CRITICAL STUDY OF "GOVERNMENT RESIDENTIAL AREAS" IN ONDO STATE: PROPOSALS FOR THE DEVELOPMENT OF ADO-EKITI G.R.A.

M.Sc. (U.R.P. Thesis

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C E R T I F I C A T E

This is to satisfy that this Thesis has been submitted in partial fulfilment of the requirements for the Award of the Degree of Master of Science, Urban and Regional Planning.

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" "How can a man learn to know himself?
By reflection never-only by action. In the
measure that thou seekest to do thy duty
shall thou know what is in thee. But what
is thy duty? The demand of the hour"

GOETHE

D E D I C A T I O N

To My Parents Chief And Mrs

Obadare Ezekiel, Architects Of My

Education.

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CHAPTER ONE

1.10 INTRODUCTION

"Government Residential Areas" in Nigeria could be said to be one of the prominent features of colonial administration. As a matter of fact G.R.A. as we know it today was until 1937 called "European Reservation Areas", a residential zone exclusively meant for Europeans and their 'bonafide' domestic servants. No natives irrespective of their status in the society were allowed to reside in such areas. In other words GRA's were created to separate and segregate Europeans residence from the native quarters.

The existence of GRAs particularly in major cities and towns came as a result of the expansion and penetration of the British influence in Nigeria in the 20th century. Thus these residential areas were characterised by plum-placing of buildings in the centre of each individual plot surrounded by extensive public open spaces with recreation grounds similar to what they are used to in their respective countries. Trades, drumming and other disturbing noises were to be disallowed because they often disturbed Europeans when resting. "The European's Reservation in Lugard's view was to be a cool, fruit and flower filled garden where one could sit on a shady verandah in the privacy and quiet of ones own home. Extensive public open spaces with recreation grounds and sports field would be near office and home and reached by shady paths. Also Noxious trades, disturbing noises and unhealthy conditions would all be isolated or removed" Urquart.[1]

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1. Urquart A.W.(1977): Planned Urban Landscapes of Northern Nigeria A.B.U. Press, Zaria. page. 30.

The primary objective behind the creation of GRAs in Nigeria was to separate and segregate Europeans from the natives. It is obvious that though racial and colour differences were potrayed as the motivating force behind this policy other reasons could also be advanced. One of these was the general low level of socio-economic development in major urban centres especially lack of modern and situable residential accommodation during the pre-colonial era. Moreover there was gross inadequacy of basic infrastructural facilities in the few existing rental dwelling units.

Apart from this, the traditions, customs and cultural values of the natives were quite alien to the Europeans. For example while the natives practised communal way of life with a strong social cohesion through the institutionalised extended family system, the Europeans style of living was one of independent residency with a weak social integration.

The influence of power structure gave room for the "masters" the colonial administrators to create a separate residential area for themselves which completely isolated them from the natives "the servants." Thus, a combination of the enumerated factors could be said to lead to the establishment of GRAs for the colonial administrators.

In the light of the above, it is apparent that 2 decades after independence, one should expect pragmatic efforts towards redeveloping and modifying these residential areas to suit local living environment, thereby paving way for Nigerians who will eventually reside in them; bearing in mind the absolute nature of the policy of separation and segregation, non-conformity of planning principles applied in their layouts with customs and social values of Nigerians and the present

inherent physical, economic and infrastructural deficiencies, "Despite the exodus of the white population from the GRAs as a result of the political devolution of power, GRAs still exist today as a land mark of the colonial policy" Amori[2]

Even in areas where attempts are being made to redensify the old GRAs these have only been piece-meal as they have not gone beyond "slashing" the old plots into smaller units. It is this plaucity in the way of evolving pragmatic efforts at redeveloping such residential areas and integrating them within the framework of the total urban living environment that necessitates a study such as this.

1.20 STATEMENT OF THE PROBLEM.

Even though rapid spatial growth of Ado-Ekiti has tended to engulf the G.R.A. within the framework of the urban residential development. the area still remains an isolated residential entity within the surrounding living environment. The area is characterised by large tracts of developable vacant land which could be utilised for additional uses. Even in the developed portion of the G.R.A., there is gross uneconomical use of available land due to high degree of land waste and extremely large household plots, coupled with low residential densities.

The area is also deficient in the provision of efficient, safe and adquate means of pedestrian and vehicular circulation as a result of narrow roads, and non-provision of pedestrian ways, bus and taxi stops. Moreover these is lack of community services and facilities and organised open spaces. The G.R.A. also exhibits poor environmental quality due to poor maintenance and fast deterioration of structural conditions of the dwelling units. Suffice to mention the lack of social cohesion among the residents who are generally Senior Civil Servants, thus representing

2. Amori A (1976): A study of GRAs in Ibadan. Unpublished HND dissertation. Department of Town Planning and Estate Management The Polytechnic , Ibadan.

a small segment of the community. It is the concern for alleviating these inherent deficiencies in Ado G.R.A. and making it a better and convenient living environment that could be integrated within the framework of the urban residential development that justifies the research study.

1.30 AIMS AND OBJECTIVES

The main aim of the work therefore is to make a critical study of the old GRAs in Ondo State with a view to redeveloping Ado-Ekiti GRA for a better and convenient living environment.

The following are the more specific objectives designed to meet this aim:

1. - Investigation of historical developments of GRAs in Nigeria.
2. - An appraisal of the principles employed in planning GRAs in Nigeria.
3. - An analysis and review of existing situations regarding design of layouts, socio-economic characteristics and infrastructural facilities in Ado-Ekiti using proposed planning standards and schedule of requirements.
5. - Recommendation of policy guidelines for effective implementation of the plan.

1.40 METHOD OF DATA COLLECTION

The various techniques employed in gathering data for the research study include:

1. A reconnaisance survey of the GRAs in Ondo State.
2. A field survey was undertaken with the use of questionnaires administered on the residents, measurements of design characteristics were taken and existing layout plans of the GRAs were updated.

3. Informal interview was held with residents and officials of the Ministry of Lands and Housing, Akure.

4. Use of photographs, official records and layout design maps.

1.50 SCOPE AND LIMITATION

The research work is dual in nature. It undertakes a critique of the old GRAs in Ado, Akure and Ondo towns since these are the 3 urban centres in the State with GRAs during the colonial period. In this regard it seeks to lay emphasis on physical planning guidelines employed in the preparation of the layout plans, socio-economic characteristics and existing infrastructural facilities available. Secondly, a layout design proposal is prepared for Ado-Ekiti GRA with a view to redeveloping it making use of recommended planning standards and principles.

1.60 LITERATURE REVIEW

Most studies on GRAs established during the colonial period have either been focused on their historical background or mentioned partly when discussing residential segregation within an urban area to the total neglect of providing conceptual background aimed at redeveloping them. Also efforts directed at redensifying old GRAs have only been carried out at government ministerial levels or by planning authorities. However such attempts have not gone beyond dividing original building plots into smaller units, without giving consideration to existing physical, socio-economic and infrastructural deficiences that beset them. An attempt made at redensifying one of the colonial GRAs in Nigeria was undertaken by Amori"[3] in his study of GRAs in Ibadan in which he highlighted deficiences in the area, and made recommendations for solving these. However the study lacks conceptual layout design.

3. Amori, A (1976) Ibid.

In the light of the above, this research study apart from establishing inherent problems of old GRAs in Ondo State provides a design layout proposal based on sound conceptual framework for redeveloping Ado-Ekiti GRA and which can be applied in any attempt to undertake similar exercise in old GRAs in Nigeria.

1.70 STRUCTURE OF THESIS

The sequential order adopted in the research study divides the work into 3 main parts (Fig. 1.1)

Part 1 combines the introductory chapter I with an in-depth investigation of the historical developments of GRAs in Nigeria which is contained in Chapter II. An attempt is also made to examine the planning principles employed in layout plans of the old GRAs and their applicability in the present context.

Part II principally focusses attention on analysis and review of existing situation with regards to socio-economic characteristics of residents, design principles coupled with available infrastructural facilities. Furthermore, an attempt is made to appraise the principles in the light of existing policies of the State Government with regards to GRAs.

Lastly, Part III covers the design of the layout proposals of Ado-Ekiti GRA making use of recommended planning standards and schedule of requirements in Chapter IV. The policies and guidelines to be adopted for an effective implementation of the plan are also explained.

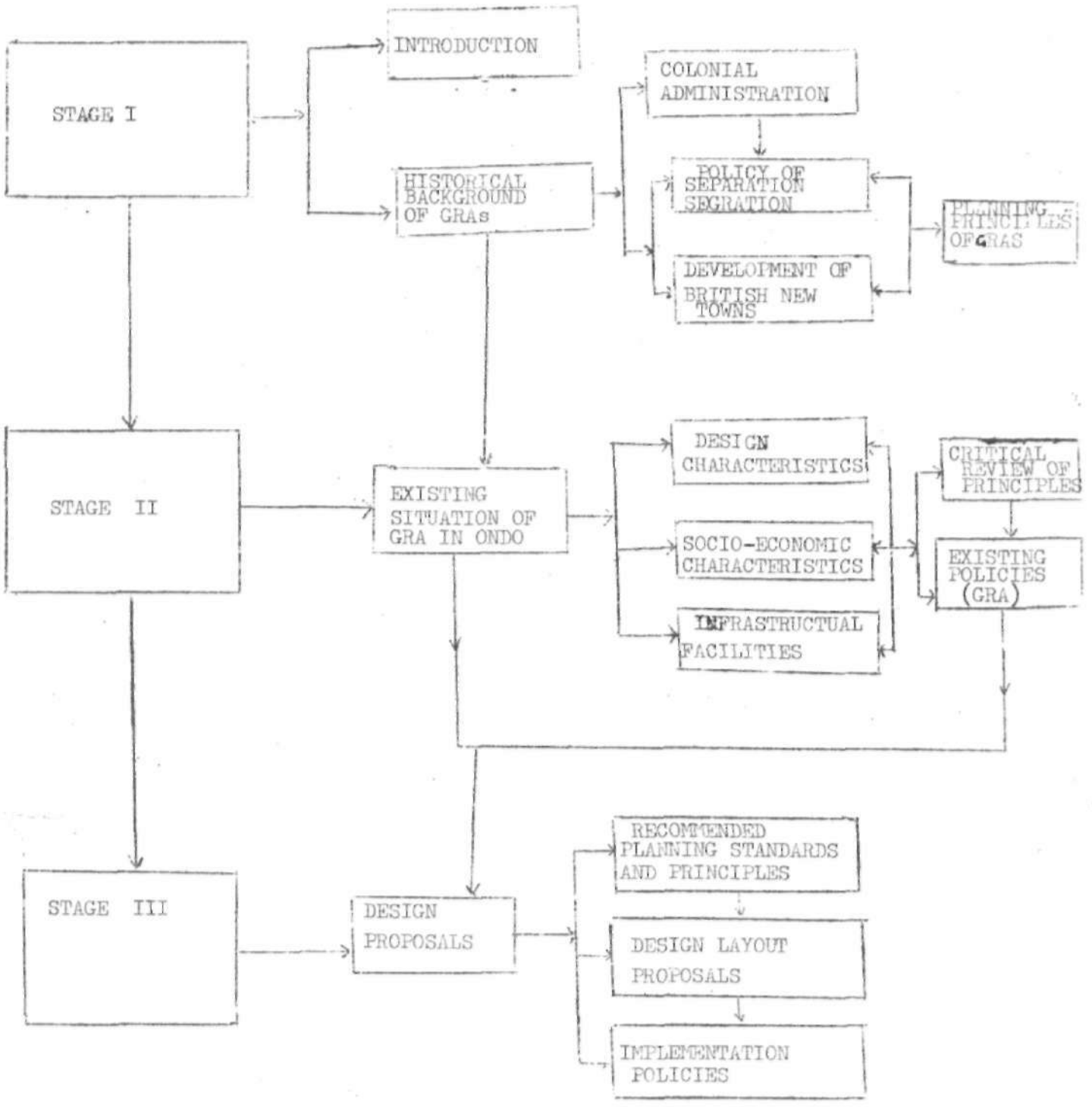


FIG. 1.1 STRUCTURE OF THESIS.

CHAPTER TWO

2.00 HISTORICAL BACKGROUND AND REVIEW OF PLANNING PRINCIPLES GOVERNING GRAS IN NIGERIA.

Any study of GRAs in Nigeria would not be complete without an investigation into their historical background and the laid down principles to be applied when planning them. Subsequently an attempt is made to examine these and the applicability of the guidelines in the present context; 2 decades after independence.

2.10 HISTORICAL BACKGROUND OF GRAs IN NIGERIA

As discussed earlier the policy of separation and segregation during the British colonial administration principally led to the establishment of ERA's in major urban centres in Nigeria in early 20th century. Of much relevance to the historical development of ERA's was Lugard Town Ordinance of 1917[4] particularly portions concerning principles to be employed in planning CRA's in Nigeria. An earlier 1902 Ordinance however empowered the Governor or General to declare areas as "European Reservations" in the Southern Province, while cantonments were set up by proclamation placed under the control of a cantonment magistrate in the Northern province.

In 1919 townships were generally divided into 3 classes according to the degree of municipal responsibilities and the powers vested in its governing body. Lagos was the only first-class-township; while Abeokuta, Ibadan Portharcourt, Warri, Sapele etc were second-class- townships in the Souther Province. In the Northern Province Jos, Kaduna, Kano, Zaria, Ilorin were classified as second-class townships. Third-class-townships are Ondo, Benin, Ife, Owerri, Jebba, Offa, Sokoto, Ado, Bida etc. "It should be noted particularly in the Northern Province that in order to

4. Lugard, F.J.D. (1970). Political Memorandum. Frank Cass and Co. Ltd, London pages 405-422.

prevent the influx of undesirable persons and partly with the object of discouraging the withdrawals of Natives from the Native Administration and Native Tribunals to which they are properly subject, residence in Non-European Reservation e.g. Sabon-Gari is regulated by permit"[5]

The Town Planning Memoranda[6] in Northern Nigeria gave 2 principal types of layouts; those with a separate European Reservation Area (E.R.A.) and those where a separate E.R.A. was impossible and that all Provincial Headquarters were to have had a a layout approved by the Lieutenant Governor; which included a separate E.R.A. Other relevant portions of the Memoranda were that;

(i) Europeans should live in enclaves of segregated housing.

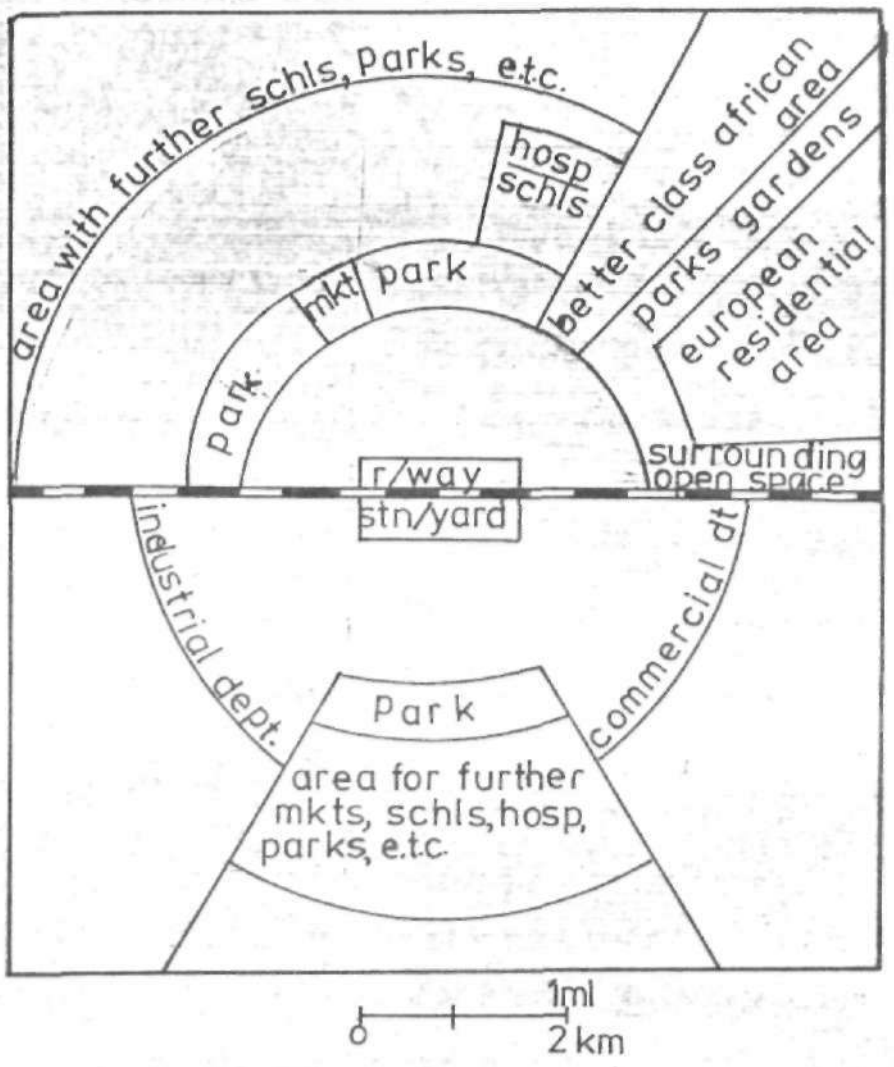
(ii) E.R.A. will be generous layouts and will be compact for services.

(iii) Straggling layouts to be avoided and as much as possible, government layouts (E.R.A., Business Areas and Building Free Zone) should be capable of being enclosed in a ring fence.

