly very high in commercial zones, based on these factors Goodall (1978) suggested that "Commercial landuses form the skeleton of urban organisation about which other uses are arranged according to their ability to pay". It is probably because of these characteristics that the control on development and spread of commercial activities, provides a basis for the control of the spread of other landuses in the city as well as the aesthetics of the urban spatial structure.

The earliest forms of shopping areas are the traditional market places, which serve economic as well as socio-cultural and religious functions. The distribution of markets in a region, was based on population size, and their distribution over space. The central place theory by Christaller, was one of the earliest geographic theories that developed a model, on the distribution of market places, and towns in regions. His model was based on two important indices i.e. range and threshold. The range, is defined as the distance, a consumer is ready to travel, in order to purchase a good. The threshold is the population size, capable of supporting a market based on its hierarchy. The model also

assumes that the consumer's decision will be normative. However, most geographers have questioned the applicability of the central place theory in evaluating the distribution of markets in cities.

Goodall (1978) argues that at the intra-urban level, clear cut market areas in terms of range and threshold disappear, and the over lapping of market areas is common, because consumers have many shops or centres of differing attraction, available within the maximum distance they are prepared to travel. It is likely that they may visit non-exclusively but each at some time, with some probability. Thus consumer behaviour is an important locational factor, in retailing because much depends on the type of commodity to be purchased/required, immediacy of need, frequency of purchase by any one consumer, degree of selection desired and the value of the commodity relative to the consumer's income.

Guy (1980) questioned the normative behaviour of consumers and traders assumed in the central place theory. He argued that other factors can affect retail location and patronage in cities. These include the policies of property developers and major retail firms which could have important effects on the location and size of new shopping centres as well as the prosperity of old ones in the urban areas. Secondly, the consumer's perception of the opportunities available in shopping centres, and shops on which the consumers are ready to spend more money and time to reach. This consumer behaviour, is a very important factor in determining retail location.

Hodder and Ukwu (1969) in their study of markets in West Africa argued that the distribution of markets in Yoruba towns shows little correspondence either with

distribution, size and hierarchy of rural or urban settlements. Also, no relationship was established between markets in urban settlements or growth and functions of towns. Rather, markets are means of communication especially along major paths and roads and that the market is a focal point of a very different order from that of a settlement.

These arguments suggest that various factors in different areas determine retail location patterns. And that the rational behaviour and normative decision making of retailers and consumers initially conceived in the theory as being the determinants of urban retail locations, have been substituted by a more realistic observed irrational behaviour, which determines most modern retail locations. Secondly, the arguments proffered by Guy (1980) and Hodder and Ukwu (1969) suggest that while in the developed countries markets have given way to shopping centres, markets are still the dormant shopping areas in the developing countries.

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2.2.1 CONCEPT AND CHARACTERISTICS OF URBAN SHOPPING ACTIVITIES IN THE DEVELOPED COUNTRIES.

In the developed countries, the planned shopping centre constitute the major shopping areas. Cohen (1972) defined the planned shopping centre as a group of commercial establishments planned, developed and managed as a unit with off-street parking provided on property and related in location, size and type of shops to the trade area that the unit serves generally in an outlying suburb. Lion (1976) further stated that a successful shopping centre must be conceived, developed, built, and administered by many experts to ensure best utilisation of available skills and talents, that will result in a better project, and chances of failure minimised. Also the sole idea/purpose of the

shopping centre is to provide the public with a single place from which goods and services could be obtained.

This implies that planned shopping centres are modified/modernised markets, developed to satisfy the demands of modern times, and are systems that rarely incorporate the traditional market. The development of the shopping centre incorporates all the arguments preferred by Guy and Goodall in terms of the location and development of a shopping area. Berry (1917) goes so far to say that the planned shopping centre is a purely modern system: because their design ensure the convenience of their users, depending on the size, principal tenant and trade area. The planned shopping centre is classified into the neighbourhood, community and regional shopping centres/C.B.D. Each of which has a population threshold, which determines their number and distribution in the city. The neighbourhood and community centres are prominent within designated residential zones.

2.2.1.1 THE ORIGIN AND EVOLUTION OF THE PLANNED SHOPPING CENTRES.

Most writers on shopping centres traced their origin to the emergence of suburban areas, around the former city centre (suburbanization). They evolved in Europe and Western world after the industrial revolution, when there was a rise in income level and living standards, and also to the development of modern transportation giving rise to increasing car ownership's. The industrial revolution period, also marked the beginning of Town and Country Planning. It emerged due to the need to decongest central areas, control/avert the growth of unplanned residential areas, serious overcrowding in homes, insanitary conditions, and to regulate the differences in living

conditions within the strata of the city's population. The results of physical planning intervention into these problems were the development of new suburbs for better residences, and the upgrading of the C.B.D. with the provision of essential services and streets (White 1971). Thus the shopping centres were developed based on physical planning considerations.

The earliest form of the planned shopping centre in the American suburbs was a collection of department store chains on the same piece of land, with parking provided for consumers (as early as the late 1920s). At the same time, entrepreneurs built a concentration of retail stores and decided by leasing, on the composition of stores in the concentration. The owner was responsible for its maintenance. This brought about the planned concentration of retail outlets, which was aimed at gaining the benefits of planned agglomeration. The ideal shopping centre emerged around 1950 and statistics indicate that in the US. and Canada alone, there were approximately 2,500 (in 1957), 11,000 (1967) and 17,000 (1973) (Lion 1976). In the rest of the world, Austria was leading with about 100 and US. and Canada, they continued to grow in number at the rate of about 1000/year.

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Since the 1950s, the planned shopping centre has gradually increased in its functions, from a purely commercial centre to a recreational and social centre. Hence apart from commerce, shopping centres will contain health studios, gyms, theatres, community meeting places, etc. There would also be ancillary developments to accommodate various professionals (doctors, dentists, lawyers, etc.) for easy accessibility to the centre. Consequently, the perfect shopping centre becomes a self contained community (Lion 1976).

However, Lion (1976) argued that the expansion of the planned shopping centre is limited to cost of land, (due to need for open and parking space, garages, decks, etc. customer fatigue and interest (a long tiring walk can result in the loss of many sales especially impulse sales). Finally, goods specialisation by traders/retailers will increase the dominance of specialised stores, hence department stores may reduce in number. Also, improvements in technology will enhance home delivery services, computerisation of operations for fast transaction/operations, increase in number of vehicles patronising the centre, and consequently more demand for parking. He concluded that as a result of these anticipated changes, design must try to build in a maximum flexibility providing for future expansion.

2.2.1.2 FACTORS RESPONSIBLE FOR THE EMERGENCE AND SPREAD OF THE PLANNED SHOPPING CENTRE.

The industrial revolution, brought about great changes in human economic activities, medical fields and technology. These changes, brought about increased survival rates/life expectations, the mechanisation of agricultural/industrial production techniques. Most of the industries that emerged after the industrial revolution were basic industries most of which were export oriented and had backward linkages. They provided jobs for the population. As a result, there was a rise in income levels, living standards, and demand for goods and services. For example German cities of more than 100,000 inhabitants in 1882 indicated that almost 50% of the work force were industrial workers and for cities between 20,000 - 100,000 the proportion is even higher (Turner and Jaeger 1971:131). These brought about the concentration of population in large cities and also attracted immigrants to these cities.

The development of modern means and mode of transportation, was a consequence of the industrial revolution. This brought about increasing car ownership, and hence the need for wider roads, parking spaces etc. in the city. However, the earlier pre-industrial cities had narrow streets and compact settlements due to the use of animate (horse driven carts) means of transportation and for the benefits of proximity to working places. The development of the motor-car thus brought about congestion in central areas. Congestion in central areas was also caused by the growth in the city's population.

With the rise in living standards, income levels etc. and congestion in cities, as well as the emergence of Town and Country Planning, there was a need to decongest central areas. Other residents of the central areas also required better residences that are more convenient. Hence there was a need to develop new residential zones or suburbs around the central areas. This brought about the process of suburbanization, which brought about the emergence of Planned Shopping Centres. Cohen 1972, called this process "the sub-urban revolution". It brought about the outward movement of shopping facilities from the inner city to the suburbs. Restrictive parking in the central areas, as well as high cost of rents and need for space, also accounted for the migration of shopping facilities from the central areas to the suburbs.

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2.2.2 **CONCEPTS AND CHARACTERISTICS OF URBAN SHOPPING ACTIVITIES IN THE DEVELOPING COUNTRIES.**

In most developing countries, the traditional market constitute the major shopping area. The traditional market place is the earliest form of retail outlets, shopping area which serves socio-cultural, economic and religious functions. A market place was defined by Smith (1978) as an authorised concourse of buyers and sellers of commodities.

meeting at a place more or less strictly limited or defined at an appointed time. It may or may not be endorsed, there may or may not be permanent and semi-permanent stalls, they may have a rural or urban location and there is no real size criterion except that at least one potential buyer and one potential seller must be present.

There are basically two types of traditional markets namely the periodic and daily markets. They are usually differentiated in terms of their duration of operation. The periodic market is defined as a market that does not operate on a daily basis. Some periodic markets may hold only once every year, others on a monthly basis, while others can be weekly or may be held at intervals of 2, 3, or 4 days etc. The daily markets are those markets that operate on a daily basis. The daily markets are further grouped into morning, day and night markets i.e. some may operate only in the morning, throughout the day or at night. In most cases, periodic markets are more common in the rural areas while daily markets usually dominate the urban areas. Apart from the economic functions, markets also serve other religious, cultural and social functions. For example in Mexico, markets serve as religious and cultural centres. In Yoruba lands, markets are associated with gods and their regular worship is deemed necessary for the economic well being of the markets (Sada et al 1978).

Scot (1970) identified two hierarchies of markets in most third world cities, namely the central and intermediate markets. The central market is usually located in the city's C.B.D. and has important wholesaling functions. It receives and distributes imported items, collects and exports local products. The intermediate markets are scattered in various parts of the city to serve the immediate needs of the community and have important retailing functions. The intermediate markets, constitute the district

markets. However, an observed pattern in Kaduna revealed a third hierarchy of markets in the city because there is a central market, the intermediate district markets and the local community markets which are not expressed in Scott's classification.

2.2.2.1

THE ORIGIN AND EVOLUTION OF THE TRADITIONAL MARKET.

The traditional markets are points of spatial articulation, in the collection and distribution of goods and services. Initially, they are limited to the provision of goods and services, especially foodstuffs to a limited trade area, and are periodic. With time a wider variety of goods and services were offered as a result of population growth and increasing demand density for goods.

The traditional market evolved from being a periodic market to becoming a daily market. Also, the socio-cultural/religious functions of the traditional market, are gradually being lost and it is gradually becoming a pure commercial centre only.

In the developing countries, most markets evolve prior to physical planning and as planning gradually gain significance, the general organisation of the market is re-structured to allow for circulation, parking, and open spaces. However, this has not been strictly adhered to as most of these spaces and thorough fares are now occupied by shops, temporary stalls etc. and barely leave any space for parking and circulation. This has resulted into the chaotic situation in most third world markets. The problem is worst around the central markets because they are mostly located in the city's most accessible sites. Also markets invade/encroach into other surrounding landuses around them and

gradually, the problems of congestion, insanitary conditions, rising land values etc. set in.

Markets have continued to grow in size and a most recent phenomena is the growth of retail shopping districts in close association with these markets and in other parts of the city, especially high-medium density residential areas. The retail trade is gradually moving to these shopping districts or retail shops and the large markets in cities are likely to become more and more specialised in wholesale. Consequently, the fully established urban market will become the central wholesale depot of the town; with the growth of retail shops surrounding the market. (Hodder and Ukwu 1969). However, this expansion causes various planning problems and attracts serious planning intervention to reduce such problems as parking, insanitary conditions, encroachment on other land uses etc.

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2.2.2.2 THE FACTORS RESPONSIBLE FOR THE EVOLUTION OF THE TRADITIONAL MARKETS.

The single factor that brought about the evolution of traditional markets in developing countries is urbanisation. Urbanisation has had various impacts on the evolution of traditional markets. These include the following:

- a. The agglomeration of population in the urban areas, which provide the threshold that is capable of sustaining a market.
- b. The consequences of urbanisation, like changes in norms and values and acquisition of new ones, heterogeneity of urban population composition,

changed the functions of the traditional market from socio-cultural, religious and commercial to purely commercial functions only.

- c. The agglomeration of population in urban areas provided a threshold for the emergence of daily markets, out of the initial periodic markets. The periodic market, was held periodically because the income levels, shopping needs and living standards of the population could not support daily markets and thus traders have to move from place to place to various periodic markets to trade, but with the agglomeration of population in urban areas, traders can conveniently locate and operate daily because they can have access to their consumers. Thus a highly urbanised town has a highly organised daily market system and the number of markets in a town indicates its level of urbanization e.g. Kaduna being the most urbanised town in Kaduna State, has 21 markets, while Zaria being less urbanised, has 11 markets.
- d. The intervention of Physical Planning, in the growth and development of urban areas, have contributed in the loss of some of the functions of the traditional market and aided the modification of market designs, to enhance the convenience of its users.

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Urbanisation in the developing countries was caused by two factors, namely colonialism and organic growth of pre-colonial cities. In pre-colonial times, cities grew out of the functions of that city. For example, the city could be a large commercial centre along a regional trade route for example Kano along the trans-saharan trade route could also be a coastal city with constant trade contacts with travellers from other parts

of the world; etc. In most of these pre colonial urban centres, the traditional ruler is the administrator. And one very important economic base for the town, and revenue base for the traditional ruler is the market. In Yoruba kingdoms, the Oba has his own separate market.

Colonial urban centres, are those urban centres designated for purposes of colonial administration. These towns can be former pre-colonial towns like Zaria, or new administrative centres like Kaduna. They can also be major sources of primary industrial raw materials like Enugu (coal city). After independence, more urban centres were created for purposes of administration. For example in Nigeria, more urban centres were created for administrative purposes, either as state capital or local government headquarters.

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2.2.3. TRADITIONAL MARKET AND SHOPPING CENTRES IN THE DEVELOPED AND DEVELOPING COUNTRIES.

It is important to note that the two shopping areas (traditional markets and planned shopping centres) identified, do not exist exclusively in the areas they occur. Rather, they represent the dominant retail outlets in such countries and both exist in the two areas in different degrees of dominance. From the literature, it can be inferred that the shopping centre is exclusively a modern phenomena, and a concomitant of industrialisation and suburbanization. While the traditional market is an ancient phenomena and a concomitant of urbanisation. Also, physical planning accompanied the evolution of the planned shopping centre, while in terms of the traditional market physical planning is engaged in intervening and modifying its designs and pattern.

However, there are other factors that could be used to explain the dominance of the planned shopping centres in the developed countries and the traditional market in the developing countries. First is the issue of climate. Most developed countries are located in the temperate zones of the earth, where weather may be too harsh to allow outdoor activities especially in the snow season/winter. For this reason, indoor shopping was established probably as an adaptation to the harsh weather and modified to become an all season affair. On the other hand, most developing countries are located in the tropics/equatorial zones of the earth, whose weather allows an all year round outdoor activities. This sustained the prevalence of markets which are usually open air/outdoors, except in the newly emerging shopping centres/complexes most of which are indoors. Also, in traditional settlements and cities, the market is part of the cultural heritage of the people because it provides a means of employment (trading) for their people, and revenue base for the traditional rulers. Secondly, the level of economic development of the region/country. The patterns identified in developing countries indicate the growth of small-scale enterprises typical of an informal economy, when compared to the developed countries, the planned shopping centre is gradually being modified while the markets and street trading are gradually expanding.

And for these reasons, the market may be slightly modified but it will remain for a very long time, the dominant shopping area in the developing countries while in the developed countries, the planned shopping centre will also remain the dominant shopping area. These factors could further explain why most markets in the developing countries are daily and those in the developed countries are periodic.

2.2.3.1 MARKETS IN THE DEVELOPED AND DEVELOPING COUNTRIES.

In the developing countries, the traditional markets are major conflict points in cities with pedestrian and vehicular conflicts, poor drainage and sanitary conditions, congestion, and chaotic situations, invasion of adjoining landuses especially residential roads etc. Their scales of operation and distribution depends on a city's level of urbanisation and increase in numbers with increasing urbanisation and population growth in the city. There are also different categories and types. First the distinction between periodic and daily market types and the distinction between intermediate and central market categories. The latter features mostly in urban areas and are generally daily markets. Finally, there is the emergence of shops and shopping district around the markets and with time, they may dominate the retail trade. They are mostly publicly owned (by the government).

In the developed countries, traditional market generally constitute a minor element in the retail system and their importance varies considerably from country to country for example. Scot (1970) indicated that markets accounted for 11% of Baltimore's retail trade and less than 11% for U.S.A. in 1933. When compared with U.S.A., market play a more significant role in the European retail trade.

Scot (1970) established the existence of traditional markets in the developed world. In Australian cities notably Melbourne, there are 5 public and 6 privately owned markets, with the incidence of periodic markets especially agric fairs. In Britain Statistics have shown that about 450 out of the towns distinguished in the 196 population census of England and wales together with London Boroughs had at least on

retail market each in 1968, and in addition, about 50 markets were located in villages and other smaller centres with about 1/4 of them located in the industrial regions of Yorkshire and Lancashire. Also, in many towns throughout Britain, periodic market days are still the busiest for retail trade. The significance of markets as shopping areas in Britain was appreciated by the study of Smaile and Harthey (1961) when they included markets as one of their criteria in classification of shopping centres. They observed that "a market may be present at any level and never indispensable when it does occur, it may be an adjunct to shops or the essential retail nucleus."

The markets are also periodic and the time intervals on markets days depend on level and character of demand in the market area. Most importantly, facilities and services and strict refuse disposal facilities are provided. Weather also affects market operations, hence markets are more operational in summer and fine weather than in winter and bad weather. Also, two types of periodic markets were identified in the developed countries i.e. the weekly and merchant markets, which are both periodic. Weekly markets are held on specific weekdays for example 2-3 mornings, a week and are usually involved in the sale of convenient goods. Merchant markets are held from 1-4 times/year and handle non-perishable or durable goods. These characteristics differentiate between markets in the developing countries and markets in the developed countries.

He also identified some similarities between markets in both developed and developing countries. He maintained that "though permanent shelter exist in many of the larger towns, most traders prefer the greater accessibility and congestion of street pitch and in this respect, they are not different from what obtains in most third world countries."

From both cases, it can be inferred that while markets in the developing countries are mostly daily, and that in urban areas there are central and intermediate markets which are generally in the city's transportation nucleus. In the developed countries, markets are generally periodic and are either merchant or weekly which can occur both in rural and urban areas. They may not be located in the city's transportation nucleus but will have fairly accessible sites.

2.2.3.2 SHOPPING CENTRES IN DEVELOPING AND DEVELOPED COUNTRIES.

In the developed countries, the shopping centres are set up to ensure convenience to their users by the provision of parking, circulation, open spaces, good sanitary conditions, etc. They are classified into the neighbourhood, community, and CBD/regional shopping centres depending on volume/types of goods sold, location, size, and relative trade area. They also serve as recreational and social centres. They are mostly without planning problems and privately owned. They are located away from, but linked to major thoroughfares of the city to reduce traffic problems.

In the developing countries, the shopping centre plays a secondary role in the city's retail trade and is yet to have any significant impact. What obtains is the occurrence of shopping complexes scattered in the city and shopping districts or streets adjacent to markets. The latter adds to the congestion, parking and chaotic problems in the market areas. Their locations may not be in line with the city's zoning plan. They may be located close to an existing recreational or institutional area. In both cases, they tend to invade other landuses especially with the problems of non-adherence to strict planning regulations.

It can be concluded that in both the developed and developing countries, shopping centres have suburban locations except for shops existing in the cities of the developing countries. Secondly, that they are mostly privately owned, with the provision of parking facilities and maintained by its owners.

Table 2.2

CHARACTERISTICS OF SHOPPING ACTIVITIES IN THE DEVELOPING COUNTRIES

Index	Developed Countries	Developing Countries	Remarks
1. Types of Shopping areas	Planned shopping centre and periodic markets	Traditional markets and newly emerging shopping centres/ complexes	Location of shopping centres in both cases are determined by physical planning
2. Hierarchy	Neighbourhood, community and district shopping centres	Central and intermediate markets. Include both daily and periodic markets.	
3. Location	Shopping centres are mostly located in suburbs. Periodic markets have different locations	Markets and centres are located at focal points of towns, communities, etc.	
4. Features/functions	Located in confined spaces with other services like recreation, health, etc. and are growing in functions	Markets also serve other religious and socio-cultural functions. But have gradually evolved into pure commercial areas.	
5. Factors responsible for their emergence and growth	Sub-urbanisation (rise in income level and living standards), development of modern means and mode of transportation. Led to dispersal of population away from old city centre	Urbanisation. Rise in living standards and living growth of the informal sector. Led to agglomeration of population to city.	Other factors include climate, level of economic development, etc.

2.2.4 ANALYSIS OF FACTORS.

It was observed in the review that the emergence of the planned shopping centre in the developed countries and the persistence of markets and street trading in the developing countries is all associated to their different levels of economic development.

2.2.4.1 THE INFORMAL SECTOR IN A DEVELOPING ECONOMY.

The developing economy, has been described by many authors/writers as weak and highly informal. some of them include Freidman and Sullivan (1978), Smith et al (1978), Attah et al (1987), Adusa (1994), Rogerson (1996), etc. Some of the symptoms of a weak economy includes poverty, rising inflation rates, low levels of education, low GDP per capita, low utility of incomes, rapid population growth rates, etc. For example a United Nations observation (1995) revealed that in sub-Saharan Africa, about 210 million people (1.5% of population) are living on less than U.S. \$1.00 per day. And the problems they face include unemployment, inflation rates, etc. In many countries, the labour force is leaving the formal private and public sector, to the informal labour market because of the economic crisis, and decreased job opportunities in the formal sector.

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Freidman and Sullivan (1978) developed a model on the structure of urban employment in a developing economy (fig. 2.0). The model maintains that only between 20-30% of the population are employed in the formal sector. The remaining 70-80% are employed in the informal sector. Sometimes, even those employed in the formal sector participate in the informal sector activities. This model reveal that the informal sector employs a larger percentage of the population in most developing economies, and express the significance of the informal sector in a developing economy.

Smith et al (1978) for example, observed the growing significance of informal activities like market place trade, hawkers, traders, etc. in the developing countries. Also, Rogerson (1996) in his study of "urban poverty and the informal economy in South Africa's economic heartland", observed that there is a growth of informal trading in Johannesburg i.e. street hawking, street trading, conversion of open spaces to informal markets etc. And that informal settlements are the zones of greatest spatial growth for new informal enterprises, 85% of which are home-based and few enterprises exhibit the characteristics of long-term growth. He also observed that it is a means of survival especially in many low-income settlements. The growth of the informal sector, was attributed to the progressive weakening of the regions formal economy, which has exhibited an alarming decrease in it's capacity to absorb new entrants.

However, he suggested that instead of dismissing the informal sector as uneconomic, it should be improved and harnessed to develop the regional economy by developing linkages between formal and informal enterprises. Secondly, some policy initiatives were suggested to encourage growth of mico-informal activities that have potentials of growing into long-term formal enterprises; these include providing credit,

training, infrastructure and service provision, expanding business linkages and urban management.

2.2.4.2 THE GROWTH OF THE INFORMAL SECTOR IN THE NIGERIAN ECONOMY.

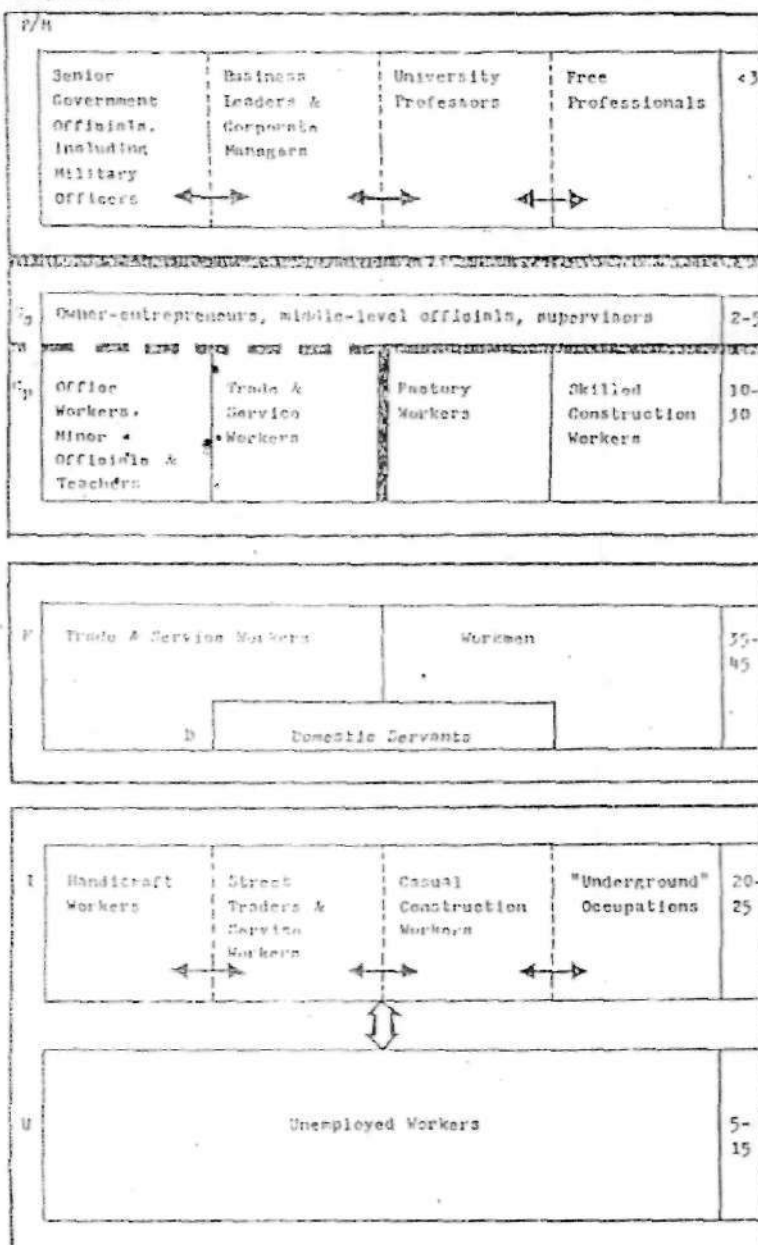
The Nigerian economy was buoyant in the first part of this century, upto the early 1970's due to the huge earnings from export of primary products i.e. agricultural products and mineral resources like cotton, groundnuts, rubber, palm-oil, coal, tin, columbite, petroleum, etc. By the late 70's to early 90's, the economy became solely dependent on petroleum (fig. 2.1a). However, from the early 80's the economy was no longer buoyant. The populace started facing serious problems associated with an economy that is gradually collapsing/weakening. These include growing inflation rates, poor living conditions, unemployment, low wages, etc. The government procured the IMF loan and introduced the Structural Adjustment Programme (SAP) in 1986, inorder to save the economy from collapse; this however worsened the situation (Attah et al, 1987). And as Rogerson (1996) observed, the weakening of the formal economy gave rise to the growth of the informal sector.

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In Nigeria, various government policies have been identified as the factors that led to the weakening of the formal economy and growth of the informal sector. These include the following:

PROFESSIONAL
MANAGERIALCORPORATE
SUPERVISORY
SECTOR.CORPORATE
PRODUCTIVE
SECTORFAMILY
ENTERPRISES
SECTOR.INDIVIDUAL
ENTERPRISE
SECTOR.

UNEMPLOYED

subsector
designation% urban
labor force

SOURCE: JOHN FRIEDMANN AND FLORA SULLIVAN IN FREIDMANN AND ALONSO (1975) - REGIONAL POLICY READINGS IN THEORY AND APPLICATION PAGE 476. MIT PRESS.

Figure 2.1a: Nigerian cash crop & oil export as a percentage of total export between the period 1950 - 59 to 1992/93.



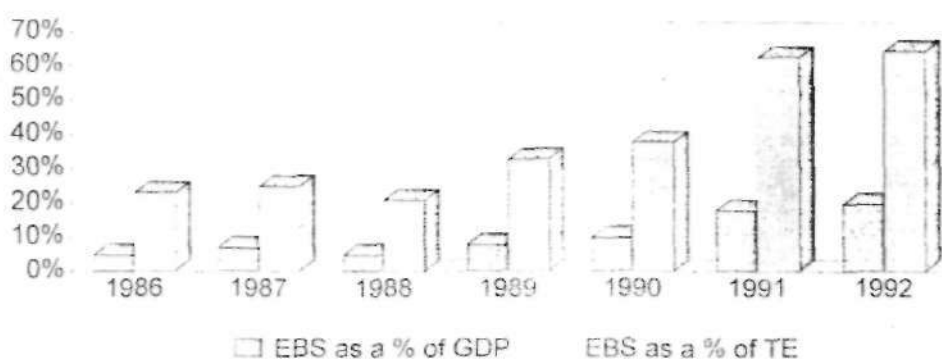
*Including industrial products

Sources: (1) Business times January 1994 (page 24).

(2) Akor (1986) pages 24 & 25 tables 8 & 10.

