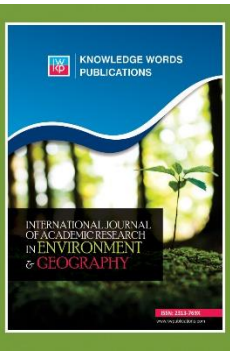

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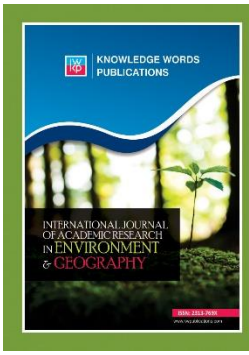
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Re-Development Plan for a Residential Layout a Case Study of Adankolo Layout Lokoja, Kogi State

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Abstract
Most problem facing urban life today is the deterioration of urban facilities, urban sprawl and urban blight. Adankolo residential Layout is in the state of chaos as a result of physical deterioration and infrastructures decadence. The total population according to census 2006 is 10,370 due to the creation of the state in August 1992, the Layout has expense population explosive as a result of rural-urban migration which is exerting undue pressure on the available facilities in the urban centre; inadequate and insufficient housing to meet the demand and ineffective urban housekeeping. The primary objective of Redevelopment plan is the enhancement of the beautification of the built up environments. A simple questionnaire was adopted for the study. The study utilized both primary and secondary data. A structured questionnaire as well as interview was used to obtain the relevant data from a sample of thirty respondents. The discussion of Findings show that Adankolo Layout has a progressive drifted towards deterioration, blight development, overcrowding, misused of land, misused of facility, poor access, Lack of drainage, culvert, Low technology in the construction of building, Low quality material, poor housing standard and poor sanitary system. Conclusively, urban redevelopment in Nigeria require a lot of effective actions along a broad front, this is a task must be accomplished to bring Adankolo Layout and other area in Kogi State to the standard appropriate to this present generation
Keyword: Development Plan, Residential, Layout, Adankolo, Lokoja, Kogi State

Introduction

The problem of urban settlement is often manifest in the physical condition of environment and the general standard of living of the inhabitant in the area. These problems are visual in some cases; there may be others like crime and economic problem as well as other problem which may not be so visible. Umar (2017). An enlarged and more comprehensive view of the urban

environment sees it not only as a microcosm of a physical shell or shelter for man but also the sum total of living environment. Such view regards environment as not only the social neighbourhood in which people interact with its public and neighbourhood facilities (Oyesiku, 2002).

The most problem facing urban life today is the deterioration of urban facilities, urban sprawl and urban blight. The town planning and village reconstruction programme which started from 1944 and ended in 1946 declared that there is scarcely a town in Nigeria that is very serious need of redevelopment and the laying out of further extensions, Nigeria cities recently made in 1944 urban blight, deterioration seem to be growing unnoticed in our urban areas accompanied by population explosion. Our existing facilities and infrastructure are daily under excessive pressure and other use shows the environment calling for help (Umar, 2017).

The situation and quality of an environment influences the health and well being of the people in neighbourhoods. There is also because of the relationship between the quality of the environment and the type of diseases which invade the environment Chukwu, Umar & Esther (2016); Kannapiran, Kob, Rus, & Sulaiman (2018). Urban environment does not serve only social and economic needs but it also determines the positive or negative aspect of the health of the inhabitants as well as the good organization of houses.

In Lokoja metropolis, most environments are rapidly deteriorated and Adankolo Layout is not left out, generally is caused by the factors which include human and physical elements.

Chukwu, Umar & Esther (2016) Stated that the outcome of human action and their way of life led to urban blight and deterioration of facilities more than anything else Umar (2017) Stated that urbanization, which rise in the proportion of a total population that is concentrated in an urban settlement, has a chain effect.

The rapid increase in the population of people in this area has generated very numerous problems such as changing of land use, inadequate provision of housing, standard housing condition, inadequate of housing facilities and service absence if sufficient and adequate neighbor infrastructural facilities, insanitary condition violation of the rule of setback and other planning rules, overcrowding and over strategy of the existing facilities, poor maintenance of drainage system and immoral actions (Umar, 2017; Akomeah, Bentil, Musah, 2018).