In the (1939)[7] and (1953)[8] Nigerian Government Publications respectively, the principle of zonation was introduced stating that each zone should be separated if possible from its neighbour by some natural feature or physical barrier and only buildings of a particular zone will normally be permitted". This idea of functional segregation provided 7 zones: African Residential, GRA(surrounded by "Green-belts"), Administrative, Commercial, Industrial, Cementery, and Sanitary areas outside built-up areas and Noxious trades. (Fig.2.1 shows the relative locations of these zones especially the E.R.A. surrounded by open spaces, parks or gardens.

5. Lugard, F.J. D. (1970) Ibid. p. 410
6. Urquart, A.W. (1977), op.cit p. 30-31.
7. Nigeria (1939): Selection of Sties for Towns and Government Residential Areas. Nigeria Government Publications, Lagos.
8. Nigeria (1953): Procedure for the Siting of Towns, Government Residential Areas, Business Areas and Government Buildings. Nigeria Government Publications, Lagos.p. 2-4.

1939 PROPOSED LAYOUT FOR NIG NEW TOWNS AND GRAS.



source: selection of towns and gras, nig govt-publications, lagos. 1939.

fig.2·1

It further gave the guideline of grouping houses in the GRA around open sapces with the provision of small service roads and the incorporation (rather than segregation) of Junior Staff Quarters which were a modified but still recognisable version of the English "Semi-detached house."

The Handbook of the Ministry of Town and Country Planning (Nigeria, Northern States)[9] abolished the idea of the building free zone surrounding the GRA in an attempt to integrate around the G.R.A. institutional areas with native towns, while preserving "green-belts" in planning proposals to provide areas for recreation and artistic beauty, thus breaking urban monotony.

2.20 PRINCIPLES TO BE ADOPTED IN PLANNING GRA's IN NIGERIA.

Lugard's Township Ordinance (1917) spelt out the principles to be followed in planning GRA's in Nigeria and it was specifically stated that every 2nd and 3rd class townships should consist of a E.R.A. surrounded by a Non-Residential Area 440 yards (402.3 metres) broad and a Non-European Reservation. "No Natives except the 'bonafide' domestic servants of Europeans may reside in the European Reservation and no European may reside in the Non-European Reservation or in the vicinity of the township outside its limits.[10]

Suffice to mention that the laid down principles to be adopted in planning GRAs in Nigeria as recommended by Lugard were more or less modified ideas of the Garden City Concept[11] which formed the basis for the planning and development of British new cities in the 20th century. This concept is characterised by low residential density(90-95 persons/ residential acre using a family size of 5 people), wide 102(31m)bouleyard

9. **Nigeria Northern States (1968). A Handbook of the Ministry of Town** and Country Planning, Kaduna.
10. Lugard, F.J.D. (1970). op.cit. p. 416
11. Howard, E. (1970) Garden City of Tomorrow, Faber & Faber Ltd., London, p. 9-57.

average plot size of 20'(6.1m) by 130' (39.6m) and a beautiful and well central circular garden of about 5½ acres (2.2ha) surrounded by public buildings. Other conspicous features of the concept are the "Crystal Palaces", tree-lined avenues particularly the Grand Avenue" 420' (128m) wide forming a belt of green containing schools and their surrounding playgrounds and gardens, churches etc. and finally a 145 acre(58m) public park containing ample recreation grounds.

2.21 Principles Guiding Houses And Gardens

The Ordinance stated that when laying a new township and particularly in existing townships, each compound in the ERA should be 100 yards (91.4 metres) in depth, by 70 yards (64 metres) to 100 yards (91.4 metres) of frontage (viz, from 1½ to 2 acres enclosed by a live hedge mud wall or substantial fence. Furthermore, that within the area ornamental, shade trees and dhubs grass should be planted and houses to have a set-back of about 20 yards (18.29 metres) from the road, oriented to reduce the influence of sun.

Houses were, as much as possible, to be erected in rotation on each contiguous plot, to avoid un-occupied areas, the sanitation of which could be a charge on public funds. Moreover, the public Works Department yard was to be close to the Railways or Wharf; that there should be no line of demarcation, other than that of individual convenience between the sites occupied by official and unofficial residents and the importance of a provision for a club House and Recreation Grounds where all Europeans can frequently meet was also stressed.

2.22 Out-Buildings

The principle also gave the distance between the servant's quarters and stables and master's main building to be at least 50 yards (45.72 metres) in rear near the backline, along which a sanitary lane is provided. Additionally, the number of horses to be kept in any single compound was to be prescribed by Rule because the presence of these gives rise to a large increase of flies, to the great discomfort of others. Separate stables to be erected outside the Reservation for any additional houses and rented to those who desire them.

2.23. Trees, Roads etc:

Certain rules were also given for planning road layouts, planting and maintenance of trees within the G.R.A. The lower branches of trees were to be cut off to a height of 6 feet (.183 metres) from the ground to ensure free flow of air and promote growth from the top and hence shade. They may be planted between compounds so as to guarantee additional privacy.

The principal roads were not to exceed 60 feet (18.29 metres) in width (except in Kaduna) of which the metalled portion should be 12 feet (3.66 metres) to 16 feet (4.88 metres) with a footway of about 10 feet(3.05 metre) on either side, between the line of trees and the metalling. Allowing 6 feet (1.83 metres) for the trees on each side, there remains 8 feet (2.44 metres) for the ditch and berm. The minor roads on the other hand to vary from 15 feet (4.57 metres) to 36 feet (10.97 metres).

The principal approaches to the township were to be planted with avenues. Excessive width of road was to be discouraged because apart from costing a great deal to keep free from rank growth, they add appreciably to the distances to be transversed by officers going to their daily work.

2.24 Non-Residential Area

The creation of Non-Residential Areas forms a conspicous planning element to be considered in the layouts of all the ERAs, the objective of which was to segregate Europeans from Natives. "The 1st object of the Non-Residential Area is to segregate Europeans, so that they shall not be exposed to the attacks of mosquitoes which have become infected with the germs of malaria and yellow fever, by preying on Natives, and children whose blood so often contain those germs. It also acts as a safeguard against bush fires and those which are so common in the Natives quarters especially in the dry seasons in the Northern Provinces. Finally, it removes the inconvenience felt by Europeans whose rest is disturbed by drumming and other noises dear to the Natives"[12]

It was further stated that few buildings should be allowed in areas where the Native Reservation is on the side of the European Reservation; all low trees and bushes should be removed because they form a lodgement for mosquitoes; the building too may catch fire and extend a conflagration from the Natives to the E.R.A. and finally that the whole area be kept free of rank vegetation which may carry on a bush fire, conceal and facilitate nuisances.

Non-Residential buildings such as stores, churches, courthouses, etc., are to be allowed in the areas where the E.R.As do not face the Native Reservation. Moreover, such areas could be devoted to golf lines, polo grounds, race courses and other recreational purposes. When such areas are not used for any of these, they could be leased at nominal rentals as market garden allotments, but cultivation of high crops are forbidden. The provincial court house should be located where complainants can have access to it without entering either reservation.

12. Ibid. Lugard, F.J.D.(1970), p.420

2.30 APPLICABILITY OF THE PRINCIPLES IN THE PRESENT CONTEXT

The fundamental reasons why an assessment of the laid down guidelines is necessary has been explained in the preceeding chapter. Subsequently, this section focuses attention on an appraisal of the principles in the present context.

With regards to the guidelines on plot size where each compound in the ERA was to be 91.4 metres in depth by 64 to 91.4 metres of frontage ($1\frac{1}{2}$ acres to 2 acres), the author feels this is extremely too large an area for a household and quite unjustifiable because apart from the fact that it's an economic waste the present high demand in Urban land requirements for all purposes does not give room for such a large plot size.

In addition, it was stressed that front set-back of houses were to be 20 yards (18.29 metres) from the road and designed to ensure good orientation to sun and wind. Moreover, that houses be erected on each contagious plot to avoid unoccupied plots. Even though the present circumstances demand a minimum degree of reasonable orientation to sun and wind; and be so done that the arrangement of the buildings minimises land waste, it is obvious that a set-back of 18.29m of the building from the road is rather too much and incompatible with present planning standards, because this guideline tends to maximise land waste rather than minimise it.

The Ordinance further made provision for enclosing each compound by a live hedge, mud wall or substantial fence and within the GRA ornamental and shade trees including dhub grass be planted. In Nigeria the issue of using separating barriers between compounds is not unique to GRAs only; and this trend is likely to continue for quite some time.

Moreover, if the aesthetic quality of GRAs achieved by beautiful lawns, shrubs and flowering plants is anything to go by their relevance in the present context is in no doubt.

The importance of the provision of a Club House and Recreation grounds within GRAs as stressed in the Ordinance has been an area that has received much attention from physical planners particularly when preparing layouts of residential areas. Infact, in the old GRAs a reasonable portion of the land was always set aside to provide Club Houses, and Recreational facilities such as polo, gulf lines, horse race and cricket grounds meant to serve Europeans only. However, most layout plans of GRAs in recent times discard the provision of these particular type of recreational facilities and tend to favour providing open grounds for football, lawn tennis, etc. which are more popular and acceptable to the generality of all the residents irrespective of status or race.

The guideline for outbuildings i.e. which stated a distance of at least 42.72 metres from the master's main building is rather incompatible with the present situation. Recent developments demand and favour locating these quarters (particularly where they are considered necessary) as close as possible to the master's house, Moreover, the provision of stables for keeping horsesin GRAs especially in the Northern parts of Nigeria is out of use and of little or no importance in modern times because of technological change for the use of cars rather than horses as a means of transport. Thus the design of residential buildings within new GRAs provides car parks and in the old GRAs where stables still exist have been converted to garages.

The section that dealt with rules and regulations to be applied in the layout of the roads gave the right of way of the principal road

to be 18.29m in width, metalled portion ranging from 3.66m to 4.88m, a footway of about 3.05m, 1.83m for trees and 2.44m for the ditch and berm. Right of way of the minor roads was to vary between 4.57m and 10.97m. No doubt the metalled portion is narrow and inconvenient for users, and since such areas do not generate heavy pedestrian traffic, 3.05m footpath is too wide. Furthermore, this guideline specifically stated that the principal approaches to the GRAs be planted with avenues. It is apparent that when approaching the old GRAs in Nigeria, they display broad roads with tree-lined avenues, though the trees are poorly maintained. Considering the beauty and shade associated with this phenomenon their usefulness should be appreciated and encouraged.

As earlier said the basic principle underlying the establishment of a 406.2 metres wide Non-Residential Area was to segregate and separate the European from the Natives. It is appauling that in some States alot of the old GRAs still accomodate this particular Non-building zone. Apart from the fact that the area is too wide, a large proportion of houses within GRAs are now being occupied by civil servants who are Nigerians or natives, thus rendering the idea of segregation meaningless. Subsequently, the policy of creating such a wide Non-building zone becomes obsolete irrelevant and invalid in the present context. In the light of this some States have actually started redevelopment programmes of old GRAs where in one way or the other, this area has been utilized to provide additional residences or Recreational facilities.

CHAPTER THREE

3.00 ANALYSIS OF EXISTING SITUATION

3.10 STUDY AREA

Akure, Ado-Ekiti and Ondo are the major urban centres in Ondo State that possessed GRAs during the colonial period. Akure was upgraded to serve the role of a State capital in 1976, while Ado and Ondo are the headquarters of Ekiti central and Ondo local governments respectively (fig.3.1 and 3.2 refers). The 1963 population of Ado was 157,519, Akure 71,106 and Ondo 74,343.

These towns are generally situated on a fairly undulating land with an average height of about 300 metres above see level, interspersed with residual hills which often form a rugged topography especially in Ondo and Ado-Ekiti. The climate is characterised by typical warm humid equitorial belt with temperature ranging from 75°F to 96°F and a relatively high humidity with annual rainfall of 106cm mainly from May to September, the driest months being January and February. The prevailing winds are SouthWest and Northeast during rainy and dry seasons respectively. The vegetation is rainforest blessed with economic trees such as Iroko, Mahogany, Obeche etc, but vegetation around the cities consists mainly of Secondary regrowths which are products of intensive use.

The base of the economy largely depends on agriculture employing at least 75% of the active labour force, but the rapid increase in economic activities associated with the creation of Ondo State in 1976 have created remarkable shifts in Industries, trade and commerce especially in Akure where developmental inpulses are spread to other urban centres. This has also resulted into tremendous rise in the number of people employed in government services (Federal, State and Local).



FIG·3·1

ONDO STATE WITHIN NATIONAL CONTEXT

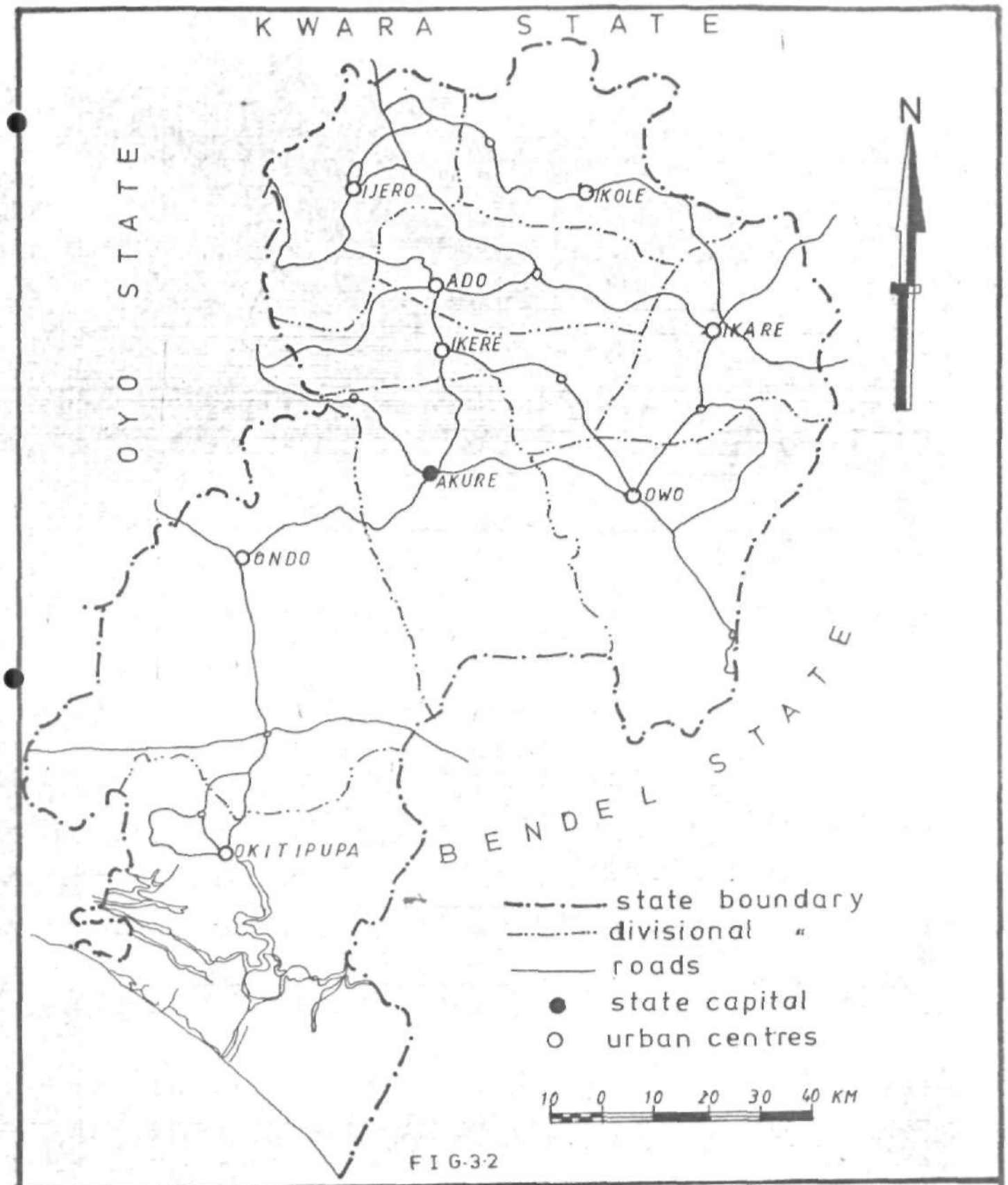


FIG-3-2

ADO AKURE & ONDO WITHIN STATE CONTEXT

3.11 Location of GRAs

(a) Ado-Ekiti GRA

This is shown in fig 3.3. Initially it was about 500 metres away from the traditional residential areas in the outskirt, and close to Irona hill, rapid spatial growth of the town as a result of increase in Industries, Trade, Commerce and government institutions have however engulfed the GRA within the framework of the urban environment. Inspite of this the area still stands out as an isolated residential entity within the surrounding residences, which further justifies a redevelopment plan proposals to integrate it with adjacent living environments.