(3) Business times July, 24 1994 (Page 5)

Figure 2.1b: Federal Expenditure as by Economic Classification

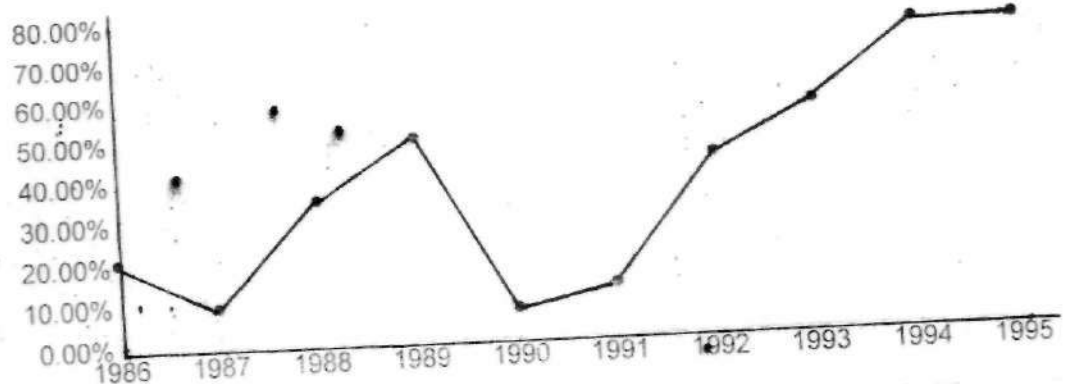


EBS - Extra-budgetary spending

TE - Total Expenditure

Source: Policy Magazine of January, 26th 1996 (page 11)

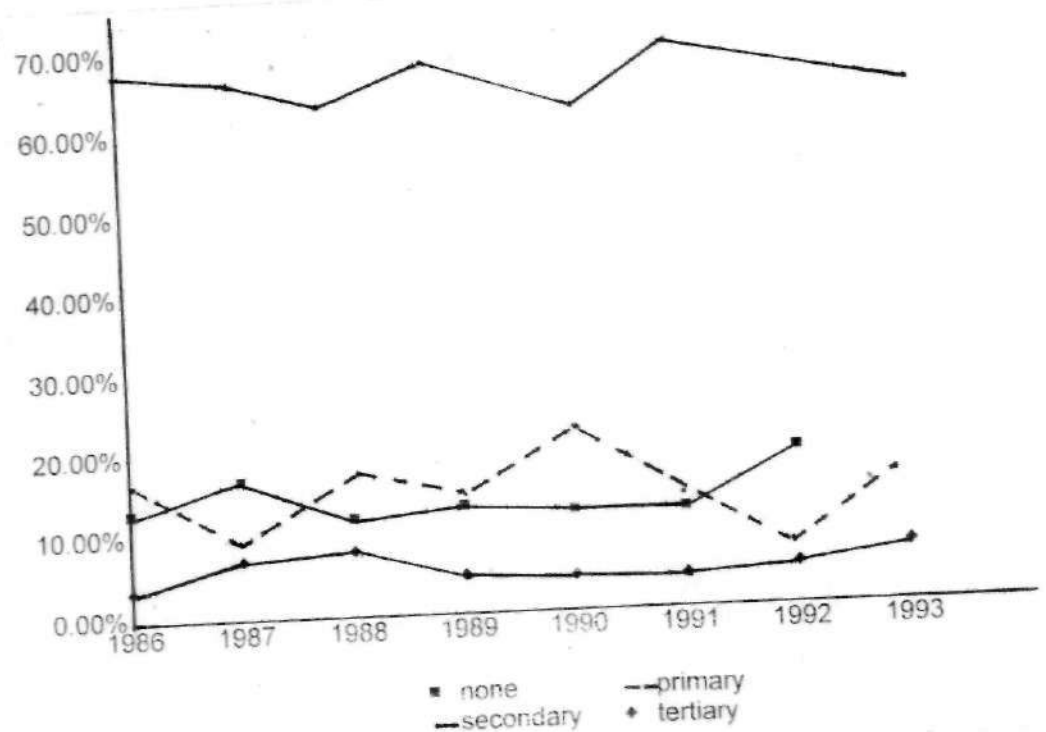
Figure 2.1c: Inflation rates for the period 1986 -1995



* Based on C.P.I. (Consumer Price Index).

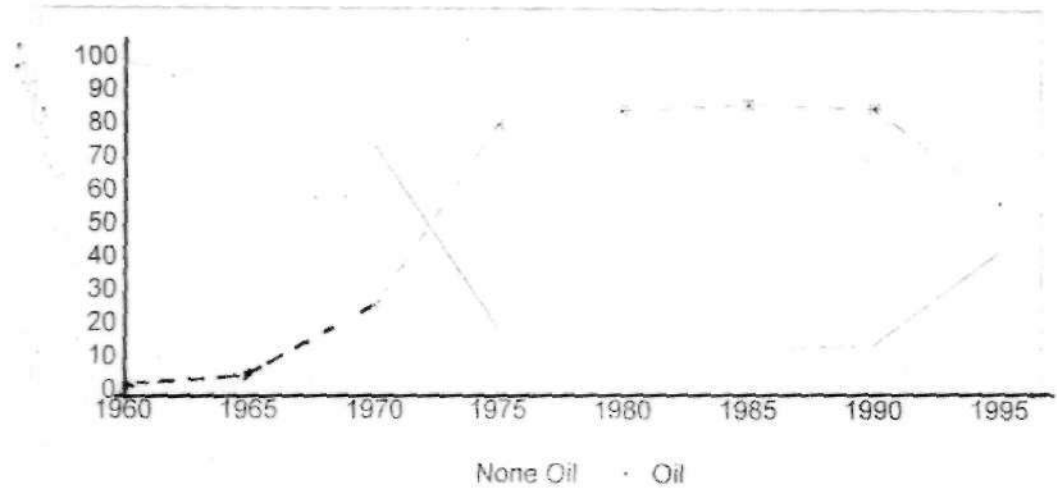
Source: Annual abstract of statistics, Federal Office of Statistics, Lagos, Nigeria.1986, 1991 & 1993 edition.

Figure 2.1d : Urban unemployment rates for the period 1986 -1993 (based on educational level).



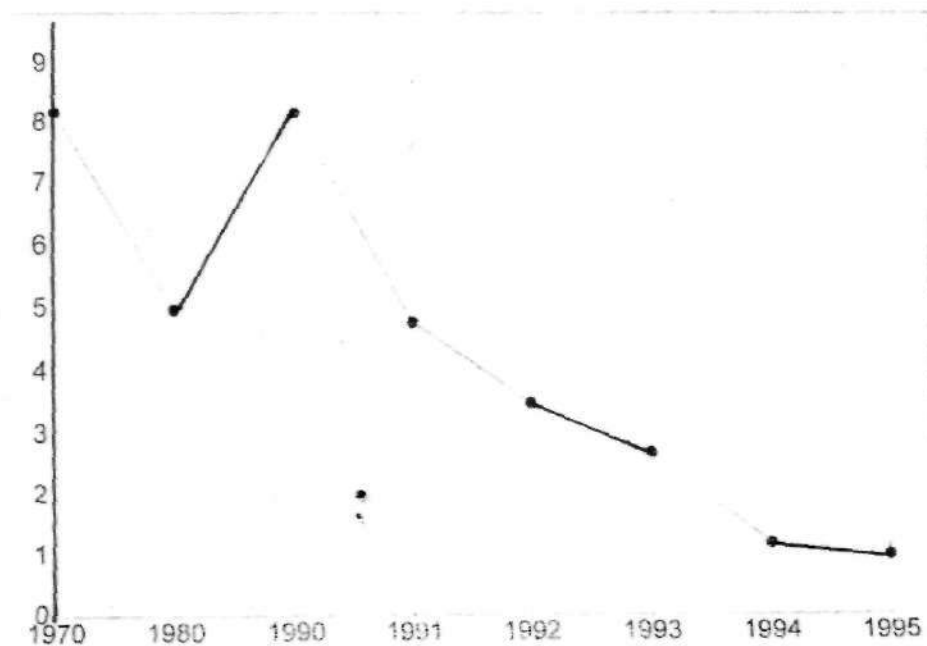
Source: Annual abstract of statistics Federal Office of Statistics Lagos (1986,1991 & 1993).

Figure 2.1e: Federally generated revenue (1960 - 1995) - Oil & None Oil Revenue



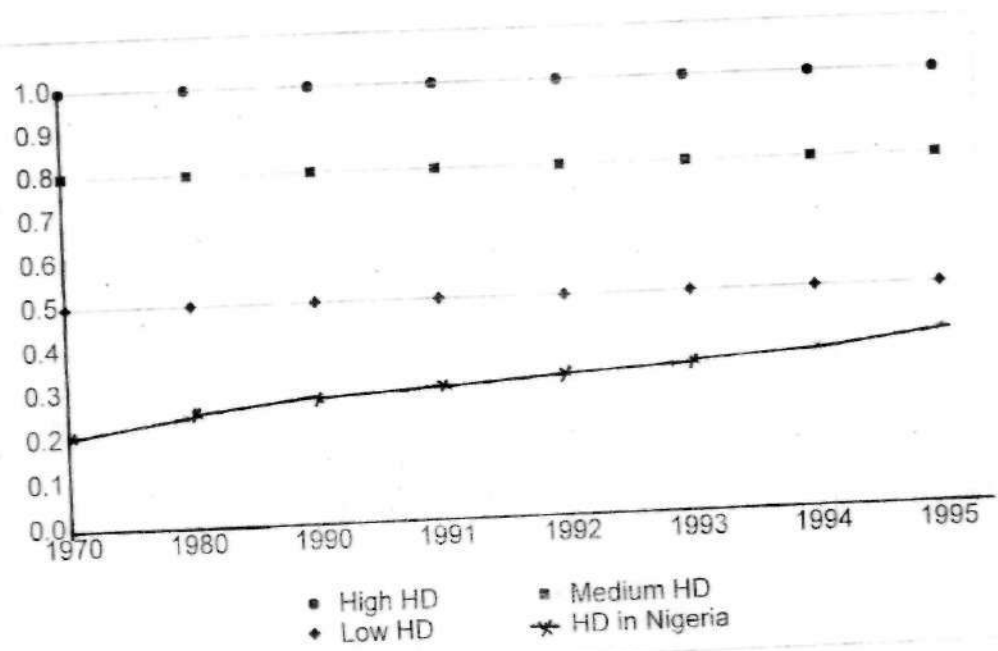
- Source: (1) Conference on National Reconstruction and Development in Nigeria Economic and Social Survey, Miser, Ibadan, March 1969.
 (2) C.B.N. economic report (first half 1993) in Business Times, March 21st 1994 page 10.
 (3) Policy Magazine Vol. 1 Number 29, June 3rd 1996, page 32.

Figure 2.1f: Real GDP growth rate 1970-1995



Source: Policy Magazine Vol. 1 Number 24, April 22nd 1996

Figure 2.1g: Human Development (HD) in Nigeria 1970-1996



Source: Policy Magazine Vol. 1 Number 24, April 22nd 1996

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a. Policy on Industrialisation.

Most industries are import-substitution and lack backward linkages. Hence their level of employment generation is very low (Abdullahi and Bolaji, 1986). For example the percentage employment rates for the industrial sector (of the total labour force) for the period 1970-75, 75-80, 80-90 are 10%, 11% and 12% respectively (Dike 1995). Secondly, most industries depend on foreign exchange for their transaction, and high exchange rates, led to low-capacity utilisation in most industries usually less than 40%, and subsequently closure of others (CBN Annual Report and Statement of Accounts for the year ended December 1992). This led to a decline in the productivity of the manufacturing sector.

b. Policy on Education

In pre-colonial and early post-colonial periods, education was mostly non-technical and most scholars received administrative training. In the late post-colonial periods, government identified this lapse and established more science based colleges and institutions. However, there were no industries to absorb these graduands and most scholarship schemes also failed. The fall in the levels of education was further boosted by the unstable educational calendars at all levels, but specifically at the higher institutions. These events discourage also of secondary school leavers to further their education, and hence were compelled to seek employment in the informal sector.

c. Policy on Economic Recovery

In the early 1980's, the economy was facing serious crisis and government decided to procure the IMF loan, and introduce the Structural Adjustment Programme which was meant to improve internal production and raise the living standard of the populace. Conditions for the loan procurement include devaluation of currency, reducing subsidies, allowing market forces to determine the value of the Naira, etc. The results of implementing these conditions include rising inflation and exchange rates, low utility of wages, falling standards of living, rising utility rates, etc.

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Ola (1996) maintained that "SAP has failed to provide solutions for economic recovery. Unemployment remains a big problem, rate of inflation is as high as 81%, prices are becoming more difficult to control, making inflation more complex and living conditions have deteriorated considerably". For example figures 2.1-2.5 present some indicators of the impact of existing economic problems in Nigeria. In terms of the Human Development Index (HDI), Nigeria falls below the lower level of 0.5, this means that Nigeria has a generally low HDI. Secondly, Nigeria's external public debt is gradually rising annually and more revenue is being expended on debt servicing. Thirdly, the GDP has been falling since the early 70's and especially in the 1990's. These indicators led to Nigeria's classification among the 18 poorest nations in the world by the Bretton Wood institution and World Bank.

d. Policy on Revenue Generation

In the pre-colonial period, government relied on the export of agricultural products for revenue. After independence, the export gradually shifted to crude oil and this led to a neglect of the agricultural sector. With the erratic prices in the world oil market, Nigeria has no specific income projection rather, it is erratic. Many researchers are of the opinion that the neglect of the agricultural sector is one of the major factors that led us to our present delima - some of them include Abdullahi (1986), Akor (1986) and Kemp (1990). Also, Adusa (1994) maintained that the high income from oil products led to the growth of the service sector and decline of the agricultural sector.

Another perspective on revenue generation is the various sources of government revenue in Nigeria. There are basically two sources namely oil and non-oil sources. Among the non-oil sources includes tariffs, VAT, utility rates, manufacturing, agriculture, etc. Due to the erratic nature of revenue accruing from the oil sector, government in it's bid to expand it's revenue base increased charges on tariffs, VAT (value added tax) and utility rates. These further inflicted inflationary impacts on other complementary activities associated with this sector (Uzor 1996). As far as most economic analysts are concerned, for example Akor (1986), Uzor (1996), etc. these policies have failed to reduce the hardships they were meant to upgrade; therefore, government should evolve other revenue generating sources that are anti-inflationary, one of which is improving and investing more funds in the agricultural sector, with it's associated forward an

backward linkages. This will reduce the number of entrants into the informal sector, and expand productivity as well as increase the GDP.

e. **Policy on Wages To Civil Servants**

The utility of wages, especially to civil servants is gradually narrowing, and wages can no longer provide the basic needs of the workers. This is evident in the trade union strikes occurring periodically in Nigeria. These strike actions occur at all levels of government, and even in the private sector. The reasons for the strikes are mostly the need for wage increments. The low utility of wages is caused by other policy actions and their inflationary trends (mentioned earlier) on the one hand, and lack of wage increment in line with these trends. This dissatisfaction have compelled alot of civil servants to supplement their income by seeking secondary income sources mainly in the informal sector, and hence the consequent growth of the sector.

Other activities of government institutions have been identified as factors that fostered the growth of the informal sector and decline of the formal sector. These include the following:

a. **Inconsistencies in the Implementation of Economic Development Policies.**

Oba (1996) associated this with the unstable socio-economic and political environment of the country. successive governments introduce new policies modify the old ones, and before the first phase is completed, a new

government have emerged. He opined that "political leaderships in the less developed countries lack innovative ability". These inconsistencies lead to a retardation in a country's economic development.

b. Non Completion/neglect of Development Strategies

The inconsistencies identified above result into the second problem. Most development projects are presently either uncompleted, abandoned or misappropriated. For example the Ajaokuta Steel Rolling Complex initiated in the first development plan (1962 - 66 period) is yet to be completed and has already gulped a whopping US \$5 billion.

In conclusion, Oba (1996) observed that Nigeria's present economic problems are self inflicted and government is part of the problems rather than the vehicle for solving them. Uzor (1996) further observed that most economic development policies adopted by government over the years are inflation-inducing policies. They proposed that in future, government should frame policies that will incorporate the present economic realities i.e. a comprehensive economic framework whereby various sources of growth can be articulated and avoid those that impede development. Most of them should aim at alleviating poverty, and improving the quality of the populace.

2.4.3

THE SPATIAL IMPACT OF THE GROWTH OF THE INFORMAL SECTOR IN NIGERIAN CITIES.

The spatial impact of the growth of the informal sector in most Nigerian cities is spatial disorder, loss of aesthetics and amenity in cities. Secondly, zoning regulations are not strictly adhered to, and there is an unrestricted land use development in most parts of the city, combining conforming and non-conforming land uses, and the worst hit areas include the high-medium density/low-income residential zones, major city streets, the C.B.D. etc. Their rapid emergence may be uncontrollable by town planners especially with the absence of approved zoning regulations for most Nigerian cities. Also, the settlements experiencing this growth are mostly neglected by the town planning/development authorities, whose activities are more concentrated in developing new areas than in controlling and modifying old areas.

2.2.4.4.

HARNESSING THE PRODUCTIVITY OF THE INFORMAL SECTOR.

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Rogerson (1996) identified two types of informal enterprises. First the survivalist enterprises which are set up by people facing serious poverty, and express desperate attempts to survive; they are unstable and lack growth impulses. Secondly, the micro enterprises which include small-scale businesses, family enterprises, etc. they usually have the potentials of growing into large formal enterprises. Rogerson (1996), Azuwil (1996), Owuallah (1996) and Uzor (1996) suggested that the informal sector cannot be neglected as a major employment sector in most third world countries, because it employs about 40-60% of the urban labour force and this sector is responsible for about 50% of the economic activities in Africa. As such, government should frame new policies in

the mainstream of the overall economy to integrate the informal activities/sector. The strategies to achieve this integration include:

- a. Formalise the small-scale enterprises.
- b. Develop a criteria for credit allocation to these firms.
- c. Improve infrastructure and services provision.
- d. Establish training programmes.
- e. Develop urban management schemes to incorporate the spatial patterns emerging from the informal sector activities.
- f. Establish policies aimed at enhancing greater flow of resources to the sector.

When implemented, these strategies will gradually formalise the informal sector, increase its employment capacity and improve its positive contribution to the national economy

CHAPTER THREE

BACKGROUND TO STUDY AREA

3.1 LOCATION

Tudun-Wada district is one of the districts of Kaduna urban area, and is located in the western part of Kaduna. Kaduna urban area is strategically located in the heart of Northern Nigeria being the administrative capital of the defunct province of Northern Nigeria. This function has rendered it accessible both by rail, road and air from other parts of the country. It is located between latitude $10^{\circ}9' N$ and longitude $7^{\circ}50' E$. It is now the administrative capital of present Kaduna State. Figure 3.41 shows the location of Tudun-Wada district.

3.2 GEOGRAPHICAL CONDITIONS

Kaduna has a tropical continental (wet and dry climate), with an average annual rainfall of about 1099.3mm/annual. The highest temperature ranges between $36^{\circ}C$ to $45^{\circ}C$, while the lowest temperature is about $18^{\circ}C$. Two different airmasses account for this climate condition, namely the tropical continental airmass or harmattan wind which is usually dry, cold and dusty. Secondly, you have the tropical maritime airmass which is humid, rain bearing, and originates from the Atlantic Ocean and prevails between April to October. The former originates from the Sahara desert, and prevails between October to March.

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Fig. 3.41a

Map showing Kaduna
metropolitan area.

Source : KASSUPA Production (1996)

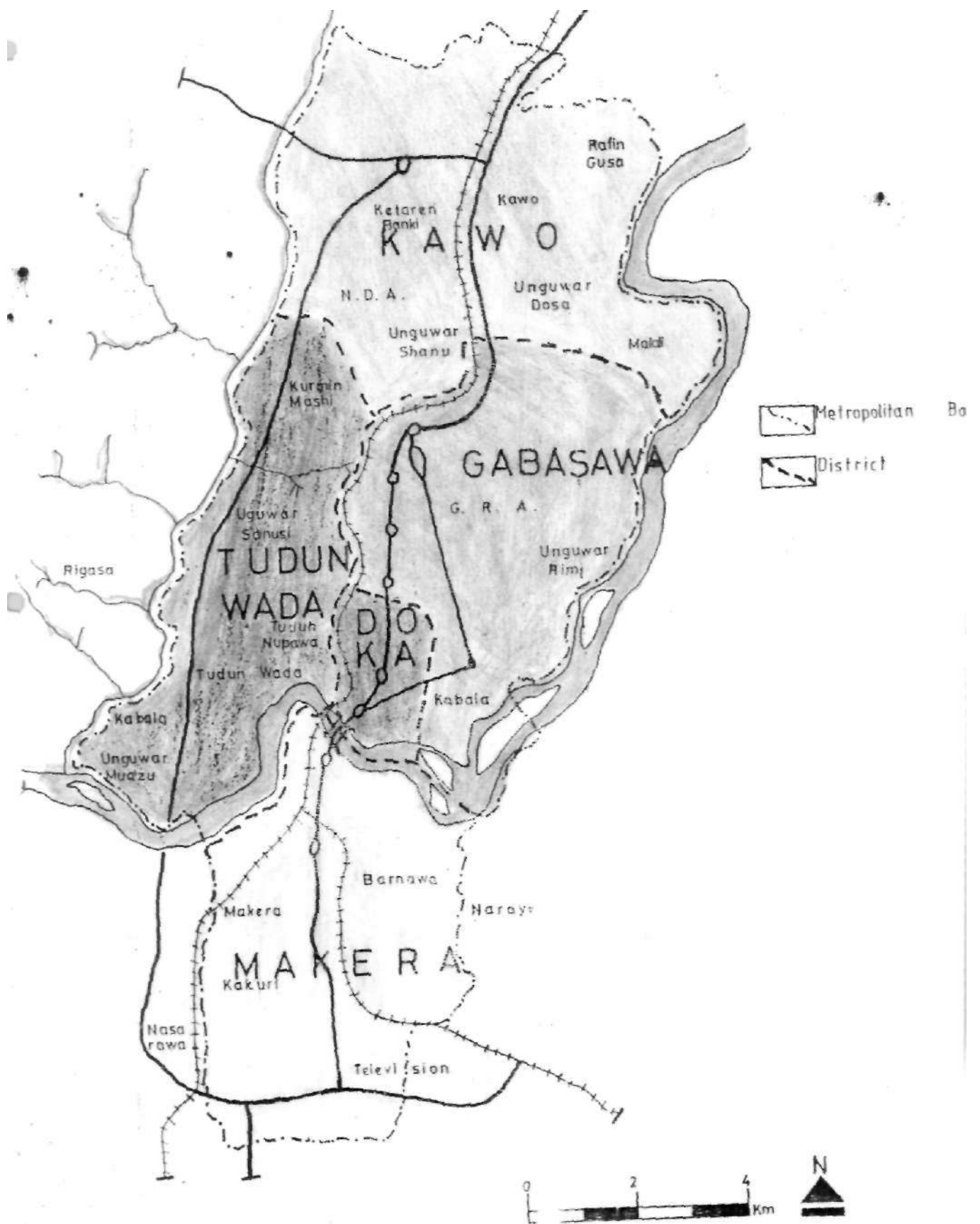


Fig. 3.41b.

Location of Tudun-Wada district
in Kaduna urban area.

Source : K.C.D.B. - Kaduna (1985)

The prevailing vegetation type in Kaduna is the guinea savannah, having more grassland than trees. However, human economic activities have reduced the vegetation to bare ground or open grassland with very scanty trees scattered over the town. Most of the trees planted are either fruit bearing or of other economic importance.

In terms of topography and drainage, Kaduna consists of a gently rolling terrain with some sections falling above or below the 200 feet contour line. Tudun-Wada District consists of a gently rolling terrain, with a few outcrops of inselbergs. Kaduna urban area is drained by river Kaduna flowing westward from the eastern parts of the town. It is a tributary of river Niger. It has many tributaries including rivers Romi, Mashi, Tubo, Ruza, etc. Tudun-Wada is drained by rivers.

3.3 HISTORY OF DEVELOPMENT OF KADUNA URBAN AREA AND ITS REGIONAL STATUS.

Kaduna urban area was initially made up of scattered rural settlements, whose major residents were the Gwari people. In 1913, Sir Lord Lugard (the Governor of Northern Nigerian province) prepared a plan to develop Kaduna as a military town, and the capital of Northern Nigeria, was to move from Zungeru to Kaduna. By 1916, this was achieved. Lugard's choice of Kaduna was informed by its central location in Northern Nigeria; unlimited supply of land for expansion; capable of accommodating a large population and uses, and that it was free from political influence/dominance by the various emirates of Northern Nigeria.

The construction of the railways, roads and airport provided easy access to Kaduna. It's newly acquired administrative function also attracted migrants into the town from other parts of the country in search of job opportunities or for purposes of trade. The large amount of cotton produced in Northern Nigeria provided raw materials for the textile industry, hence the emergence of various textile industries. Other ancillary industries also emerged. As a result of Kaduna's regional status, other industries also emerged i.e. NNPC (Nigerian National Petroleum Company); PAN (Peugeot Automobile Assembly plant); etc. All these factors contributed in expanding the city, both in terms of population size and aerial extent, and enhanced it's rapid growth. Kaduna then grew from a military and administrative town to a commercial as well as industrial town.

In 1967, Kaduna became the capital of Kaduna State and coupled with it's other functions, Kaduna has attracted a large volume of population and economic activities. For example, while the natural population growth rate for Nigeria was put at 2.5%/annum, Kaduna had a net migration rate of 2.4%/annum giving a total growth rate of 4.9%/annum. And because of it's rapid industrial growth rate, central location, accessibility, availability of amenities as well as it's administrative function, experts have put Kaduna's annual population growth rate at 7%/annum (including both natural increase and net migration rates). These qualities of Kaduna have greatly enhanced its regional status in Northern Nigeria, and the nation at large.

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Most migrants especially unskilled, semi-skilled usually settle in high density settlements in close access to the city centre: hence Tudun-Wada District readily provided the space for such development. Also in most Northern Nigerian cities, Tudun-Wada is

usually a settlement of aliens from other parts of Northern Nigeria, and Sabon-gari is a settlement of aliens from the Southern part of the country.

3.4 LANDUSES

In the Landuse analysis, broad landuse analysis is first made for Kaduna urban area, and then specifically for Tudun-Wada district. The analysis was based on the Lugardian plan (1913), the Max-Lock plan (1965) - 2017) and the study of existing Landuses of Kaduna urban area (1983) by M.Sc II Students, Department of Urban and Regional Planning, Ahmadu Bello University, Zaria.

a. THE LUGARDIAN PLAN (1913)

The Plan viewed Kaduna as a military town, as well as a new capital for the defunct province of Northern Nigeria. The major Landuses were military, residential, institutional and commercial. During this period, only parts of Kawo and Doka Districts were developed, while Gabasawa, Makera and Tudun-Wada Districts were undeveloped. (fig. 3.44a)

b. THE MAX-LOCK PLAN (1965 - 2017)

By 1965, most parts of Kaduna urban area were developed and a new plan was prepared for the town. Figs 3.44b(i) and 3.44b(ii) show the existing (1965) and proposed landuses for Kaduna (1965-2017). For Kawo district, proposals were made for military, residential and industrial uses. For Gabasawa district



Fig. 3.44a

The Lugardian plan for
Kaduna urban area (1913)

Source : MaxLock plan for Kaduna urban area (1965 - 2017)

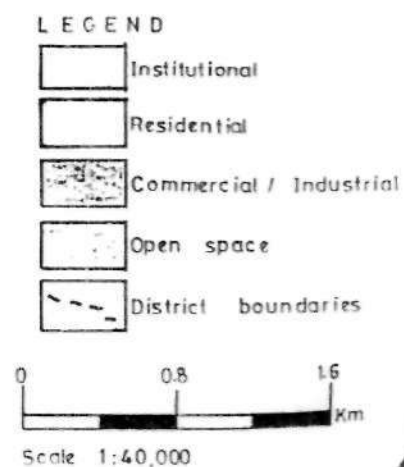




Figure: 3-44 b KADUNA MASTER PLAN PROPOSAL FOR LANDUSE (1967-2017)

Source : Max Lock (1967) P.100..



44biii

Proposed layout plan for Barnawa with housing area (high density residential zone)

MaxLock plan for Kaduna urban area (1960-2017)

There is no provision for shopping streets

LEGEND

- Institutional (schools and religious buildings)
- Community centre
- Local shops
- Industrial
- Residential
- Open space

0 40 80 metres
Scale 1:2000

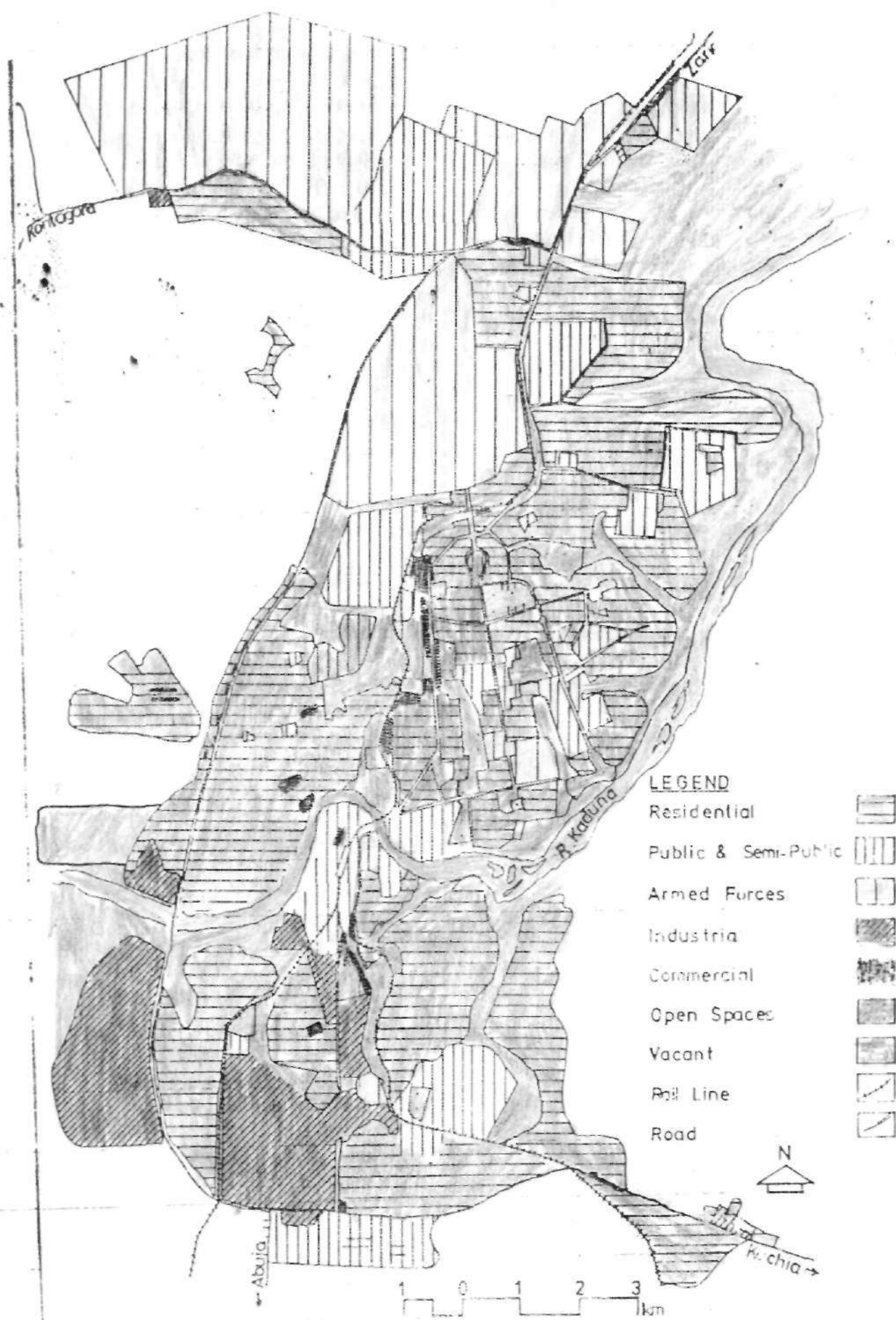


FIG.3.44c. Existing Land Use in Kaduna : 1995

in the town, can be attributed to the growth of the city's population, need for additional income, employment, as well as the growing shopping demands of its population.