In spite of the fact that this area is a relatively densely populated neighbourhood and located close to the central business district (CBD) of the city, there are generally no organized patterns of land use, the neighbourhood was originally planned only for residential purpose but recently, this area is turning to intensive commercial use and this is adversely stock as well as housing needs and provision to people some of these building were erected and constructed under a low level of technology, only one land space was provided for refuse dumping and this is not located at the center to the reach of every household. The distance of this refuse dump to some resident is far. Therefore, the domestic waste is disposed on every nook and cranny of the neighbourhood (Umar, 2017; Singh, 2018).

Several room for residential use are turned for commercial purposed without obtaining variation order from the town planning authority in change of the area. Because of the rapid change of the land use, the housing demand is high and this in turn has inflated death for both residential and commercial purposed, a new method of providing homes, stores and shop have come to vogue:

this is the conversion of container into houses. For these reason housing demand in the area is very high and observation has shown that 3-5 persons occupy room (Essaghah, 1997)

Aim and Objective of the Study

The basic aim of this study is to have a redevelopment plan for Adankolo residential Layout as well as to propose adequate measure to improve the living condition of the people.

Objective of the Study

The study sought to achieve the following objective:

- To reduce occupancy ratio by improved design with a stress on dwelling capacities
- To ensure that building that are already dilapidated are rescued and their influence on other building are being checked.
- To ensuring that the units of the Layout lie without comfortable working distance to the school

Research Hypotheses

- Provision of new houses for the people of Adankolo Layout has no Significant effect on the overcrowdings
- Facilities and services have no significant effect on the need and aspiration of the people of Adankolo.

Review of Related Literature

According to Oluimi (2009) “Urban redevelopment is also urban renewal the researcher see urban renewal as the concept of urban redevelopment.

The concept has American origin in the housing act of 1949 and was originally designed to clear and restructure land use in the inner city which have developed into shuns and to develop in their place, a comprehensive program of new residential and Umar (2017) have attempt a formal definition of urban redevelopment. According to Umar Urban re development refers to urban renewal or town and cities, include their centre business districts. Urban renewal highly associated with the desire for housing upgrading and reform, especially in the interest of the urban poor.

Invariable in operational terms, urban redevelopment has been intricately linked with the use of blight, deterioration, housing standard, property value. The driving objective of urban redevelopment project is desire to bright the gap between affordable and acceptable environmental quality.

Residential slums are common place in Nigeria, especially in the large cities like Lagos, Ibadan Benin city and Enugu which Adankolo is one of them (Onokhoraye, 1985, Makinwa, Adebusoye, 1985, Okoye, 1979, Marris, 1961) some of these slum are quite old and deplorable, while other are rather recent and not too deplorable.

Sophistical urban redevelopment project are rather sauntered and fro in Nigeria. The classical example is that of isale-Eko (content) Lagos in 1955 (Marris, 1961). The central Lagos urban redevelopment project is a classical example of the bulldozer approach to residential slums.

In its execution, the approach involved the evaluation of people from designated area, and subsequent development, was the rehabilitation of the displaced inhabitant of the area affected

by the central Lagos urban redevelopment result in the Lagos executive development Board(LEDB) housing project in Surulere at the outskirts of Lagos

Like the American experience, the lsale-Eko experiment failed to solve the problem of slum in Lagos for a number of reason first, the majority of the displaced person suffered disruption of family ties; and in addition other also suffered economic disruption UNCHS (2001) secondly, it would seen as clearance aggravated not only the housing problem but accelerated the slum formation process consequently rather than reduce the magnitude of the problem, slum have increased in size and complexity.

Resulting from these lessons Nigeria urban authorities seen to have adopted the American staff from the bulldozer approach to the rehabilitation and conservation approach UNCHS (2001). An example of the application of conservation land rehabilitation approach is the Olaleye- Iponri slum upgrading scheme in Lagos Umar T.I. (2017). The upgrading conservation and rehabilitation approach is preferred over the demolition and redevelopment approach because the former is more economical and politically more acceptable. It is also disruptive of socialites and economic activities and also gives the individual and opportunity to improve his living environment, as his means improve.