(b) Akure GRA

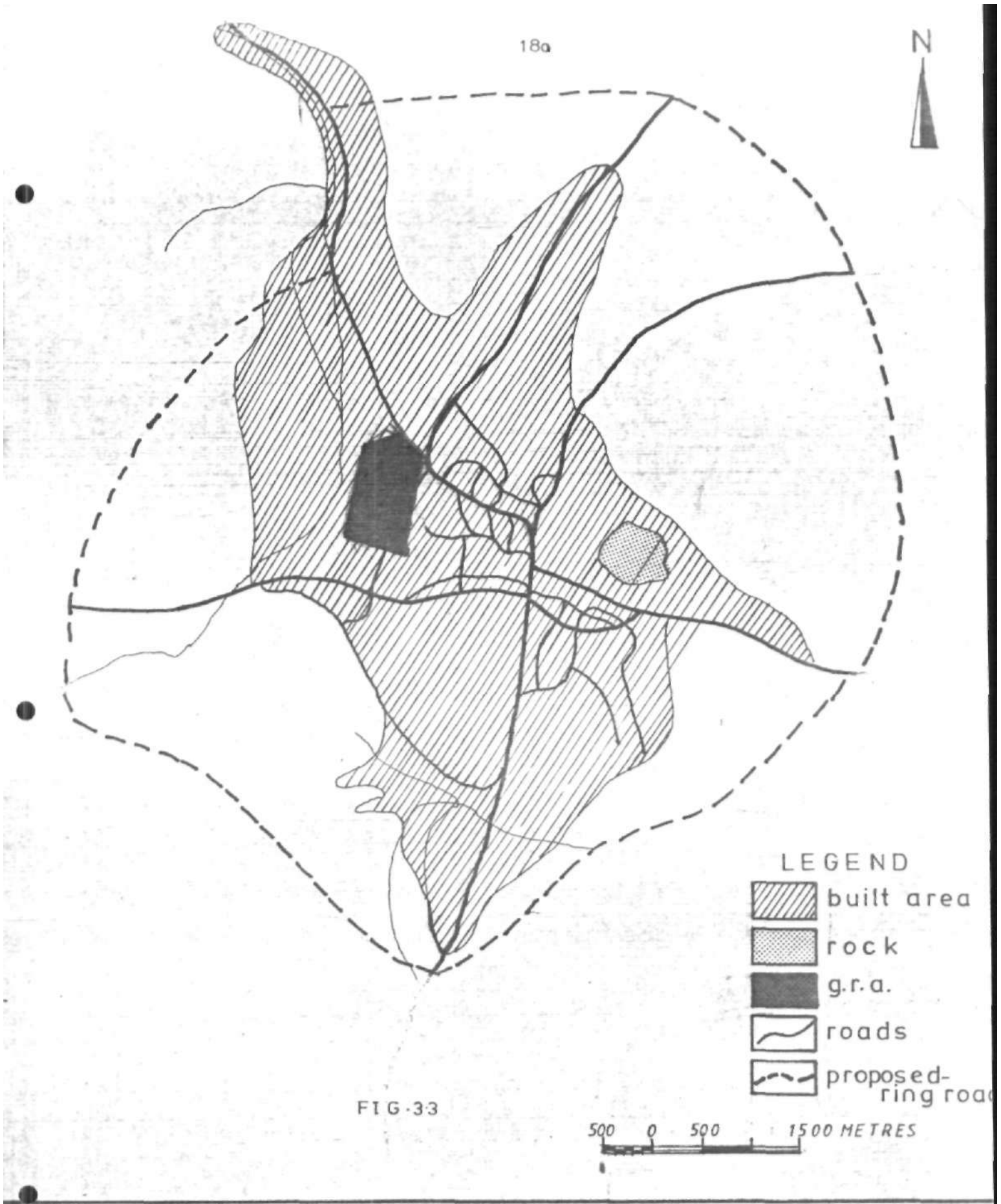
Fig. 3.4 shows the relative location of old Akure GRA within the built up areas. Its location also favours a hilly terrain about the same kilometre away from the native residential areas along Oda Road. The status of Akure as the capital of Ondo State in 1976 called for a rapid redevelopment of the GRA and new extensions have been proposed to the old GRA which will integrate both with the surrounding residential areas.

c) Ondo GRA

This also exhibits similar locational patterns of keeping some distance away from the traditional residential areas(about $\frac{1}{2}$ a kilometre) and within the vicinity of the surrounding outcrops as shown in Fig 3.5. Developments towards the direction of the GRA have been slow because of the ruggedeness of the terrain dominated by outcrops.

3.20 ANALYSIS OF EXISTING SITUATION

Analysis of existing situation in the GRAs is based on the result of a field survey and an examination of existing updated layout plans. Akure upgraded to the status of a State Capital in 1976 necessitated an urgent



FIG·33

ADO G.R.A. WITHIN THE BUILT-UP AREA MAP

SOURCE MINISTRY OF LANDS AND HOUSING AKUR

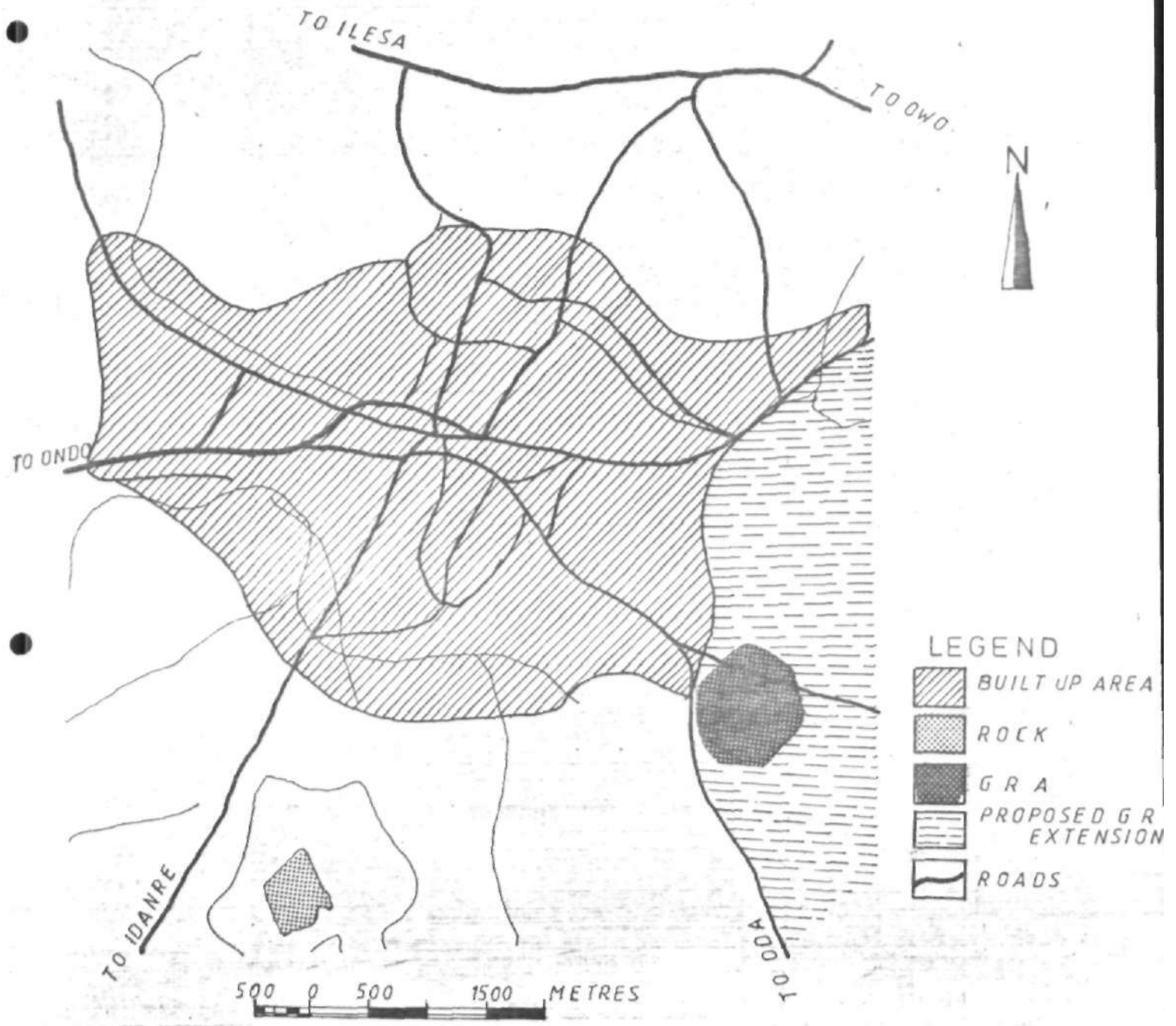


FIG-3.4

AKURE G.R.A AND THE BUILT UP AREA

MINISTRY OF LANDS AND HOUSING AKURE.

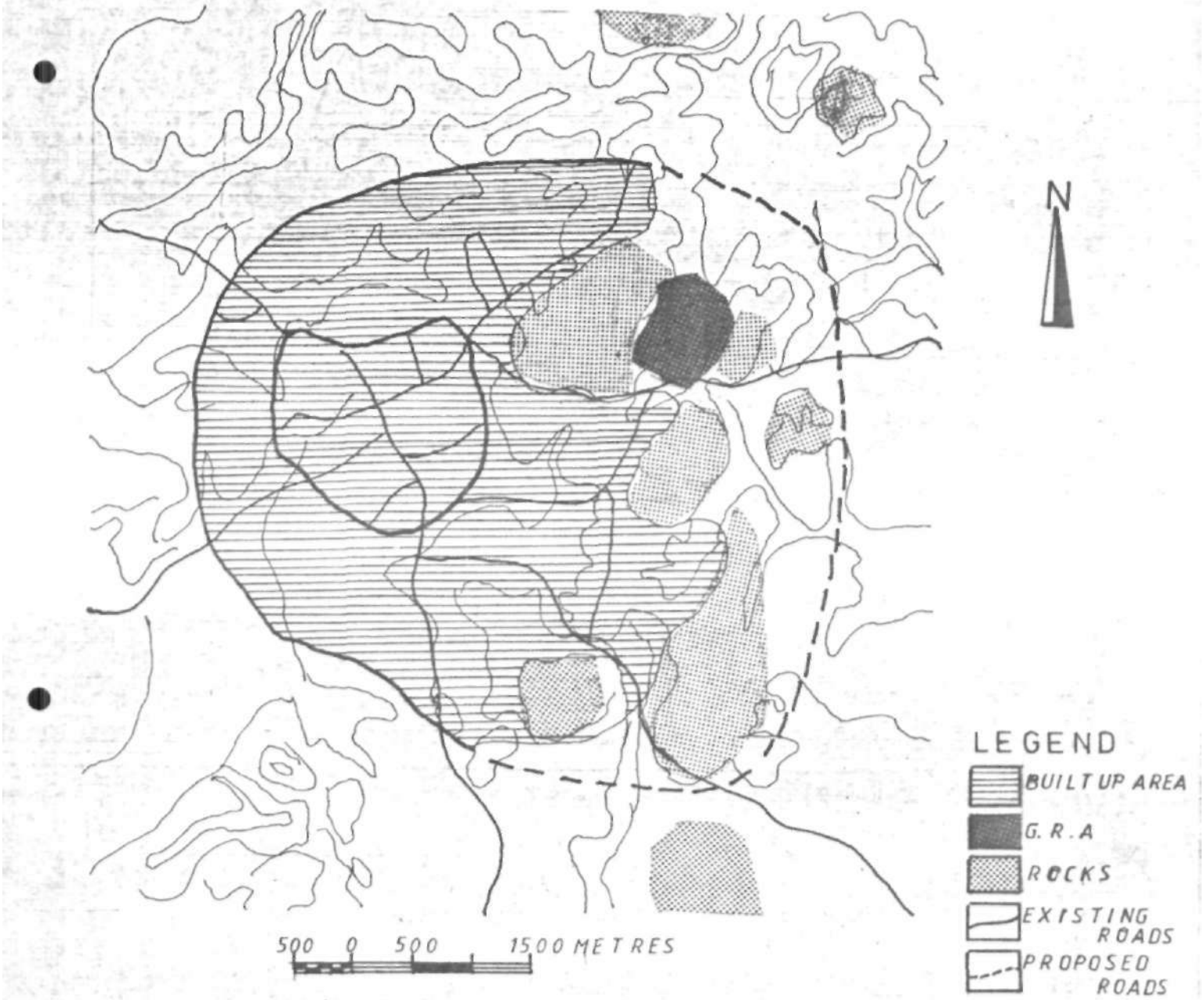


FIG. 3.5

~~IDO~~ OND. G.R.A AND THE BUILT UP AREA

SOURCE MINITRY OF LANDS AND HOUSING AKURE.

redevelopment of the GRA in order to provide immediate accommodation for Senior government officials. However for the purpose of this research study, existing condition in the old developed part of the GRA would be analysed along with Ado and Ondo GRAs.

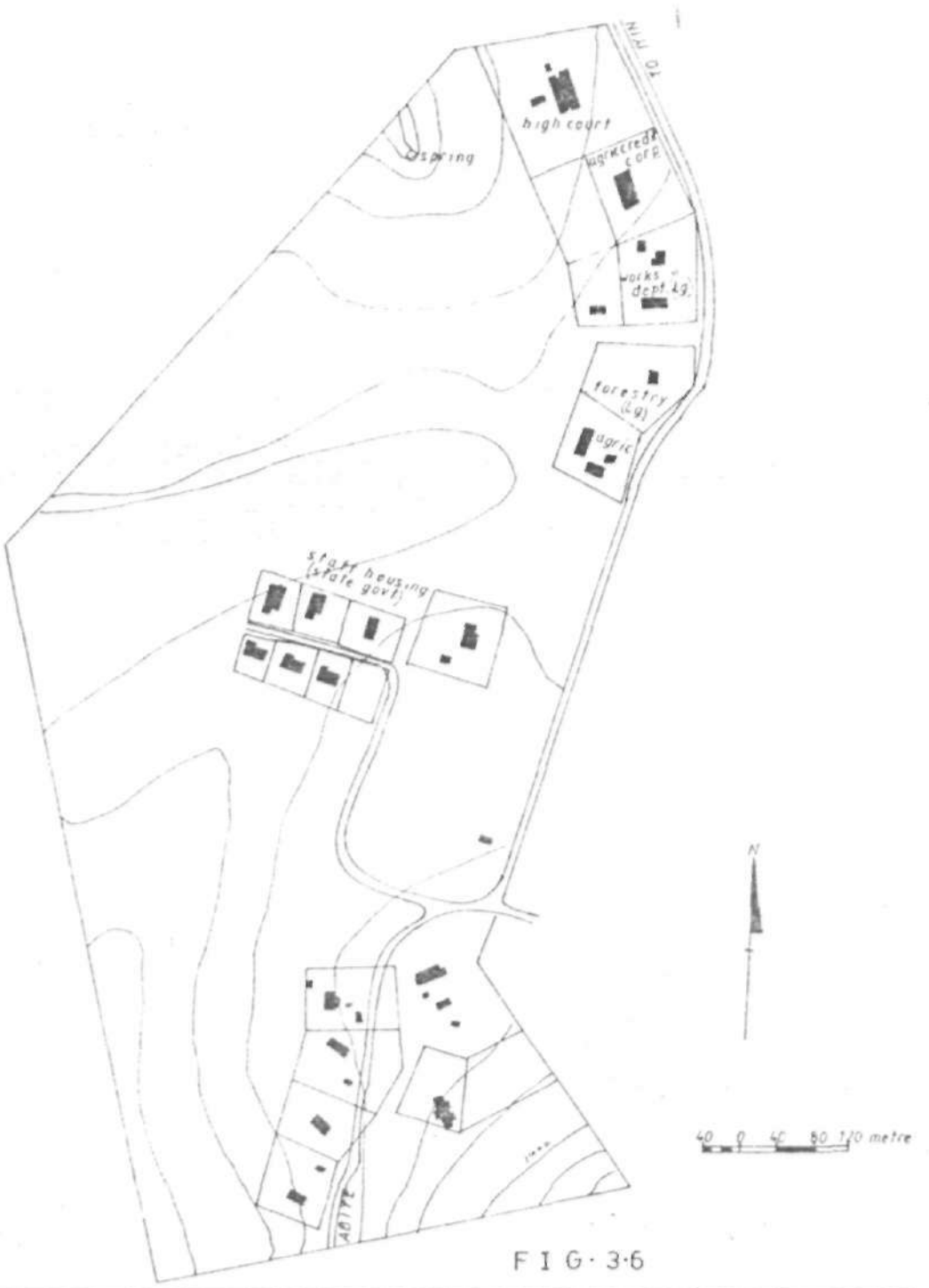
3.21 PHYSICAL PLANNING CHARACTERISTICS

a) Layout Design:

The layout plans of the GRAs (fig.3.6, 3.7 and 3.8) are generally poor and deficient of sound conceptual planning background particularly lack of housing grouping which does not augur well for social integration and good neighbourliness among residents. It appears that land was divided into building plots with little or no attention paid to proper organisation of space. Moreover the design of the building plans does not ensure efficient utilisation and organisation of space within the compounds (fig. 3.9 refers).

b) Landuse Pattern

Table 3.1 and figs 3.10, 3.11 and 3.12 showing the existing general landuse patterns of the GRAs reveals the existence of large tracts of developable vacant land which could be utilised for additional uses and thus integrating this within the residential neighbourhood unit. The relative proportions of this to the total area occupied are 63.9%, 30.8% and 40.2% in Ado, Akure and Ondo respectively.