This analysis generally revealed that various changes have occurred in the city, in terms of its function, population characteristics, aerial coverage, landuses, and economy. These can be attributed to the city's industrial development, growth in automobile ownership, population etc. All these changes require a reassessment, and may culminate into the preparation of a new landuse plan for Kaduna urban area

d. LANDUSES IN TUDUN-WADA DISTRICT

The landuses in Tudun-Wada district have experienced growth overtime. In 1913 when the Lugardian plan was prepared, the district was not developed. By 1965 when the Max-plan was prepared Tudun-Wada, and Tudun-Nupawa were already developed. Also proposals were made for residential and institutional uses for Tudun-Wada District in the plan. It was meant to become a medium-high density residential area. By 1983, there was a growth in both residential and commercial landuses generally in Kaduna urban area. The existing commercial landuses have already exceeded the proposals by 143%. Essentially, the major landuses in Tudun-Wada District include residential, institutional and Commercial landuses

3.5 POPULATION CHARACTERISTICS OF KADUNA URBAN AREA.

The analysis of the population characteristics in Kaduna urban area is based on the 1963 census results, sample surveys carried out by Max-lock and partners (1965) for the preparation of the Kaduna Masterplan, Surveys carried out by Tokiwa Associates for the development/expansion of the eastern bye-pass in Kaduna, and the provisional results of the 1991 census.

3.5.1 SIZE

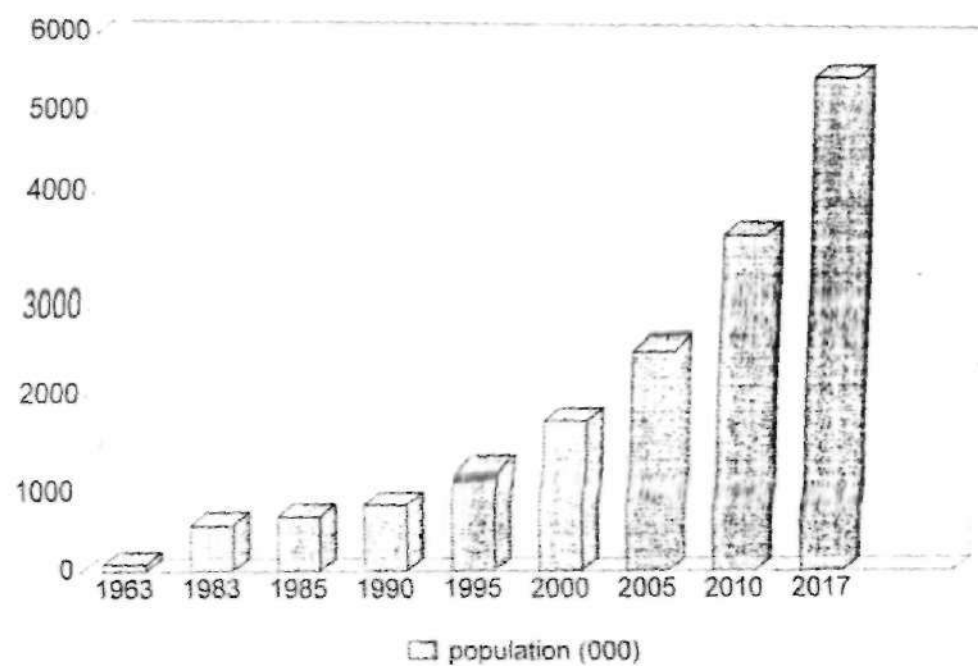
The 1963 census results revealed that Kaduna urban area, had a population of 149,910 persons comprising 41.57% females, and 58.57% males. The population was projected at a growth rate of 7%/annum. And based on this growth rate, Kaduna population will be 580,104 persons in 1983, 664,162 person in 1985 and 1,832,445 in the year 2,000. (Figure 3.51).

The 1991 provisional census figures reveal that Kaduna urban area, had a total population figure of 711,155 persons. There was no further breakdown of residents. Therefore, these figures cannot be statistically analysed.

3.5.2 COMPOSITION

The population of Kaduna urban area is highly heterogeneous, comprising natives and migrants; as well as different ethnic and religious groups. The 1963 census results revealed that 43.49% of the total population are natives, while 56.51%

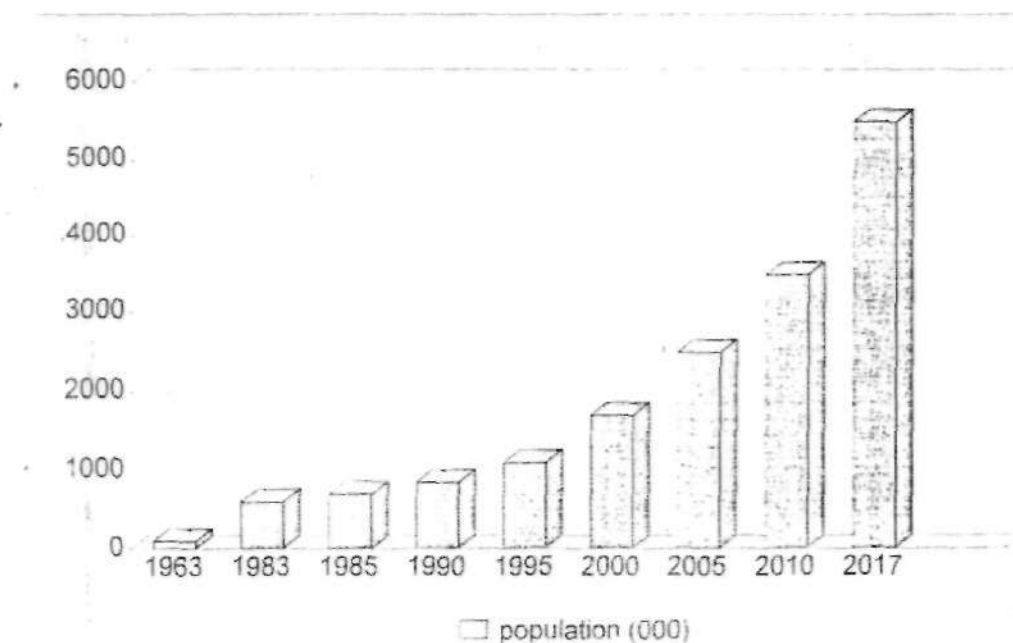
Figure 3.51a: Population projection for Kaduna urban area (1963-2017).



Source: 1963 census result

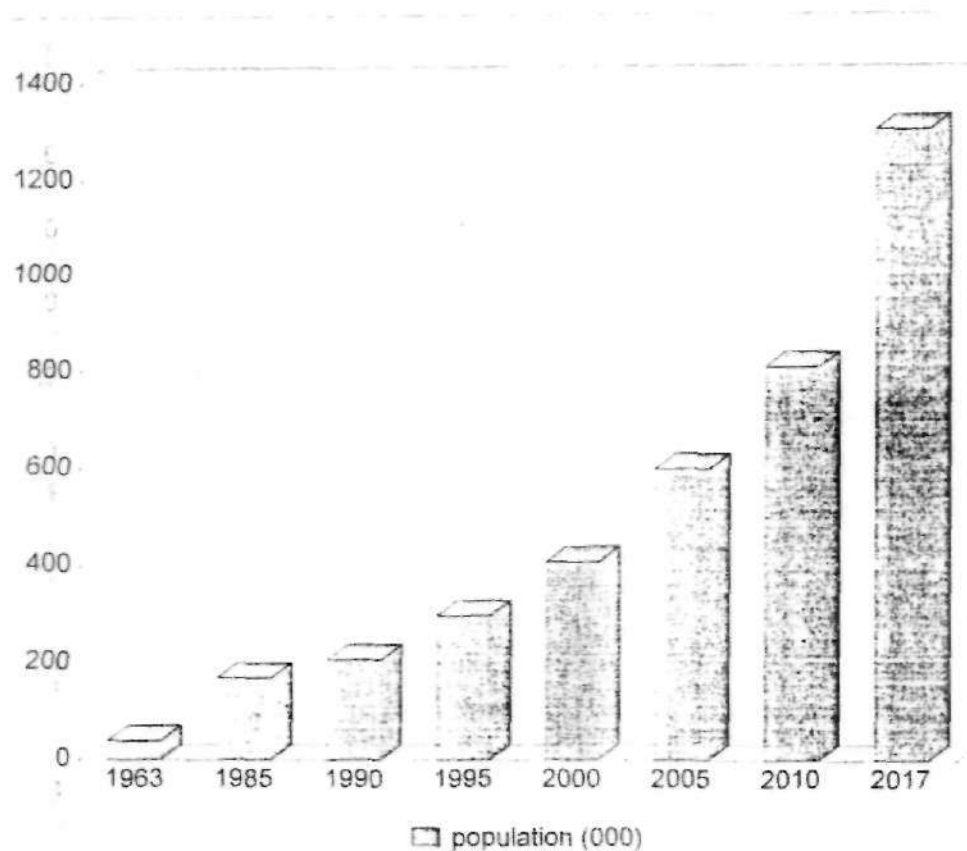
Figure 3.51b: Population projection for Tudun-Wada district (1963-2017).

Figure 3.51a: Population projection for Kaduna urban area (1963-2017).



Source: 1963 census result

Figure 3.51b: Population projection for Tudun-Wada district (1963-2017).



Source: 1963 census result

migrants. Also, Kaduna consists of different ethnic groups and 12 national ethnic groups were identified including Hausa, Fulani, Kanuri, Kaje, Gwari, Ibo, Yoruba, Idoma, Nupe, Edo, Igala, and Tiv. Other tribes making up a minor population were grouped together as well as other non-Nigerians. Among the ethnic groups, Hausa people make up 35% of the total population; Ibo 18.7% and Yoruba 11.1%, altogether making up 64% of the total population. The other groups share the remaining 35.2%. This implies that the population of Kaduna urban area is highly heterogeneous.

3.5.3 DISTRIBUTION

Kaduna urban area is divided into five districts namely: Doka, Gabasawa, Kawo, Makera and Tudun-Wada. The district with the largest population size and density is Doka; which constitutes about 26% of the total population of Kaduna urban area, and a density of 124 persons/ha (1963) and 1,085 (1995). This could be associated with the intensive commercial activities in the district, as well as its accessibility characteristics. It is actually the city's C.B.D. The district with the lowest population is Gabasawa (10.3% and a density of 16 persons/ha [1963], and 52 persons/ha [1995]). Generally, the total population density of Kaduna urban area is 13 persons/ha. Figure 3.5.3(a) and (b) show the population distribution of Kaduna urban area.

3.5.4 AGE-SEX STRUCTURES

Two sources of information were used in analysing the age-sex structure of Kaduna urban area. They include the census (1963) figures and the survey carried out by Max-Lock and Partners (1965). Max-lock surveyed a total of 7,654 persons. From the

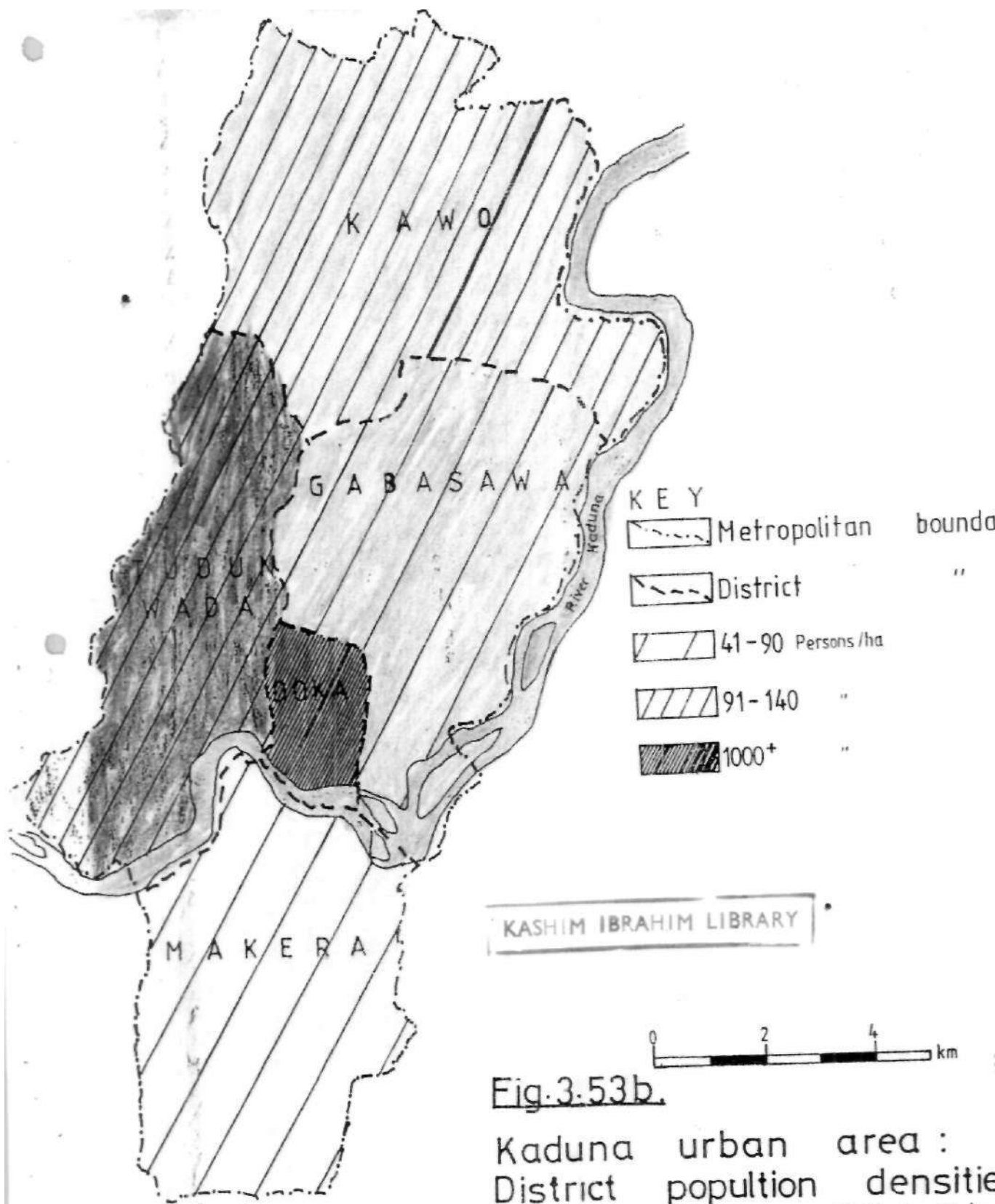
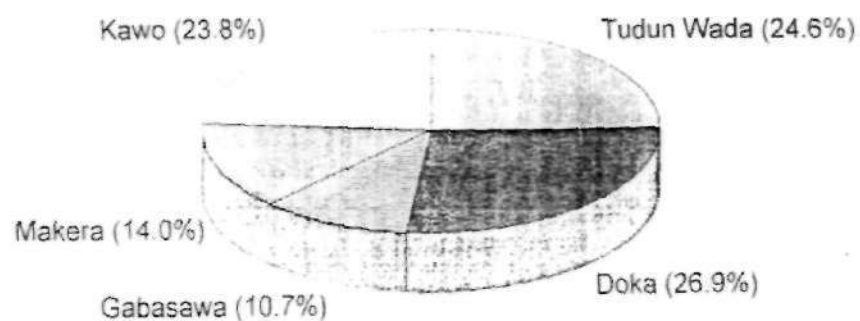


Fig.3.53b.

Kaduna urban area :
District population densities

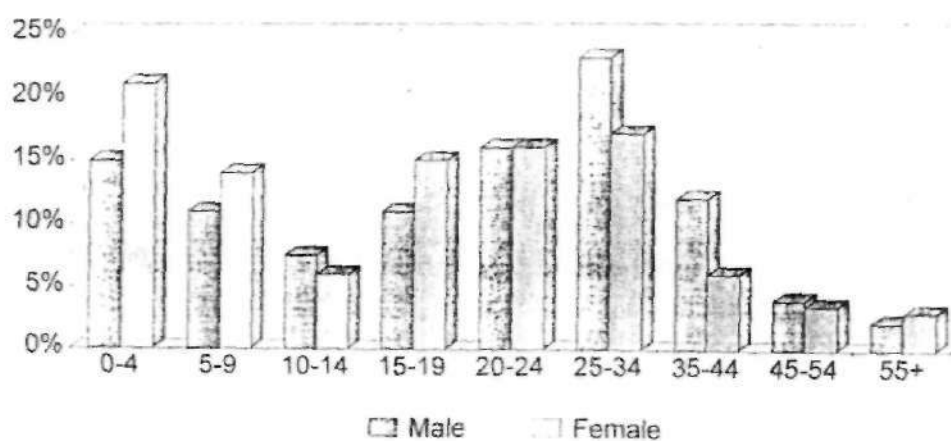
SOURCE 1963 census projection (1995) for Kaduna

Figure 3.53a: Population distribution in Kaduna urban area by district.



Source: 1963 census projection (1995) for Kaduna urban area.

Figure 3.54: Age structure of Kaduna urban area (1965).



Source: Maxlock plan for Kaduna urban area (1965)

two sources, the following information was obtained. (The census data was generalised and there was no distinction between male and female). Figure 3.5.4 shows the age-sex structure of Kaduna urban area in 1965 as surveyed by Max-lock and Partners. Table 3.5.4 compares the 1963 census results and the 1965 survey results.

Table 3.5.4. AGE-SEX STRUCTURE OF KADUNA URBAN AREA

1963 census and 1965 Surveys [MAX-LOCK & PARTNERS]

A g e Group	0-4	5-14	15-24	25-34	35-44	45-54	55+
1 9 6 3 Census (%)	15.85	18.68	27.29	23.73	9.26	3.4	1.79
1 9 6 5 Surveys (%)	17.8	19.0	28.3	20.2	9.1	2.2	2.1

Sources: 1 1963 census Bulletin for Kaduna State

2 Max-lock Plan (1965) Page 126 Table 127.1

From the table, both sources have similar results. They reveal that those within the 15-24 years age group constitute the largest percentage. Taking the five year interval however, the largest population group are those within the 0-4 years age group (17.8% and 15.85%).

The age-sex pyramid/structure shows that a greater percentage (57.6%) of the population fall within the workforce age group, mainly 15-44 years. This then means that at the urban level, there will be need for more jobs and employment. Also, new

household will be formed, hence the need for the provision of more houses. This also implies that more children will be born and hence the need for more schools. There will also be the need to develop more recreational areas for children and adults. In terms of shopping, shopping demand is expected to rise and hence the need for the development of new shopping areas. Also, the children (0-14 years) and older people (45+ years) constitute only 41.1% of the population. This indicates a low dependency rate in the population structure. However, this is subject to an analysis of employment and income structure of the population.

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3.5.5 EMPLOYMENT STRUCTURE AND INCOME LEVELS OF THE POPULATION.

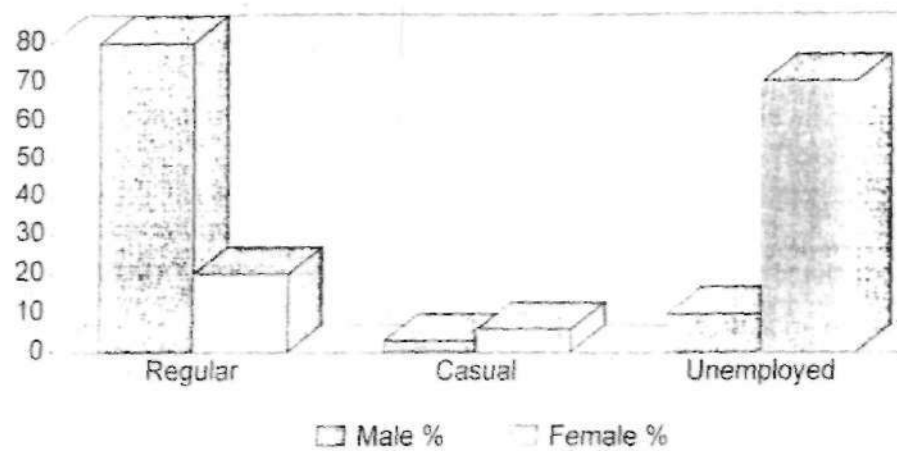
The two sources of information for this analysis include the Max-lock Surveys (1965) and a survey carried out by Tokiwa Environmental Development Associates for Kaduna Capital Development Board (KCDB) in 1976.

The 1965 Survey had a total sample of 42,500 persons. Figure 3.5.5(a) represents the distribution of working employment among the sample.

Fig. 3.5.5(a) Distribution of Working Employment among the sample

The survey also revealed that more males are engaged into regular employment and most females are married and are unemployed. Figure 3.5.5(b) compares the employment among males and females. It implies that males are the major income earners of the family; and hence they need to earn enough income to support the family.

Figure 3.55b: Male/female employment in Kaduna urban area (1965).



Source: Maxlock plan for Kaduna urban area (1965).

However, of the total population employed, only 12% earned above ₦40.00 (which was then a moderate income). The remaining 88% earn below this amount. Max-lock and Partners then concluded that there is a high dependency rate among the population because a larger percentage earn very low income.

The 1976 surveys by Tokiwa Associates had a total sample of 33,963 persons. An average remuneration of ₦119.09 per person was calculated. The results later reveal that only (a) and (b) [Table 3.5.5] earn above the average income, making up 13.2% of the population. The remaining 86.8% earn below average income. Table 3.5.5 compares the 1965 and 1976 survey results.

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Table 3.5.5 EMPLOYMENT AND INCOME LEVELS IN KADUNA URBAN AREA: 1965 and 1976 Surveys

	Employment status	1965 (Max-lock)		1976 (Tokiwa)	
		% employed in	Income level	% employed in	Income level
a.	Managerial / professionals	2.8	₦40.00+	6.67	₦119.09+
b.	Clerical	11.9	₦40.00+	6.33	₦119.09+
c.	Skilled and semi-skilled	60.5	<₦40.00	38.4	<₦119.09
d.	Residual	24.8	<₦40.00	48.4	<₦119.09

Source: 1 Max-lock Plan of Kaduna Page 136 Table 137

2 Tokiwa Associates - Proposals for Eastern bye-pass Development for KCDB Page 26 figure 13

Comparing the Max-lock Surveys (1965) and the 1976 Surveys, a lot of inferences can be drawn. First there is a similarity between the income earning levels of the population (1965-1976); and that it has not really improved by 1976. This still implies that the population has a high dependency rate and there is need for the creation of more jobs. The literacy level of the population could explain this phenomena. From the employment structure, most semi-skilled and unskilled population are either semi-literate or illiterates; and they constitute a larger percentage (88%) of the population. This could also explain the low-income level among the population. Furthermore, most industries employ expatriates from abroad and only require labourers and semi-skilled personnel among natives; which is typical of an import substitution industry.

A second inference that can be drawn from the table is the increase (in 1976) in the size of the population belonging to the residual group and a decline in the size of the population belonging to the skilled and semi-skilled group. There is a general shift in the population sizes belonging to the different employment groups. This disparity could have resulted from one or more of the following explanations. A rise in the number of industries and establishments could have resulted in the increase (in 1976) in the percentage population belonging to group (a). A rise in the immigration level into

Kaduna as a result of neglect of the rural areas could have resulted into the larger percentage of group (d) in 1976. While the larger percentage in group (c) observed in 1965 can be attributed to the general low literacy level in the country during that period (about 30%) and rapid immigration into Kaduna in search of job opportunities in the growing industries, commercial and public sector in Kaduna when it was made the capital of the Province of Northern Nigeria.

Generally, there may be no much problem of employment in Kaduna, but there is a problem about the income level which transcends to the quality of employment. This was determined by the literacy level of the population, and the State's/country's level of economic development. The employment structure of Kaduna urban area can be linked to the model of urban employment structure in the developing countries developed by John Freidmann and Flora Sullivan. In the case of Kaduna urban area, only about 13% of the population fall in the protected sector and earn above the average income level; while Freidmann and Sullivan proposed 15-30%.

The employment and income level characteristics of a city's population have various implications on the development of shopping. Because they determine the purchasing power of the population, their shopping needs and patterns as well as types of shopping areas that will develop. And for a population with a generally low income level and consequently purchasing power, the minimum standards developed for shopping may not be maintained. There could be a high intensity of mixed landuse developments, especially commercial and residential in order to maximise profits and benefits of accessibility as well as convenience. Consequently, aesthetics and amenity will be utopian, while convenience and accessibility will determine the location of most shopping areas in the city.

3.6 POPULATION CHARACTERISTICS OF TUDUN-WADA DISTRICT

The 1963 census results reveal that Tudun-Wada district had a total population of 35,494 persons in 1965 making up 23.8% of the total population (figures 3.5.3(a) & (b). Tudun-Wada also has a heterogeneous population composition and most of it's

residents consist of medium-low income earners. The 1991 census provisional figures also reveal that Tudun-Wada district has a total of 169,255 persons. However, the 1963 census projection revealed that Tudun-Wada will have a total of 236,001 persons by 1991 which is 139% of the 1991 provisional figures.

The socio-economic characteristics of the population in Tudun-Wada district were not analysed in both sources; this will be taken up in the field survey and results will be analysed in Chapter 5.

3.7 REASONS FOR THE CHOICE OF TUDUN-WADA DISTRICT AS STUDY AREA.

The subject area of study, is the observed growth of shopping activities in Kaduna urban area, and specifically in its residential zones. There is generally a growth in shopping activities in Kaduna urban area. However, different patterns have emerged in different parts of the city. In the low-density residential areas, shopping complexes closely related to the western model of the neighbourhood shopping centres are prominent. These areas are organised; for example shopping complexes are prominent in Malali, Ungwan Sarki, GRA, etc. In the institutional and recreational areas around Durbar hotel, Ranch Bees Stadium, etc. the same patterns have emerged. However, in the high density residential zones like Tudun-Wada, Makera, Ungwan Dosa and Barnawa, street trading and the front parlour trade are more prominent. This could be associated with the socio-economic characteristics of the population, living in the different zones.

The patterns that are more challenging to physical planning is the pattern emerging in the high-density residential zones, because they are associated with more physical planning problems, most important among which is the invasion of designated residential zones by commercial landuses. The peculiar characteristics which informed the choice of Tudun-Wada district as Study area includes the following:

- a. The population of Tudun-Wada comprises of migrants from different parts of the country. Most migrants into the city are in search of better living conditions. They are mostly clustered in high density residential areas normally in close proximity to the city's Business District, especially the unskilled and semi-skilled migrants. They are mostly low-income, medium-income earners hence trading forms one of their alternative or sole source of income.
- b. The district population represents 23.8% of Kaduna's total population, with a density of about 135 persons/ha (1963 census projections for Tudun-Wada district to 1995). This large population size is capable of providing the threshold for small scale trading activities (fig. 3.5.3. shows the distribution of population in Kaduna urban area).
- c. When compared with other districts, Tudun-Wada district and Gabasawa have more residential uses than the other districts. Figure 3.7 shows the existing landuses in Kaduna urban area in 1995. It is clear from the figure that Kawo has mixed industrial, institutional, commercial and residential uses, mostly of low-density. Doka district has more commercial uses because it is the Central Business District of Kaduna. Makera is an industrial district, mixed with

residential/institutional. Tudun-Wada district was chosen because it is a high-density residential zone unlike Gabasawa which is low-density.

- d. The prominent pattern of shopping activities in Tudun-Wada district is street trading/the front parlour trade. Also, seven (7) out of the 21 markets in Kaduna urban area (33%) are located in Tudun-Wada district. The remaining 14 are shared among the other districts. Also, all the three specialised markets in Kaduna urban area are located in Tudun-Wada district. This express the extent of commercial activities in the district.
- e. The study, taken at the district level will enhance the analysis of patterns, types spread and distribution of shopping activities in the designated residential zone/district.
- f. The proposals made for Tudun-Wada district can be applicable to other city districts with similar characteristics like Tudun-Wada district, for example high-density residential zone whose population are mostly low, medium- income earners and whose location is in close proximity to the city's Central Business District.
- g. The operational area (Tudun-Wada and Tudun-Nupawa zones) only cover about 16% of the total area covered by the district. But this is where 75% of its population reside. Also, the intensity of shopping activities in Tudun-Wada district is more glaring in this area.

CHAPTER FOUR

METHODOLOGY

4.0 DATA REQUIRED FOR THE STUDY

The data required for the study expresses the different information required for a critical analysis of the research problem. They also represent the various indicators in the study area that affect shopping activities. These include the following:

- a. The socio-economic characteristics of the traders and consumers i.e. their occupation, age groups, level of education, income, etc.
- b. The zoning regulations for Tudun-Wada district as well as physical plans and layouts indicating such information.
- c. The distribution of shopping zones and their types and patterns in the study area.
- d. The physical planning characteristics of these shopping areas as well as their physical planning implications.
- e. The legality of the use of residential space for commercial activities i.e. whether approved by the planning authority, local government or both.

- f. The factors that resulted in the growth and spread of shopping areas in the study area.

4.1 SAMPLING

4.1.1 SAMPLING FRAME

The sampling frame consist of two statistical units. These include the traders in Tudun-Wada district and the consumers that patronise them. It was estimated that there are about 19,303 shops in Tudun-Wada district; meaning that there are about 19,303 traders. If we expect that the residents of Tudun-Wada patronise these traders/shopping areas in Tudun-Wada district, then we will have a total of about 309,350 persons (1963 census projections) making up the total number of consumers in the district. However, not all the residents in Tudun-Wada district patronise these traders/shopping area. Also, of the total that patronise the traders, they may not be patronising them daily.

The pilot survey revealed that the average household size in Tudun-Wada district is 7 persons/household. And assuming that only one person does the shopping for the household at a time, we will arrive at a total 44,193 persons, likely to patronise these shopping areas/traders. We will also have to assume that they do not patronise them on a daily basis, thus assuming that each person will engage on a weekly shopping errand. Then for everyday of the week, we shall have a total of about 6,313 consumers in various shopping areas. This figure constitutes the sampling frame for the consumers.

