

Spatial Planning Challenges on Informal Settlement Development in Owode Yewa, Ogun State, Nigeria

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Abstract

The paper examines the spatial pattern and challenges of Informal Settlement Development in Owode Yewa, Ogun State. The paper aim to address the problems facing informal settlement such as Accessibility to land, waste disposal and management housing shortage, shortage of infrastructure and non-compliance with rules and regulations relating to building approval. The study derives it data from structure questionnaire for field work survey and observation and Data gathered were analyzed using correlation. The findings revealed that most of building were not having approval because of huge financial implication and illiteracy among the inhabitant, the relatives outside the border and also revealed that there is a weak positive relationship between the cost of land in Owode ($R=0.443$) and it is significance with Sig. value of 0.001. In conclusion, there should be settlement upgrading in the study area to allow accessibility to each dwelling, adequate provision of drainage system and functional planning authority for monitoring physical development.

Keywords: Informal settlement, Development, Spatial patterns, development, challenges

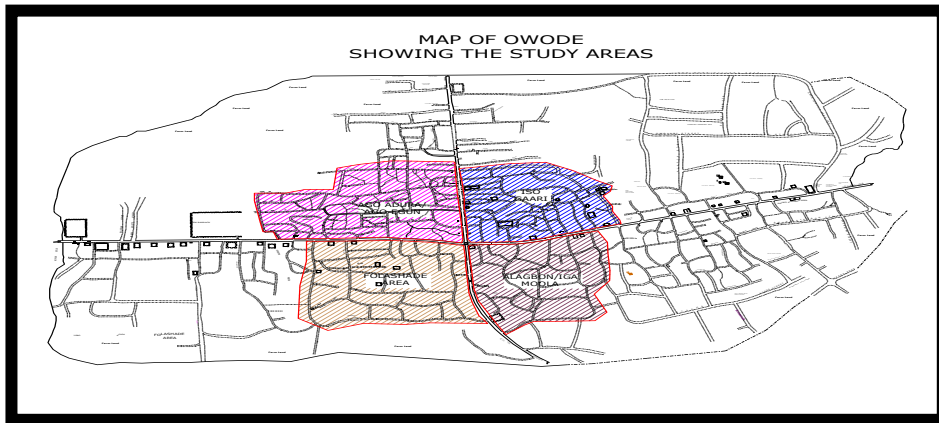
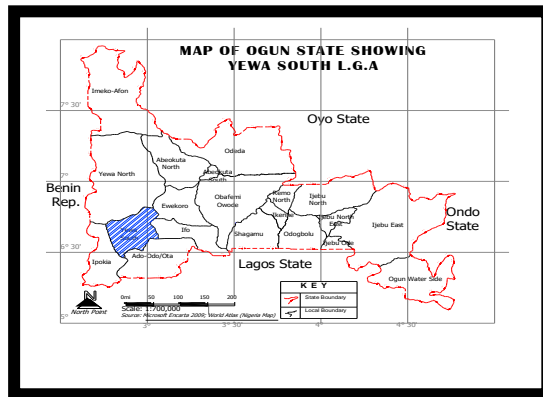
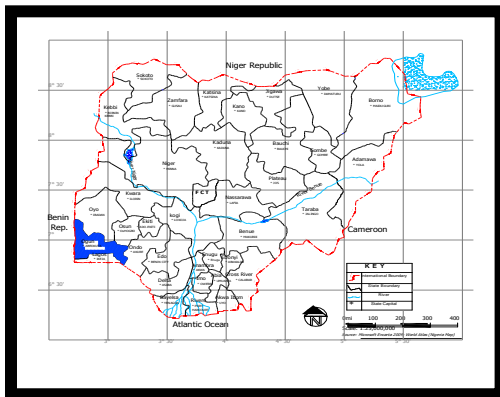
Introduction:

Spatial planning systems refer to the ways and approaches used by the public and private sector to influence the distribution of people and activities in an area. It requires sustainable instrument for effective operation. It has been observed that many settlements along the border faced challenges of informalities in settlements physical planning. Urbanization contributes to the development of informal settlement in developing countries and inadequate planning regulation to control physical development. Settlement along the border in Nigeria characterized with many problems include overcrowding, poor access to health facilities, poor housing quality, unsuitable environment, lack of circulation system within the settlement and ineffective administration of authorities in charge of planning and approval of physical structures. This perspective generally disregards the inter-related impacts of social, historical, political, legal and economic factors (Roux, Barry and whittal 2009). The development of the physical structure of informal settlements took special patterns, movement and location of activities that is founded

mainly on social dimensions. Eldefrawi, (2013) also further described streets plots and building patterns as a major contributor to development. Informal development also occurs within existing built-up areas as densities increase owners invest in their properties and worn-out buildings are renewed (UNHABITAT 2009). Most of the built-up areas in Owode are congested due to the commercial activities as a result of closeness to the boarder of Nigeria and Benin republic. Border conditions are connected to the establishment of social economic forces that rule the production and occupancy of every day spaces in cities Suau (2013). The squatters' settlement often takes place along regional, linguistic religious and caste affiliations of the migrants, although there are many settlement which are more cosmopolitan in their composition (Chakrabarti, 2001). The physical patterns make transportation difficult within the settlement, disregard accessibility to available facilities to improve the standard of living of inhabitants and limit in production of housing for new migrant from other towns. The paper examine the physical pattern and challenges that spring up due to informal settlement development in towns along the border with appropriate recommendation to make life comfortable for inhabitants.

Study Area.

The settlement pattern is in cluster whereby houses and facilities are located along Sango/Idiroko road; Ado-Odo road and Ilaro road of Yewa South Local government area of Ogun State. The inhabitants of Owode are predominantly combination of farmers, traders, transporters, exporters and importers of goods and services as a result of location closely to Nigeria Benin border. Among the educated once are those working in school, health Centre, civil servant etc., also there is a period market in the settlement for transacting their commercial activities. The relief of the study area is open mass without rocky earth surface high rainfall intensity is capable of causing floods and over flows of the river banks because the settlement is flat terrain, leading to the washing away of some farmland and distort physical development along the river banks. The long period of annual rainfall will promote faster growth and re-growth for agriculture. The topography of the town slopes South-East and plain in the North-West. There are presences of both loamy and sandy soil in which the loamy soil can be used for Agricultural production and the sandy soil can be used for building construction. The map of the study area is shown below



Literature Review

Settlement informality remains one of the problems in Owode Yewa. It consists of housing without approval building plan and basic facilities to serve the residents. (Eldefrawi 2013) identified the morphology of informal areas based on three phases: settlement, proliferation and familiarization, settlement began by attracting people to settle and find kind of work for daily survival, proliferation mean those new settlers after settling down brought the rest of family by which phase of familiarization was created. Informal Urban Settlement is one of the urban and social problems that in most countries and societies create complex difficulties. This phenomenon, in some communities is due to natural attraction of industrial employment, welfare and administrative poles and in some other societies, unemployment, and poverty resulting from industrial and economic crisis, or racial discrimination and class divisions are the reasons

Mostafa (2009). Informality could be measured as a result of high trans-border activities, the level of unemployment is high which encourage engagement in informal activities and increase level of poverty. The informality occurred as a result of migrants from neighboring settlements due to high commercial activities. The informal nature of these groups leads them to act at the margin of the establishment in a network which is not necessarily related to a spatial manifestation (Bornberg and James2005).

The expansion of informal practices in the public realm leads to a second class of informality that is not as obvious or visible as the previously mentioned one, the virtual informality. The form of informality is found in almost all contemporary global cities not only in the developing countries metropolises but developed cities too (Bornberg and James 2005) In addition to the processes of informal settlement, in many cities there is much informality in development of middle and upper income residential neighborhood (UN Habitat 2009) landowners often manage to obtain detailed layout and building permission for developments in areas not zoned for immediate development either because the development permission process is ineffective or through influence or corruption. Such area often gated communities, built to high standards and self-sufficient in term of services but may not comply with broad strategic planning or environmental policies. Therefore, informality does not restrict to open spaces or swamping area alone. The view of informal activities as illegal or irregular has given rise to various debates. In particular, whether they occur because of the constraining effect on developer, individuals and enterprises of laws, regulation and bureaucratic requirements and whether the public costs of non-compliance exceed private benefits (UN Habitat 2009).