FIG·3·6

EXISTING SITUATION OF ADO EKITI G.R.A
SOURCE: MINISTRY OF LANDS AND HOUSING, AKURE

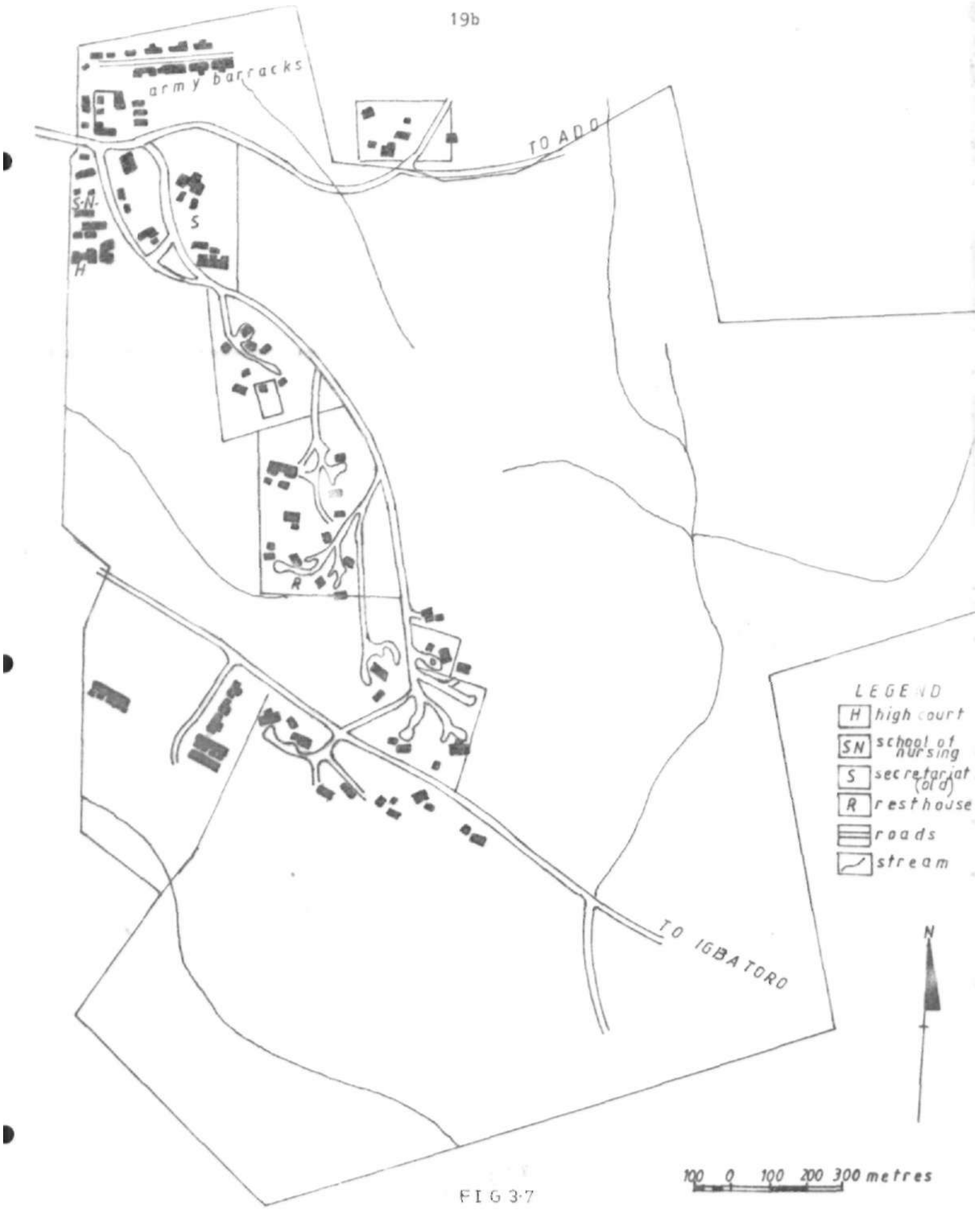


FIG 3·7

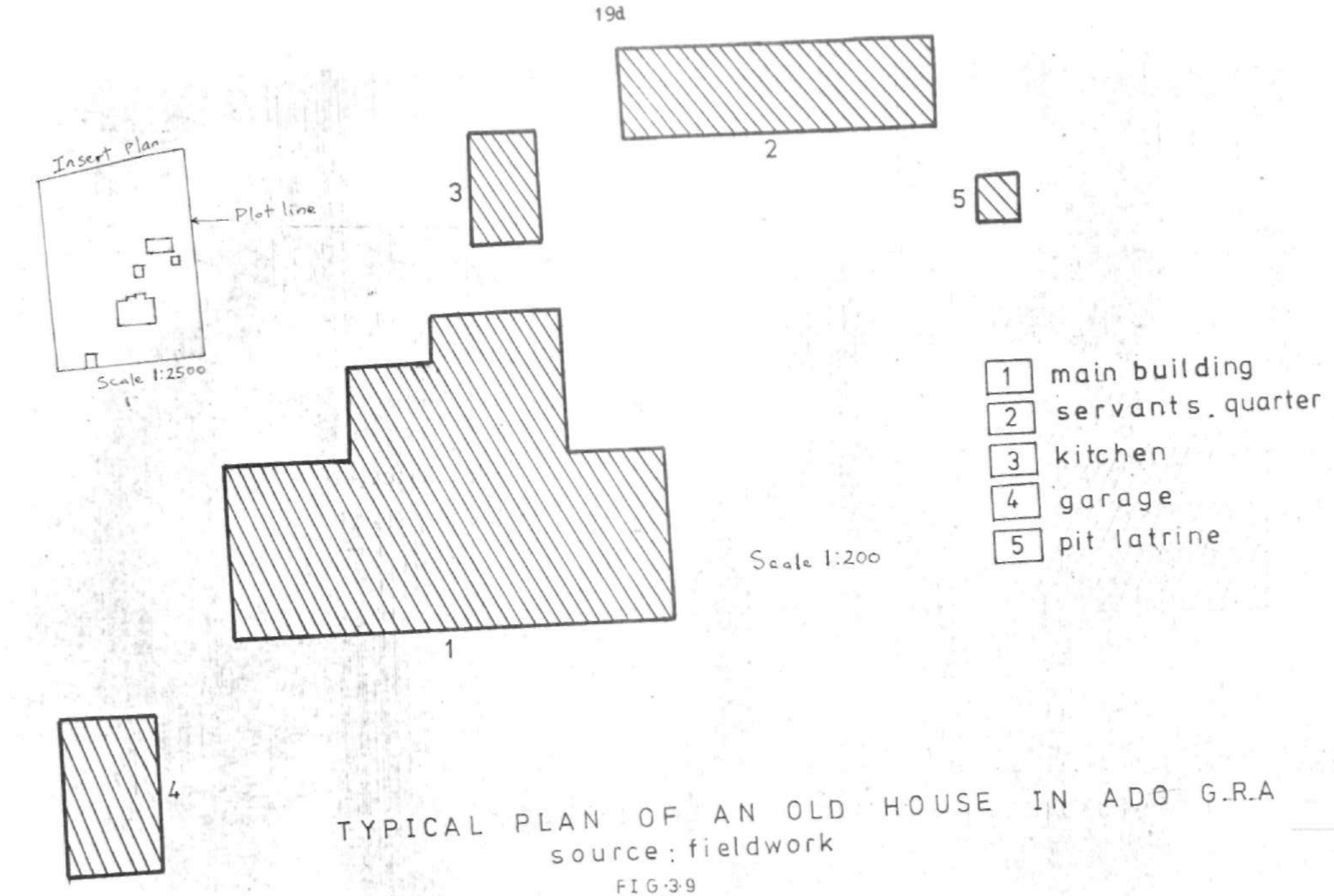
AKURE G.R.A BEFORE REDEVELOPMENT

SOURCE MINISTRY OF LANDS AND HOUSING T.P.O. AKURE



FIG.3·8

EXISTING SITUATION OF ONDO GRA
SOURCE: MINISTRY OF LANDS AND HOUSING T.P.O AKURE



TYPICAL PLAN OF AN OLD HOUSE IN ADO G.R.A
source: fieldwork
FIG·3·9

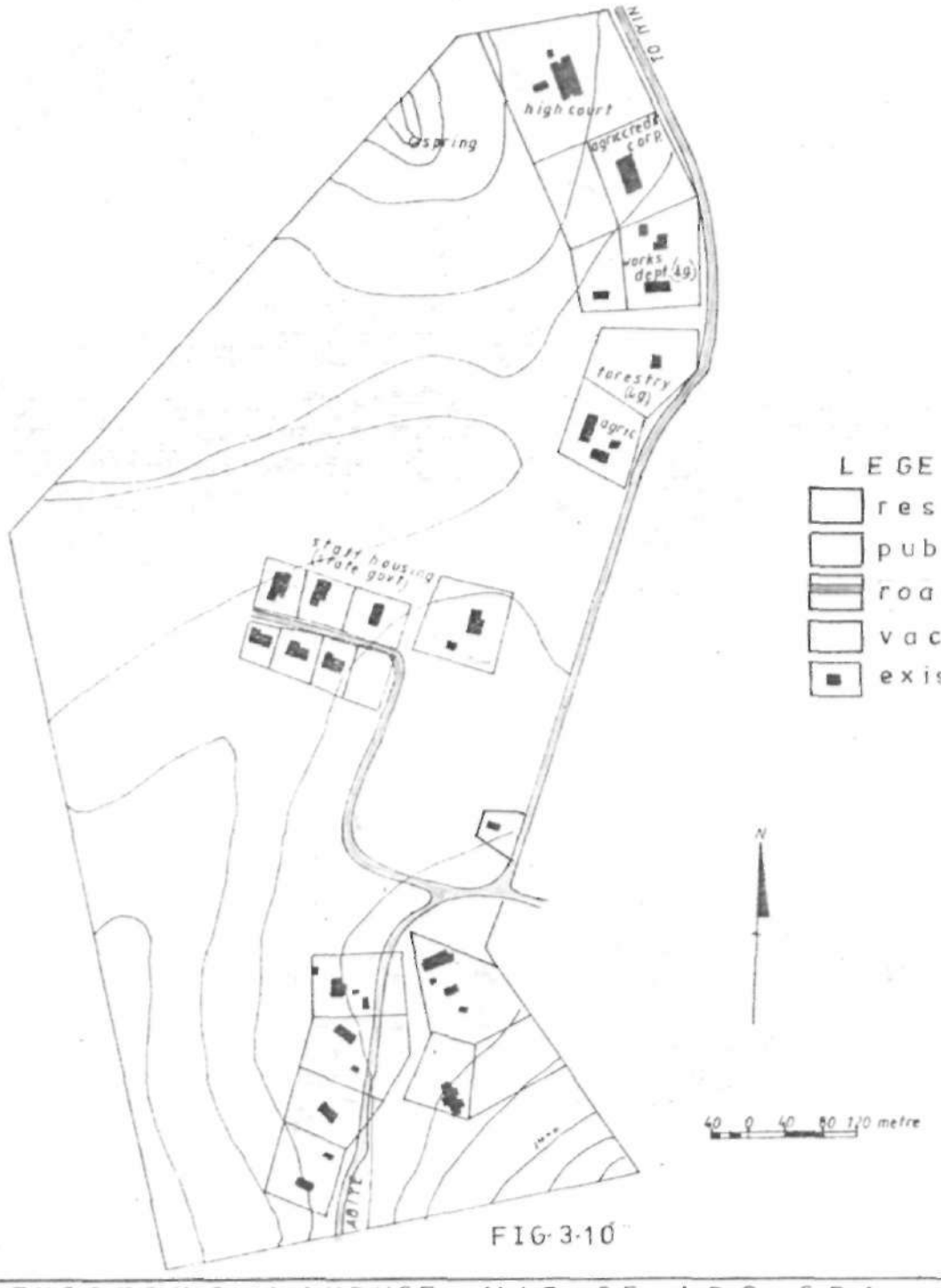


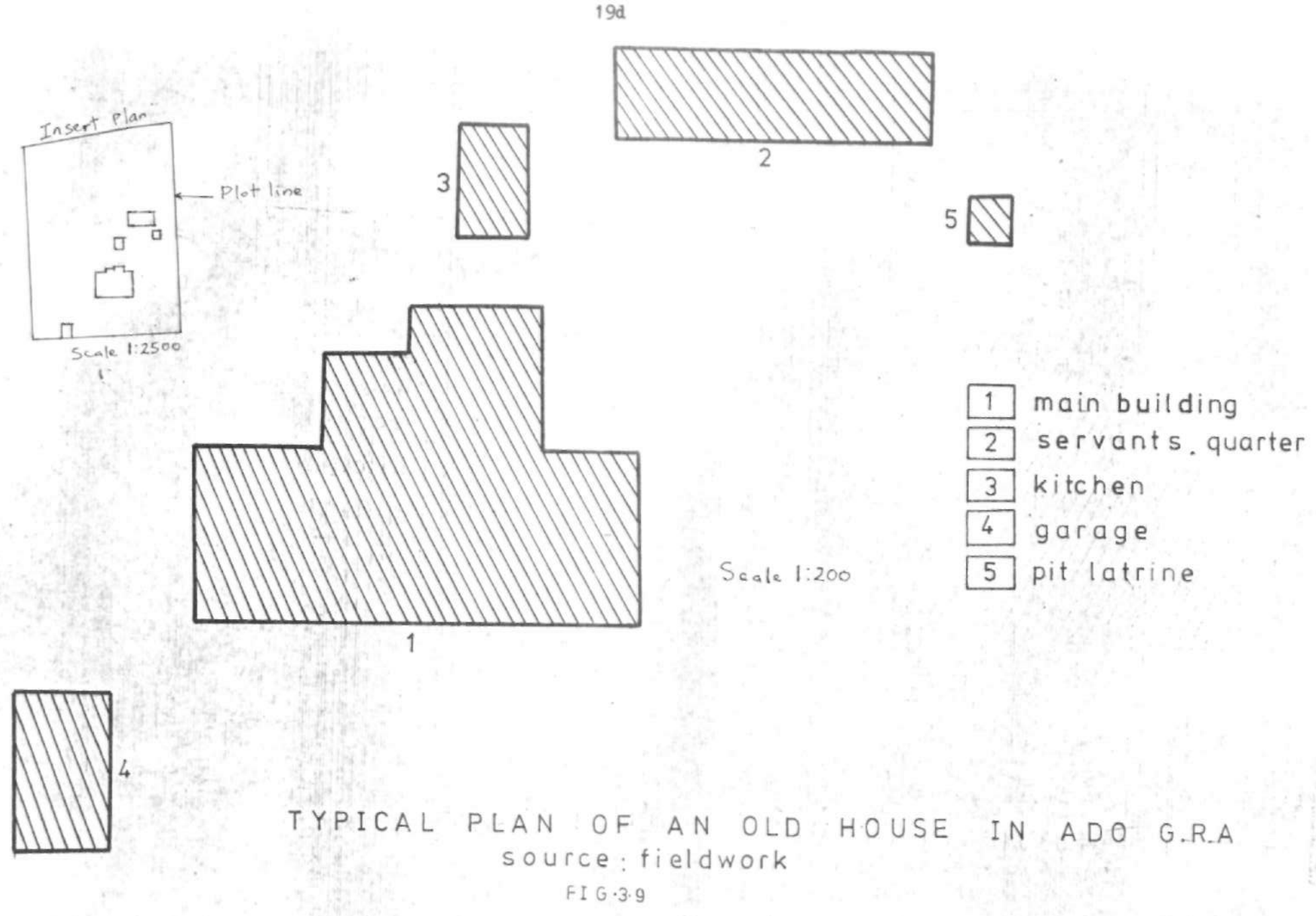
FIG 3.10

EXISTING LANDUSE MAP OF ADO GRA
source :- lands and housing Akure



FIG·3·10

EXISTING LANDUSE MAP OF ADO GRA
source :- lands and housing Akure



TYPICAL PLAN OF AN OLD HOUSE IN ADO G.R.A
source : fieldwork
FIG·3·9

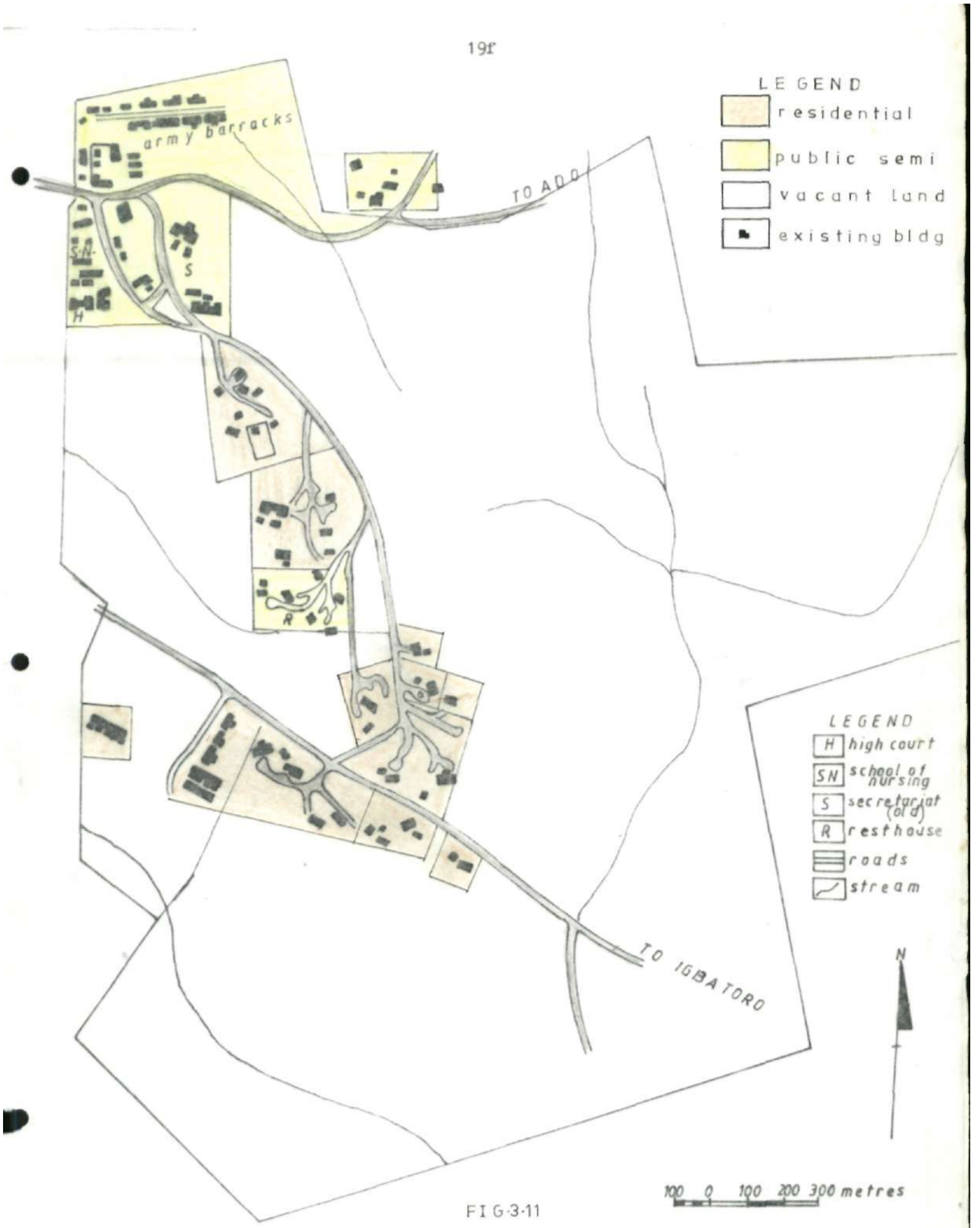


FIG-3-11

EXISTING LANDUSE MAP OF AKURE GRA
SOURCE: MINISTRY OF LANDS AND HOUSING AKURE



FIG·3·12

EXISTING LANDUSE MAP OF ONDO GRA
source: ministry of lands and housing Akure

TABLE 3.1 - LANDUSE EXISTING LANDUSE PATTERN

LANDUSE	ADO-EKITI AREA(HA)	% DEV	AKURE AREA(HA)	%DEV	ONDO AREA(HA)	% DEV
RESIDENTIAL	10.1	45.8	41.2	42.9	13	49.2
PUBLIC/SEMI	7.25	32.9	29.9	31.2	6.7	25.4
OPEN SPACES	3.2	14.5	13.1	13.6	4.0	15.2
ROADS	1.5	6.8	11.8	12.3	2.7	10.2
TOTAL DEV. AREA	22.05	36.1	96	30.8	26.4	40.2
VACANT DEV	39.05	63.9	216	69.2	39.3	59.8
Total Area UNDEV.	61.1		312		65.7	

i) Residential

Generally the proportion of the total developed area covered by residential is below physical planning standards in residential developments about 45.8% 42.9% and 49.2% in Ado, Akure and Ondo GRAs respectively. All the dwellings are single family units with an average of 3 rooms per dwelling unit.