4.1.2 SAMPLE SIZE

The sample sizes taken were 4% of total consumers and 5% of total traders. This gives a total of 252 consumers and 965 traders. The sample interval for consumers was 25 and 20 for traders.

$$\text{Sample Interval (SI)} = \text{Population Size (PS)} / \text{Sample size (SS)}$$

It is expected that results/responses obtained will represent opinions of the population.

4.1.3 SAMPLING METHOD

The sampling method used is stratified random sampling. This is based on the fact that there is a heterogeneous group of respondents. These include traders along shopping streets, in the markets and front parlour traders. There are patrons for each of these traders. These different groups now constitute different strata in the sample. For each strata, the samples were randomly selected; equal number of traders and consumers were randomly selected for the different strata. This gave the following figures:

Shopping areas	Number of consumers	Number of traders
Markets	84	321
Shopping streets	84	321
Front parlour	84	321
TOTAL	252	965

4.2 DATA COLLECTION

The modes of data collection include literature review, questionnaire and interview surveys. Separate questionnaires were administered for traders and consumers. However, before conducting the survey, a letter of introduction was obtained from the Local Government.

The two authorities (Local Government and KASUPDA) were interviewed. Photographs of important areas were also taken to enhance data presentation. The interview and questionnaire surveys were personally conducted.

4.3 HYPOTHESIS

The results obtained from the surveys determined the proposition of three hypothesis, as well as the mode of hypothesis testing. A null and alternate hypothesis were proposed for the three different hypothesis and they include:

The three hypothesis proposed.

	Null Hypothesis	Alternate Hypothesis
a	There is no significant relationship between types and references for shopping areas among respondents (traders and consumers)	There is no significant relationship between types and references for shopping areas among the respondents (traders and consumers)
b	There is no significant relationship between levels of Education of traders and their reasons for entry into trading	There is no significant relationship between levels of Education of traders and their reasons for entry into trading
c	There is no significant relationship between the reasons for entry and time of entry into trading (traders only)	There is no significant relationship between the reasons for entry and time of entry into trading by traders

4.4 METHODS OF DATA ANALYSIS

Statistical:- The statistical methods used for data analysis includes frequency distribution and the chi-squared significance test (χ^2). For the frequency distribution, the cross tabulation method was adopted, using the statistical package for social sciences (SPSS C+PC). This allows for easy inferencing and in-depth data analysis. Secondly, the chi-squared (χ^2) significance test was used in hypothesis testing using the following formulae:

$$\chi^2 = \sum \frac{(E - O)^2}{E}$$

where E = Expected observations

O = Observed results

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h = Number of different χ^2 values to be calculated, depending on the number of observations.

After the value of χ^2 is obtained, the degree of freedom is also calculated using the formulae

$$(m-1)(n-1)$$

where m = total number of columns in the table

n = total number of rows in the table

If the calculated value of t is less than the value under the degree of freedom in the table, the null hypothesis is accepted and alternate hypothesis is rejected. While if the calculated value of t is greater than the table value, the null hypothesis is rejected and alternate hypothesis accepted; meaning that there is a significant relationship.

The t test is chosen for hypothesis testing because it is a very important test of significance of the relationship between two variables.

4.5 METHODS OF DATA PRESENTATION

Different statistical methods were adopted/used in data presentation. These include tabulation, bar-charts, pie-charts, line graphs, composite graphs and histograms. Maps are also used in data presentation.

CHAPTER FIVE

DATA ANALYSIS AND PRESENTATION

5.1 EXISTING TYPES, PATTERNS AND CHARACTERISTICS OF SHOPPING ACTIVITIES IN T.W.D.

5.1.1 TYPES

Table 5.1.1 Existing types of shopping activities in Tudun-Wada District

	Types of	1	2	3
a.	Shopping areas	Markets	Shopping streets	-
b.	Retail outlets	Stalls	Shops	Kiosks (red brick shops)
c.	Markets	Traditional	Specialised	-
d.	Shops	Front parlour; forming part of residential block (Plate 1)	Detached, located in converted open spaces (Plate 2)	Market (shops located in markets) [Plate 3]

Note: The traditional markets trade in different types of goods, while the specialised markets trade in single commodity.

5.1.2 PATTERNS

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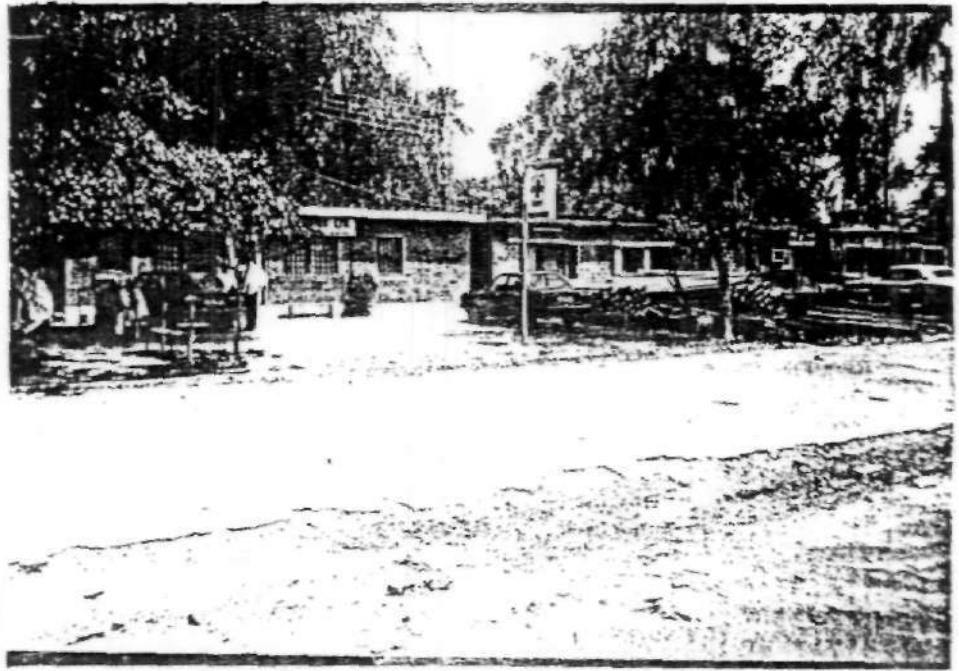
The patterns of shopping activities describe their different hierarchies. Separate hierarchies exist for the markets and shopping streets. The patterns of shopping activities in Tudun-Wada district are presented in Table 5.1.2.



Market shops in Kasuwan Barchi.



2. Storm drainage in Kaswan Barchi. Note the water pipeline crossing the drainage. Note the use of drainage for refuse disposal.



3. Kiosks detached shops located in concerted open spaces or vacant land. Along Lemu Road T.W.D. of the declared shopping streets in T.W.D.

Table 5.1.2 Existing Patterns of shopping activities in Tudun-Wada district

Shopping areas	Hierarchy	Function	Items/goods traded	Sizes (Ha) (km)	No. of shops	Locations	Examples	Comments
Shopping streets	a. Primary (first)	Serve regional/city population	Electricals, fridges, spare parts, furniture, gas, food items, provision/cosmetics, drugs, foams, tyres, etc.	1-1.5km	1000+	Major residential/district street. In area of intensive activity (commercial)	Ibrahim Taiwo road	Shopping streets are mainly differentiated according to
	b. Secondary (second)	Extension of the primary street	same	0.2-0.5km	50-700	Major residential street/major community street. In community of commercial activities	School road; Kabala road; Dutsin Ma road.	the types of goods traded along the streets; and
	c. Tertiary (third)	Serve residential neighbourhood population	Food items/provision and cosmetic, firewood, etc.	-	10-40	Neighbourhood streets/residential collector roads	Albarkawa road; Kabala close, etc.	the hierarchy of the residential street.
Traditional markets	a. District (first)	Serve the district population	Food items, textile, porcelain, shoes, bags, boxes, etc.	8 Ha (approx)	3000+	District centre of commercial activities	Kasuwan Barchi	Markets are mainly differentiated according to their size,
	b. Community (second)	Serve the community population	Food items, provision, cosmetics, bookshops etc.	0.5 ha (approx)	100 - 250	Community commercial centre	Kurmin Mashi market	location and types of goods traded in them.

Note: The specialised markets have no observed hierarchy, but their services target the city/regional population. The pattern of traditional markets identified for Tudun-Wada district agree with the hierarchy of traditional markets identified by Scot (1970) for most third world countries; where the district market becomes the central market and the community market becomes the intermediate market. Except that here, there is an emergence of specialised markets which he did not identify. Also, salons, restaurants and tailors occur in all hierarchies of shopping areas.

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5.1.3 CHARACTERISTICS

a. Markets

The markets usually have a grid-iron pattern, providing for pedestrian circulation within and vehicular traffic around them. (This conforms with the precinct concept of shopping area development). The pedestrian walkways are usually 2.5metres wide (minor) and 3.5metres wide (major). Shop sizes range between 3-6m sq. in different dimensions. Storm drainage is provided around the market. Electricity and pipe-borne water are equally provided. There is an organisation of shops in the markets, according to the types and complementarity of the goods they sell. For example, shoes, textile, cosmetics and tailors; Tailors and accessories, food items, vegetable and meat, etc. The building materials used are normally zinc, cement, concrete blocks, etc. Markets also have confined spatial boundaries, defined by the streets around them; except for Kasuwan Gwari which has an unconfined space and uses building set-backs from the roads as shopping space.

However, their surfaces are unpaved hence they are muddy in the rainy season, and dusty in the dry season. This causes a lot of inconvenience both to the traders and consumers. Waste disposal areas are not provided for, but unhabited shops are used for such purposes. The open drains are sometimes used for waste disposal. Toilet facilities are barely provided for. Finally, there is no landscaping as well as open spaces.

b. Shopping Streets

The shop sizes along shopping streets are mostly 12m sq. There are usually some 9-11 metres set-back from roads. The shops are located on both sides of the street. They mostly occur in groups of four shops on one residential block. The organisation of shops according to types of goods sold is very haphazard and sometimes non-conforming. For example, in a block of four shops, it is normal to find a provision store, cement shop, gas shop, as well as a spare parts store. (Plate 4). There is no landscaping, and waste disposal is done on the road set-back from buildings, or in open drains except on a few occasions where dust-bins are used. The building materials are mostly the same as those used in the markets.

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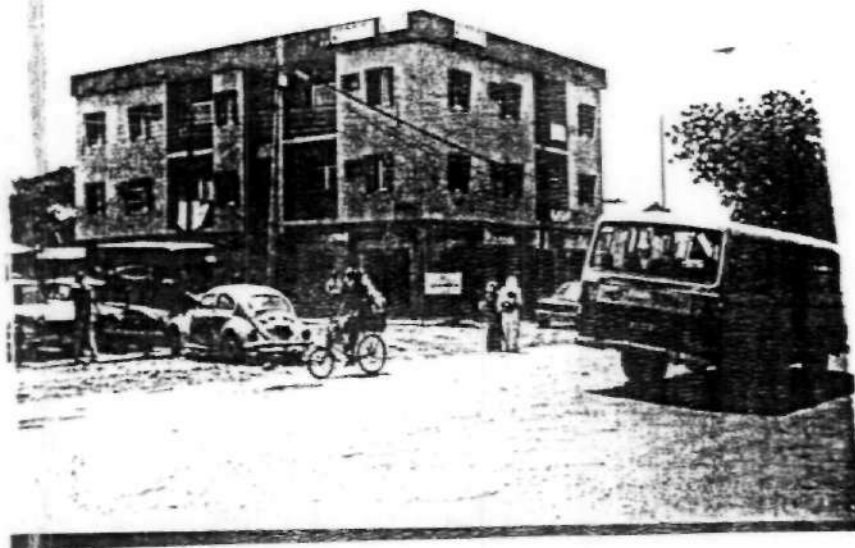
In terms of the detached (from residential buildings) shops, there seems to be a better organisation of shops according to types of goods sold. Also, waste disposal is done properly. The building materials used for kiosks are mostly red bricks. They occur usually in row forms; detached, or in groups of 2,4, etc.

c. Emergence of Mixed Landuses in Tudun-Wada District

The growth of shopping activities and generally, informal activities in Tudun-Wada District has brought about a growth in the intensity of the use of space especially on very accessible sites. This have resulted in the growth of mixed landuses in Tudun-Wada District. The mix occur in the form of mixed



4. Mixed landuses in Tudun Wada District (unrestricted development)



5. A storey building along Ibrahim Taiwo Road. (A shopping street). These developments should be encouraged. It serves both commercial and residential purposes.

residential/commercial landuses especially in the area of intensive activity, major district streets, roads leading to markets, etc. This further imply that most of the informal activities are home-based/front parlour.

5.2 QUANTITATIVE ESTIMATES, DISTRIBUTION AND THE INTENSITY OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT

5.2.1 QUANTITATIVE ESTIMATE

a. MARKETS

The study revealed that there is a total of seven (7) markets in Tudun-Wada district. Figures 5.2.11 and 5.2.12 shows the various locations and hierarchies of these markets in Tudun-Wada district. Table 5.2.1 shows/present the estimates for markets in Tudun-Wada district.

Table 5.2.1(a) Quantitative Estimates for Markets in Tudun-Wada district

	Market	Hierarchy	No. of shops	% of total	Aerial average (Ha)	% of total
1.	Kasuwan Barchi	District market	3120	43.9%	7.89	22.6%
2.	Old Panteka	Specialised	2800	39.4%	12.30	35.2%
3.	New Panteka	"	620	8.7%	6.87	19.7%
4.	Zangon Shanu	"	93	1.3%	6.87	19.7%
5.	Kurmin Mashi	Community	215	3.0%	0.48	1.6%
6.	Kasuwan Gwari	"	159	2.2%	0.12	0.3%
7.	Ungwan Sanusi	"	100	1.4%	0.40	1.1%
			7116	100	34.97	100

Note: Commodities in specialised markets 2- metal products/furniture 3- spare parts
4- meat

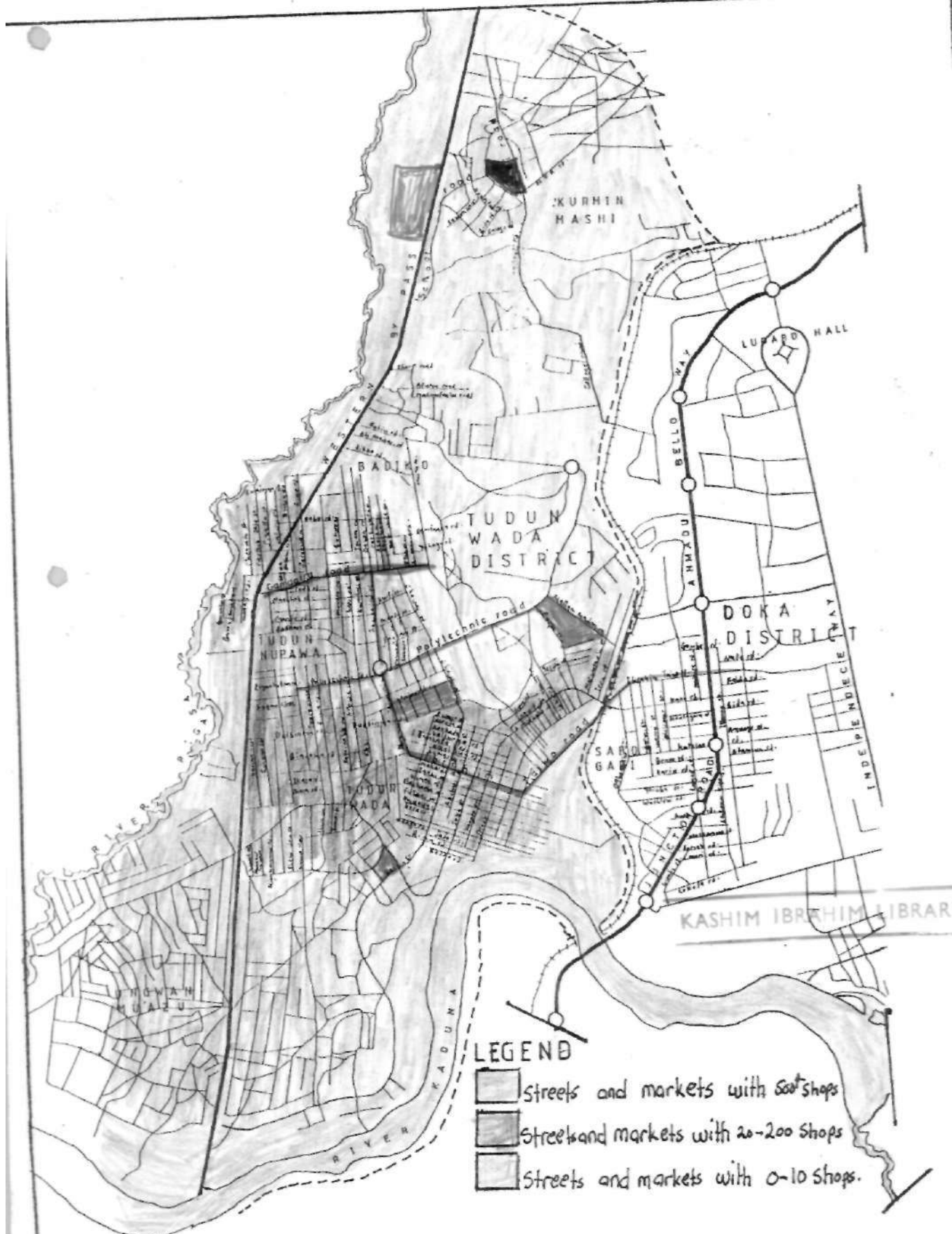


Fig. 5.2.1.1
Distribution of shops and
shopping areas in T.W.D.
Source: field work 1995.

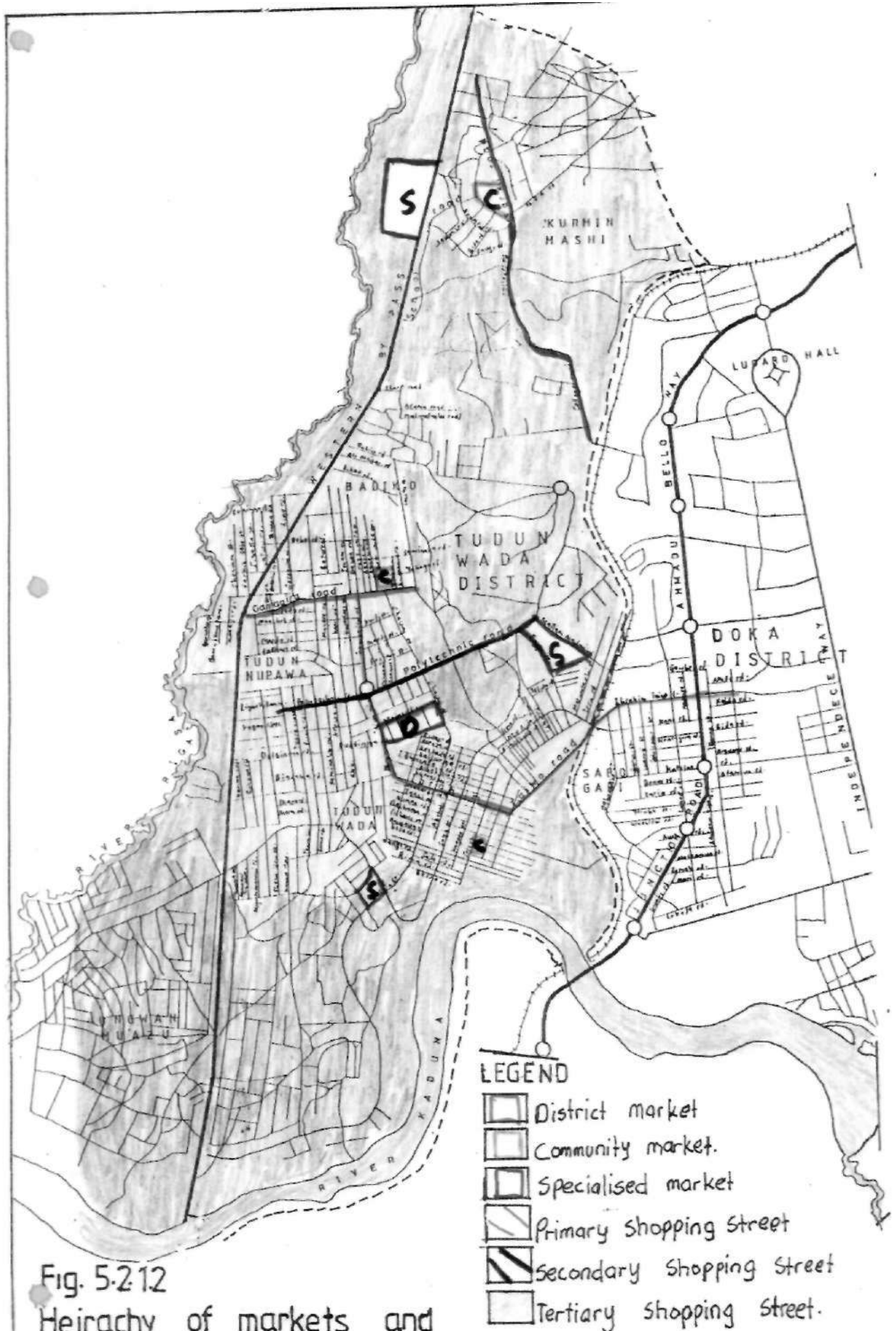


Fig. 5.2.12
Hierarchy of markets and
shopping streets in T.W.D.

Source: Field work 1995.

Four markets namely: 1,2,4 & 6 are located in close proximity to each other. 3 & 5 are in close proximity to each other. While 7 is located away from both groups.

b. SHOPPING STREETS

Secondly, there is approximately a total of 150 streets in Tudun-Wada district. 87 of this total are shopping streets. While the remaining 63 are without shops. Also, there is a total of 12,187 shops along these shopping streets, covering a total area of 14.62Ha. When the results of markets and shopping streets are combined, we shall arrive at the total number of shops and total area covered by shopping activities in Tudun-Wada district. Table 5.2.1(b)

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Table 5.2.1(b) Total number of shops and area covered by shopping activities in Tudun-Wada district

Index	Markets	% of total	Shopping streets	% of total	Total for T.W.D.	% of total for T.W.D.
No. of shops	7116	36.9%	12,187	63.1%	19,303	100%
Area covered (Ha)	34.97	70.7%	14.50	29.3%	49.47	*2.1%

*% Total of T.W.D. in Kaduna urban area.

The table reveals that there are more shops along the shopping streets than in the markets, while the markets cover a larger area than the shopping streets. This is probably because most traders want to locate at points of maximum accessibility to their consumers, and the shopping streets possess this quality, especially considering the fact that Tudun-Wada district is a high-density settlement.

5.2.2 DISTRIBUTION AND INTENSITY OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT

The distribution of shopping areas in Tudun-Wada district is shown in figures 5.2.21. It reveals that there are more shopping streets and markets within the cluster of Tudun-Nupawa and Tudun-Wada area of Tudun-Wada district. This is the area of intensive shopping activities. While Kurmin-Mashi, Badiko and other areas of Tudun-Wada district have less intensive shopping activities.

A further analysis of the area of intensive activity reveals that as much as 72.2% of the shops in Tudun-Wada district are located within this area. While it covers only 18.51% of the total area of Tudun-Wada district. These are areas of dense residential developments (figure 5.2.2(a)). And table 5.2.2 compares the intensity of shopping activities between the area of intensive activity and Tudun-Wada district generally. The table reveals that the area of intensive activity has four markets as well as 49 shopping streets (56% of total). A further breakdown shows that market/shops and their area coverage represents 85.6% and 72.3% of their respective totals; while shops along shopping streets and their aerial coverage both represent 70% of their respective totals. And 1.5% out of the 2.1% total coverage of shopping activities in Tudun-Wada is located within this area, representing 71.4% of the total. Also, shopping activities within this area covers 8.15 of it's total aerial coverage.

This implies that less than 30% of the remaining area covered by shopping activities in Tudun-Wada district are distributed within more than 80% of it's area. While more than 70% of the shopping activities in the district are located within an area less

than 20% of the total area of Tudun-Wada district. This can be attributed to the following reasons:

- i. The proximity of the area of intensive activity to the city's Central Business District;
- ii. The population size of the area of intensive activity, because about 75% of the total population of Tudun-Wada district are residing in this area, with a density of about 530 persons/ha;
- iii. The area of intensive activity was the first area to be developed in Tudun-Wada district, hence there was concentration of population.
- iv. The topography of the area of intensive activity can be described as an extensive undulating terrain, where compact and high-density developments are possible.

In the areas outside the activity area, there is no close proximity to the central area. You therefore find low-density developments and less intensive shopping activities. The ones available are only meant to serve the surrounding residential population. The population size here is low, where 25% of the population are residing on over 80% of the district. These areas were undeveloped in the Lugardian Plan. Generally, the density of population in this area is about 40 persons/ha. This means that the density of population in the area of intensive activity (540 persons/ha) is about 13.5 times more than the density

outside the area. The density of population for the whole of Tudun-Wada district is 131 persons/ha. Figure 5.2.2(b) shows the population distribution in Tudun-Wada district.

Table 5.221 Comparative Analysis of Areas covered by Shopping Activities in Tudun-Wada District and Area of Intensive Shopping Activities in Tudun-Wada District.

Area	Total and area covered (Ha)	Total Popn.	MARKETS			SHOPPING STREETS			Total No. of shops	Total area covered (Ha)	Total area covered as % of 2366Ha
			No.	Total No. of Shops	Area covered (Ha)	No. of streets	Total No of shops	Area covered (Ha)			
T W D	2366	309350	7	7116	34.97	87	12187	14.62	19303	49.62	2.1%
Area of intensive activity T/Nupa-wa & T/Wada	438	232272	4	6172	25.3	49	8245	10.0	14517	35.30	1.5%
% of totals for TWD in area of activity	18.51	75	57	85.6	72.3	56.2	68.5	68.5	75	71.4 or 8.1 % of 438	71.4

A further analysis of the intensity of shopping activities in Tudun-Wada district was done by a series of comparative analysis and these include the following:

5.2.3.0 COMPARATIVE ANALYSIS OF INTENSITY

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This analysis is aimed at comparing established standards with the existing intensity of shopping activities in Tudun-Wada district. It will further determine whether there is a need to question the existing standards of shopping used in most Nigerian cities.

5.2.3.1 A COMPARATIVE ANALYSIS OF THE INTENSITY OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT WITH THE PROVISIONS OF THE KADUNA MASTER PLAN.

Table 5.231 (a) reveals that the existing developments of shopping activities in 1965 for Tudun-Wada district as a whole was 0.4% of the total area; and serving a total population of 40,639 persons. There was 1 shop/10 persons. Within 30 years (1995), the population has increased by 671%, the aerial coverage has increased by 525% while the number of persons to one shop rose by 160%. This shows that the number of persons that shop will serve and area covered by shopping has increased. Probably due to the rise in population. However, if the aerial coverage of shopping activities is to increase/grow in relation to what obtains in 1965, the percentage of shopping activities could have been 2.8%; but it is actually 2.1% by 1995 which is 75% of the expected 2.8%. This means that the intensity of shopping activities in 1965 in relation to the population is greater than existing developments for 1995. This probably means that the intensity gradually reduces with time.

A further comparison of the existing developments in 1995 with the proposed developments for the year 2017 revealed that the population is expected to increase by 443%, the percentage aerial coverage of shopping activities is expected to fall by 62% (within 22 years), while the number of persons that a shop will serve is expected to rise by 625%. The Max-lock Plan therefore identified the large proportion of the population engaged into trading as well as percentage of residential space used for trading purpose and probably envisaged a gradual decrease/fall with time. Due to an improvement in the socio-economic characteristics of the population (like educational level, income level, living standard, values, etc.). And by 1995, there is actually a fall in the use of residential space for shopping activities, but not as Max-lock proposed. His Plan expected that

aerial coverage of shopping activities in Tudun-Wada district will be growing at a rate of 0.025%/annum between 1965 and 2017, and by 1995, shopping activities are expected to cover only 0.75% of the total area for Tudun-Wada district and will be 1.3% by 2017.

However, the table reveals that it is now 2.1% (1995). This shows a 280% increase on the expected 0.75% and a 161.5% increase on the proposed 1.3% (2017). If the current trend is to continue, then it is expected that by 2017, the total area covered by shopping activities in Tudun-Wada district will be 9.3% of its total area. The question to ask then is that, will this trend continue? Comparing results of 1965 and 1995, it can be concluded that there is likely to be a growth in the aerial coverage of shopping activities (as percentage of total area) by 2017 but probably not as high as 9.3%. Achieving a 75% growth will give us an area of about 6.9-7% coverage.

This analysis then proves that there is actually a growth of shopping activities in Tudun-Wada district and especially in the area of intensive activity.

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Table 5.231(a)

Comparative Analysis of Total Area covered by shopping activities in Tudun-Wada District with provisions of the Kaduna Master plan for Tudun-Wada District

Time period	Index of analysis	Area of district (Ha)	Population size	Area covered by shopping (Ha)	% of total area	Shopping space / 1000 inhabitants (m sq.)	No. of shops / 1000 inhabitants	Less % difference observed in field work	No. of inhabitants to one shop
1965	Existing developments of shopping (KMP)	2366	40639	9.2	0.4	2264 m sq./1000	189/1000 less 53%	53 % 100/1000	1/10
1995	Existing developments of shopping (F.S. 1995)	2366	309350 (761%)	49.62	2.1 % (525%)	1604 m sq./1000	134/1000 less 53%	63/1000	1/16 (160%)
2017	Proposal for shopping development (KMP)	2366	1370538 (443%)	31.2	1.3% (-62%)	228 m sq./1000	19/1000 less 53%	10/1000	1/100 (625%)
					G.R. = 0.025%/ A from 1965				

KEY: KMP - Kaduna Master Plan

F.S - Field Survey

5.2.3.2 A COMPARATIVE ANALYSIS OF THE INTENSITY OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT WITH THE STANDARDS ADOPTED FOR THE THE ABUJA MASTER PLAN.