Primary indicators of slums areas which have the same characteristic with informal settlement development in developing nation was highlight by Vandana Agrawal 2014 in Slums: Effects on environment. Population density – Population density of that area

Infrastructure – Accessibility to public services such as road, water supply, sewerage in that area

Income – Income of the residents living in that area

Social status – Social status of the residents living in that area

Construction material of houses – Construction materials used in the houses of that area

Legal aspect – Land ownership status in that area

Health and sanitation – Health and sanitation status of the houses in that area.

Informality could be also surface as a result of uncontrolled population density, inadequate infrastructure facilities to meet the present population, the existing infrastructure may be outdated, and income of the resident is another factor because your income determines the standard of living. The determinants of physical structure is the construction materials, some were not censors as a result of durability and cheaper in the market compared to durable in term of local material or conventional ones that can last longer as a construction materials. The ownership of land and adherent to planning rules and regulation discourage settlement informality and address the issues of healthy living and sanitation. According to the State of the World's Cities Report (2010/11), every year, 10 million more people are added to the urban population of Sub-Saharan Africa; approximately one-third of these, or 3 million, move to 'formal' urban areas and act both as agents and beneficiaries of formal urban and economic growth. The remaining two-thirds, or 7 million, move to informal settlements or slums. Of these, only 2 million can expect to lift themselves out of slum conditions and the other 5 million will remain confined on the wrong In Pacific countries such as Papua New Guinea, most of the city's poor live in informal settlements. However, this trend is changing, with middle and high-income earners moving into informal settlements because of the limited access to formal housing (UN-Habitat, 2012) Increase in population couples with adequate and decent housing provision is an instrument to attack informality and responsibility of authority to respond to the population trend in different regions.

Research Methods

The settlement was divided into four areas as a result of major roads from Ilaro, Sango, Ado-Odo and Ajilete. The research instrument used was well structured questionnaire which was designed to carry out the operation. It was divided into personal information, location choice of building and challenges. The total number of Ninety (90) questionnaires was randomly distributed in four areas selected. Thirty (30) questionnaire at Iga mola /Elekute, thirty (30) at Iso Garri,

Fifteen (15) at Alapara/Ago-Adura areas are the four areas in which the informality is predominant.

Result Analysis

The survey covers the entire Owode Township. Ninety (90) respondents were used for the survey work. 15 respondents each were selected from Ago Egun and Isale Oro while 30 respondents were observed from Iga mola and Iso Garri each. Majority of the respondents were self-employed that is 35 (38.9%), followed by private employment; that is, 34 (37.8%), 19 were public workers and 2 of them unemployed. 57 (63.3%) of the respondents had secondary school education, 23(25.6%) had B.sc/HND while others had primary/unspecified educational levels.

Socio-economic analysis of respondents

The analysis show that 32(35.6%) of the respondents earn between 11,000 -20,000, 23 (25.6%) earn between 21,000 - 30,000, while 17 (18.9%) earn 31,000 – 40,000. 36 (40%) of the respondents are tenant while the remaining 54% were not.17 (18.9%) of the respondents had spent up to 5 years in the construction of houses while 14 (15.6%) had spent 6 – 10years and 6 of them had spent 11 – 15 years. Majority of the respondents were residing in towns very close to Owode until completion of individual dwelling in Owode. In subject areas, 16 (17.8%) of the respondents were having only 1 household, 14 (15.6%) were having 6 households while the remaining respondents stay in a household of 2,3,4,5,6,7,8 and 8. It also reveal that, 12 (13.3%) of the respondents had 1-4 rooms in their house, 23 (25.6%) had 5-10 rooms while 1 (1.1%) had 11 – 15 rooms and 1 (1.1%) had 15 and above rooms.