ii) Public and Semi Public Uses.

The proportion of land devoted to this use is relatively high and accounts for an approximate area of 7.25(ha 32.9%), 29.9 ha (31.2%) and 6.7 ha (25.4%) in Ado, Akure and Ondo GRAs respectively. These mainly consist of state and local government offices and Rest houses.

iii) Organised Open Spaces.

There is general lack of organised communal open spaces and playground except in few areas where there is group of trees. (Plate 3.1a.) This covers 14.5% 13.6% and 15.2% of the total developed area in Ado, Akure and Ondo. However the aesthetic quality of the environment is enhanced by the beautiful lawns within the landscaped compounds and tree-lined roads as one



PLATE: 3.1a

Planted group of trees as open spaces in Ado-Ekiti GRA.



PLATE 3.1b

A landscaped compound in Ado GRA.



PLATE 3.1c

Tree lined approach of Ado-Ekiti GRA Note the narrow metalled portion.

approaches the GRAs (Plate 3.1b and 3.1c refers).

iv) Roads and Pedestrian Ways.

These account for 6.8% in Ado, 12.3% Akure and 10.2% in Ondo GRAs respectively. Vehicular circulation is rather usafe and poorly connected. Apart from the fact that the roads are narrow right of way 7 metres and carriage way 3.5 metres Plate 3.1c.) they lack hierachial pattern and consideration is not given to organised pedestrian ways and taxi stops.

It is pertinent from the analysis of existing landuse patterns; that they do not conform with acceptable planning standards applied in residential layouts and more often than not physical and social conditions of the local environment are not considered.

C Plot Size and Coverage

Average plot sizes range from 6242 m^2 to 7780m^2. Personal interview I had with some of the residents during the course of the survey reveals that the plot sizes are too big. It was also observed that some space within residential compounds are unused or in certain cases poorly maintained due to the big sizes of the plots. The percentage of each plot covered by buildings (boy's quarters inclusive) is low between 3 and 7% remaining portion used for laundry, landscape and children playgrounds.

d. Set Back Lines And Out Buildings

The average front and rear set backs of dwellings from plot lines range between 50 and 25 metres respectively, the boy's quarters closer to the rear set back. Moreover the distance separating boy's quarters from the main building was measured to lie between 32 and 60 metres.

Plates 3.2a and 3.2b with long front set back lines of buildings in Ado and Akure GRA. refer.

Occupants of Boy's Quarters in the Surveyed household is showing in Table 3.2 below.

TABLE 3.2 OCCUPANTS OF BOYS' QUARTERS

	Relatives	Servants	Others
Ado-Ekiti	66.7%	33.3%	-%
Akure	40%	20%	40%
Ondo	20%	-%	80%
Total %	52	24	24

This reveals that relatives of incurbent occupiers of main building generally live in the quarters (52%), servants (24%) such as friends acquitance account for (24%). This result invalidates the provision of boy's quarters in new government dwellings.

Generally it could be infered from the above analysis of design characteristics that there is gross uneconomical use of available land resulting into high degree of landwaste. This is further vindicated by the use to which space separating residential units is put (fig. 3.13) Average proportion of unused space between the 3 G.R.A.s accounts for 33.3% farming (41.7%) and the remaining 13.9% and 11.1% for recreation and children playgrounds respectively. Plate 3.3 shows the use of such space for farming.



PLATE 3.2a

Long front set back line of a building in Ado GRA.



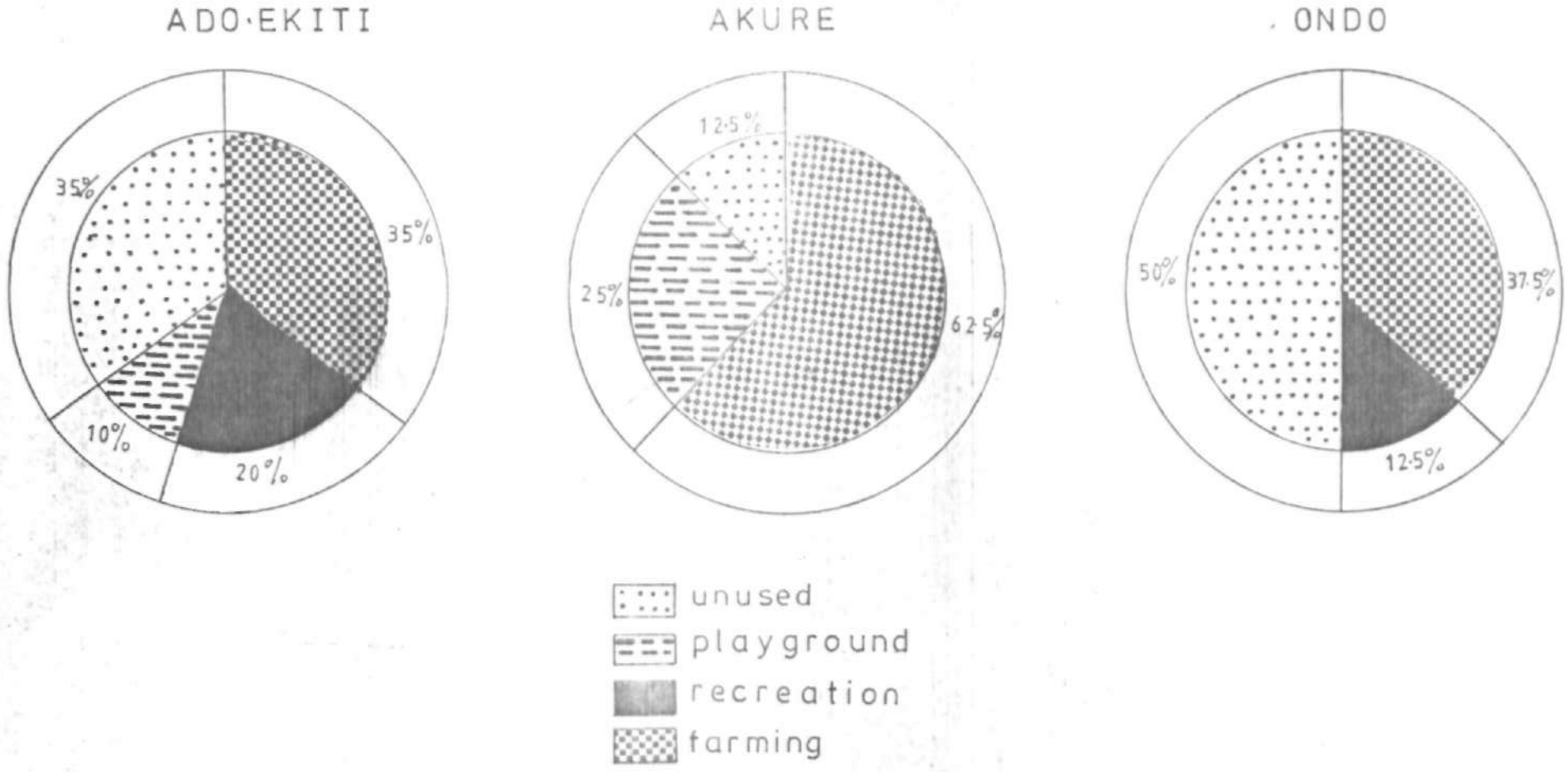
PLATE 3.2b

Also exemplifies long front set back line of



PLATE 3.3

Vacant Space within Compounds used for farming (Ondo GRA).



USE OF SPACE SEPARATING DWELLING UNITS

source : fieldwork

FIG·3·13

3.22 Socio-Economic Characteristics.

a Housing condition

The quantitative and qualitative survey on the housing units reveals that all are made up of single family units cement block walls and corrugated iron sheets roof some with fire places and wood floor. With regards to the structural conditions of the existing dwelling units about 61.4% are found to be sound needing no repairs, while 38.6% suffer from a great deal of structural deterioration due to old age lack of maintenance and neglect. (Table 3.3). In Ado-Ekiti GRA in particular the proportion of the later is as high as 55% (Plates 3.4a 3.4b and Table 3.4a refer.

TABLE 3.3. STRUCTURAL CONDITIONS OF DWELLING UNITS

	Needs Repairs	No Repairs .
Ado-Ekiti	46.7%	53.3%
Akure	35.4%	64.6%
Ondo	40%	60%
Total %	38.6%	61.4%

In other words some sizeable portion of the houses suffer from physical deterioration due to old age, non-maintenance and neglect. To further buttress this statment Table 3.4 shows the general satisfaction of the residents with the houses.

TABLE 3.4 SATISFACTION WITH DWELLING UNITS'

GRA	YES %	NO %
Ado-Ekiti	53.3	6.7
Akure	70	30
Ondo	40	60
Total %	54.3	45.7



PLATE 3.4a

Front view of a deteriorated dwelling (Ado GRA)



PLATE 3.4b

While 54.31% opined they are satisfied, the remaining 45.7% said they are not, the percentage of the former is very high in Akure (70%).

TABLE 3.5 REASON FOR NON SATISFACTION

G.R.A.	CONDITIONS %	FACILITIES %	DESIGN %
Ado-Ekiti	40	10	50
Akure	20	60	20
Ondo	25	50	25
Total %	30.4	39.2	30.4

About 30.4% and 39.2% of those not satisfied within dwelling units gave their reasons as structural condition and inefficiency of households facilities respectively; while 30.4% claimed it was due to poor design. It is quite obvious that the layout design of the exemplified old house on plate 3.4a is uncomfortable and inconvenient.

b. Residential Densities

It is found out from the Survey that the average household size is 5 persons with an occupancy ratio of 2 persons per room. The gross and net residential densities of the total developed area are 3.1 and 6 persons per hectare respectively though Akure G.R.A. recorded the lowest figure 2.5. and 5 persons/HA because of the small area under residential The dwelling unit density is 0.7/ha. It is apparent that results of residential densities are generally low, further aggravating the problem of land waste and uneconomical use of it as explained. inter-alia.

TABLE 3.6 RESIDENTIAL DENSITIES

GRA	OCCUPANCY RATIO	FAMILY SIZE	GROSS RESIDENTIAL DENSITY	NET RESIDENTIAL DENISTY	POPULATION	DWELL-ROOM DENSI-	ROOM/ DWELLING
Ado	2/Room	5/H.H	3.6/HA	7/HA	80	0.7./HA	3
AKURE	1.5/Room	4.3/H.H	2.5/HA	5/HA	240	0.4/HA	3
ONDO	1.4 /Room	4.3/H.H	3.2/HA	6/HA	85	0.8/HA	3
AVERAGE	2/Room	5/H.H	3/HA	6/HA	135	0.6/HA	3

c. Annual Income Residents

Residents are civil servants and mainly medium and high income earners (Fig.3.14 a) only 8.4% earn less than ₦2,000 and 63.8% between ₦7,000, while 27.8% earn above ₦8000/annum. The percentage of those earning above ₦8000/annum is higher in Akure GRA(50%). These residential areas represent a small segement of the community.

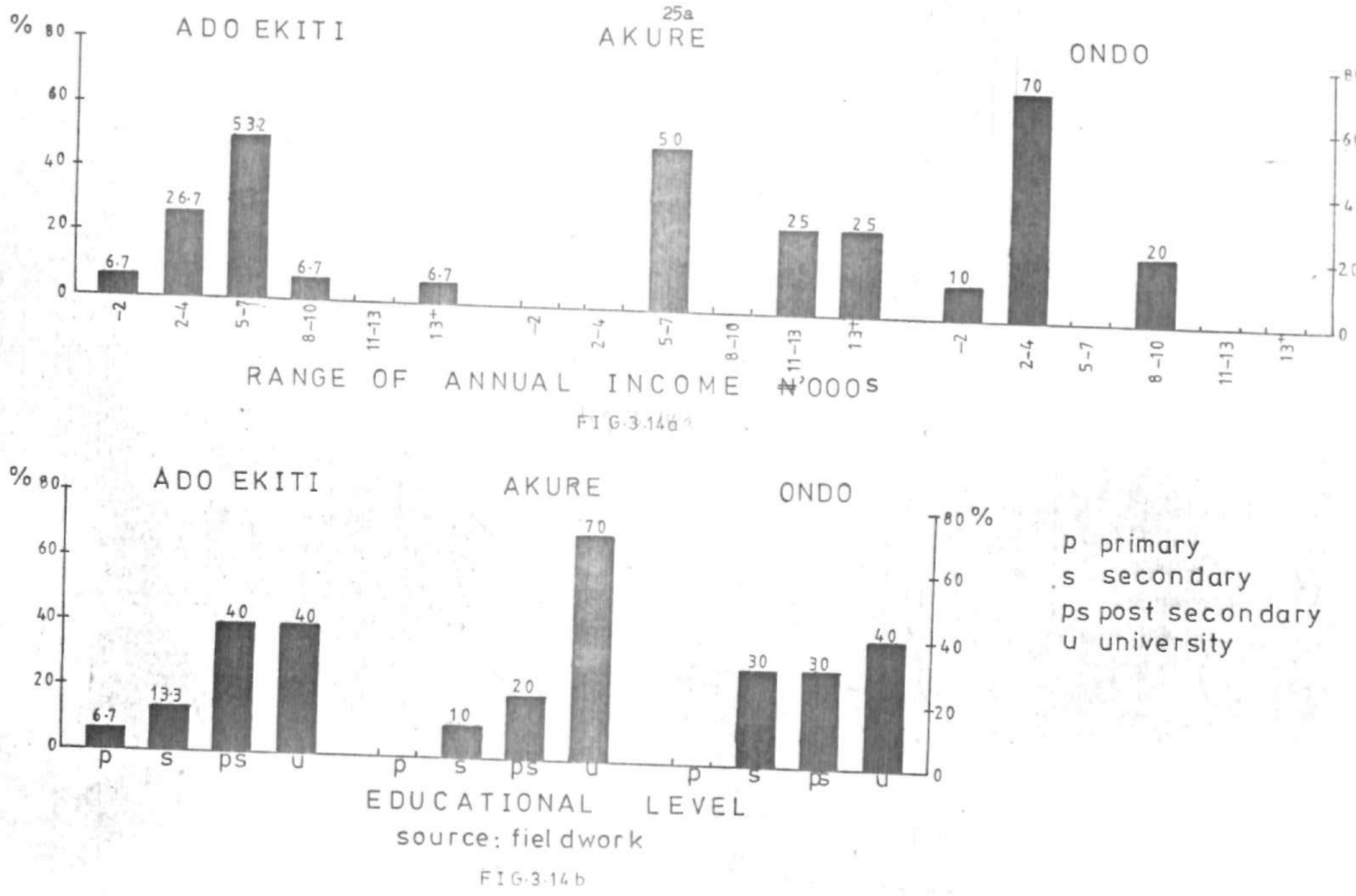
d. % of Monthly Income on Rent

TABLE 3.7

PERCENTAGE OF MONTHLY INCOME AS RENT

	0-3	4-7	8-11	11^+
ADO-EKITI	-	16.7	83.3	-
AKURE	28.6	14.2	28.6	28.6
ONDO	-	42.9	57.1	-
TOTAL %	10	25	55	10

About 80% of total people who answered this question claimed tney pay between 4-11% of their monthly income on rent, while only 10% pay between 0-3% and above 11% respectively (Table 3.7) However officials of Ministry of Lands and Housing Stated that the policy of the government is to ensure that no civil servant residing in official quarters pays more than 25% of his monthly income as rent.