Table 5.232 Comparative Analysis of Total Area covered by shopping Activities in Tudun-Wad District with standards adopted for the THE ABUJA Master plan

	Index of analysis	Settlement hierarchy	No. of districts	Popn size/ district	Total population	Area covered (districts) (Ha)	Total area covered (Ha)	Shopping standard estimate / 1000 inhabitants	Shopping space required (Ha)	% of total area	No. of shops /1000 inhabitants	Total No. of shops
1	THE ABUJA M P proposals	District	1	30,000 - 60,000	30,000 - 60,000	723	723	300 m sq./ 1000	09-18 + 0.8 - 32 (for markets) (7-50)	0.24 - 0.69	2.5 / 1000	750 - 1550
2	Results of Tudun-Wada survey	District	1	309350	309350	2366	2366	1604 m sq./ 1000	49.62	2.1	63/ 1000	19303
3	Applying popn. standard of	District	5 or 10	31,000 - 62,000	309350	236.6 or 473.2	2366	300 m sq. / 1000	9.3 - 18.6	0.40% - 0.40%	25/ 1000	7750
	THE ABUJA MP to T.W.D	As % of results/ findings	-	-	-	-	-	-	18.74 % 38/34 %	19% - 38%	40%	40%
4	Applying areal coverage standard	District	3	103117	309350	789	2366	524 m sq. / 1000	5.7 - 16.2	0.24% - 0.7%	43/ 1000	13500
	of THE ABUJA MP to T.W.D	As % of results/ findings						32.7%	32.7%	33%	70%	70%

The percentage mix exceeds 34%. While 40-45% have been proposed.

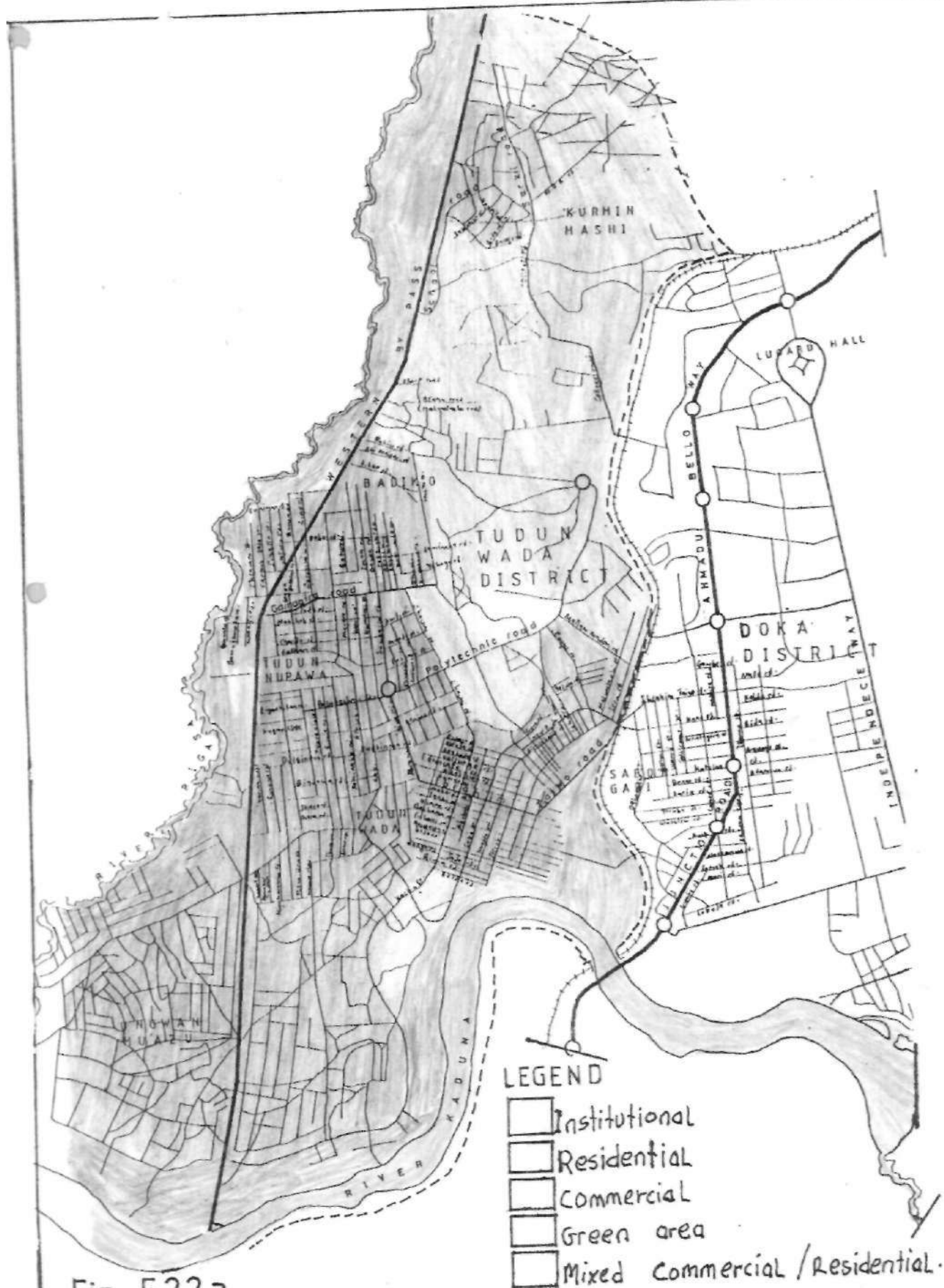
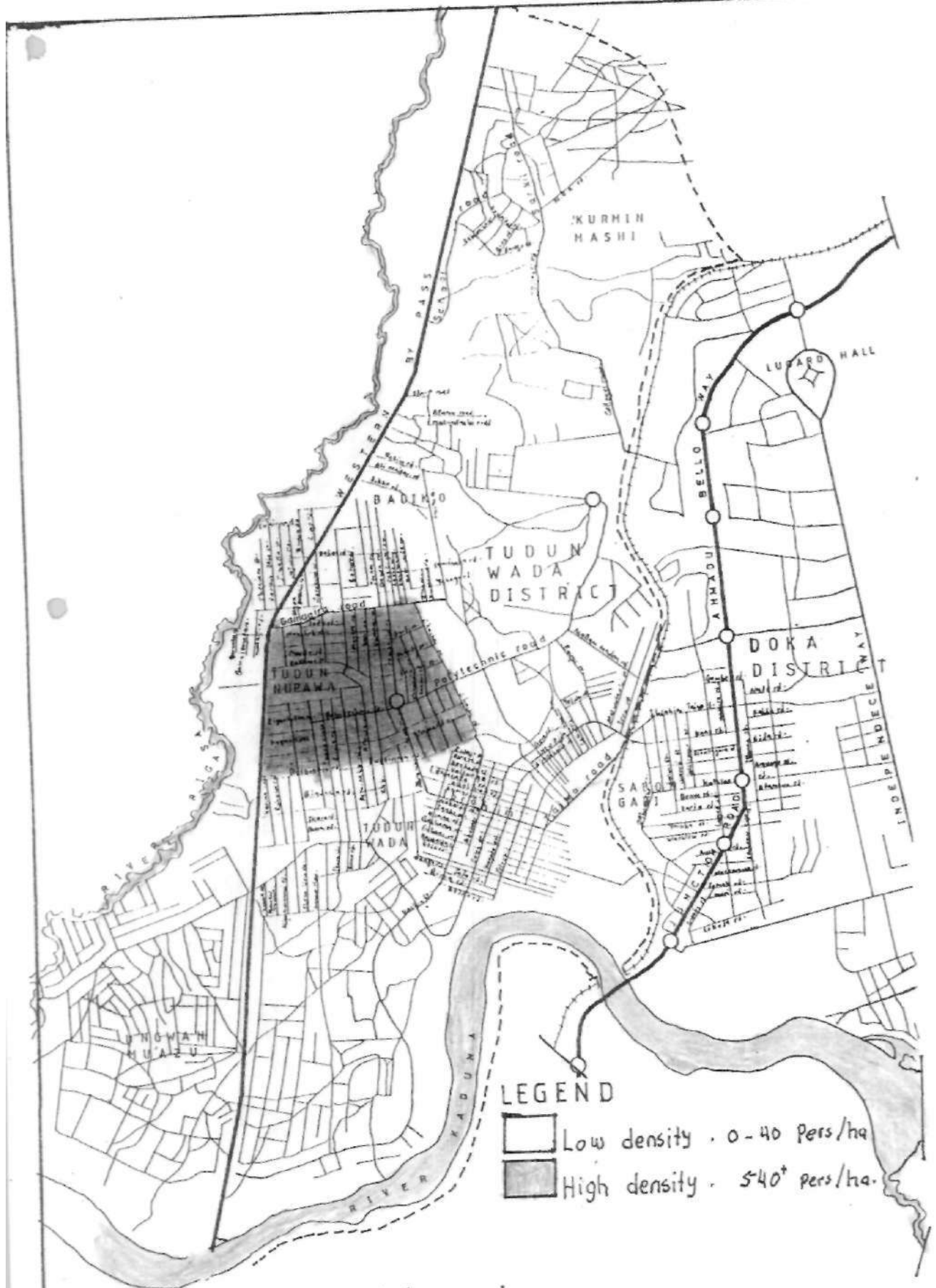


Fig. 5.22.a.

The intensity of shopping activities in T.W.D. (a generalised landuse map)

Source: Field work 1995.

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Distribution of population in
T.W.D. (density/ha.)
source: Field work 1995.

Fig 5.2.2-b

In the THE ABUJA Master plan, two variables were combined to establish the standards for shopping activities. These include the aerial coverage and the population size. The application of each standard however, produces a different result for Tudun-Wada district. For example, using the population standard, Tudun-Wada is expected to have between 5-10 districts, a shopping area of 9.3-18.6Ha (0.4 - 0.8% of total area), 7750 shops and 25 shops/1000 persons. Existing developments show that the expected developments constitute only about 40% or less of the existing developments. (Table 5.232). This means that existing developments are about 60% more than the expected developments using this standard. In other words, the existing developments constitute about 250% of the expected developments (high density).

The application of the standard for aerial coverage reveals that Tudun-Wada district is expected to have 3 districts, a shopping area of between 5.7-16.2Ha, (0.24 - 0.7% of total area), 13,500 shops and 43 shops/1000 persons. Existing developments show that the number of persons that a shop will serve and the number of shops represent 70% of the expected, while the remaining are less than 35% of their expected. This means that existing developments are between 30-65% more than the expected. In other words, the existing developments constitute about 150% to 306% of the expected, respectively.

This analysis also proves that there is actually a high intensity of shopping activities in Tudun-Wada district compared to expected developments, when established standards are used. And when the analysis with THE ABUJA Master plan standards is compared with the analysis of Kaduna Master plan standards, a 150-300% more than expected developments can be established.

5.2.3.3

A COMPARATIVE ANALYSIS OF THE INTENSITY OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT WITH THE STANDARDS ESTABLISHED FOR MIXED LANDUSES (Commerce and other Landuses) WITHIN DESIGNATED LANDUSE ZONES

Table 5.233(a) shows the standards proposed for mix with commercial landuses in various Landuse zones by three different authors and the general level of mix acceptable.

Table 5.233(a) Mix of commerce and other Landuses by various authors

Authors	L A N D U S E		Z O N E S	
	Pure residential	Mixed zones	CBD	Light industrial
Hecking	0-39	40-57	58-100	58-100
Abele	0-41	42-66	67-100	67-100
Bousted	0-44	45-54	55-100	55-100
General	0-34	35-65	66-100	66-100

Source: David Listotokin et al (1974) pp.203

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The table reveals that the acceptable level of mix is 0-34% commercial landuses in pure residential areas. However, 39-44% have been proposed. Also, a pure residential area will be declared a mixed commercial/residential area by the time the percentage mix exceeds 34%; While 40-45% have been proposed. The existing developments in Tudun-Wada district are calculated for the district as a whole, the area of intensive activities, as well as a shopping street with intensive developments of shopping activities. And the following results were obtained.

1. Percentage of commercial developments in Tudun-Wada = 2.1%

2. Percentage of commercial development in area of intensive activity = 8.1%
3. Percentage of commercial development along a shopping street with intensive development of commercial activities (Ibrahim Taiwo road) = 40%

NB The shopping street with intensive developments is one with shops in front of every house.

The totals for T.W.D. and area of intensive shopping activities are calculated using gross residential space (including roads, set-backs, open spaces and other landuses). While for the shopping street the area is calculated using Net residential space. This means that when the same is done for 2 especially we are likely going to arrive at a percentage more than 40%. And this implies that commercial activities are gradually encroaching and invading into pure residential areas. The existing intensity of commercial landuses in Tudun-Wada district, especially in the area of intensive activity, as well as busy shopping streets have qualified for the declaration of such areas as mixed commercial-residential zones; especially if the current pattern is likely going to continue in future.

The analysis also reveals that the intensity of shopping activities as well as their growth in Tudun-Wada district is concentrated in one part of the district while the district as a whole still qualifies as a pure residential district/zone when comparisons are done at that level.

5.3 SUMMARY OF RESULTS

A summary of the comparative analysis reveal that there is actually a growth of shopping activities in Tudun-Wada district, though it is more prominent in the area of intensive shopping activity. The results also reveal that the existing developments of shopping activities in Tudun-Wada district are different from what they should be, going by established standards in terms of patterns, types, location, intensity, volume, etc. This means that commerce is gradually encroaching into residential space.

This then leads us to the questions raised in the statement of research problem. is it that existing standards are too high for the population, hence the emerging patterns represent those adoptible by them? etc. The results actually prove that the established standards cannot be applied/adopted in Tudun-Wada district, and that the population have developed the patterns they can adopt. Thus in order to achieve community participation in plan implementation, these new patterns should be used in establishing new shopping standards for Tudun-Wada district. The analysis further supports the submission that the same standards cannot be applied to all Nigerian cities, or even in parts of the same city. Rather, the existing patterns and characteristics of that city must be analysed to determine the standards applicable to the area/city.

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5.4.0 ANALYSIS OF THE FACTORS RESPONSIBLE FOR THE PRESENT CHARACTERISTICS OF SHOPPING ACTIVITIES IN TUDUN-WADA DISTRICT

In analysing the factors, two groups of factors have contributed to the proliferation of commercial activities in Tudun-Wada district. These include the "HOW and WHY" factors. The HOW factors explain how this proliferation came about, and they include

physical and administrative factors. The WHY factors explain why people are engaged in the proliferation of shopping activities in Tudun-Wada district, and generally in high density urban residential zones. See table 5.4.0

Table 5.4.0 Factors responsible for the present Characteristics of Shopping Activities in Tudun-Wada district

	HOW FACTORS		WHY FACTORS
1	Physical a. Proximity of Tudun Wada to Kaduna's C.B.D b. Climatic conditions	1	Socio-economic quality of population a. Level of Education, income, employment, family size. etc.
2	Administrative a. Role played by physical planning/urban management b. Role played by local government	2	Micro-economic situation of the country (refer to Section 2.4.4 Literature review) a. The growth of the informal sector and decline of formal sector b. Government policies on economic development
		3	Security a. Access to home b. Security of belongings due to high crime rates in society

The physical factors are natural and can be positively harnessed to develop patterns that will enhance their positive impact. The "Why" factors however have a serious impact on the administrative factors. Because they both have certain levels at which they can operate positively, negatively or complementarily. For example with a

good/high socio-economic quality of population and technically skilled administration, the relationship will be complementary or positive. But with a poor/low socio-economic quality of population, and a poor administrative quality, the relationship may be negative even with the availability of a technically skilled administration.

5.4.1 PROXIMITY TO CENTRAL AREA.

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The disparity between the locations/distribution of shopping areas in Tudun-Wada District is closely related to this factor. The area of intensive shopping activities is located in close proximity to the central areas of the city, while the areas of less intensity are remotely located away from the central area. Hence the proximity to the central area of the city as well as the existence of dense population within the area to the central area results into the level of intensity in the activity area. The initial Lugardian Plan for Kaduna urban area established the first settlement of Tudun-Wada District in this activity area (fig 5.4.1) since utilities services and infrastructure are provided in this area. The first settlers/migrants usually seek for space in this area. Also since most residents of Tudun-Wada are migrants, they usually engage into other forms of jobs in order to earn more income one of which was trading.

Secondly, the activity area is easily accessible from the central area, because it is linked by Ibrahim Taiwo road which is one of the busiest street in the central area and is linked to Ahmadu Bello Way. It is also a commercial/shopping street extending into Tudun-Wada District, and linking the major district market with the city's central market. These attributes lead to the continuity of shopping activities in the activity area and in

shop owners in the activity area especially the major streets are those who could not acquire or afford shops in the central area.

Thirdly, the regional function of Kaduna urban area, both as a state capital, junction town and the regional capital of Northern Nigeria, led to the growth of commercial activities in Kaduna especially in the central area. Therefore, people travel from different places to Kaduna in order to purchase different goods, especially to the Panteka Market and the Central Market. The destination of most consumers is this central area of the city. The traders in the Tudun-Wada activity area believe that the link with the central area will also attract the regional consumers to their shops. This is probably why almost the same kinds of goods are sold in the two areas. For example household electrical materials, spare parts, building materials, furniture, textile, food items, etc.

However, most traders along the major shopping streets of Tudun-Wada District prefer to have shops in the central area because there is low patronage of consumers in that area. Trader's responses to questionnaire shows that only 35% of the traders along the shopping streets are satisfied with their present location. The remaining 65% are not satisfied and would prefer a shop in the Central Business District (C.B.D.), along Kafofa road, Ahmadu Bello Way, Junction road, Katsina road, etc. This response implies that the traders in T.W.D. are not getting the consumer spill over from the C.B.D. as they expect to have. The tendency is that they probably have more shops selling the same kinds of goods in both the C.B.D. and Tudun-Wada activity area, hence there is no need for consumers to reach T.W.D. The reason for this could be associated with the reasons for engagement into trading which will be discussed later.

This means that the advantages of proximity to central area/C.B.D. of Kaduna envisaged by the traders in T.W.D. have not been fully enjoyed by them.

5.4.2 THE SOCIO-ECONOMIC CHARACTERISTICS OF THE POPULATION (RESPONDENTS) AND THEIR RESPONSES TO THE QUESTIONNAIRE

5.4.2.1 THE SOCIO-ECONOMIC CHARACTERISTICS OF RESPONDENTS

The socio-economic characteristics of respondents are presented in figure 5.430(a-f). The survey revealed that 83% of both traders and consumers fall within the working/youthful age group (16-45 years). This implies that there will be a need for employment in this area. Their levels of education reveal that 91.4% (traders) and 74.4% (consumers) have not attained the tertiary level of education. This has wider implications on the types of jobs they are qualified for. At this level of education, they are most qualified for low-income jobs whose income/remuneration may not satisfactorily support the family. Their types of occupation reveal that 92.2% (traders) and 44.9% (consumers) are self employed in trading and other private businesses; while only 0.5% traders and 18.6% consumers are civil servants. This supports the inference drawn on their level of education.

Their household sizes reveal that the mean/average household size group for traders and consumers is the 5-9 persons group with a total average of 6.5 persons/household. The household sizes are large, and when compared alongside levels of education, occupation, and age structure, it implies that there is a need for a move to high income levels, in order to adequately support the family/provide family needs.

Figure 5.430a: Age structure of respondents

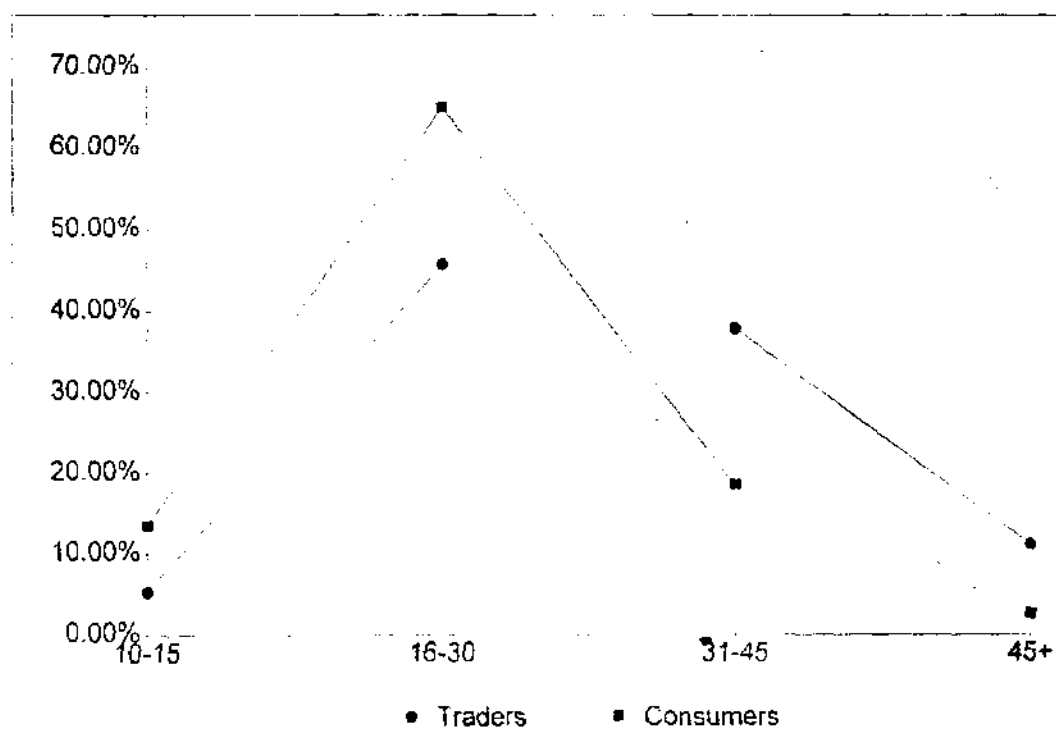


Figure 5.430b: Educational Level of respondents

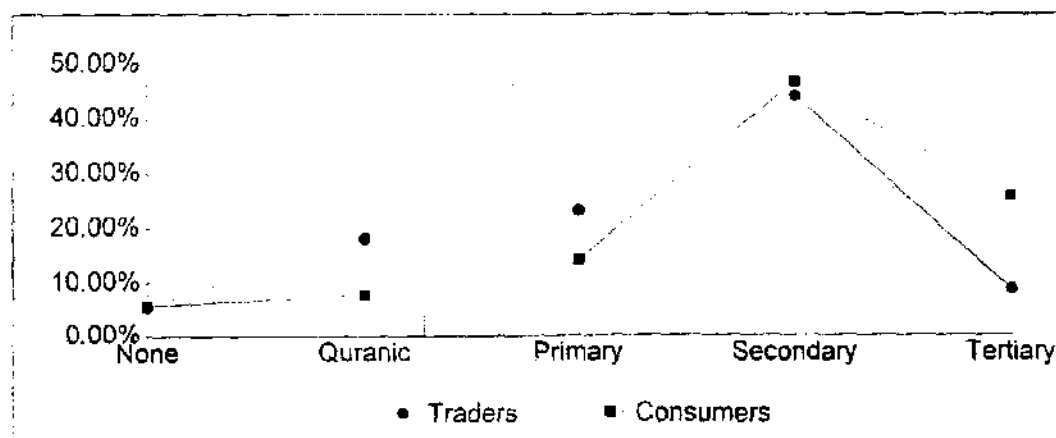


Figure 5.430c: Occupation of respondents

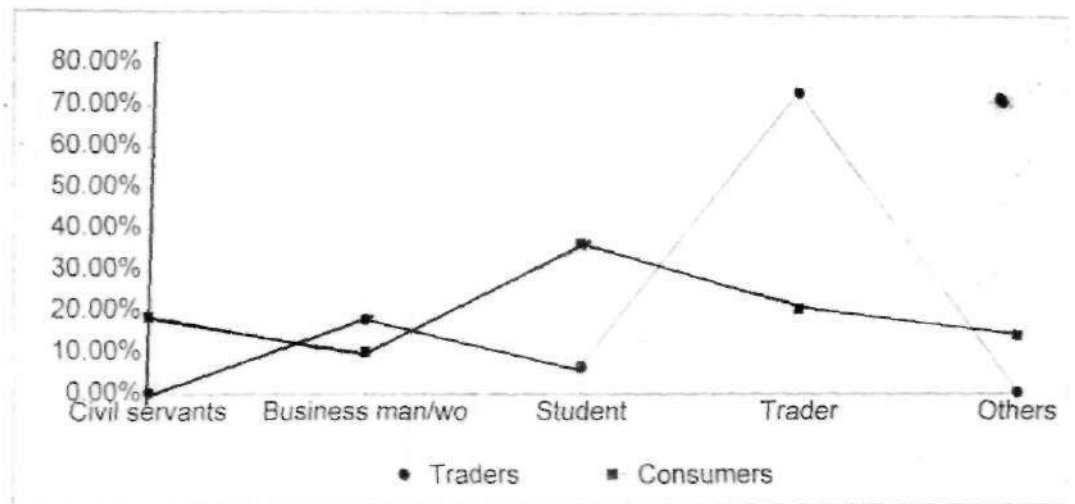


Figure 5.430d: Household Sizes of Respondents Living in Tudun-Wada District.

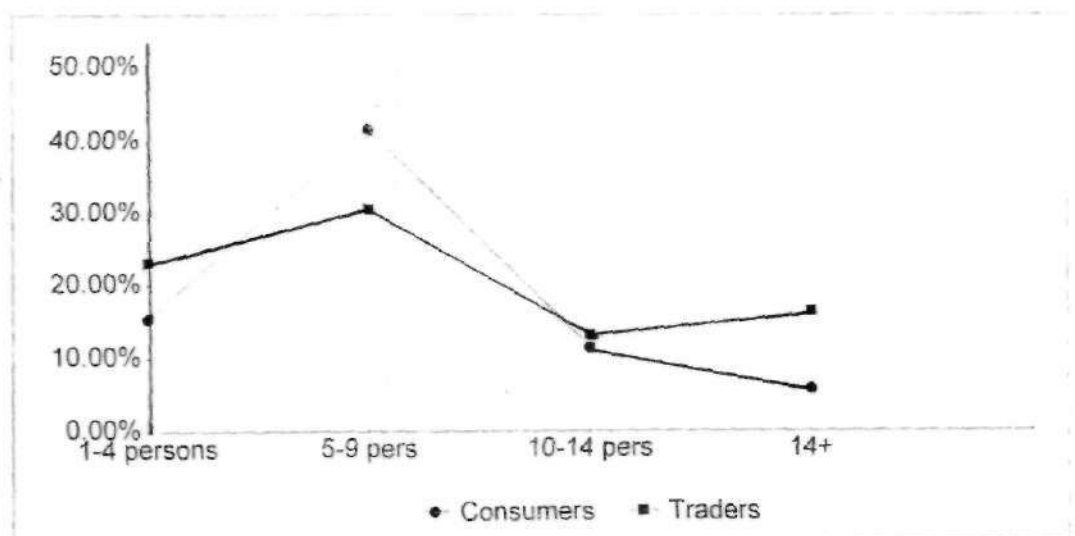


Figure 5.430e: Household position of respondents living in Tudun-Wada district



Figure 5.430f: Number of employees/shop. (traders only)

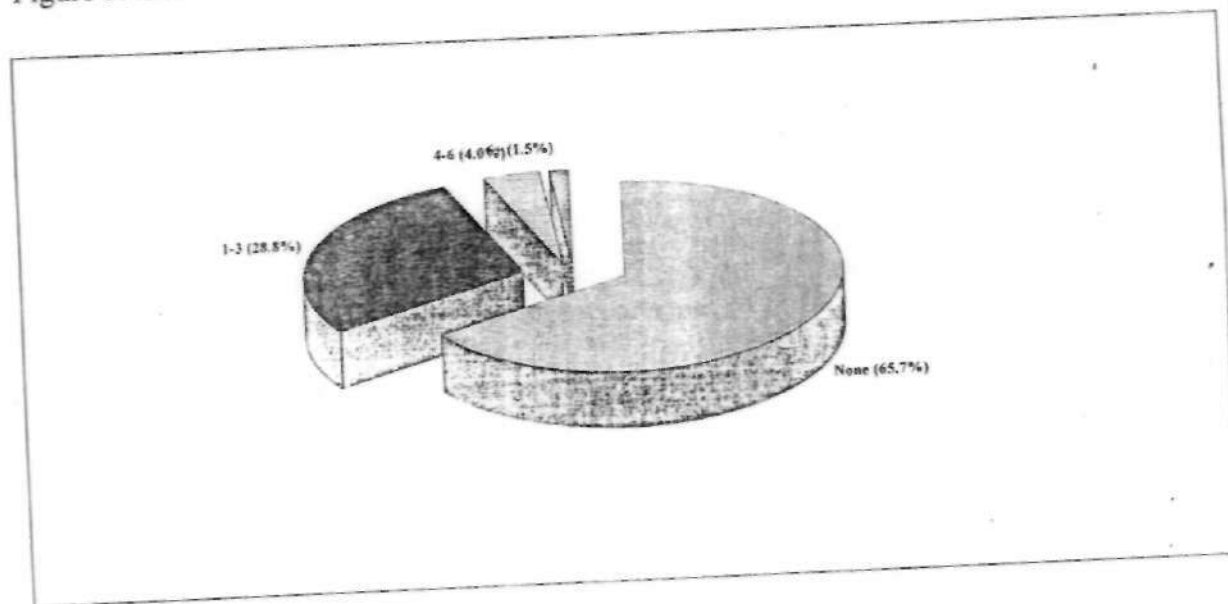


Figure 5.430g: Position in establishment (traders only).