This only 1000 person may eventually be displaced in the Olaleye-Iponri area as compared to 200,000, if the clearance approach was adopted Umar (2017). Of the slum in Nigeria should be directed at the people rather that the physical structures if the structures are improved and even replaced with new and better ones while the people are neglected the structure will revert to slum status on the other hand, if the people are improved then the structure can in turn be, improved land maintained and slum condition can be arrested or controlled Umar (2017).

Theortical Framework

According to Uwadiegwu (2006) three groups of theories exist on urban redevelopments which include: spatial allocation, Economic and Behaviour theory.

Spatial Allocation

Spatial allocation theory has been the stock in trade of environmentalists such as geographers and urban and Regional planners thus in the past few decades geographer and Town planners have also contributed to the theoretical development of urban redevelopment.

Redevelopment was couched to mean a complete replacement of the neighourhood. The justification of such action was that a major portion of the area was deteriorated and dilapidated which blighted the whole area.

In order to achieve redevelopment programm, emphasis was placed on the power which Local government possess which includes policy power, power of eminent domain and real property taxation.

In term of implementation strategy, the allocation spatial theory advocates that redevelopment project process the following sequence:

- Designation of redevelopment area base on some criteria
- Detailed survey of the demographic, socio-economic and environmental characteristic of the area.

- Preparation of the physical development plan for the area.
- Establishment of relocation program.
- Implementation and evaluation program.

Note once the planning is complete. Execution follows in accordance with the follow basic step:

- Land acquisition
- Displacement and relocation
- Site re- planning and improvement
- New construction
- Bringing back the displaced people// allocation.

The Behavioral Theory

The main contention of behavioral school of thought is that urban redevelopment should as a matter of necessity wear a human look and pay disproportionate attention to human element than physical element in any slum situation. Point raised against slum clearance is that advocate cannot be totally exonerated from the development of slum. Therefore any redevelopment strategy which subjects the slum resident into hardship is totally unacceptable.

The school then hypothesized that the city is inhabited by four groups of people

- The political class
- The landlords
- The tenants
- The voluntary or philanthropic organizations.

To deal with urban decay problems we therefore necessitate simultaneous and precipitate actions of all the actors in urban affair. This will bring about a more tempered strategy than clearance and give room for community participation.

The advocate of behavioral thought strongly criticized the politically induced slum clearance and call for modification in policy and a change in terminology and strategy. They provide for option of rehabilitation and conservation these option appear to have given a clear social focused to urban redevelopment strategies.

The economic theory

One major lesson from the economic theory is on aggregate analysis of cumulative income decline in core area Adedeji & Eziyi (2010). It argues that blight is associated most of all with a decline in the income of central areas and with a tendency for this decline to become cumulative. This trend often display itself in the families blight phenomenon failure to maintain property a widening gap between neighbourhood tax receipt and expenditure on services, out migration of high income resident and urban poverty. The theory essentially sees blight as a decreasing function of per-capital income. It then strongly argues that the only efficient way of handling urban redevelopment project is through efficient allocation of resources. the slum inhabitants must be economically empowered so as to be in the position to maintain their neighbourhood effectively. The theory advocates for strategies, which help to assimilate the slum creators into advice socio-economic life of the city. The end of the theory is a call for economic revitalization of run-down areas (Clinard, 1999).

This strategy involves employment generation within a redevelopment area, which is hoped, will take renewal beyond a mere attack on the symptom of the disease and go to the root cause of the problem Omole (2000). It is believed that once employment opportunity are given to all and sundry people will be able to earn enough, eat well, think well and remember that they have to live in a decent environment.

Historical Background

Kogi state is found in the central region of Nigeria, it is popularly called the conference state because the conference of River Niger and River Benue is at the capital Lokoja, were we have Adankolo residential Layout. Lokoja which is the first administrative capital of modern day Nigeria. It was in Lokoja that the name Nigeria was coined by flora shaw, the future wife of Baron Lugard, a British colonial administrator, while gazing out at the river that stretched before her in the Late 19th century.

The state was formed in 1991 from part of Kwara state and Benue State. The state as presently constituted comprises the people of the defunct Kabba province of Northern Nigeria.