FIG·3·14a

source: fieldwork

FIG·3·14b

e. Educational level

The survey reveals a high degree of literacy level, at least 97.1% have secondary education (fig. 3.14b) Post Secondary School leavers (Polytechniques, Advanced Teachers College etc) account for 30% while 50% possessed University Education. The proportion of the later is extremely high in Akure GRA (70%) because residents are mostly senior civil Servants.

3.23 EXISTING INFRASTRUCTURAL FACILITIES

Available facilities are generally household and include:

a) Domestic water

This is supplied through piped water or tankers. All the survey household have private taps for their exclusive use.

b) Electricity-

All the households posses electricity but because of the irregularity in supply, gas and Kerosene lamps provide alternatives,

c) Toilet

The dominant type is water closet available in all the households.

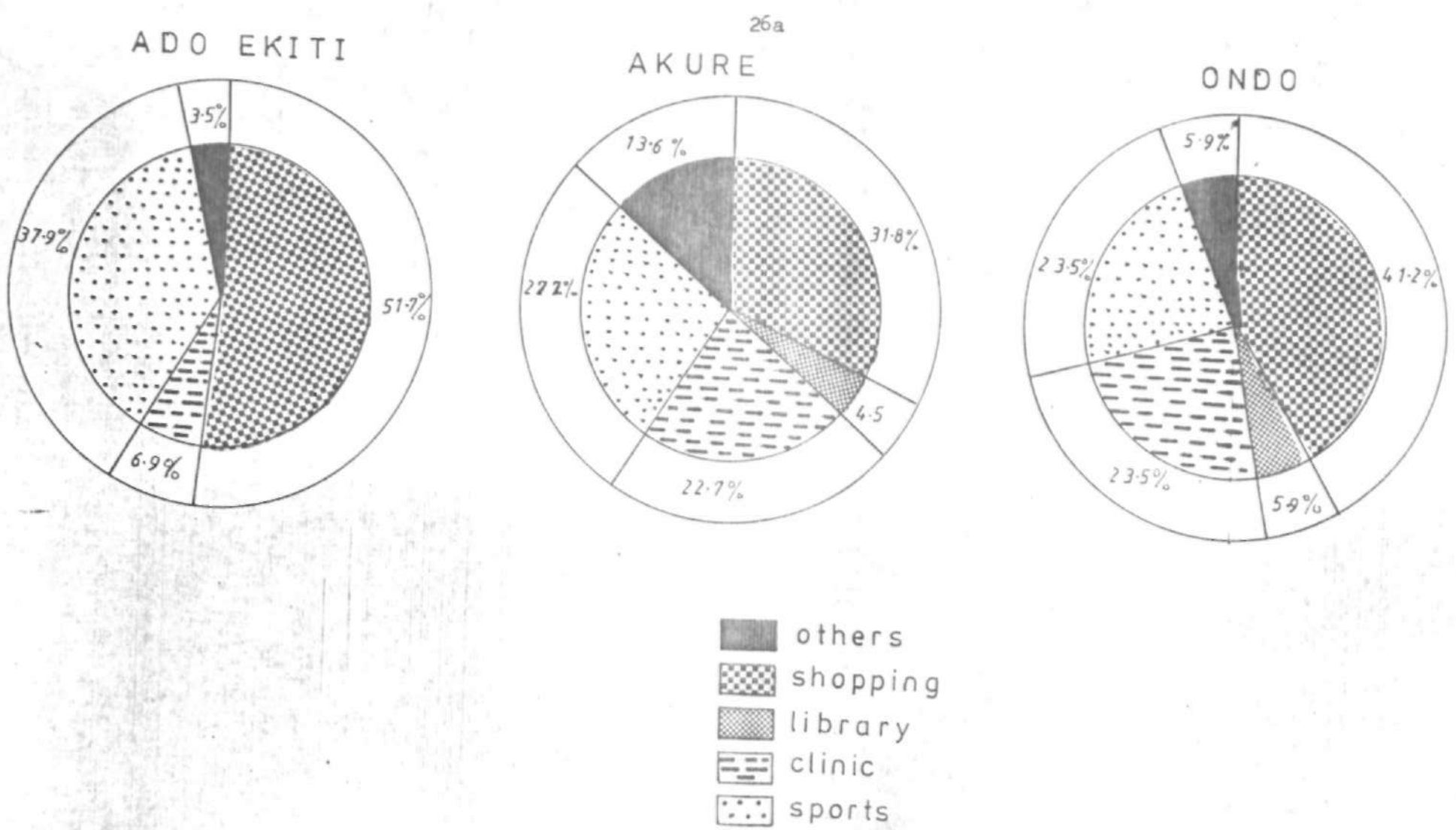
The old colonial dwelling units in addition have pit latrines but are gradually falling out of use.

d) Open spaces and children playgrounds.

As said inter alia these are only found within spaces not covered by buildings in the compounds. Thus there is a general deficiency of community facilities and services such as shopping and markets, library schools and communal open spaces and play grounds Residents preference for community facilities and services from the field survey is shown in (fig.3.15)

e) Refuse disposal System

The survey reveals a poor collection and disposal of solid waste. Though dust binds are provided for some of the households the disposal system is inefficient as refuse dumps litter the environment resulting into poor environmental quality.



PREFERENCE FOR COMMUNITY FACILITIES AND SERVICES

source : fieldwork

FIG·3·15

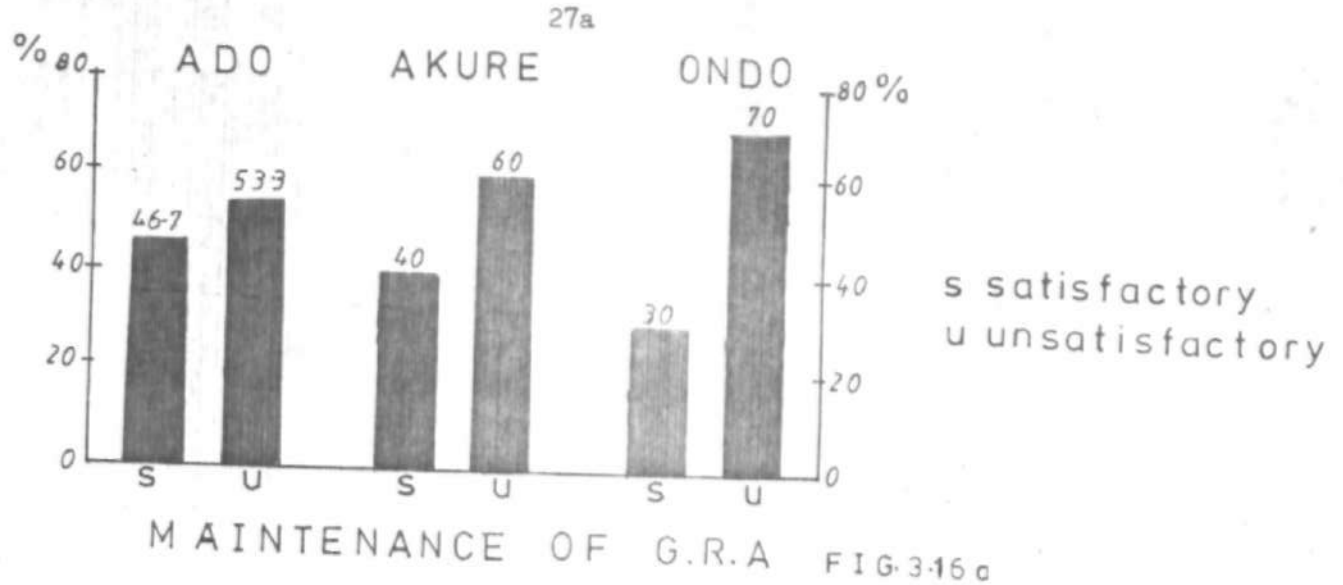
This observation is further buttressed by the residents feeling of the maintenance (fig. 3 16a.) About 61.1% opined the maintennce was unsatisfactory, while the remaining 38.9% felt otherwise. Fig. 3 16b shows resident impression of GRAs as a residential area. The proportion of those who felt the environment is quiet and lonely account for 40.5%, neat 35.7%, while others such as lack of infrastructural facilities, isolation etc cover 23.8%

3.30 EXISTING GOVERNMENT POLICIES ON GRAs

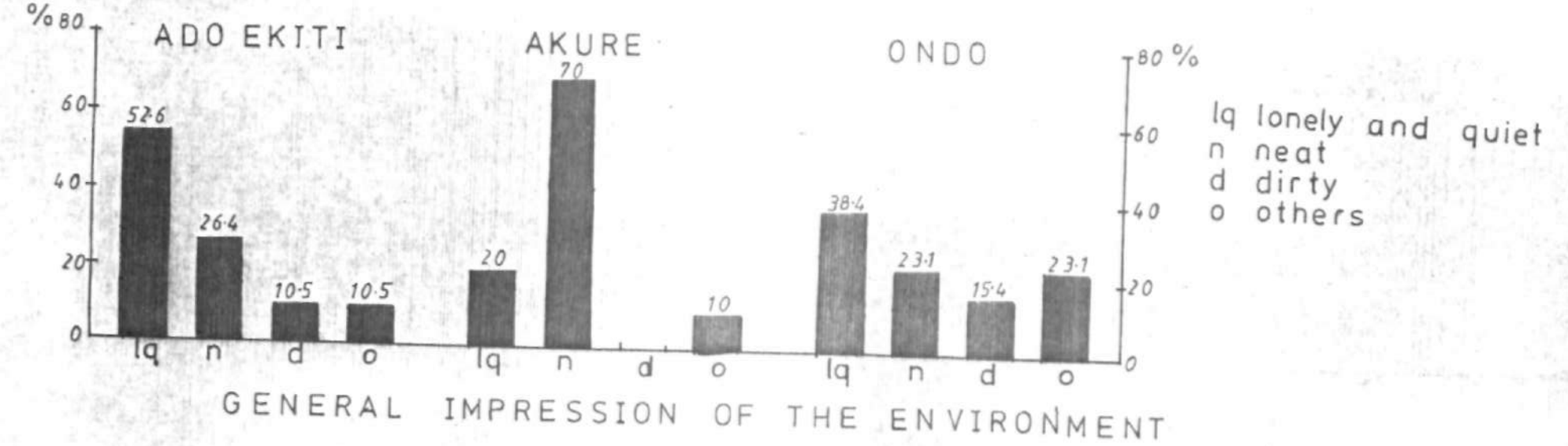
It has been the policy of the government since the creation of the State in 1976 to accelerate the provision of decent residential accommodation for its Senior officials. To meet this end an attempt was made at redeveloping the old GRAs particularly in Akure; The State capital to house the commissioners, permanent Secretaries, Judges, magistrates etc, while proposals are being planned to create new extensions to the old one. The policy of the government on the latter is however not yet made public because the programme is just in the offing.

As a prividge any Senior Civil Servant on levels 08 to 17 is eligible to reside in GRAS subject to the payment of a monthly rent not exceeding 25% of his basic salary. Thisserves as a means of reducing income differentials existing between personnels in the private sector and those in the government services. It also acts as incentives and inducements to government workers to enhance their efficiency and productivity particularly those whose services are very crucial.

Procedure for allocation of government quarters varies between category of officers. For political appointees this is assummed to be automatic while others apply through their respective heads of departments to the



MAINTENANCE OF G.R.A FIG·3·16a



GENERAL IMPRESSION OF THE ENVIRONMENT

source: fieldwork

FIG 3·16b



PLATE 3.5a

Bush engulfed house in Ondo GRA due to neglect and non-maintenance.



PLATE 3.5b

Another example of a neglected and non maintained house (Ado GRA).

Ministry in charge of allocation. If application is screened and found to be successful the officer is allocated a quarter equitable to his salary.

Officers residing in government quarters are responsible for taking care of all the furnitures and fixtures therein and the maintenance of the premises. If an officer wishes to carry out any alteration on the house, this has to be approved and arranged for by the Ministry of Works and Transport. General management and finance is borne by the government through the Ministry of Works and Transport. These include construction and maintenance costs on buildings, roads, and utilities such as water, electricity, waste disposal etc.

CHAPTER FOUR

4.00 PLANNING RECOMMENDATIONS AND PROPOSALS

4.10 GENERAL RECOMMENDATIONS

The following general recommendations are geared towards solving the highlighted problems and thus creating a better and convenient living environment in the area:

a. There is a need to prepare a layout plan proposal for Ado-Ekiti G.R.A. with a view to redeveloping the area and integrating it

. . .

it within the framework of the total urban living environment.

b. The general planning standards applied in residential development should be modified to suit physical (landuse allocations and schedule of requirements) and social characteristic of the GRA environment before adoption.

c. To ensure adequate and convenient pedestrian and vehicular circulation proposals should be made for hierachial distribution of road network, organisation of pedestrian ways and location of bus and taxis parking areas.

d. Increase in space utilisation should be enhanced through reduction in plots, set back lines and generally putting into use existing large tracts of vacant land. This will subsequently raise the extremely low residential densities and minimise land waste and misuse.

e. Houses should be grouped together with communal facilities to ensure social integration and harmonious relationship among neighbours.

f. Community facilities and services such as schools social clubs, library, organised open spaces and recreational grounds which are lacking in the existing developed areas should be incorporated

into design proposals giving due consideration to the socio-economic status of occupants.

c. The layout should be situably landscaped.

4.20 APPRAISAL OF ADO-EKITI GRA LAYOUT PROPOSALS

The layout design proposals for redeveloping Ado-Ekiti GRA prepared by the Ministry of Lands and Housing in 1976 but yet to be implemented is shown fig. 4.1. Even though similar exercise was undertaken in Akure and Ondo, appraisal of the layout proposals would be focussed mainly on Ado G.R.A. since the design proposals in the research study is limited to this.

An examination of the layout plan proposals reveals that to a large extent still accommodates some of the difficulties inherent in the original plan discussed in chapter three. The plan could be said to have mainly succeeded in dividing the vacant developable land into different plots without an attempt at evolving a design concept that will enhance social cohesion among residents. It appears the plan is satisfied with the prodical approach to building plot divisions in the old developed areas (hatched areas) as nothing appreciable was done to sub-divide these into smaller units. Even the plots introduced in the former undeveloped land are rather too big as they range between 2304m^2 and 7780m^2 .

The general landuse pattern is shown in Table 4.1 and fig. 4.2 respectively.



FIG 4·1

LAYOUT PROPOSALS FOR ADO EKITI G.R.A

PREPARED BY MINISTRY OF LANDS AND HOUSING T.P.D IBADAN



FIG 42

PROPOSED LANDUSE MAP OF ADO GRA
PREPARED BY MINISTRY OF LANDS AND HOUSING IBA

TABLE 4.1 : MINISTRY OF LANDS AND HOUSING LANDUSE PROPOSAL FOR ADO-EKITI GRA (1976)

	LANDUSE	AREA(HA)	%
1.	RESIDENTIAL	35.6	58.3
2.	COMMERCIAL	1.1	1.8
3.	PUBLIC/SEMI PUBLIC	14.2	23.2
4.	ORGANISED OPEN SPACE	4.5	7.3
5.	ROADS	5.7	.9.4
	TOTAL	61.1	100

The proportion of the land allocated to Public and semi public use is too much (23.2%) and in most cases public offices are provided without specifically mentioning what these are meant for. Moreover an area of 1.1 ha earmarked for market and shop is also too large while the area covered by open spaces 4.5 ha(7.3%) of the total developed area is rather small to serve the community.

To a large extent the plan ensures realignment of the existing narrow roads but there is non provision of organised of pedestrian ways and Bus and taxi stops. In addition, there is inadequacy of community facilities and services such as playgrounds, library social clubs and organised recreational open spaces within the residential areas.

In the light of the shortcomings of the plan and bearing in mind that the proposals have not been implemented call for the preparation of an alternative layout design for redeveloping Ado. U.R.A. which could be integrated within the framework of the surrounding area. Subsequently the rest of the chapter is focussed on this.

4.30 PROPOSED LANDUSE ALLOCATIONS

Table 4.2 below indicates how the total 6111 hectares covered by Ado-Ekiti GRA have been distributed among the various uses. The landuse allocations are based on modifications of recommended land allocations in residential development in "mannual of space standards for urban development in western state, Nigeria[13] after considering existing physical and social conditions of the local environment.