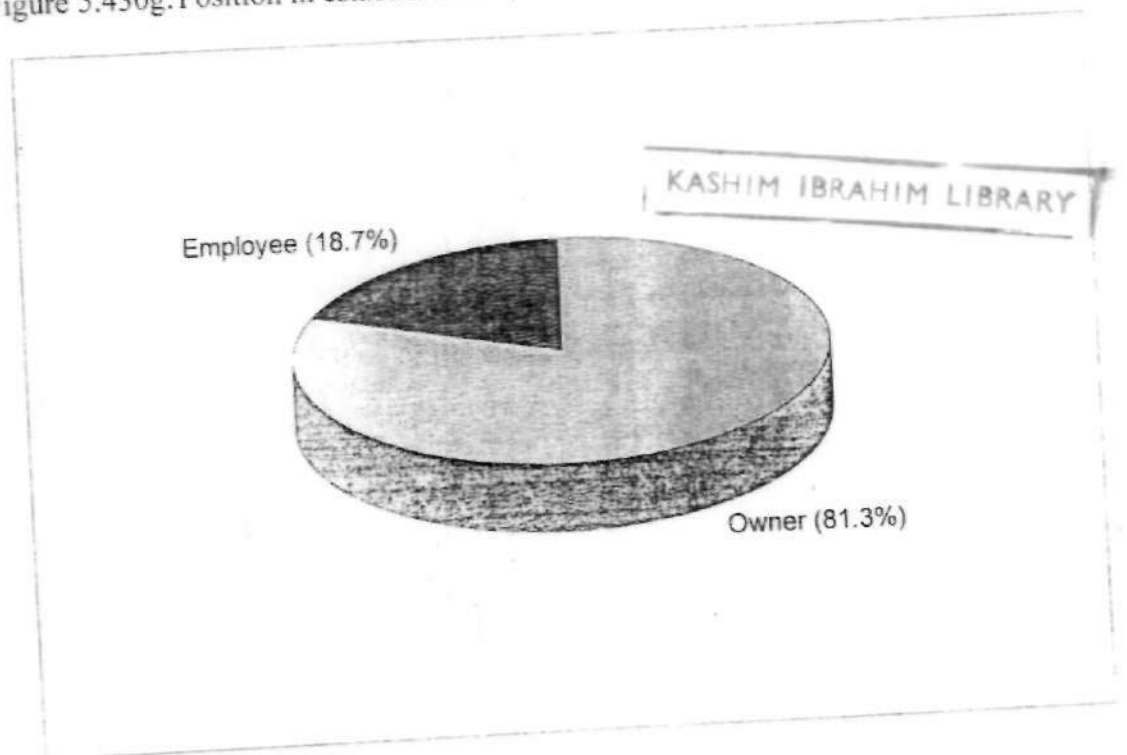


Figure 5.430h: Marital status of respondents

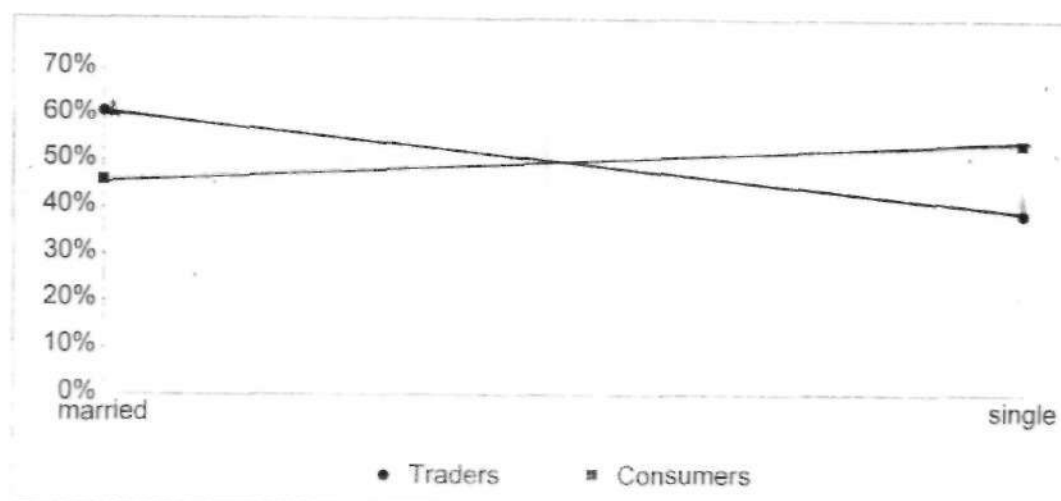
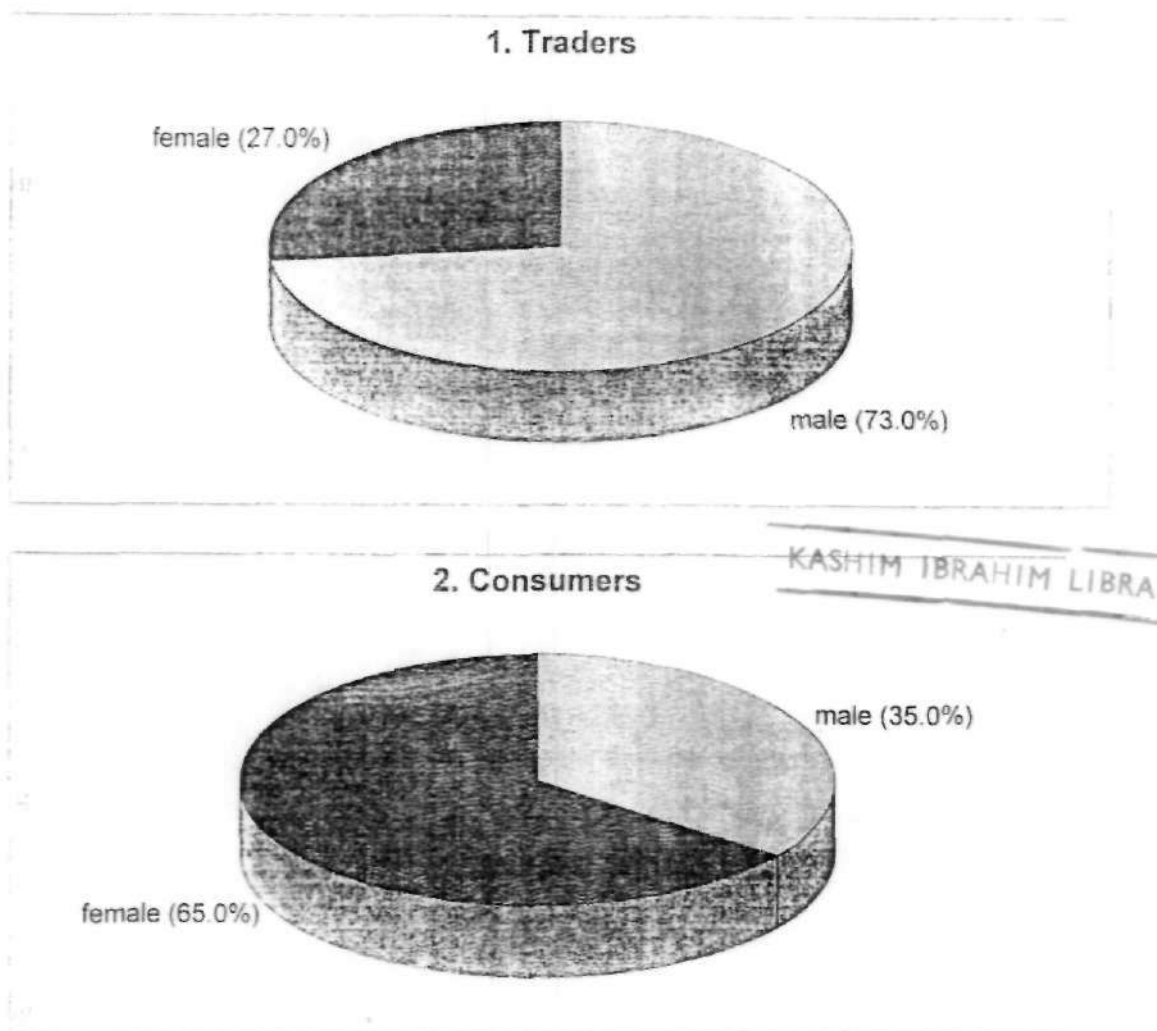


Figure 5.430i: Sex of respondents



This also implies that the rate of new house formation among youths will be high and consequently need for new accommodation.

These all express the need for job creation and high incomes. However, most people are engaged in low-income employment, and this could explain the entry of school going children into the retail trade, as well as the high percentage of the youthful age group engaged in trading activities. For example, 30.1% of all traders are children below the age of 20 years. Also figures 5.430(f) shows that most traders (about 95%) are small-scale traders, and employ 0-3 employees, while only 5% employ 4+ employees. This implies that most of the traders engage in survivalist enterprises as observed by Rogerson (1996) and only 5% operate small-scale micro-economic enterprises that may likely grow into large-scale enterprises.

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The results of these analysis reveal that the population have a poor socio-economic quality. Their age-structure, levels of education, household size, etc. are factors that lead to a growth in the informal sector because there is need for income generation. This growth is expressed in the large percentage of the population that are self employed in trading. Also, the poor accessibility to credit, low-income, and need for income generation resulted in the growth of informal activities in Tudun-Wada district, where 95% of the traders operate small-scale survivalist enterprises. This expresses a low level of human development.

5.4.2.2 HYPOTHESIS TESTING

a. HYPOTHESIS 1

The first hypothesis is aimed at establishing a relationship between the types of shopping areas available in Tudun-Wada district and preferences for different shopping areas among the respondents.

There are basically two types of shopping areas in Tudun-Wada district namely the traditional market and the shopping street/front parlour shops along residential streets. The preferences for different shopping areas along the respondents are analysed based on the following indices:

- i. Reasons for choice of present shopping area.
- ii. Preference for different shopping areas.
- iii. Types of goods sold/to be purchased.
- iv. Satisfaction with present shopping area.
- v. Place of residence.
- vi. Frequency of patronage to the shopping area by consumers.

Figures 5.431(a-f) present the responses to the various indices. However, only figure 5.431(a) shows the preferences for different shopping areas, while the remaining b-f serve as explanations for these preferences. Figure 5.431(a) reveal that 95% of consumers and 70% of traders prefer the market while only 23% traders prefer shopping streets. This means that for the consumers (70% of which are resident in Tudun-Wada district), they mostly prefer to do their shopping in the market place. And while some traders prefer the market, others prefer the street. Figure 5.431(b) also reveal that accessibility to home as well as to target traders and consumers inform the choice of shopping areas. The highest response from traders is reaching target consumers (48%), but 30% responded that they are temporary occupants because that was the only place they were able to get a shop. While for consumers, the highest response was easy access to home (51%), but 20% responded that they patronise markets because goods are cheaper there. If we qualify convenience in terms of cost and accessibility, then these revelations can allow for a comfortable inference that the market is the most convenient shopping area for the respondents in Tudun-Wada district. This could explain the low patronage of consumers to the shopping streets.

A chi-squared test on the preference for different shopping area by the respondents, as well as their reasons for that choice produced a calculated chi-squared value more than the table value. In terms of the preference for shopping areas, the calculated value was 54.7, while the table value was 14.86 at a degree of freedom of 4, and at 0.005% probability level. In terms of the reasons for choice of present shopping area, the calculated chi-squared value was 166.06, while the table value was 14.86 at the same levels. With this result, the null hypothesis is rejected and the alternate hypothesis

Figure 5.431a: Preference for shopping areas.



Figure 5.431b: Reason for choice of present shopping/retail location

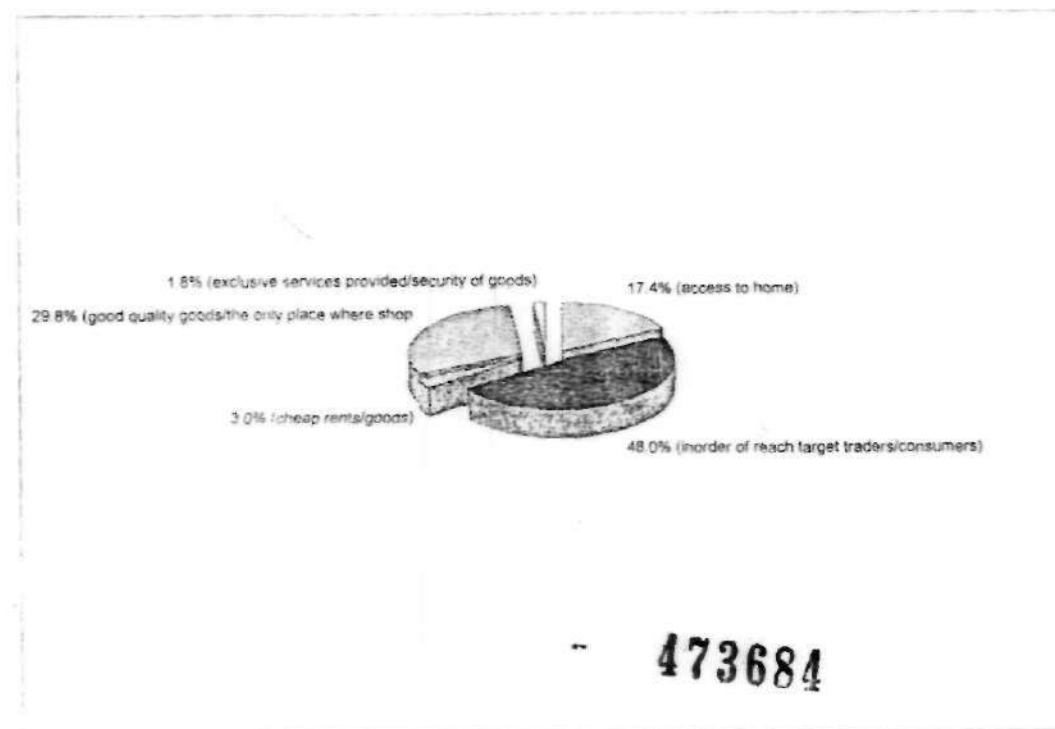


Figure 5.431c: Types of goods purchased/sold by traders

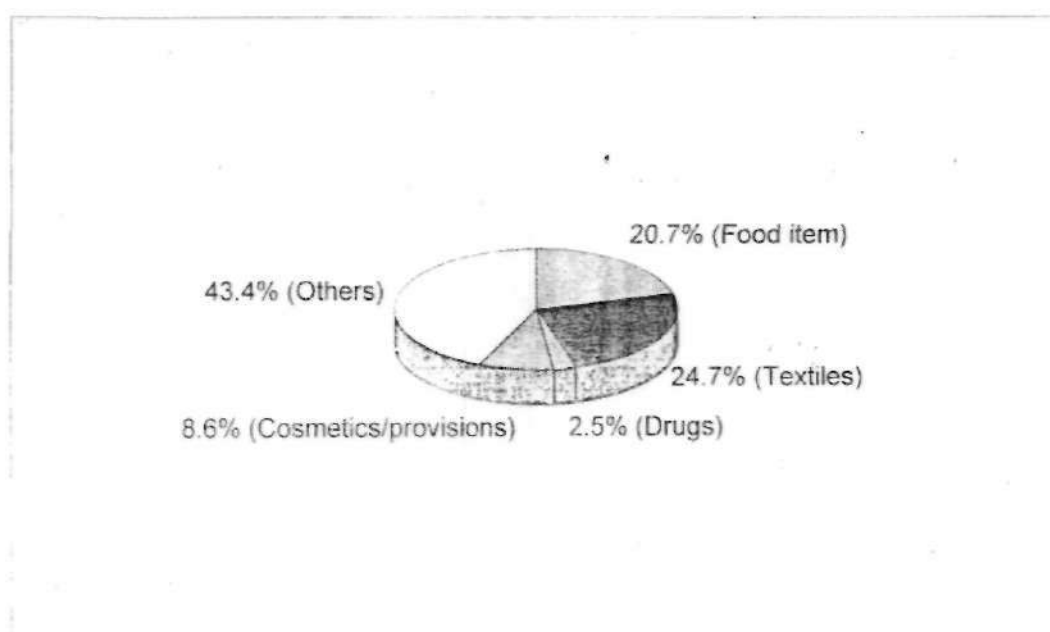
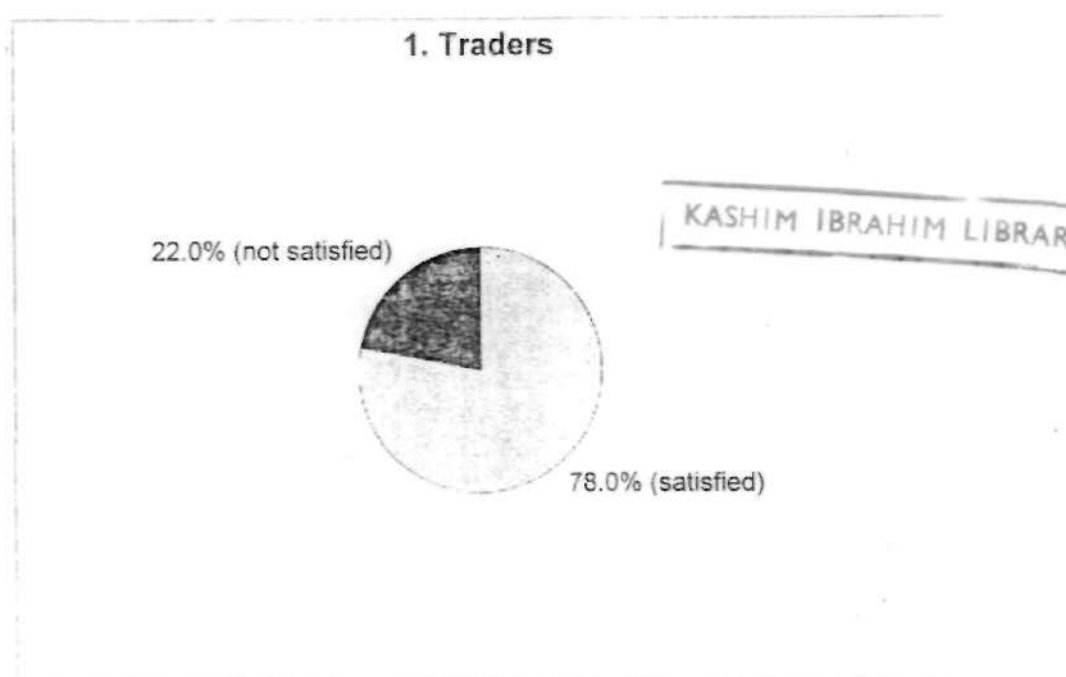
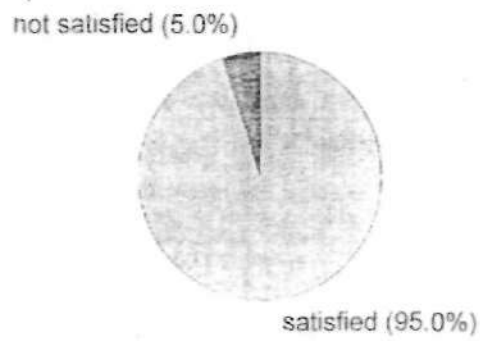


Figure 5.431d: Satisfaction with present shopping area



2. Consumers



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Figure 5.431e: Place of residence

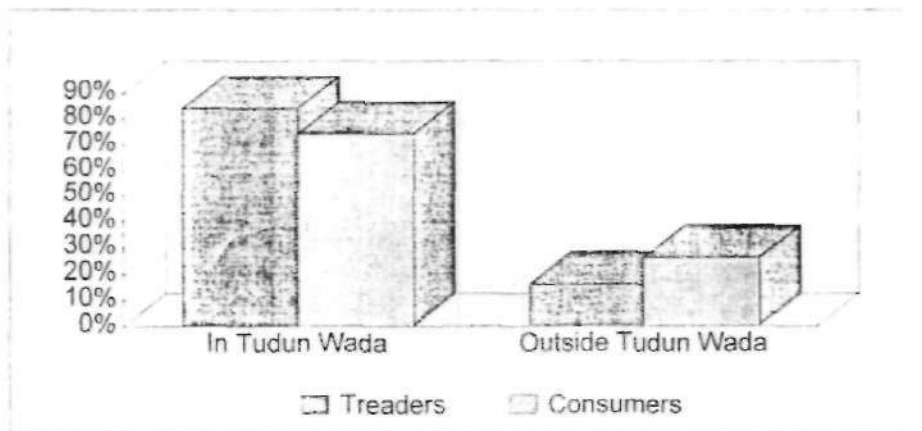


Figure 5.431f: Frequency of patronage to shopping areas.

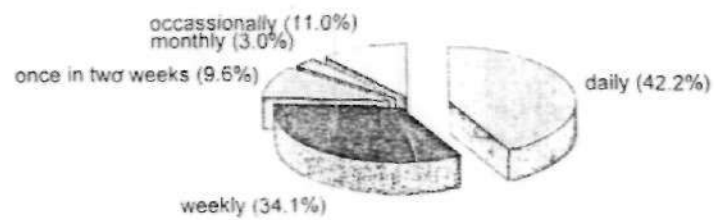


Figure 5.431g: Preference and level of satisfaction with present location (traders only).

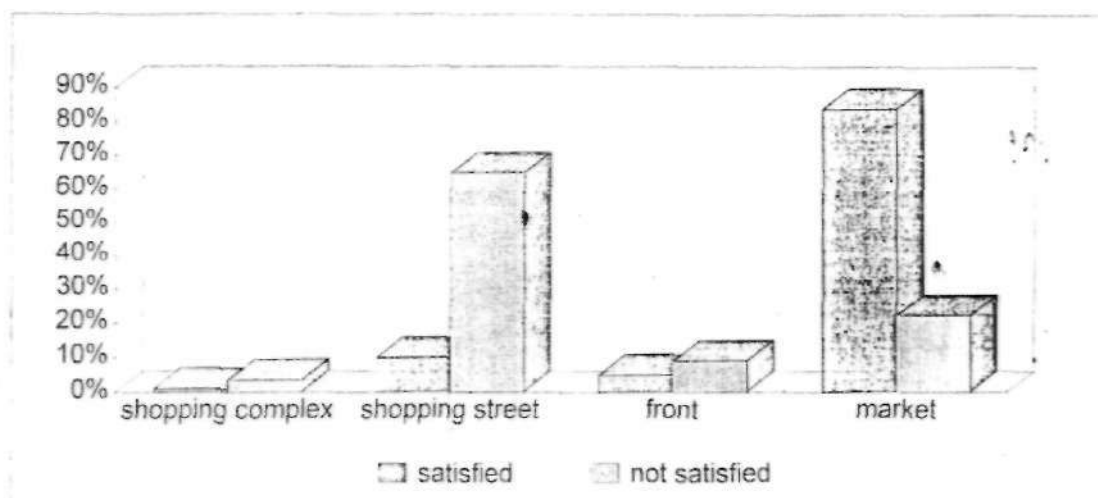
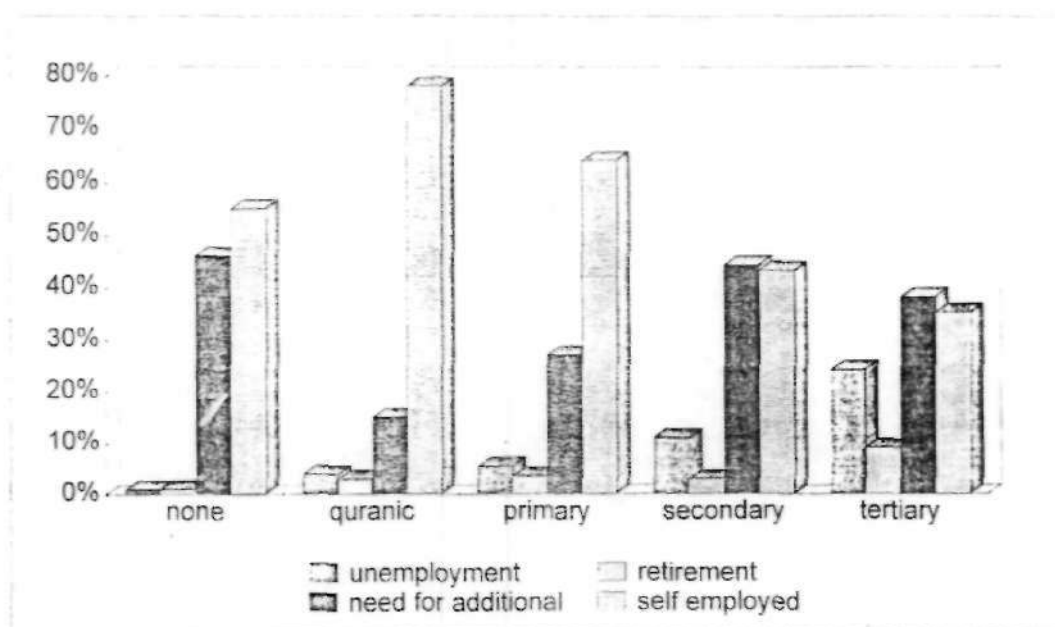


Figure 5.431h: Level of education against reasons for entry into trading.



b. Hypothesis II

The second hypothesis is aimed at testing the relationship between the levels of education of traders and their reasons for entry into trading.

It was earlier revealed that 91.4% of all traders have not attained the tertiary level of education (figure 5.430b). Also, figure 5.431(n) revealed that 54% of the traders are self employed in trading, while 34% need additional income; the remaining 12% started trading due to unemployment or retirement. The two reasons i.e. need for additional income and self employment have almost the same implication; that the traders are not satisfied with the present income they earn, or are qualified for, based on their levels of education. The levels of education are low and do not qualify them for a gainful employment hence, they have to seek employment in the informal sector.

A chi-squared test on the relationship between levels of education and reasons for entry into trading revealed a calculated chi-squared value of 44.83, while the table value is 28.3 at a degree of freedom of 12 and 0.005% probability level. Since the calculated value is greater than the table value, it implies that there is a significant relationship between the levels of education of traders and their reasons for entry into trading. This means that the null hypothesis is rejected and the alternate hypothesis is accepted.

Figure 5.431(i) shows the proportion of traders at a particular level of education and their reasons for entry into trading. The figure reveal that for reasons of unemployment and retirement, the percentage increases with rising levels of education, starting with 0% at level 1 (none) and reaching 35% at level 5 (tertiary). While for

Figure 5.431i: Trend established from figure 5.431h

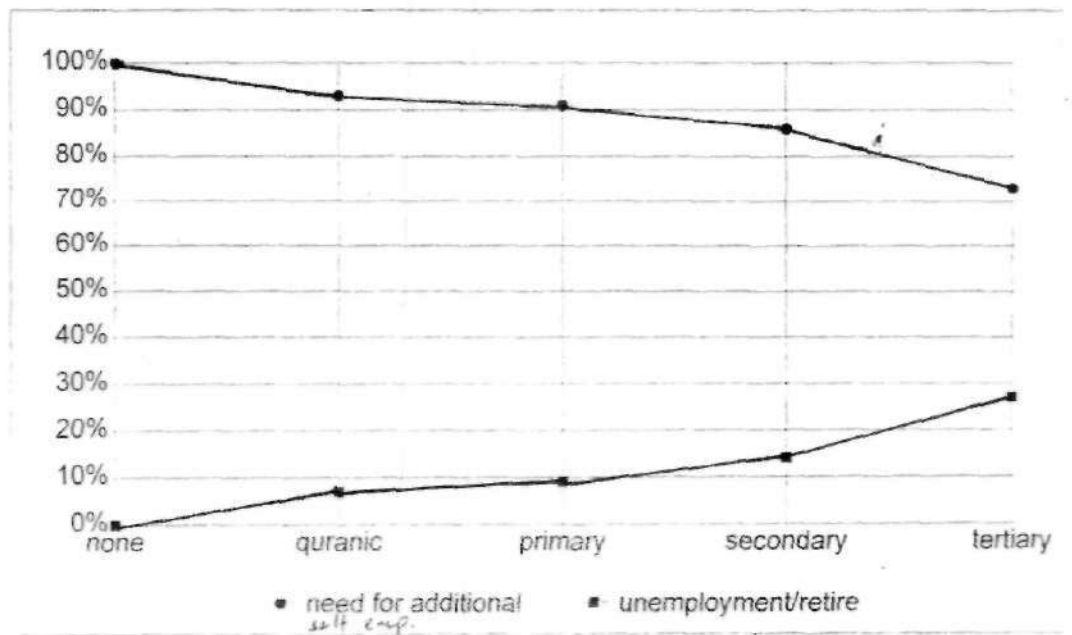
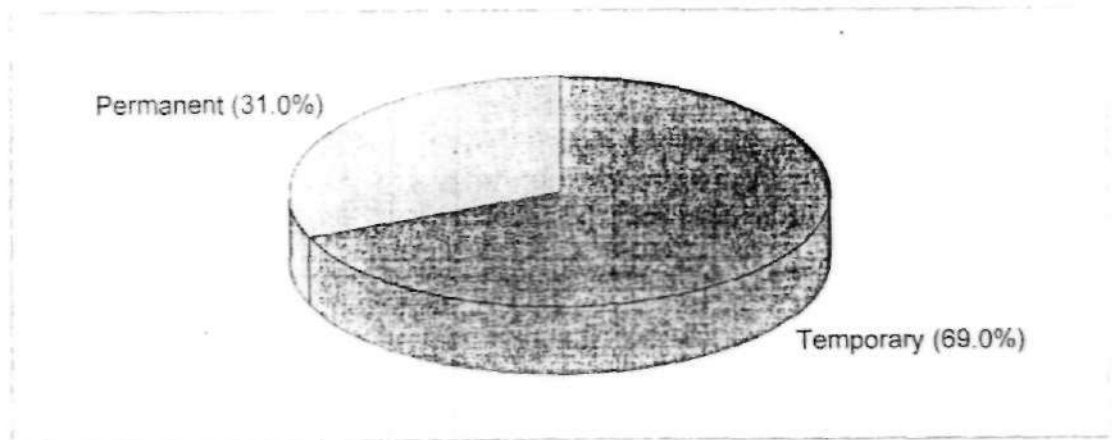


Figure 5.431j: Traders that are temporary or permanent



reasons of need for additional income and self employment, the percentages fall with rising levels of education starting from 100% at level 1 (none) and reaching 73% at level 5 (tertiary). see figure 5.431(i)

The fact that 91.4% (traders) are below the tertiary level of education imply that most of them may likely remain in trading. However, the likelihood of some attending tertiary institutions is possible in the primary and secondary school category where 43.8% and 27.2% respectively are trading due to the need for additional income. This implies that about 31.12% traders may be temporarily into trading, while 69% may remain (figure 5.431(j)).

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These results imply that level of education is a very important factor that determines entry into trading. It is even more significant to note that 44% of the traders are secondary school leavers, and constitute a majority of traders. Even at national levels, figures 5.432(c) reveal that secondary school leavers constitute 60-70% of urban unemployed persons, and have been maintained since 1986 to date (1995).

The relationship between levels of education and reasons for entry into trading could explain why many traders locate and continue trading especially along residential streets, despite the problem of remote location and low patronage.

c. Hypothesis III

The third hypothesis seeks to test the relationship between the reasons for, and time of entry into trading.

Need for additional income and self employment were the two important reasons for entry into trading, constituting 88% of the responses (figure 5.431[n]). Figure 5.431(k) further reveal that 46% of all traders started trading 0-5 years ago (1990 - 1995). It also revealed that 70% started between 0-10 years ago (1985 - 1995), and that entry into trading increases with time. For example between 1971 - 1980, it doubled from 4% to 10%, and between 1981 - 1990, it doubled again from 12% to 25%.

A chi-squared test on the relationship between reasons for entry and time of entry into trading produced a calculated chi-squared value of 68.35, and a table value of 32.80 at a degree of freedom of 15, and 0.005% probability level. Since the calculated value of chi-squared is greater than the table value, the null hypothesis is rejected and the alternate hypothesis that there is a significant relationship between the reasons for, and time of entry into trading is accepted.