There are three main ethnic groups and language in Kogi: Igala, Ebira and Okun (similar to Boruba) with other minorities like Bassa a small fraction of Nupe mainly in Lokoja, Gwari, Kakandu Oworo people (similar to Yoruba) Ogori agongo and Eggan community ender Lokoja LGA,in which Adankolo Layout is in Lokoja LGA of Kogi State.

Geographical, Lokoja it lies on latitude 7.490^{N} and longitude 6.450^{E} with a geological feature depicting young sedimentary rocks and aluminum along the riverbeds, which promotes agriculture activities. Lokoja features ferrasis is mount patti, which stand at about 759 meter above sea level.

Since the creation of Kogi state administrative and mining was a regular activity at the capital of the state more laborers and workers were needed and the families of the miners and administrators migrated from various places to Lokoja which new bring about the planning of Adankolo residential Layout, this rapid migration of people from rural to select led to settlement up of building and settlement in this unplanned area. As time went on, the population increase was tremendous the need arose and the planning authority produce Adankolo residential Layout. Kogi State in Nigeria is one of the states in the north-central geopolitical Zone (also called middle belt region). This former capital of Nigeria lies between latitude 7.49^{0}N and longitude 6.45^{0}E. it is located at famous hills like Ososo hills, which spread from Edo state to this to the western part of Kogi state and Aporo hil on the eastern part. Another famous mountain is mount Patti, which lies in Lokoja and stands at about 750 meters above sea level. (Lokoja township; a social survey of 19th century as an urban area, it contain numerous neighborhood which Adankolo residential Layout (Lokoja) is one of them.

Size

Lokoja urban master plan shows that as early as 1990, this Layout occupied a land space of 25 hectares. Today, the maximization of the Land spaces in this vicinity of the city is high.

Physical Features

Adankolo residential area has some natural and artificial characteristics which distinguish or tend to relate it with other parts of Lokoja metropolis. These features positively or negatively contributed to improvement or degradation of the neighborhood. Among these characteristics are climate and weather vegetation, topography, soil condition, drainage pattern and refuse disposal.

Research Methodology

Research Design

Descriptive survey design was adopted for the study Survey Research The survey research involves field reconnaissance visits and administration of well-structured questionnaire. Initially a map of Lokoja were acquired from the Lokoja State Ministry of Lands and Survey as well as the Department of town Planning. A number of visits were undertaken to update the map by adding new structures and removing non existing structures and information. Once a credible base map has be prepared, two reconnaissance visits were undertaken to identify and indicate the boundaries of the various districts in Lokoja and establish the urbanization stages of the town. This information is necessary and essentially for the delimitation and delineation the four zones proposed for the social survey.

Types and Sources of Data

In the course of the study and also to accomplish the aims and objectives of the study, various methods were used in the process of data acquisition. Data that is used for the work is collected from two (2) major sources which are:

— Primary sources
— Secondary sources

Primary Sources of Data

Structured questionnaire were used to obtain the behavior, opinion while interview instrument was adopted to establish personal verbal communication between the researcher and respondents. Field observation was equally employed.

Secondary Sources of Data

The secondary data is obtained from relevant textbooks, reputable journals, conference and seminar papers, relevant maps, internet and dissertation/thesis, other areas where this data were derived include the department of works and housing at Lokoja Local Government Council, Library which were repository of information were also the researcher's source of secondary data for the study and also the Population Census Board were visited for secondary data.

Method of Data Collection (Instrument)

Three sets of questionnaire were used for this survey. The first questionnaire, PART A was administered on the socio-economic and demographic information of respondents, while PART B was administered on reduction of occupancy Ratio by improved design with a stress on dwelling capacities .while the PART C covers reduction of dilapidated building and checking their influence on other building. In addition to the questionnaire, other methods were used to obtain information; these are recognizance survey so as to know the problem of re-development plan

for a residential Layout and to be familiar with the study area. Also oral interview is conducted in the study area.

Validity of the Instrument

In other to ensure relevant question and to reach meaningful conclusion, the research instrument was subjected to meaningful validation through several criticism and amendment. The structured questionnaire was submitted to some experts in the department of Urban and Regional Planning, Kogi State Ministry of Lands and Survey for their contributions. The final copies after thorough scrutiny were produced and sent to the field for administration.