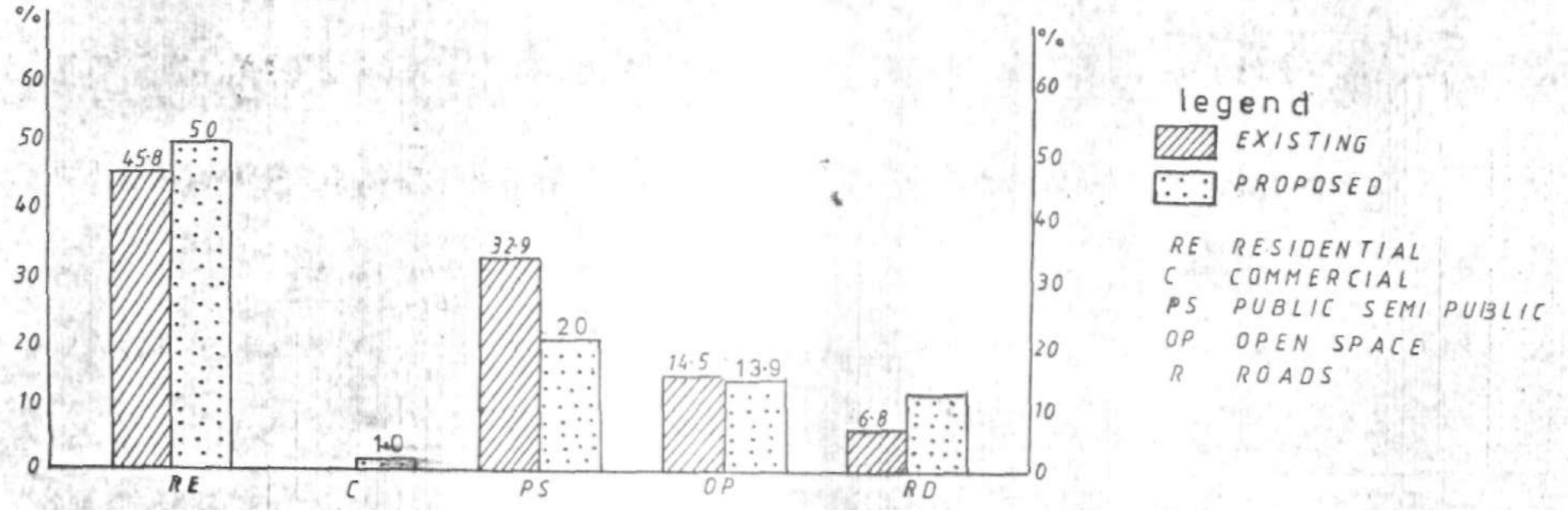
Out of the total 61.1 hectares covered by the GRA, it is proposed that 30.6 ha(50%) be allocated for residential representing an increase of about 20.5 ha. This is based on the fact that existing 10.1ha (45.8%) is inadequate. Because of the non existence of commercial facility in the area 0.6 ha (1%) is allocated for a shopping centre. In order to provide organised communal open space and recreational facilities an additional 5.3 ha (13.9%)is added to the existing 3.2 ha . As a result of the deficiency in the provision of community infrastructural facilities an allocation of 12.2 ha (20%) is proposed for public and semi public uses while the remaining 9.2 ha (15%) is devoted to roads and pedestrians fig 4.3 shows proposed landuse pattern while fig. 4.4 relates existing to proposed landuse.

TABLE 4.2 PROPOSED LANDUSE ALLOCATIONS AGAINST EXISTING

LANDUSE	EXISTING AREA(HA)	EXISTING %	PROPOSED AREA(HA)	PROPOSED %	ADDITIONAL(HA)
RESIDENTIAL	10.1	45.8	30.6	50	20.5
COMMERCIAL	-	-	0.6	1	0.6
OPEN SPACES	3.2	14.5	8.5	13.9	5.3
PUBLIC/SEMI	7.25	32.9	12.2	20.5	5.0
ROADS	1.5	6.8	9.2	15.1	7.7
TOTAL	22.05	100	61.1	100	39.1

13. VAGHALE, L.R. (1971). Mannual of Space standards for Urban development in the Western State of Nigeria. Ministry of Lands and Housing Ibadan.


TO IVIN
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OP
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OP
OP
OP
LEGEND
residential
public semi
open space
roads
OP open space
NPS nursery primary
NC neighbourhood centre
D day care centre
C church
N
20 0 40 60 120 metres



EXISTING AGAINST PROPOSED LANDUSES IN ADO GRA

FIG 4.4

4.40 DESIGN STANDARDS AND REQUIREMENTS

Space standards proposed are derived by modifying various standards recommended in the manual of space standards for urban development in Western State of Nigeria[14], Master Plan for Abuja[15] and Sokoto Residential upgrading and development.[16]

4.41 Plot Sizes

Giving consideration to existing physical developments in the area, expected family of 5 persons with an average of 3 rooms per dwelling and annual range of income of residents of which a large proportion are medium income earners the following plot sizes are proposed.

i) Large 1100m^2 to 2000m^2 (30%) of the total proposed residential area

ii) Medium 600m^2 to 1000m^2 covering 70% of the total residential area.

4.42 Plot Coverage

To ensure adequate spacing between building and outdoor activities within compounds a maximum of 40% plot coverage is proposed.

4.43 Set-Back Lines

Proposed minimum set backs of dwellings from plot lines are front (4.5m) side (3m) and rear (3 metres) to ensure household convenience landscape laundry and courtyard respectively.

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14. Ibid. Vagale. L.R. (1971)

*15. Inception Report on Sokoto Residential Upgrading and Development Benna Associates, Zaria.

*16 The Master Plan for Abuja International Planning Associates

4.44 Plot Ratio

The minimum ratio between the width and the depth of a plot is 1:1½, while maximum ratio is 1:3. To ensure efficiency in provision of services the width of the plot faces the road than the depth.

4.45 Residential densities

Proposed gross residential density is 26.7 persons per hectare and 5 dwellings per ha. This is based on occupancy ratio of 2 persons per habitable room, family size of 5 persons and an of average 3 rooms per dwelling (Table 4.3)

TABLE 4.3 PROPOSED RESIDENTIAL DENSITIES AGAINST EXISTING

	Existing	Proposed
Occupancy Ratio	2	2 Persons/Room
Family Size	5	5 Persons/Household
Total Population	80	1640
Gross Residential density	4	27 Persons/H.A.
Net Residential Density	7	49. Persons/H.A.
Dwelling Density	0.7	5 Dwellings /H.A.

4.46 Vehicular and Pedestrian Circulation

TABLE 4:4: PROPOSED TYPES OF ROADS

Types of Roads	No of Lanes	Carriage ways	Right of way
Collector road	2 x (3.5m)	7 metres	15 metres
Local Residential	2 x (3m)	6 "	12 "
Access roads	2 x (2.5)	5 "	9 "
Pedestrian ways	1 x (2m)	2 "	

4.47 Proposed Schedule of Requirements

Facilities/Services	No	Area(ha)	Remarks
Primary school	1	1.2	Non-existing 5-11 years
Nursery School	1	0.5	" 2-5 years
Day care Centre	2	0.2	" 9 months-1½ years
Shopping Centre	1	0.6	" Within neighbourhood Centre.
Religious	1	0.3	"
Social Club	1	1.0	"
Postal Agency	1	0.1	"
Health Clinic	1	0.1	"
Library	1	0.2	"
Refuse Collection Centre	1/25 -30		families and not exceeding 67 metres away from the dwellings served.

4.50 DESIGN CONCEPT

The basis of the design concept adopted are;

a) Existing physical developments in the area are considered with a view to integrate these as much as possible with the surrounding environment. This will subsequently remove the unique characteristic of the area as an isolated residential entity in the total urban living environmentl

b) The influence of climatic factors is also not left out. In this regard, the plots are divided to ensure the dwellings there in are properly oriented to curtail the direct effect of the sun.

The design concept employed in the residential layout plan is the "Neighbourhood Unit" concept. Neighbourhood in this context refers to the area covered by the GRA in which the total proposed population of 1640

conveniently share available community facilities and services in the vicinity of their dwellings. Consequently a neighourhood centre is provided which forms a core or centralised intra-community focus. This core is linked with the local residential community through a network of communally used open spaces and recreation grounds located within the residential units. Each open space serves between 25-and 30 residential plots(large and medium plots are mixed together). The overall goal of the plan concept is to enhance maximum degree of social integration and harmonious relationships among neighbours (fig, 4.5 shows the design concept of the proposed Ado-Ekiti G.R.A layout plan while 4.6 shows the surrounding environment).

4.51 DETAILS OF THE DESIGN (fig. 4.7

a) Neighbourhood Centre- As said earlier this forms a centralised intra community focus. The central features of the centre include;

i) Open playground centrally located to ensure functional relationship with facilities provided in the neighbourhood centre.

ii) Social club consisting of a restaurant, indoor and outdoor recreational activities.

iii) Shopping centre

iv) Postal Agency

v) Health Clinic

vi) Library.

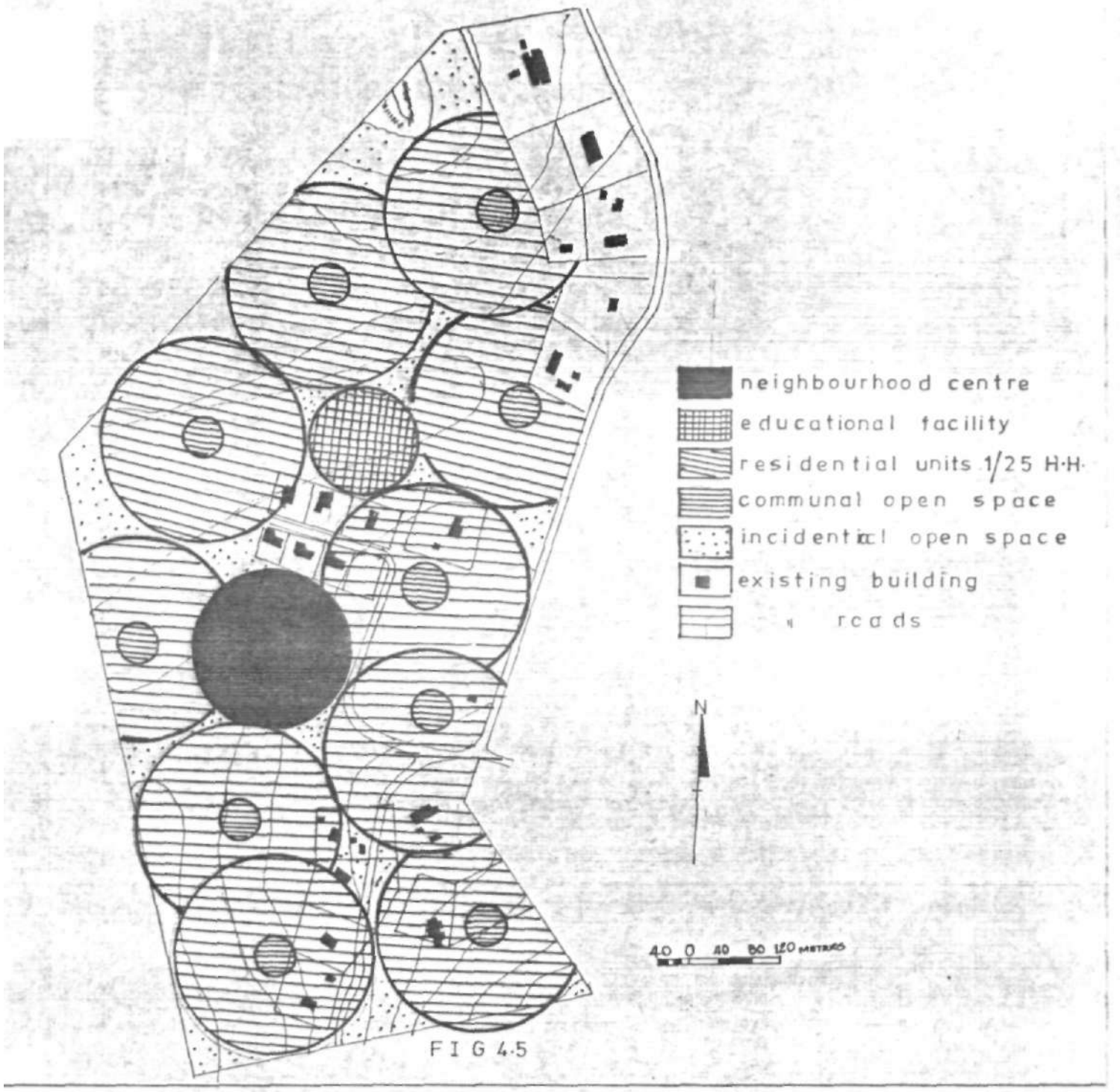


FIG 4.5

DESIGN CONCEPT OF PROPOSED LAYOUT

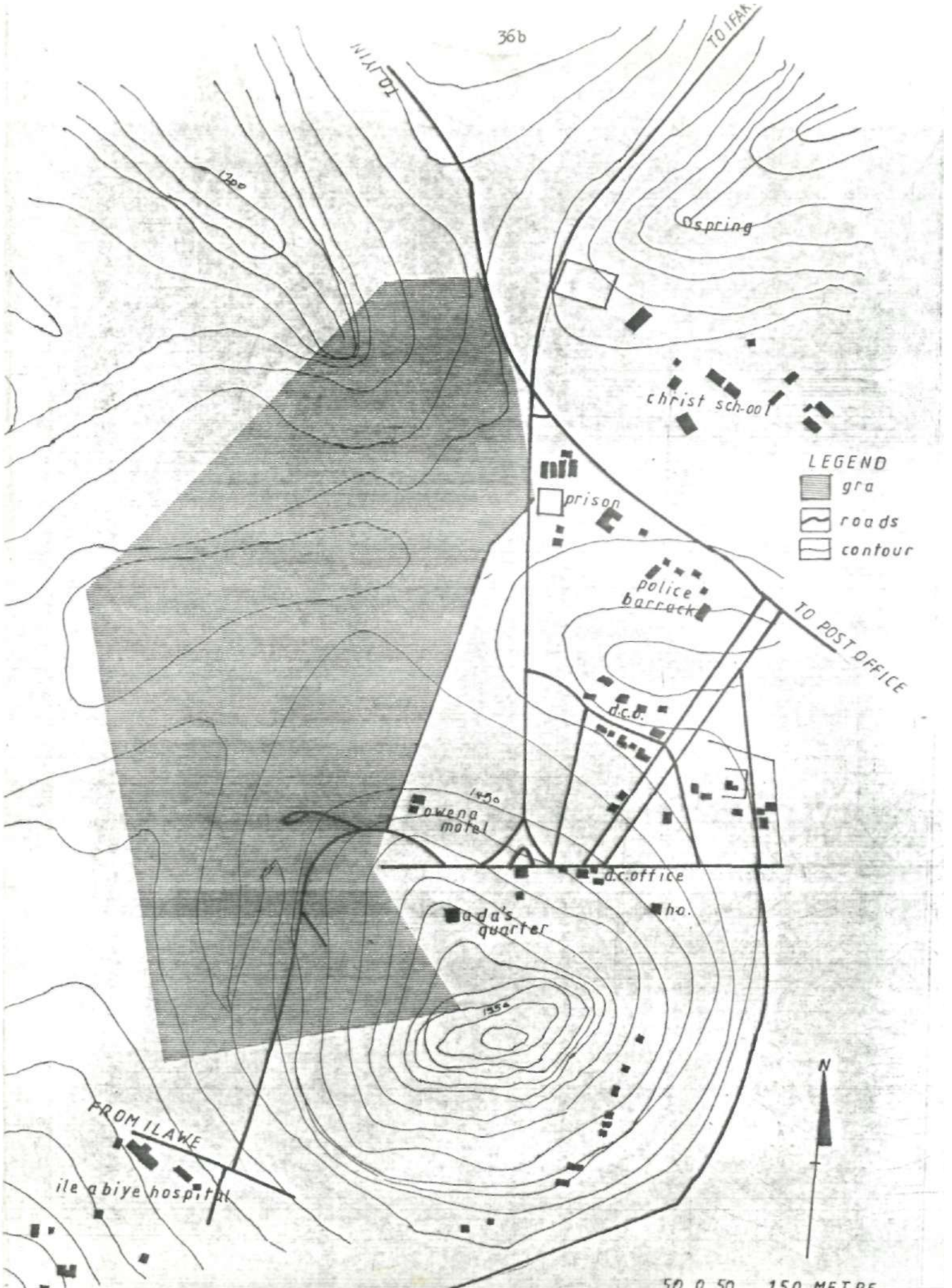


FIG 4.6

ADO EKITI G.R.A AND SURROUNDING ENVIRONMENT

MINISTY OF LANDS AND HOUSING AKURE


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OP
P
LEGEND
NC neighbourhood centre
S social club
H health clinic
SH shopping centre
P postal agency
L library
PG play ground
PN primary nursery
D day care centre
OP open space
C church
P parking
BS bus stop
existing
road cross section
roads
footpath
electric line
N
20 0 40 60 120 metres
TO ABIYE

FIG 4-7


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b) Circulation Pattern

Adequate and safe vehicular and pedestrian circulation is introduced. The road network is hierachial and curvilinear which reduces vehicle speeds and creates interest in the area as views constantly change when driving along the routes. Existing roads are widened and integrated with proposed ones. Pedestrian ways are organised to link functional activity areas and a taxi/bus stop is provided Fig.s 48 (a,b,and c) indicate cross sections drawn along marked points A-A, B-B and C-C on the road respectively.

c) Educational Facilities

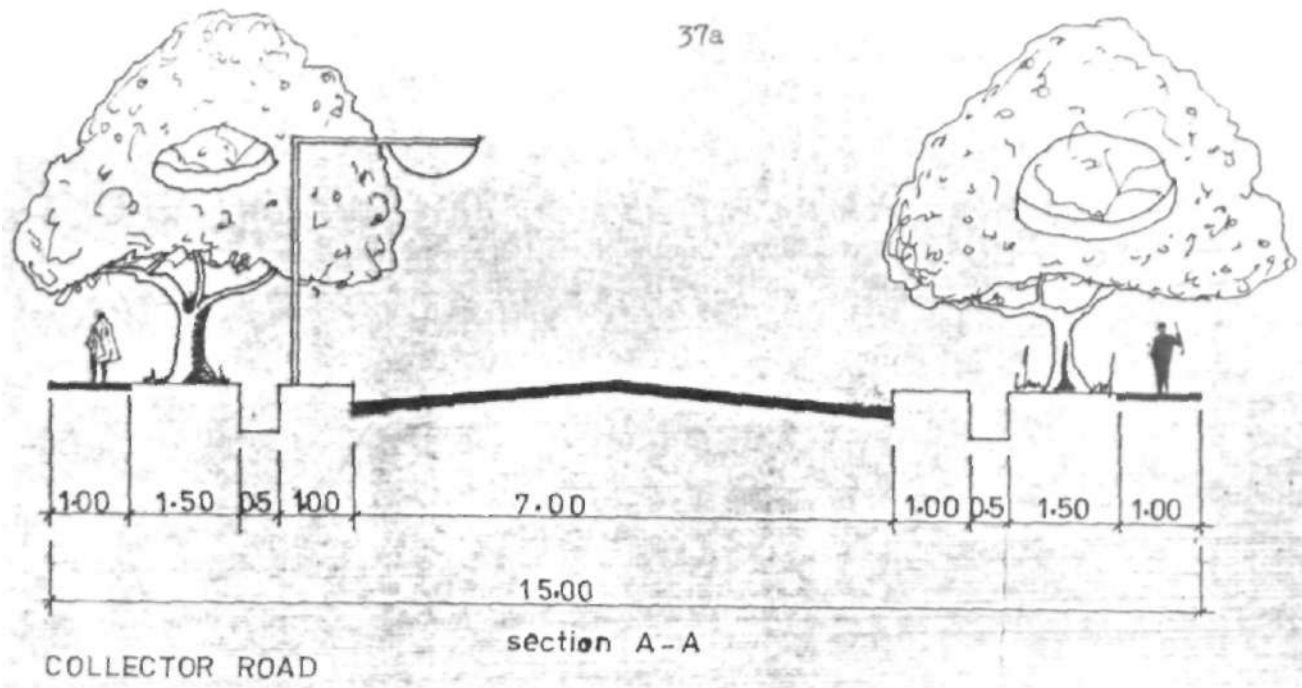
A primary and nursery school is provided located within the same area. 2 day care centres are provided for children whose parents go to work during week days.

d) Open spaces and Green system

Communal open spaces are provided within the residential units and areas of physical constraints such as spring and hills are converted into open recreational areas. There is a provision of a green system along vehicular and pedestrian routes. Apart from enhancing existing aesthetic value and attractiveness of the area provides shade. Figs 4-8 a,b,c shows what the proposal green system along the road should look like.