The increase of entrants into trading overtime, especially between 1985 - 1995 can be associated with the various economic problems of the nation in this period, and their various consequences, as reviewed in Section 2.4 in the literature review i.e. weakening of the formal economy, introduction of the structural adjustment programme, various epileptic development policies of government, etc. And as a result, falling living standards, low utility of income, rising inflation rates, unemployment, cost of living, and consequently the growth of the informal sector.

These problems made it difficult for a lot of youngsters to continue schooling after acquiring secondary education, since there is no certainty of getting a good satisfiable job after the university education. A lot of civil servants were also compelled

Figure 5.431k: Time of entry into trading

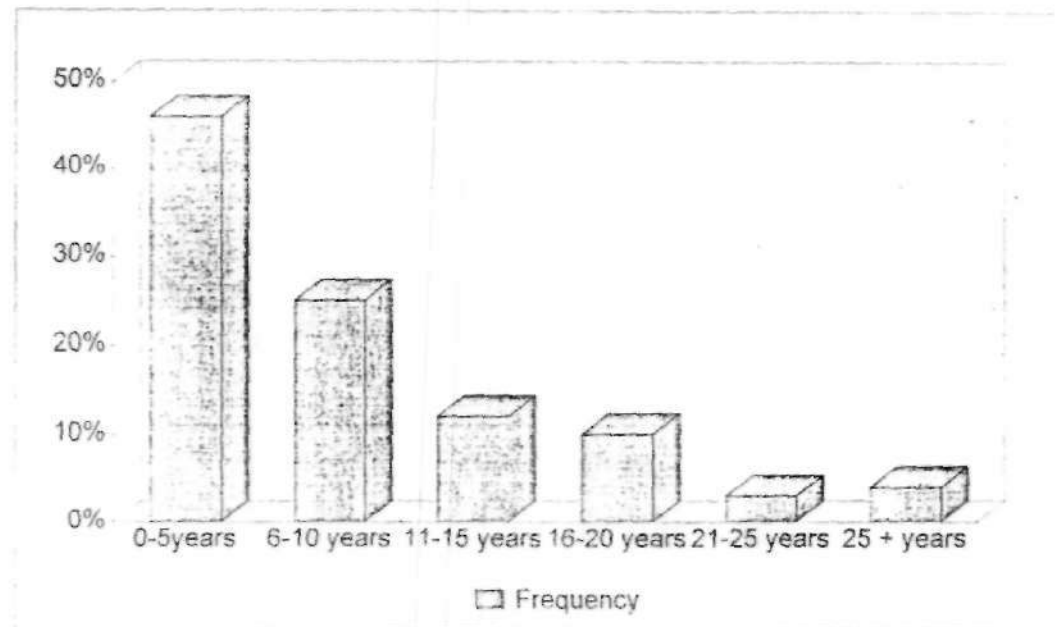


Figure 5.431l: Reasons against time of entry into trading.

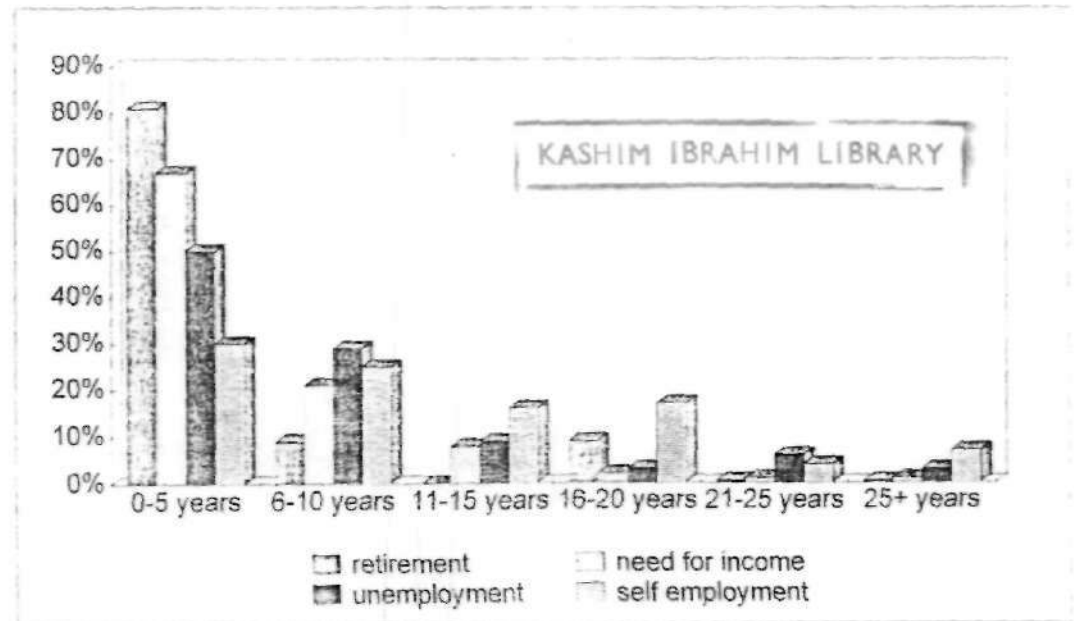


Figure 5.431m: Time against reason of entry into trading

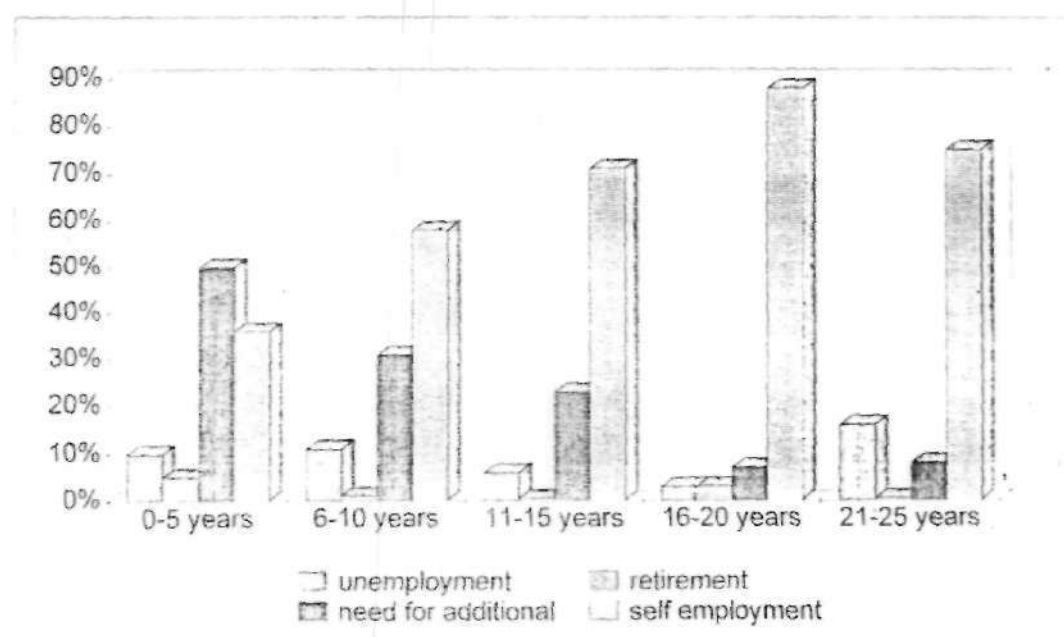


Figure 5.431n: Reason for entry into trading

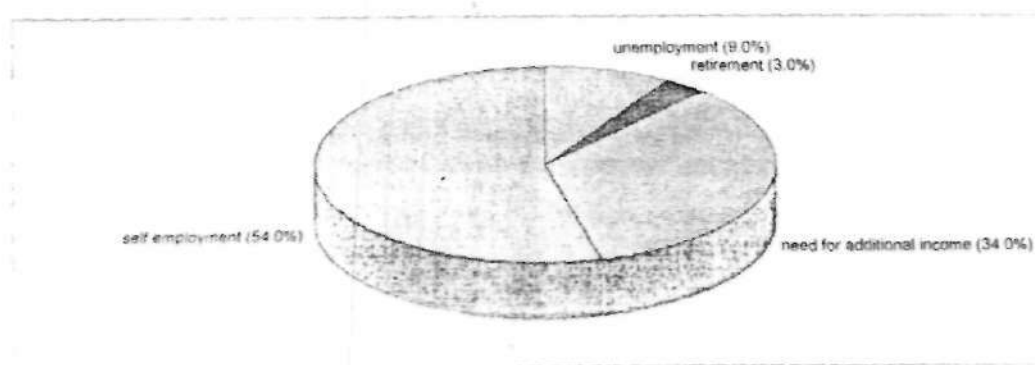


Figure 5.431o: Reasons for entry into trading against age groups

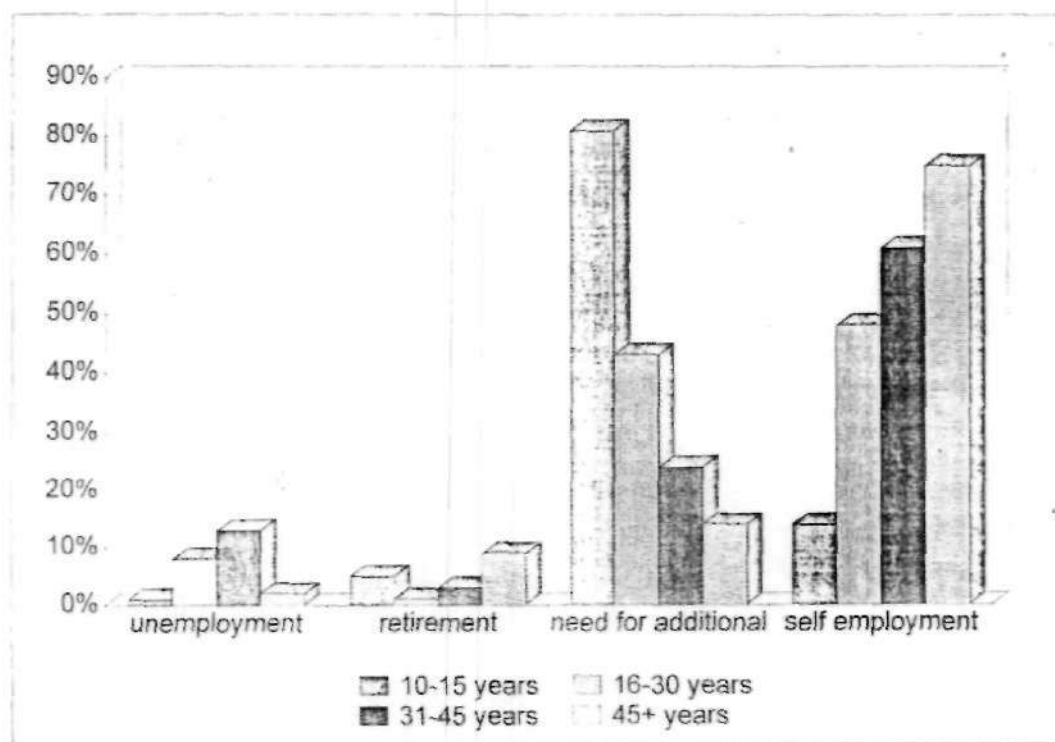
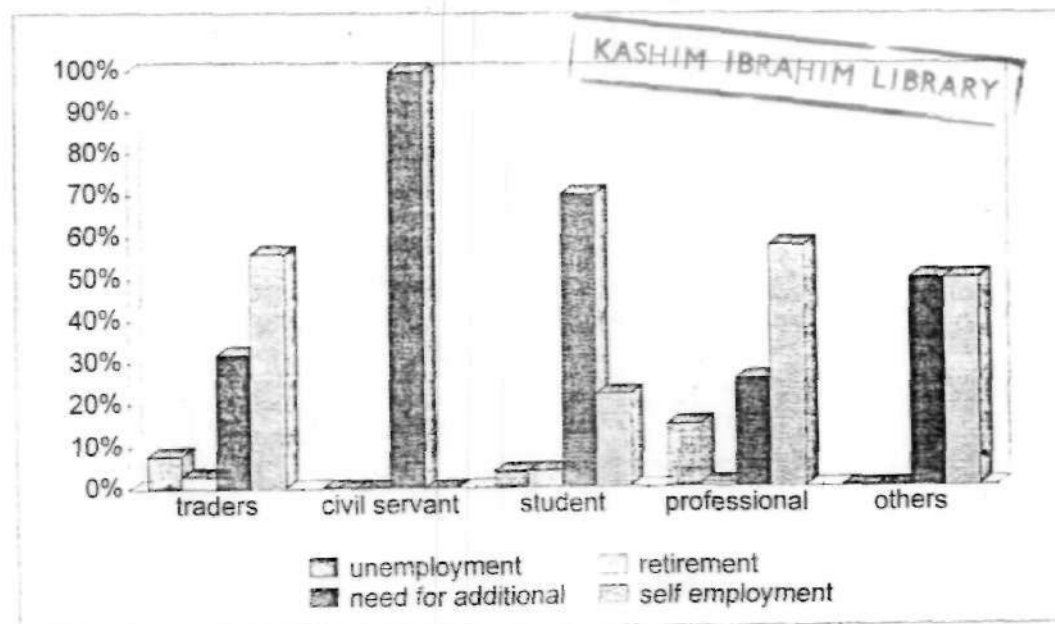


Figure 5.431p: Reasons for entry into trading against occupation (of traders).



to seek other alternative sources of income in order to support their families. And young children were also compelled to trade in order to earn additional income to support the family, or pay their school fees. For example, figure 5.431(o) and 5.431(p) compares reasons for entry into trading, with age groups and occupation/type of employment. The results show that the need for additional income declines with rising age groups, reaching a peak (82%) at the 10-15 age group; while self employment increases with rising age group. Also unemployment as a reason is more prominent among the working age group (16-45 years). Figure 5.431(p) reveal that more civil servants and students started trading due to the need for additional income, than any of the occupational groups, reaching a peak of 100% among the civil servants.

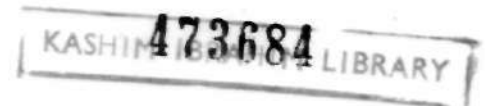
Generally, the hypothesis testing analysed the important parameters that express the present socio-economic quality of the population, and how they come to be affected by the characteristics of the country's economy. The results provide a database, supporting the fact that the gradual weakening of the economy and its consequences have led to the growth and expansion of the informal sector in the country, which is more visible in low-income high-density urban residential zones.

5.4.3 THE ROLE PLAYED BY PHYSICAL PLANNING TOWARDS THE DEVELOPMENT OF SHOPPING AREAS IN TUDUN-WADA DISTRICT

5.4.3.1 LANDUSE PLANNING

Landuse Planning in Kaduna urban area is mostly concentrated on the G.R.A.s, and newly prepared layouts. While the older parts of the city with high-density developments, are not given much physical planning inputs among which is Tudun-Wada

District. Another general set-back of landuse planning in Kaduna urban area, is the non-review of the only Master Plan prepared for Kaduna urban area in 1965 (30 years ago). The need for the Master Plan review arises as a result of the vast dynamics in function, population characteristics, and economic base which the city have experienced over time (these have been discussed under the history of development of Kaduna urban area). Also, there was a problem of non-availability of man-power required to properly implement the 1965 Plan; but it has greatly improved, compared to the situation in 1965. The NITP (Nigerian Institute of Town Planners) Kaduna State Chapter was not existing in 1965 but by 1995, it has a total of professional town planners, and technical staff.



The second problem is the absence of established zoning regulations which should specify the planning standards to be adopted in the State. They are also to specify the aerial coverage expected for shopping activities, their types, location, mode of development, and procedures for implementation. This is only possible when the Master Plan is reviewed. The available standards for shopping activities in Kaduna are associated with shop sizes, and road set-backs, location, accessibility to consumers and the need for revenue generation (by local government) are very significant factors and results in the conversion of residential spaces and open spaces, into shopping/commercial areas.

The two problems outlined above can be traced to the role played by the Professional bodies of town planning at both the national and state levels. One very important function of that body is the establishment of working tools for town planners in order to enhance proper professional practice. These tools include Planning

Laws/Acts, zoning ordinances and professional codes of conduct. The laws are suppose to provide the legal foundations/functions and protection for professional practice. The professional codes of conduct are suppose to enhance ethical professional practice, in order to protect the integrity of the profession. And the zoning ordinances are suppose to guide the practice of landuse planning which is among the most important aspects of town planning.

In Nigeria, laws have been promulgated and reviewed, the professional codes of conduct have been established at the state and national levels of the Nigerian Institute of Town Planners (NITP). However, the zoning ordinances are yet to be established and incorporated in to law. This reduces the practice of landuse planning to mere intuition and adoption of western standards, which may not be applicable to the population. The non-review of the Master Plan has also been associated to lack of available funds from government.

5.4.3.2 THE PROCEDURES FOR THE DEVELOPMENT OF SHOPPING AREAS IN KADUNA URBAN AREA

The procedures for the development of shopping areas in Kaduna urban area, are the cumulative results of the problems associated with landuse planning in Kaduna urban area (K.U.A.).

The development of a shopping area in Kaduna urban area, involves three bodies of participants namely the state urban planning board, (KASUPDA), the local government, and the private individuals, or developers. There is also a fourth body newly created by the state government referred to as the Committee for Kiosk allocation and

development in Kaduna Urban Area. It was set up to control and organise shopping area developments in all parts of Kaduna Urban Area; especially the G.R.A.s and other institutional areas. Normally, Kaduna State Urban Planning Board is suppose to prepare Master Plans and layouts with designated landuse zones for the different parts of the city/urban area, and their associated standards, as well as monitor the implementation of such plans to ensure adherence to the plan provisions. The local government and private developers/individuals are expected to liaise with Kaduna State Urban Development Board before any development on land is done. However, the committee for kiosk allocation and development was set up with members drawn from each of these bodies and including other necessary organisations like Water Board, NEPA, NITEL, etc. because it was observed that there is a growth of shopping area developments in most parts of Kaduna. It is important to note that their activities are more directed in creating new shopping areas in residential, institutional and recreational areas, while they are barely engaged in controlling the growth of shopping areas in already congested parts of the city, and in establishing an indigenous shopping concept for Kaduna Urban Area.

Presently, there are generally five ways of shopping area development in Kaduna Urban Area and these include the following:



1. Conversion of designated residential spaces to commerce/shops.
2. Conversion of designated open spaces to commerce/shops.
3. Declaration of shopping streets.

4. The development of markets.
5. The development of shopping centres in housing estates.

The first case involves the private individual property owner, who wishes to convert his/her residential space to commerce/shop. He normally obtains a trading permit from the Local Government and pays monthly taxes to them, for purposes of revenue generation. He is also supposed to seek development approval from Kaduna State Urban Planning Board which rarely occurs once the clearance from the local government have been obtained. The survey responses reveal that 83% of the traders that responded obtained trading permits and pay taxes to the local government. While 97.5% responded that they were only given guidelines on shop sizes and set-backs. The owner of the shop/house may not necessarily be the trader rather, the shop may be rented out to interested tenants. Survey results reveal that 69.9% of the shops are occupied by tenants while only 30% are occupied by their owners. The conversion mostly occurs along busy streets usually leading to a market, large commercial areas, important public institutions, or along residential streets within areas of high population densities.

The second case involves the Local Government, Planning Authority, Private developers and the Committee. Here a group of private individuals may apply to KASUPDA seeking approval for the conversion of an open space in choice locations (usually very accessible) into a shopping area. The applicants must have obtained trading permits from the Local Government. When granted, the approval is subject to certain conditions among which include: road and building set-backs, colour of shops and the types of building materials to be used. In most cases, the developer is not accorded full

rights of ownership to guard against heavy compensation in case of future need for road expansion. The Local Government may also undertake the same procedure for the conversion of open spaces to commerce/shops. Alternatively, applications by private individuals are made to the Committee for Kiosk Allocation and Development. It will then seek suitable spaces within the urban area and then allocate them to the private individuals/developers. The converted open spaces are mostly the areas where kiosks are constructed. In Tudun-Wada district, kiosks are located along Polytechnic road, Lemu road, etc. This action results into the gradual disappearance of green areas and open spaces in urban areas, and subsequently the increasing congestion and invasion of other landuses especially residential by commerce.

The third case involves KASUPDA and private individuals. It is the cumulative result of cases one and two above. If there is an observed growth/high intensity of shopping activities along a particular street or it was observed that the applications for the conversion of residential/open spaces to commerce are high for a particular street, the street is then formally declared a shopping street. Other standards like building heights, set-backs, etc. are established for that street. And generally, development control becomes intensive along this street. The street is either located in commercial areas of the city or can be a very busy residential street, linked to major streets/commercial areas of the city like Ahmadu Bello Way. In Tudun-Wada district, Ibrahim Taiwo road and Polytechnic road have been formally declared as shopping streets.

The fourth case involves the Local Government, Planning Authority and private individuals/developers. The Local Government liaises with KASUPDA for the site location of the market, based on already prepared plans. After the choice of the site is

made and approval granted, the shops are either constructed and leased to traders or spaces are allocated to private developers/individuals or traders who will build and occupy/lease the shops.

The fifth case involves the bodies owning the housing estates which could be private or government, and it's residents/private developers, and KASSUPDA. Here, the shopping space is provided by the estate owners, after approval by KASSUPDA and leased to private developers to either develop and lease or develop and occupy.

It can be inferred from all the cases that KASUPDA, is not directly involved in the development of shopping areas in Kaduna Urban Area. Meaning that it is actually indirectly involved. This is probably because of the problems associated with landuse planning in Kaduna Urban Area. Secondly, its indirect participation could be associated with the physical planning principle of active community or citizen participation, in landuse planning and implementation, where patterns created by the population are believed to be those that could be adopted by them hence the planner only makes a slight modification in terms of organisation. For example, researchers in the field of shopping activities/developments have proposed that for any meaningful development and successful operationalisation of a shopping concept, the socio-economic characteristics, as well as the shopping behaviour of the target population must be analysed. (McClelland 1966, Booth 1970, and Kate 1970). However, if this principle has been adopted by KASUPDA in K.U.A., then it is supposed to establish zoning regulations to control free community actions which might become negative if left uncontrolled. But controlling community actions is very much a function of their socio-economic characteristics.

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In any case, the procedures of shopping area development include conversion of residential spaces to commerce, conversion of designated open spaces to commerce, development of markets and declaration of shopping streets.

5.4.4 CLIMATE

The climate characteristic of a place, has been proved to be a very important factor in determining the behaviour and characteristics; both physical and socio-economic, of it's population. For example, geographers have established the fact that industrialisation which started in the developed countries and spread to the developing world was borne out of the necessity to adapt to their harsh climate, which can be extremely cold, and below freezing point; while the slow pace of development in the developing countries is the result of the conducive climate they have, and the need to control harsh weather conditions is not very prominent. Also the developed and developing countries of the world have been broadly classified as belonging to different climatic zones. Most of the developed nations/continents usually are located in the temperate zones of the earth. For example, Australia, Europe, Asia, etc. While most of the developing countries/continents, usually are located around the Equatorial regions/zones of the earth.

The shopping concept of the planned shopping centre, was the result of human efforts to cope with the very cold weather. And as a result, most shopping activities in these areas are indoors, normally done in the department stores, shopping centres which are closed and provided with malls. Even along the streets, shops are closed and

confined. Open space shopping activities in markets are usually periodic i.e. in more conducive seasons like the spring season.

In most developing countries where the climate can be very hot and humid, most shopping activities are outdoors. This could explain why the dominant and most important shopping area is the traditional market which can be done in open air. Department stores were introduced but are still insignificant when considering large shopping areas in these countries. The concept of indoor shopping, is new in these regions and requires a huge investment on weather control during the harsh hot-humid seasons.

Tudun-Wada district exhibits these characteristics. The traditional markets are the most significant shopping areas (expressed by the results on fig.5.431a), followed by the shopping street. The shopping centre and department store have the least preferences. The climate, is conducive for running these shops throughout the year, hence there is no need to evolve or seek other means of employment. Also, with low income and educational levels, the large amount of money required for setting up indoor shopping is not available. They therefore set up their retail businesses at a small scale, which can be sustained by climatic characteristics. This therefore means that the climate has provided a conducive environment where outdoor shopping activities have contributed to make the people reluctant, to seek other means of employment.

5.4.5 ROLE PLAYED BY LOCAL GOVERNMENT

Revenue generation, is an integral part of the Local Government sustenance. The local government therefore, considers its source of revenue very important; and since the expansion of revenue sources means the expansion of their general revenue, this will be encouraged. It is very difficult to obtain statistics of Local Government revenue generation and sources. However, the seriousness attached to revenue collection from traders, expresses the significance of this group to the total revenue generated in Tudun-Wada district by the Kaduna South Local Government. This could probably explain the proliferation of shopping streets, and shopping activities within the district.

Secondly, the Local Government has no strong economic base, therefore, much of its revenue comes from taxes.

5.4.6 SECURITY

In most urban areas today, crime rates are rising and there is a phobia of insecurity among most urban dwellers for the unemployed/unskilled, home owners especially women, most businesses are home based for security reasons, and even for access to the children as well as other home affairs. This action have concentrated three different urban activities in one place i.e. living, work and leisure. Physical planning principles/concepts identify these as separate zones within the urban area, but in Tudun-Wada district, there is the prevalence of mixed landuses and are mostly a combination of residential, work (commerce) and recreation.

CHAPTER SIX

6.0 PROPOSALS

In the literature review, the various shopping concepts for urban residential areas were reviewed. In the later part, it was revealed that the concept of shopping including types and patterns in an area, depends on two factors: the level of a country's economic development and the impact of physical planning on spatial organisation. In the analysis, it was observed that physical planning may not have control over the socio-economic quality of the population, but it can control the spatial patterns emerging out of these characteristics. In this background, it was also observed that while in the developed countries the planned shopping centre emerged out of the growth in the formal economy, the proliferation of shopping/commercial activities in most developing countries emerged out of the weakening of the formal economy, and the growth of the informal sector.

This implies that the models/concepts used in the western countries may not be applicable to the developing countries, based on their different socio-economic environments. Thus there is a need to establish a spatial concept which will incorporate patterns emerging out of the socio-economic characteristics of the populace. This should be incorporated into the city's urban design criteria, in order to achieve spatial order, in the light of these socio-economic constraints. This may imply modifying the existing concepts/standards, or establishing totally new concepts/standards.

Most authors advocated the incorporation/integration of the shopping sector into the mainstream of economy in order to gradually formalise the sector, and reap its

productive benefits, rather than dismissing it as unproductive. In the same way, the following proposals will also advocate for the incorporation/integration of the spatial patterns emerging out of the proliferation of shopping activities in city design and layout.

6.0.1 PROPOSAL FOR INCORPORATING THE SPATIAL PATTERNS EMERGING OUT OF THE PROLIFERATION OF SHOPPING IN CITY DESIGN AND LAYOUT

The most visible pattern emerging out of this phenomena is the emergence of mixed landuses in urban areas i.e. commerce and services/residential. The area of greatest mix is the residential area, which now serves as a home, working area/office and a recreational area. In contrast, most western models propose a separation of the three uses. A major problem arising from this pattern is the non-adherence to existing physical planning regulations, unrestricted physical developments, congestion of activities on very accessible sites, etc.

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6.0.2 ASSUMPTIONS OF THE PORPOSAL

- a. This phenomena is more prominent in low-medium income urban residential zones (high density) including both planned and unplanned settlements.
- b. The symptoms of this proliferation is the growth of trading and services activities, as well as mixed landuse developments in the high density residential zones, and the most accessible parts of the city including major streets.

- c. The participants in this proliferation include a wide spectrum of the populace, ranging from unskilled persons to civil servants, to skilled and professional persons.
- d. The sector provides employment for a large section of the population and a means of supplementary income for others.
- e. The form and distribution of informal activities in cities range from small-scale micro-enterprises in the C.B.D. and other major city streets, to survivalist enterprises in high-density/low-income residential zones, markets and other minor streets.

6.0.3 STRATEGIES TO BE ADOPTED IN IMPLEMENTING THE PROPOSAL

- a. At the city level, identify the various forms and distribution of shopping activities in the city.
- b. The integration of shopping activities in city design should be done separately for different parts of the city, depending on the forms, distribution, and pattern in these areas i.e. integration should be done, based on micro-situations.
- c. Based on observed patterns, zoning standards should be established to create spatial order, and enhance citizen participation.

- d. In terms of a new city design, some parts of the city should be designed to allow for organised shopping activities, this will restrict their emergence and distribution to the area only.
- e. Before implementing the established zoning regulations and standards, embark on an enlightenment campaign in the area, in order to educate the public on the significance of the new regulations.
- f. In order to enhance citizen participation, adopt other ways of implementing new standards and avoid frequent demolition of structures.
- g. Identify the different institutional bodies that will participate in this integration, and establish the roles of each body.
- h. This integration/proposal should be planned and implemented bearing in mind the possible future socio-economic/political dynamics of the population.

6.1.0 PROPOSALS FOR THE INTEGRATION OF SHOPPING ACTIVITIES IN THE SPATIAL PATTERN IN TUDUN-WADA DISTRICT

- a. It was established in the data analysis that most of the informal activities in Tudun-Wada district are small-scale survivalist enterprises. And a few micro-enterprises exist, for example pharmacies, super markets, etc.
- b. Most activities are located in markets and front parlour shops/residential streets.

- c. There is a concentration of these activities in the area of intensive activity (about 70%), markets, major streets, etc.

The main aim of this thesis is to present a basis for the classification of shopping activities/zones in Tudun-Wada district in order to enhance effective physical planning control on their growth and development. Based on the results obtained, two proposals were made:

- a. Adopt the physical planning strategy of allowing problems to take care of themselves. This implies the absence of physical planning intervention.
- b. Declare the area of intensive activity a commercial area, and confine the growth of street shopping activities to this area. The idea here is to integrate the area of intensive activity in Tudun-Wada district with the Central Business District of Kaduna urban area based on its proximity and similarity of functions with the Central Business District. Thus protecting the spread of street shopping activities into the pure residential zones. This implies the need for physical planning intervention. However, existing markets will be maintained as important shopping areas, especially in the pure residential zones to provide trading spaces.

6.1.1 ALLOWING THE STATUS QUO TO CONTINUE

Under this proposal, it is contended that the existing situation expresses the pattern and types acceptable by/applicable to the population based on their present socio-

economic characteristics. And that unless these characteristics change to a higher level, new patterns introduced may not be sustainable. Therefore, the existing pattern should be allowed to continue until such a time, when the socio-economic characteristics of the population have improved to a higher level i.e. there is a rise in their levels of education, living standards, income, etc. and probably, a smaller household size of about 3-4 persons/household. By this time, people must have a change in their urban patterns, and will therefore, impact a change on their shopping behaviour, needs, and shopping patterns. It is at this stage that any alteration or new concept introduced will be appreciated and adapted to, by the population. However, the time it will take for this to occur cannot be estimated.