Reliability of the Instrument

For concrete content and validity to be ensured, the questionnaires were pre-tested on thirty respondents in the study area. These were retrieved and revalidated by the researcher for final approval.

Method of Administration of Instrument

The questionnaires were administered to respondents in the study area. All the questionnaires were administered by hand; none is administered by post or by any electronic device. However, the researcher and his assistant went personally to the study area to administer the questionnaires. All completed questionnaires were retrieved at the spot by the researcher and his assistant. All instructions regarding how the respondents answered the questions were in very simple and clear terms

Results

Test of Hypotheses 1

The first hypotheses raised for this research stated that '**Provision of new houses for the people of Adankolo Layout has no Significant effect on the overcrowdings'**

Result

The result of hypotheses tested showed provision of new houses for the people of Adankolo Layout has a significant effect on the overcrowding of Adankolo residential Layout; since the t-calculate value (3.26)< that t-critical value (5.262) at 0.05 level of significance and 2 degree of freedom, using student t distribution table 1 then accept the null hypotheses (Hi)

Variable Used

To test this hypotheses two variable was used. These are the number of dwelling units per plot and the number of household per dwelling unit of each plot. The dependent variable is the number of dwelling unit per plot sample, while independent variable is the number of household per dwelling unit.

The Table below shows the combination of variable for sample 1-4 use in the hypothesis

Sample number	Number of household per dwelling unit	Number of dwelling unit per plot
1	4	1
2	7	2
3	5	1
4	8	3
Total	**24**	**7**

Sources Researcher's Field survey, 2019

Test of Hypotheses 2

- The second hypotheses raised for this research stated that '**Facilities and services have no significant effect on the need and aspiration of the people of Adankolo.**

Result

- The result of hypotheses tested showed '**Facilities and services have no significant effect on the need and aspiration of the people of Adankolo.** since the calculated value (2.262)< t-critical value (4.03) at 0.05 level of significance and 8 degree of freedom, using student y distribution table 1 then accept the null hypotheses (Hi)

Variable Used

To test this hypotheses two variable were also used. These are the number of facilities and service and the number of need and aspiration of the people of Adankolo Layout.. The dependent variable is the number of facilities and service, while independent aspiration of the people of Adankolo Layout.

The table below shows the combination of variable for sample 1-4 use in the hypothesis of facility and service.

Sample of facilities and service	Number of facilities and services available in the area.	Number of need and aspiration of the people.
Good water	1	4
Good electricity	2	6
Good road	2	2
Good school	3	6
Good health facilities	2	7
Total	**10**	**35**

Sources Researcher's Field survey, 2019

Interpretation of Result for 1 & 2 Hypothesis

The results of the hypothesis tested show that Provision of new houses for the people of Adankolo Layout has a significant effect on the overcrowdings of the layout,

Facilities and services also has significant effect on the need and aspiration of the people of Adankolo.

This indicates that Adankolo Layout is slum area due to the overcrowding, overused of the facilities and insufficient facilities and service of the area, this result can be explained by the following reason:

The rate on how people build house without following the standard and regulation of urban and Regional Planning has posted the area to slum characteristics where by reducing the right of way of the available drainage, increase the rate of tear and wear of vehicle that access the road secondly most of the material used for building are sub-standard.

Recommendation

There is the need to stimulate an effective rural development programme in this nation, by providing all the basic amenities, service and infrastructure facilities, small scale industries. These would encourage development in the rural areas and consequently serve as growth poles and spring broads for the redistribution of population and traffic patterns for sustainable development in Kogi state and his environ.

We must also recognize the city's need for migration and make good use of the migration energy, drive, enthusiasm and willingness to make a new and better life for themselves and thereby enriching the city at a very low cost.

Finally, there is also the need for neighborhood community, state government to work in collaboration and work out modalities to tackle urban slum.

Conclusion

Redevelopment plan would help us achieve a harmonious, attractive and esthetically pleasing environment that would ensure for us and future generation centers of delight. It would also boost socio-economic development and the quality of life in Adankolo and its environ. Adankolo can still achieve sustainable development and sustainable human settlement. Provided we are ready to adopt and apply the norms and principle of good urban housekeeping.

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