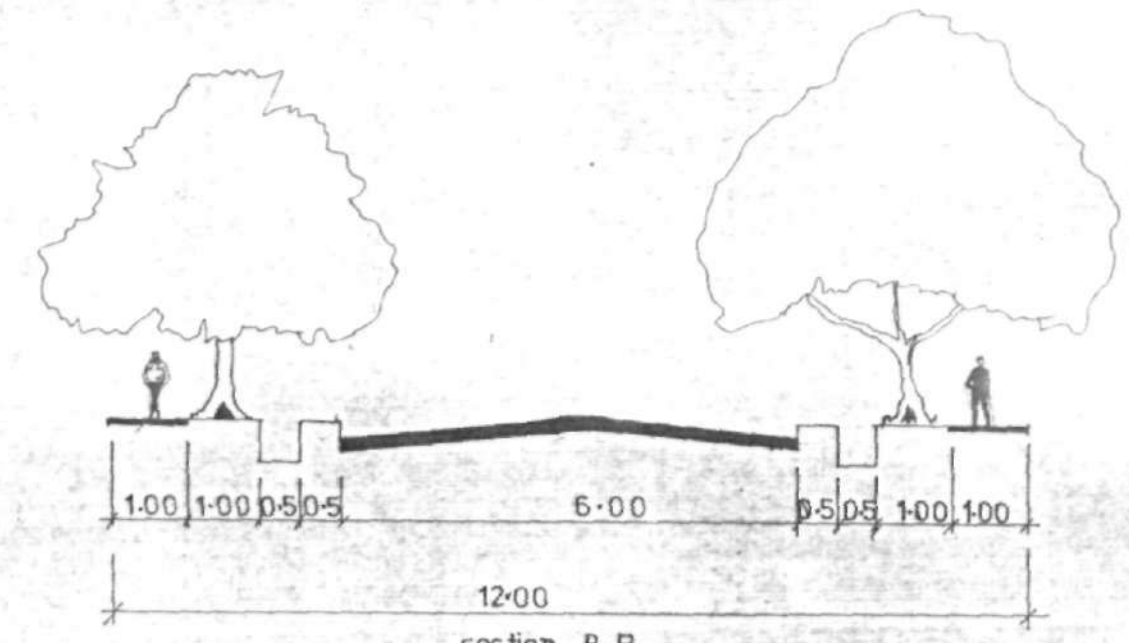
e) Utilities and Services

Concrete open drains on each side of the road is proposed for storm water drainage to connect the town drainage network. Communal dust bins and trash collection centres are provided for regular disposal of solid water. Fig. 4.9 refers.



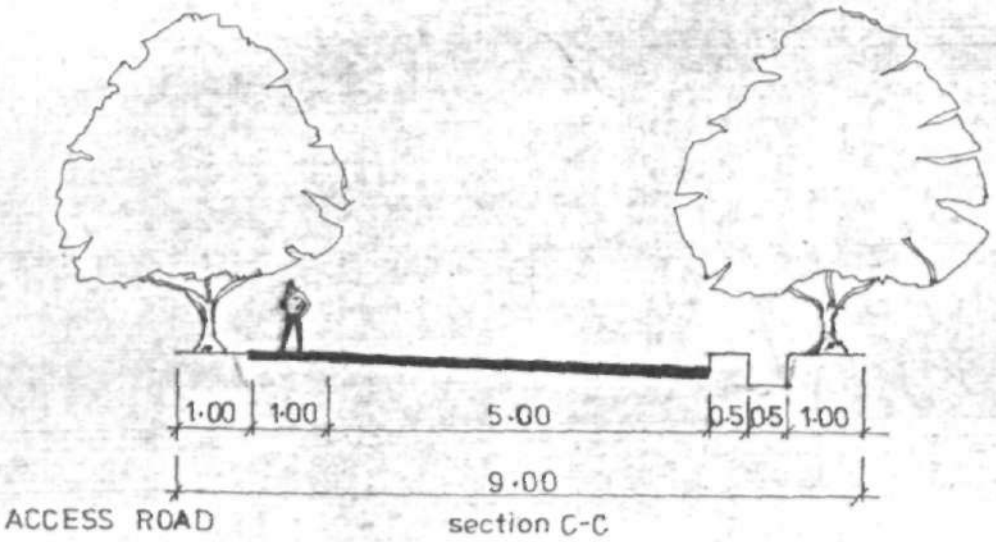
section A-A

COLLECTOR ROAD



section B-B

LOCAL RESIDENTIAL



ACCESS ROAD

section C-C

CROSS-SECTIONS OF ROADS

FIG 48

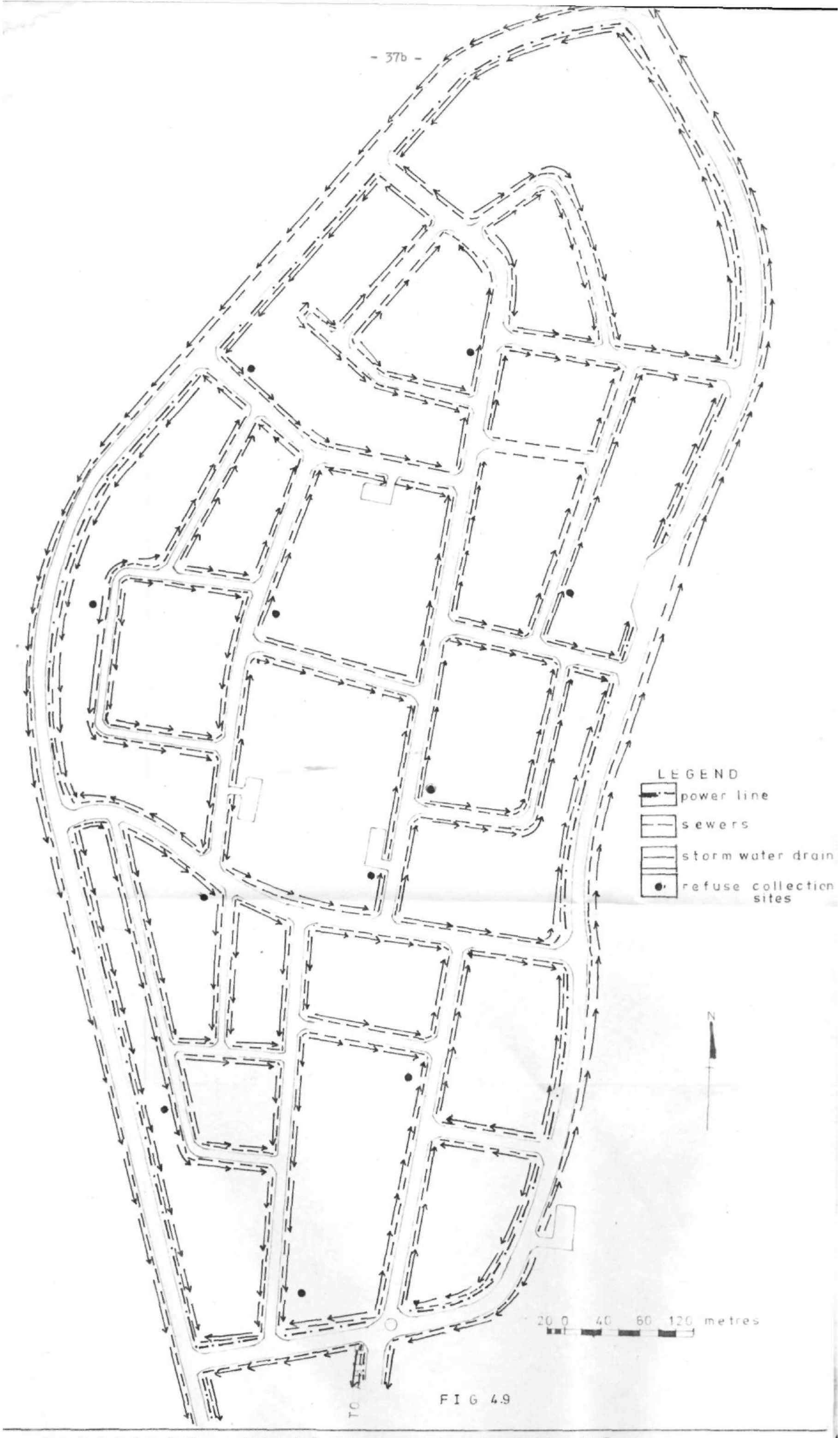


FIG 4.9

PROPOSED UTILITIES AND SERVICES

4.60 IMPLEMENTATION POLICIES

The achievements of the goals and objectives of any plan depends on an effective implementation strategies. Most plan proposals fail because of weak implementation policies. In this regard recommended policies for implementing the plan effectively are based on efficient institutional framework for proper management of the GRA, availability of adequate fund, qualified manpower and technical know how and phasing.

4.61 INSTITUTIONAL FRAMEWORK

Ondo State Ministry of Works and Transport is currently responsible for the general administration and maintenance of Ado-Ekiti G.R.A. while Ekiti central local government is responsible for the maintenance of the town. In other words there is duplication of functions between the 2 government agencies which does not augur well for an efficient and well coordinated city management.

In the light of this plaucity, an Urban Development Board [redacted] is recommended to be created in Ado-Ekiti and other major urban centres in the State. This authority should be responsible for:

a) General administration and maintenance of the GRA as an integral component of the overall city management system.

b) Allocation of plots to the public at moderate fees, thereby encouraging private individuals to construct their personal buildings(i.e. enhancement of home ownership).

c) Approval of building plans submitted to it and which conform with the boards building regulations such as plot coverage, set back lines room size, hieght of buildings and use to which the plot was originally approved.

d) Publicity of its programmes to create public awareness.

e) The ~~authority~~ board should in addition to these functions act as a financial institution for giving housing loans to the public at favourable terms to encourage private individuals to build their own houses.

The ~~authority~~ board so set up should be composed of a professional planner, architect, chairman of Ekiti Central Local Government, one representative each from the Ministry of Works and Transport, Lands and Housing, Water Corporation and other related government agencies.

4.62 SOURCES OF FINANCE TO THE DEVELOPMENT ~~AUTHORITY~~ BOARD

i) Direct state government allocation to enable it perform its functions efficiently.

ii) Revolving funds generated through allocation of plots, charges for use of services and utilities etc to be managed by the Board.

iii) Development loans raised from the public and guranteed by the State Government.

4.63 PHASES OF DEVELOPMENT

Implementation of any plan involves a lot of administrative, management and financial implication that can not be effected at a time. Thus the programmes have to be phased based on their priorities and cost. 3 phases of the programme are proposed;-

Phase I (1982- 83)

a Undertaking general repairs and renovation of existing physically deteriorated dwellings.

b. Realignment and widening of existing roads.

c. Improvement of refuse collection and disposal system in the existing developed residential areas.

Phase II (1983-85)

a Construction of new roads to be integrated with the existing ones as proposed in the plan.

b) Provision of essential utilities and services; water, electricity, drainage net works.

c) Allocation of plots to private individuals for development.

Phase III (1985-87)

a) Construction of educational facilities-primary Nursery schools and proposed day care centres.

b) Construction of the neighbourhood centre consisting of the health clinic, shopping centre, library postal agency etc.

CONCLUSION

The effort made in this study is to highlight existing deficiences of colonial GRAs in Ondo State with a view to redeveloping Ado-Ekiti GRA based on a conceptual background to alleviate the identified problems and integrating the area within the general framework of the urban residential developments. The design layout proposals provide a guidelines for the State in its redevelopment programmes of old GRAs and when planning layouts of the proposed GRA new extensions.

The research study does not advocate for the extension of GRAs in Nigeria since they constitute a means of providing dwellings for the people, but that the programmes be scheduled to include low and medium income earners (both civil servants and those employed outside government institutions) In other words establishment of new GRAs in the State should neither be created to form an isolated residential area within the total urban living environment nor designed to favour high income group alone.

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APPENDIX

CRITICAL STUDY OF GOVERNMENT RESIDENTIAL AREAS OF ONDO STATE: PROPOSAL FOR THE REDENSIFICATION OF ADO-EKITI 'G.R.A.'

QUESTIONNAIRE

Name of G.R.A. .....

Dwelling Unit number .....Date .....

SECTION A. Information about Socio-Economic characteristics of households.

1. Sex of head of household:
   1. Male _____
   2. Female _____

2. Age:
   1. 20-24 Years
   2. 25-29 "
   3. 30-34 "
   4. 35-39 "
   5. 40-44 "
   6. 45-49 "
   7. 50-54 "
   8. above 54 "

3. Marital Status
   1. Single
   2. Married
   3. Widowed
   4. Divorced

4. If married, number of wives:

5. Number of Children:

	Age	Sex	Educational Status	Where residential
1				
2				
3				
4				
5				
6				
7				
8				

6. Occupation:
   1. Civil Servant
   2. Trader
   3. Farmer
   4. Others (Specify)

7. Educational Status:
   1. Primary School
   2. Secondary School
   3. Post Secondary
   4. University
   5. Others (Specify)

8. Annual Income:
   1. Less than ₦2,000
   2. ₦2,000–₦4,000
   3. ₦5,000 – ₦7,000
   4. ₦8,000–10,000
   5. ₦11,000–₦13,000
   6. Over ₦13,000

9. Do you rent on your dwelling unit?
   1. Yes
   2. No

10. If yes, what percentage of your income do you pay as rent?

11. Number of relatives and other dependants living with you

SECTION B: Information about dwelling unit.

1. Type of dwelling unit:
   1. Single
   2. Multi family
   3. Others (specify)

2. How many rooms are in the house? ☐

3. Would you say the arrangement of the rooms are:

   1. Good ☐
   2. Bad
   3. Indifferent ☐

4. What would you say about the size of the rooms?

   1. Adequate ☐
   2. Inadequate ☐
   3. Don't know ☐

5. Are you generally satisfied with the dwelling unit?

   1. Yes ☐
   2. No ☐
   3. Indifferent ☐

6. If No, is it because of?

   1. Structural conditions of the dwelling unit ☐
   2. Amenities and facilities ☐
   3. Size and arrangement of the rooms ☐
   4. Others (specify) ☐

7. Do you think the Structural conditions of the dwelling unit justify a renovation exercise?

   1. Yes ☐
   2. No ☐
   3. Indifferent ☐

8. How many rooms do you have in the Boy's quarter ☐

9. Is the boy's quarter occupied by:

   1. Relatives ☐
   2. Servants ☐
   3. Others ☐

10. What would be your feelings if this space is further used to provide additional dwelling unit?

    1. Satisfied ☐
    2. Dissatisfied ☐
    3. No difference ☐

11. What do you use the space for presently?

    .....

    .....

SECTION C: Information about household facilities services

Services and utilities.

1. Do you have adequate open space or play ground for your children

1. Yes ☐
2. No ☐
3. Dont know ☐

3. If yes, would you say the facilities are:

1. Inefficient ☐
2. Efficient ☐
3. Indifferent ☐

4. What other facilities would you want provided especially if not existing now?

1. Shopping facility ☐
2. Hotel " ☐
3. Parks " ☐
4. Sport " ☐
5. Others (specify ☐

5. Would you say the maintenance of this G.R.A. is

1. Satisfactory ☐
2. Dissatisfactory ☐
3. Don't know ☐

6. What is your general impression of the environment?

1. Lonely and too quiet ☐
2. Overcrowded ☐
3. Neat ☐
4. Dirty ☐
5. Others (specify ☐