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This implies that there will be a continuous invasion of residential space by commercial activities. There will also be a rise in occupancy ratios, especially in areas along the shopping streets. Consequently, every home owner along the street is a prospective trader, or landlord to traders. There will consequently be a rise in land values and rents. Finally, there will be an increasing expansion of the already congested settlements, which could affect the aesthetics of the urban pattern. These could also probably exhibit the non-competence of physical planning/planners to control and plan the path/direction of urban growth.

In another perspective, this proposal will provide a larger revenue base for the Local Government. And this means that the time of change will also change the situation; by this time, better revenue sources for the Local Government have been developed/discovered. And the Local Government can then be able to participate in the control of the growth of shopping activities in the urban residential areas. It will also be

in a better position to view the development of shopping areas in residential zones in terms of providing the necessary services to the residential population, and not a basis for expanding revenue sources.

6.1.2 DECLARING THE AREA OF INTENSIVE ACTIVITY OF TUDUN-WADA DISTRICT A COMMERCIAL AREA/ZONE AND INTEGRATING IT WITH KADUNA'S CENTRAL BUSINESS DISTRICT

This proposal is aimed at enhancing effective physical planning control on the growth of shopping activities in Tudun-Wada district; while considering and incorporating existing patterns. The proposal contends that the growth of shopping activities in the area of intensive activity in Tudun-Wada district is the result of three important factors namely:

- a. It's proximity to Kaduna's Central Business District;
- b. It has the largest concentration of population in Tudun-Wada district (75%), as well as shopping areas including shopping streets and markets;
- c. The existing socio-economic characteristics of the population; among which include low income levels, youthful population low educational levels, etc.

The three factors combined together, have been proved (in the analysis) to be capable of increasing the intensity of shopping activities in this activity area, hence there is a need to modify and re-organise them. Thirdly, the proposal also contends that there is a lapse in physical planning control on development of shopping areas in Tudun-Wada district, and a need for effective physical planning control on these developments.

Finally, the proposal contends that the Local Government consider shopping areas as a very important revenue base.

Based on these contentions, the following proposals are made:

- a. Declaring the area of intensive activity of Tudun-Wada district a commercial zone, and this implies that the percentage of space occupied by commercial landuses as against residential land uses is expected to increase to 50% and above. With the growth of commercial activities in this zone, it will then become an extension of Kaduna's Central Business District, this will then achieve the integration proposed.

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It becomes an extension of the Central Business District, because there may be a growth of heavy commercial activities in the Central Business District (for example banks, department stores, offices etc.) and with these developments, small scale businesses may gradually move to the commercial zone of Tudun-Wada district. This then makes the Central Business District a heavy commercial zone of Kaduna, and the commercial zone in Tudun-Wada district, a light commercial zone, hence achieving integration. (figure 6.1.2)

- b. The commercial zone will be the only area that street trading will be allowed within Tudun-Wada district, thus protecting the pure residential zone from invasion by commercial landuses. This will also confine the rapid increase in rents and land values to the commercial zone. Also property owners in this zone will be encouraged to provide more shop spaces for street trading while

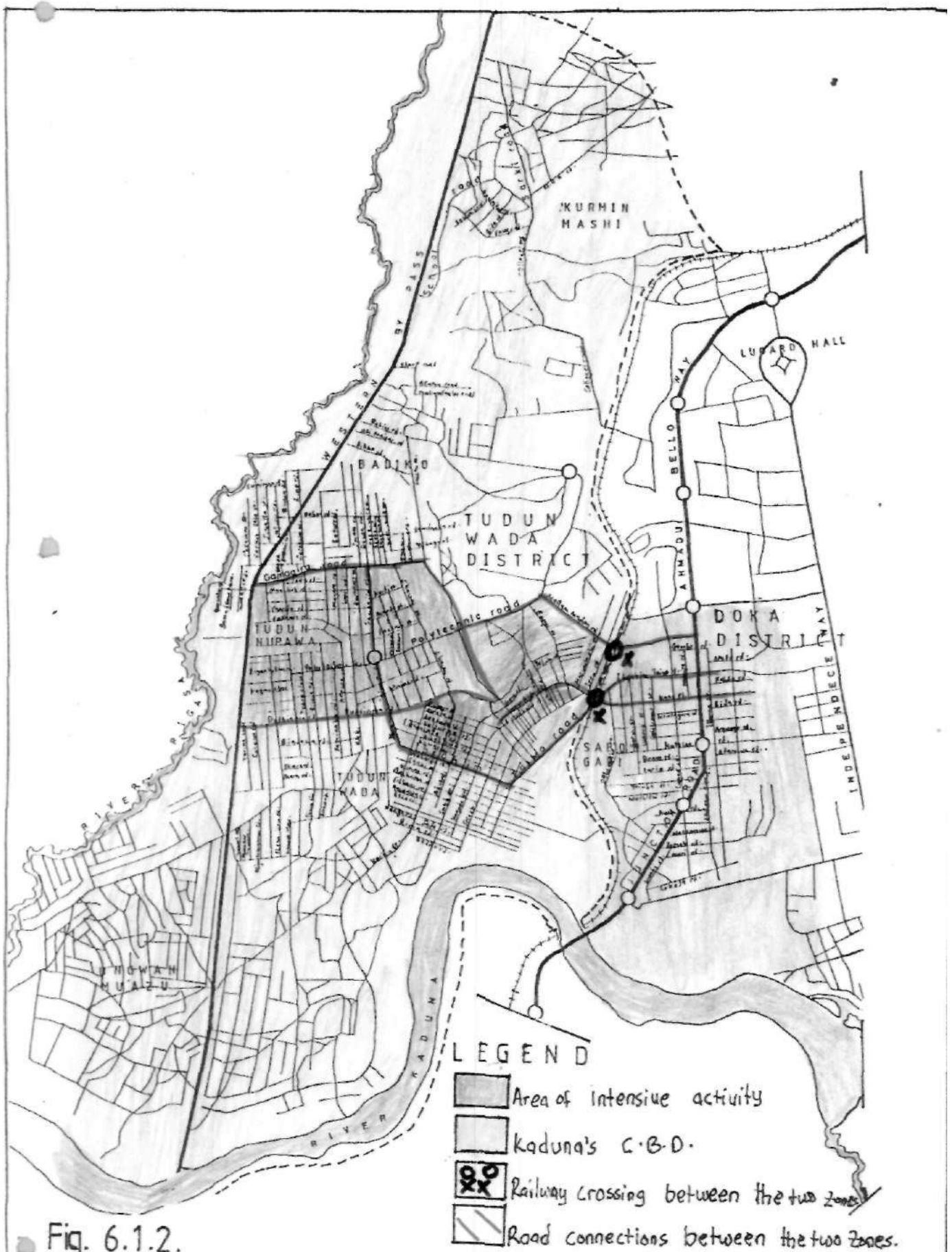
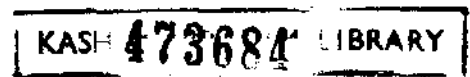


Fig. 6.1.2.

Proposal for the integration
of area of intensive activity with
Kaduna's C.B.D.

traders in the pure residential zone (areas outside the commercial zone) will be transferred/moved and allocated new spaces in the commercial zone. In the pure residential zone, street trading will be discouraged and controlled. shopping activities will be confined to the community markets and local neighborhood shops as proposed by Max-lock in the Kaduna Masterplan.

When implemented, these proposals will control the growth of shopping activities in Tudun-Wada district by maintaining a pure commercial and residential zone. The rise in land values and rents, will force people to find alternative accommodation in the pure residential zone because, it will be more economic to convert residential space in the commercial zone for commercial use. By these events, the activity area will be gradually converted into a commercial zone, while its periphery will be gradually converted into a pure residential zone. hence commercial and residential landuses will be confined to different areas/zones in the district.



However, the proposals have various implications on implementation. These include road expansion to provide kerb-side parking, provisions for sanitation, etc. There will be a need to specify standards on the organisation of shops according to goods traded to ensure conformity and complementarity, building heights along these streets, etc. Finally, there will be a need to specify functions of the various bodies responsible for shopping area development in Tudun-Wada district and Kaduna Urban Area generally. These proposals include the following:

6.1.2.1 NUMBER OF SHOPPING STREETS IN TUDUN-WADA DISTRICT

It was established in the survey that 87 out of the 150 streets (approximately) in Tudun-Wada district are shopping streets; with between 20-2500 shops. The others, have shopping activities usually at a very low rate/level, and most of which have about 1-5 shops. Also, the area of intensive activity has about 49 shopping streets. However, some are very busy with about 2500 shops (Ibrahim Taiwo, Gamagira, etc.), while others are less busy with less than 20 shops. Therefore, the declared commercial zone can accommodate more shops if carefully planned. The limits to the number of shopping streets in Tudun-Wada district cannot be estimated because of the nature of existing developments. However, the proposal confines street trading/front parlour trade to streets in the declared commercial zone.

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6.1.2.2 ORGANISATION OF SHOPPING STREETS IN TUDUN-WADA DISTRICT

It was observed in the survey that the organisation of shopping streets within Tudun-Wada district is not based on the conformity, or non-conformity of goods. provided the shop is acquired, goods of different types can be traded in the same block. Hence the consumer has to move/walk/trek great distances in order to purchase different goods that could have been located in one place.

The proposal here is aimed at organising the shopping streets according to different types of goods, in terms of conformity, and complementarity. The most

common goods traded along the shopping streets, as well as the services trades, are grouped according to this principle, and these include:

A	B	C	D
Pharmacy; Super markets/department store; salon; food items; foams; restaurant; tailoring; cooking gas; photographers/cobblers	Refrigerators; air conditioners; paints; building materials; electrical wares; furniture; restaurant.	Spare parts; vehicle/motor mechanics; tyres; fire extinguishers; restaurant.	Banks; business centres; book shops; business offices; clinics/hospitals.

Note: The restaurants can be located in all the groups.

Blocks can be designated for each of these groups along the shopping street because the goods under each group are complimentary. The number of blocks under each group will depend on the number of traders that applied for shopping spaces under each group. Shop sizes along the street are normally 12m sq. However, two spaces can be combined. These proposals will enhance the control on organisation and growth of shopping activities along shopping streets. It will also improve the patronage of consumers to these areas.

6.1.2.3 BUILDING HEIGHTS ALONG SHOPPING STREETS IN TUDUN-WADA DISTRICT

In most commercial districts, the construction of multi-storey buildings is usually encouraged, in order to provide for both business and residential space, or in order to maximise the benefits of rents/land values. For example, the first floor will provide office and business accommodation, the ground floor will provide shop spaces, and the

other floors will provide residential accommodation. The proposal here is for the construction of 2-4 storeys in the declared commercial zones.

6.1.2.4 SANITATION AND MAINTENANCE OF SHOPPING AREAS IN TUDUN-WADA DISTRICT

Usually, the sanitation of most markets as well as shopping streets is the duty of the traders. They are expected to keep their surroundings clean and dispose off refuse properly. However, most traders dispose of their refuse on streets, in open drains, or in unoccupied shops. The sanitation of the shopping areas will be the task of the Local Government Health Department. They should ensure that waste bins are provided in each shop, and provide a refuse collection point. This, they can achieve in collaboration with the State's Environmental Protection Agency (KEPA).

6.1.2.5 THE ROLES OF DIFFERENT BODIES RESPONSIBLE FOR THE DEVELOPMENT OF SHOPPING AREAS IN TUDUN-WADA DISTRICT

It was established in the survey that three bodies are responsible for the development of shopping areas in Tudun-Wada district; and in Kaduna Urban Area generally. These include the Local Government, KASUPDA and private developers/individuals. It was also established that the Local Government and private individuals play a more significant role in the development of shopping areas than the planning authority. Also, the Local Government are in full control on the location and activities of markets, while the planning authority has to permit the development of shops along shopping streets when applied for by private individuals. The proposals will aim at effecting physical planning control on the development of shopping areas in Tudun-Wada district. The roles of the different bodies are as follows:

6.1.2.5.1 PLANNING AUTHORITY (KASUPDA)

- a. To develop a concept of shopping for Tudun-Wada district based on the existing characteristics of shopping activities in Tudun-Wada district:
- b. To establish standards to be adopted in the development of shopping areas in Tudun-Wada district in terms of location, types, pattern, size, volume of activities, parking and public conveniences.
- c. To monitor and ensure the proper implementation of these standards in Tudun-Wada district, by providing competent staff for such purpose (to work in association with Local Government staff):
- d. To establish punishment for the defaulters of these standards;
- e. To improve public awareness on the role of the physical planner, in the area of urban landuse planning and the benefits of adherence to physical planning standards.

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6.1.2.5.2 LOCAL GOVERNMENT

- a. To be responsible for the development of markets in the district, and ensure the implementation of a proper design, provision of facilities and infrastructure, as well as their location:

- b. To confer with the planning authority in the event of the need to provide a new market, and in the conversion of open spaces into shopping/commercial spaces;
- c. To be responsible for the sanitation of all shopping areas within its area of jurisdiction, and mete out stiff penalties on defaulters;
- d. To work along with the planning authority in ensuring the adherence of traders to established physical planning standards.

6.1.2.5.3 PRIVATE DEVELOPERS/INDIVIDUALS

- a. To adhere to physical planning standards in the areas of shopping area development;
- b. To confer with the planning authority and Local Government in the development of shopping areas in Tudun-Wada district;
- c. To ensure the proper sanitation of their surroundings and dispose off refuse properly.

6.1.2.6 THESE PROPOSALS WILL ACHIEVE THE FOLLOWING

The advantages of the proposals made under the second proposal are as follows:

1. A shopping concept was established for Tudun-Wada district based on the existing characteristics of shopping activities in the district, and the proposals made for Kaduna Urban Area in the Max-lock Plan (1965-2017).
2. Different types and patterns of shopping areas were proposed for Tudun-Wada district based on the existing characteristics.
3. The proposals will enhance effective control on the growth of shopping activities in Tudun-Wada district, because they have been confined to designated areas. This confinement will also enhance the proper implementation and monitoring of different proposals to ensure adherence.
4. The zoning of shopping activities to designated areas will give rise to the emergence and sustenance of designated commercial and residential zones within the district. Because the proposals are made in such a way that they will be self regulating i.e. the growth of the commercial zone will facilitate the growth of a residential zone.
5. They have incorporated the existing socio-economic characteristics of the residents in Tudun-Wada district.
6. The proposals have broadened the Local Government's revenue generation capability from shopping areas/activities while enhancing the control of the planning authority on the development and spread of these activities.

7. They will improve the general aesthetics of the district.
8. The authorities and bodies have each been accorded it's roles, hence will enhance conflict resolution on the issues concerning shopping area development.
9. The standards established in terms of the organisation, location, types, patterns and volume of activities of different shopping zones can be used as requirements for entry into trading - this will regulate the number of entrants into trading.
10. The proposals are flexible and capable of accommodating dynamics in the socio-economic characteristics of the population, as well as other changes. For example, if there is a need to change the types of shopping areas in the district by introducing more department stores and reducing small-scale shops, the conversions are possible especially along the shopping streets.
11. The proposals on roles of the different bodies involved in the development of shopping areas in Tudun-Wada district especially for the Local Government and KASUPDA, will open up more employment opportunities when properly implemented.
12. Confining the shopping streets to one zone in the district will improve consumer patronage to the traders.

6.20 RECOMMENDATIONS

Based on the field survey, data analysis inferences drawn and proposals made in the analysis of the growth of shopping activities in Tudun-Wada District, the following recommendations can be suggested:

1. There is a need for improved quality of physical planning, personnel at both the Local Government and State levels. The quality of staff at each level have been stated in the New Urban and Regional Planning Law (1992) but is yet to be implemented in most areas. Its implementation will improve the quality of physical planning in Kaduna.
2. There is a need for the establishment of zoning regulations, and shopping standards for Kaduna urban area. These standards should be incorporated into law. This will enhance effective Physical Planning Control on the growth of urban patterns in Kaduna urban area.
3. The National Urban Development (July 1992) clearly stated the functions of different levels of Government in urban development. It also made other suggestions for improving the general socio-economic quality of the population which will consequently affect the spatial patterns created by them. When implemented, it will improve the quality and standard of our urban areas, and reduce the present Physical Planning Problems being faced by most urban areas. They may also improve the levels of public participation in Plan preparation and implementation.
4. The problems caused by parking along major commercial streets is an area that requires a very critical and intensive study in order to establish a standard for parking, along major commercial streets in most Nigerian cities. The shops exist on both sides of the streets, as well as parking thus causing traffic congestion. The establishment of a parking standard, should go concurrently with a shopping standard along commercial streets.

CONCLUSION

The proliferation of shopping activities in urban residential areas, is symptom of poor socio-economic quality of the population. This proliferation is usually more common around low-income/high density residential areas. These have resulted into the invasion of residential space by various commercial activities, which are at variance of with existing physical planning concepts.

These are indicators of the need for a re-examination of existing physical planning concepts, and their applicability to most third world cities. It is important to note that the existing Physical Planning Concepts were established for an economy with a highly developed formal sector, and for a population with high socio-economic qualities. However, most third world cities have a weak formal sector, and a strong informal sector which is one of the largest employer of labour. Therefore, the existing Physical Planning concepts, should be modified to develop new concepts for third world cities reflecting their own exclusive micro-situations and characteristics.

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QUESTIONNAIRE

FOR CONSUMERS

INTRODUCTION:

This is an M.Sc. Thesis research work and is purely academic. The research is aimed at analysing the characteristics of shopping activities (buying and selling of goods/commodities) in Tudun-Wada District. Your sincere response will be highly appreciated.

(a) Type of shopping area been Patronised

(i) Market

(ii) Shopping Complex

(iii) Shopping Street

(iv) House frontage

1 Age.....

2 Level of Education

(a) Qur'anic

(b) Primary

(c) Secondary

(d) Tertiary

3 Occupation.....

4 Marital Status

(a) Married

(b) Single

5 Number of persons in your home

6 Position in household

(a) Head

(b) Wife

(c) Child

(d) Ward

7 Place of residence:

(a) In Tudun-Wada

(b) Outside Tudun-Wada

8 The commodities/goods you come to purchase:.....

9 The number of times you come here to buy goods include:

(a) Daily

(b) Once in two weeks

(c) Once a month

(d) Others

10. Reason for choice of shopping area
- (a) Easily accessible to your home
 - (b) The goods here are the cheapest
 - (c) This is where the particular good in mind is obtainable.
 - (d) Goods here are of good quality
 - (e) Because of the services provided like good packaging, neat/clean environment, parking, paved surfaces, etc.
 - (f) Others
11. Are you satisfied with the present shopping area you patronise?
- (a) Yes (b) No
12. If no where do you prefer to buy your commodities/goods?
- (a) Market (b) Shopping centre/complex (c) Shopping centre
 - (d) Departmental store (e) House frontage
13. Give reasons for your choice
-
-
14. Are you satisfied with the present location of shopping areas in Tudun-Wada?
- (a) Yes (b) No
15. If no give reasons for your answer
-
-

QUESTIONNAIRE

FOR TRADERS IN FRONT OF HOMES.

INTRODUCTION:

This is an M.Sc. Thesis research work and is purely academic . The research is aimed analysing the characteristics of shopping activities (buying and selling of goods) in Tud Wada District. Your sincere response will be highly appreciated.

- (a) Name of street.....
- 1 Age.....
- 2 Educational level
(a) Qur'anic (b) Primary (c) Secondary (d) Tertiary
- 3 Occupation.....
- 4 Position in establishment
(a) Owner (b) Employee
- 5 Marital status
(a) Married (b) Single
- 6 Position in household
(a) Head (b) Wife (c) Child (d) Ward
- 7 Number of people in your house.....
- 8 Reason for engagement in retail trade
(a) Unemployment (b) Retirement (c) Hobby
(d) Need for additional income
- 9 Type of goods that you sell.....
.....
- 10 Which time did you start your retail trading here?

- 11 Is this your residence?
 a) Yes (b) No
- 12 You pay your rents to your Landlord?
 (a) Yes (b) No
- 13 Did your Landlord agree to allow you to use this space for trade?
 (a) Yes (b) No
- 14 Do you pay money to any other person apart from your Landlord, in connection to your use of this space for trade?
 (a) Yes, I pay to.....
 (b) No
- 15 If yes it is for:
 (a) Permission to trade (b) Tax payment (c) Others.....
- 16 Were you provided with a set of guidelines on:
 (a) Size of shops (b) Type of goods to sell (c) Location of shop
- 17 Reason for your choice of the house frontage for trading
 (a) Inorder to reach your target consumers
 (b) For easy access to your home
 (c) Rents are cheaper here
 (d) This is the only space where you are able to get a space for trade
 (e) For the security of your goods
 (f) Others.....
- 18 Are satisfied with the use of your house frontage for trade?
 (a) Yes (b) No
- 19 If "No", where do you prefer to trade?
 (a) Shopping Centre Complex (b) Market (c) Shopping Street
 (d) Department Store.....
- 20 Give reasons for your choice.....

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APPENDIX

A. FREQUENCIES OF QUESTIONNAIRE RESPONSES

Socio-Economic Characteristics of Consumers

1. Type of shopping area being patronised:
Market = 95.5%
Shopping street = 4.5%
2. Age group:
10-15 = 13.5%
16-30 = 65%
31-45 = 18.6%
45+ = 2.6%
3. Level of education:
Qur'anic = 7.7%
Primary = 14.1%
Secondary = 46.8%
Tertiary = 25.6%
None = 5.8%
4. Occupation:
Civil Servants = 18.6%
Business man/woman = 10.3%
Student = 36.5%
Trader = 20.5%
Others = 14.1%
5. Marital Status:
Married = 46.2%
Single = 53.8%
6. Sex:
Male = 34.6%
Female = 65.4%
7. Number of persons in your house:
1-4 = 15.4%
5-9 = 41.7%
10-14 = 11.5%
14+ = 5.8%
Living outside Tudun-Wada = 25.6%
8. Position in household:
Head = 23.7%
Wife = 30.8%
Child = 39.1%

Ward = 6.4%

9. Place of residence:
In Tudun-Wada = 74.4%
Outside Tudun-Wada = 25.6%

B. OPINION OF CONSUMERS

1. Commodities you came to purchase:
Food items = 62.8%
Textile = 30.1%
Drugs = 1.3%
Cosmetics/provisions = 4.5%
Others = 1.3%
2. The number of times you came here to buy goods:
Daily = 42.3%
Weekly = 34.0%
Once in 2 weeks = 9.6%
Once in a month = 3.2%
Occasionally = 10.9%
3. Reason for choice of shopping area:
- Easily accessible to your home = 50.6%
- The goods here are the cheapest = 19.9%
- This is where the particular good in mind is obtainable = 16.0%
- Goods here are of good quality = 9.4%
- Because of facilities/services provided = 4.5%
4. Satisfaction with present shopping area being patronised:
Satisfied = 95.5%
Not satisfied = 4.5%
5. If not satisfied, where do you prefer to shop?
Market = 95.5%
Shopping centre/complex = 3.2%
Department store = 0.6%
Shopping street = 0.6%
6. Satisfaction with present organisation and location of shopping areas in Tudun-Wada:
Satisfied = 91.7%
Not satisfied = 8.3%

C. SOCIO-ECONOMIC CHARACTERISTICS OF TRADERS

1. Age group:
- | | | |
|-------|---|-------|
| 10-15 | = | 5.3% |
| 16-30 | = | 45.7% |
| 31-45 | = | 37.9% |
| 45+ | = | 11.1% |
- 83.6% belong to 16-45 age groups

2. Level of education:
- | | | |
|-----------|---|-------|
| Qur'anic | = | 18.2% |
| Primary | = | 23.2% |
| Secondary | = | 44.4% |
| Tertiary | = | 8.6% |
| None | = | 5.6% |
- 91.4% have secondary school education or lower than that.

3. Occupation:
- | | | |
|----------------------|---|-------|
| Trader | = | 74% |
| Civil servant | = | 0.5% |
| Student | = | 6.8% |
| Skilled/professional | = | 18.2% |
| Others | = | 0.5% |
- 74% of traders interviewed are permanently trading while 26% had other occupation.

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4. Position in establishment:
- | | | |
|-----------|---|-------|
| Owners | = | 81.1% |
| Employees | = | 18.7% |
- Implies that most of the traders are petty traders into full time trading.

5. Number of employees:
- | | | |
|------|---|-------|
| 1-3 | = | 28.8% |
| 4-6 | = | 4.0% |
| 6+ | = | 1.5% |
| None | = | 65.7% |
- Most establishments are operated singly and those employing labour largely belong to the specialised markets.

6. Marital status:
- | | | |
|---------|---|-------|
| Married | = | 61.4% |
| Single | = | 38.4% |
- Most traders are married (more married traders than single traders)

7. Sex:
- | | | |
|--------|---|-------|
| Male | = | 73.3% |
| Female | = | 24.7% |
- There are more male than female traders

8. Number of persons in your house:

1-4	=	23.2%
5-9	=	30.6%
10-14	=	13.1%
14+	=	16.2%

The traders' family size is 8 persons (belong to age group 2); has a fairly large family size.

9. Position in household:

Head	=	50.8%
Wife	=	19.2%
Child	=	25%
Wards	=	5.1%

70% of the traders are the parents who constitute the major supporters of the family.

10. Place of residence:

In Tudun-Wada	=	83.8%
Outside Tudun-Wada	=	15.9%
Most traders		

D. OPINIONS OF THE TRADERS

1. Reason for engagement into retail trade:

Unemployment	=	8.8%
Retirement	=	2.8%
Need for additional income	=	34.3%
self-employment	=	54%

88.3% entered into the retail trade due to need for additional income or for self employment

2. Time you started trading here:

0-5 years	=	46.2%
6-10 years	=	23.7%
11-15 years	=	12.4%
16-20 years	=	10.4%
21-25 years	=	3.0%
25+ years	=	4.0%

3. Types of goods sold:

Food items	=	20.7%
Textile	=	24.7%
Cosmetics/provision	=	8.6%
Drugs	=	2.5%
Others	=	43.4%

56.5% of the traders sell goods that are meant to satisfy the immediate needs of the consumers.

4. Ownership of shop (self or landlord)

Landlord	=	69.7%
Self	=	30.3%

Most shops are owned by the landlord
5. Payment of fees to Local Government in connection to use of shop for trading:

Yes to Local Government	=	83.8%
Yes to other bodies	=	15.9%

Most traders have trading permits from the Local Government
6. Reason for payment of money to Local Government:

Permission to trade/tax	=	4%
Permission to trade/tax, revenue & signboard	=	83.3%
None	=	15.7%

83.7% have trading permits from the Local Government to trade.
7. Were you provided with a set of guidelines on:

Types of goods to sell	=	1.3%
Size of shop	=	0.8%
Location of shop	=	0.5%
All	=	0%
None	=	97.5%

Since 97.5% responded that they were not given guidelines on the above, there is no much ply input on the organisation of shopping in Tudun-Wada and hence traders sell goods mixed with other people selling other goods whether they are non-compatible.
8. Reason for choice of present retail location:

- In order to reach target consumers	=	48%
- Rents are cheaper here	=	3.0%
- For easy access to your home	=	17.4%
- This is the only place you were able to get a shop	=	29.8%
- For the security of your goods	=	1.8%

To 65.4% of traders, the shopping areas choosen are convenient; while the remaining 34.6% , the shopping areas choosen are temporary and are not necessarily convenient.
9. Satisfaction with present retail location:

Satisfied	=	77.5%
Not satisfied	=	22.5%
10. Preference/choice of retail location:

Shopping centre/complex	=	1.0%
Shopping street	=	22.5%
In front of your house	=	6.1%
Department store	=	0.0%

APPENDIX 'E'

HYPOTHESIS I: TABULATED DATA USED FOR CHI-SQUARED TEST

1 Preference for Shopping Areas among respondents

Shopping Areas/Respondents		Market	Shopping Street	Dept. Store	Shopping Centre	Front Parlor	Total
Traders	Observed	278	89	0	6	24	395
	Expected	306	65	0.7	4	17	-
Consumers	Observed	149	1	1	5	0	156
	Expected	121	25	0.3	3	7	-
Total		427	90	1	9	24	551

Calculated value of Chi-Squared = 54.7 D.F. 1

Table value of Chi-Squared = 14.86 & 0.005

2 Reason for choice of shopping area

Shopping Areas/Respondents		1	2	3	4	5	Total
Traders	Observed	190	69	12	7	118	396
	Expected	154	107	31	15	90	-
Consumers	Observed	25	79	31	14	7	156
	Expected	61	41	12	6	35	-
Total		215	148	43	21	125	552

* See questionnaire responses for reasons

Calculated value of Chi-Squared = 166.06 D.F. = 4

Table value of Chi-Squared = 14.86 & 0.005

Chi-Squared data for Hypothesis II

Reasons for engagement into Trading against level of education (Traders only).

Shopping Areas/Respondents		Unemployment	Retired	Need for additional income	Self Employt	Total
None	Observed	0	0	10	12	22
	Expected	1.96	0.62	7.62	12	-
Quranic	Observed	3	2	11	56	72
	Expected	6.37	2	24.8	39	-
Primary	Observed	5	3	25	59	92
	Expected	8	2.6	31.6	49.7	-
Secondary	Observed	19	5	77	75	176
	Expected	15.5	4.9	60.4	95	-
Tertiary	Observed	6	1	13	12	34
	Expected	3	0.95	11.7	18.4	-
Total		35	11	136	214	396

Calculated value of Chi-Squared

44.83

Table value of Chi-Squared

28.3

Degree of Freedom

12 & 0.005

Chi-Squared data for Hypothesis III

Time of entry into Trading against reasons for entry into Trading

Time (Yrs)/Reasons		0-5	0-6	11-15	16-20	21-25	25+	Total Observed
un-employment	O	18	10	3	1	2	1	35
	E	16.1	8.27	4.3	3.61	1.1	1.5	-
Retired	O	9	1	0	1	0	0	11
	E	5.12	2.63	1.4	1.2	0.34	0.5	-
Need for additional Income	O	91	29	11	3	1	1	136
	E	62.8	32.2	16.8	4.1	4.12	5.8	-
Self-Employment	O	65	54	35	36	9	15	214
	E	98.8	50.8	26.5	22.1	6.5	9.2	-
Total		183	94	49	41	12	17	396

Calculated value of Chi-Squared

68.35

Table value of Chi-Squared

32.80

Degree of Freedom

15 & 0.005

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