Land tenure system analysis

It also observed that, 16 (17.8%) of the respondents claimed they don't have tenant in their building, 7 claimed they have only 5 and 10 claimed they have 6. Other respondents number of tenants varies between, 1,2,3,4,5,8,9 tenants and 19 (21.1%) of the respondents claim the land caused them less than N50, 000, 21 (23.3%) claimed it caused them between 51,000 – 1000,000, and 14 claimed it caused them 101,000 – 150,000. Only 1 respondents claimed the land the house was built caused between 151,000 – 200,000. The analysis further revealed that 40 (44.4%) of the respondents were of the opinion on that the cost of the land is not a major

factor that lead to the purchase of the land, 14 (15.6%) claimed the cost played a vital role in their decision to buy the land. 53 (58.9%) of the respondents claimed that planning of the land did not motivate them in the purchase of the land while 2 (2.2%) of them affirmed that planning is a major factor. 35 (38.9%) also affirmed that their friends did not influence their purchase while 20 (22.2%) claimed that their friends influenced them.

Infrastructure and building analysis

The studr revealed that 53 (58.9%) of the respondents observed availability of social amenities were not considered during the purchase of the land but 2 (2.2%) said they put availability of social amenities into consideration during the purchase. 52 (57.8%) claimed they were not frustrated from their formal house while 3 (3.3%) claimed they were frustrated from their former house and this prompted the purchase of the land. 34 (37.8%) of the building surveyed have approval while 20 (22.2%) had no approval from the Government. Some of the building were not having approval because of financial implication and Illiteracy. The major reason why some people leave in Owode is because of business. 11 (12.2%) of the respondents acquire the land through agent, 6 (6.7%) by their father, 30 (33.3%) by friend and 12 (13.3%) by themselves. 43 (47.8%) of the respondents claimed they will construct another building in another plot within the settlement in future, 11 (12.2%) claimed they will build in another settlement. 36 (40%) claimed they will build another house to rent in the future, 14(15.6%) said they will build for better access to infrastructure, 4 (4.4%) wish to build in order to accommodate family. 34 (37.8%) of the residence surveyed have business transaction outside the border, 53(58%) have relatives there. There is a weak positive relationship between income level and the cost of land in Owode ($R = 0.443$) and it is significant even at 1% level of significance with sig. value of 0.001.

Table: 1 Showing Income Level and Price of land

Correlation	Income level	How much is the plot of land you are having your building
Pearson Correlation	1	.433
Sig. (2-tailed)		.001
N	90	55
Pearson Correlation	.443	1
Sig. (2-tailed)	.001	
N	55	55

At the 0.01 level (2-tailed).

Discussion

The study revealed that the majority of inhabitant were self-employed and deal with product from other countries, the location of the settlement prompt people to settle, their income does not affect the purchasing of plot for construction and also determines the types of building erected and environment. The types of building common in Owode is Brazilian types where two or more household occupy a building. The accessibility to land is a problem because of the cost and documentation. It was observed that those development spring up as a result of improper monitoring and inadequate to enforce measures in controlling development. The accessibility to each dwelling make it difficult for law enforcement agencies to control or curb smuggling activities.



Plate 1



Plate 2

Plate 1 & 2: Existing residential buildings in study Area that lack basic amenities that require for functionality and structurally devalue. It can lead to loss of life during heavy wind and rainfall.



Plate3: Existing drainage system Natural Gorge converted to drainage within the system which overflow during the raining season and disturbed activities within the area



Plate4: Un- Engineering Drainage system with lack of maintenance that can result to unpleasant odour in the settlement.



Plate5: Open burning of refuse



Plate6: The study area lack adequate drainage system and the available ones are not properly constructed and lack regular maintenance which contributed to frequent flooding that rampage the whole settlement during raining season. The existing drainage is only available at the four major roads.



Plate 7: Access road to each dwelling without drainage system cause havoc during the raining season



Plate 8: It shows the indiscriminate dumping of refuse in unauthorized location which disturbed free flow of vehicles, unpleasant odour, and refuse dump affecting proper utilization of the road and reduction in availability of landuses.

PLATE 1-8: Author field survey 2016

Recommendation

The prevention of further development of an informal settlement in study area needs adequate measures and policies that will accommodate new development and conducive living. There should be effective land policies and preparation of layout plan in accordance with town planning law; internal roads should be constructed with sufficient drainage system to control erosion, revitalization is one of valuable concept applicable in settlement upgrading and if is applicable in study area there shall be improvement in social, economic and physical setting of the settlement. There should expansion of major road from Idi iroko to Songo axis which cause congestion and frequent accident as a result of goods been imported from Benin republic. There should be effective and efficient development measure at the border towns because the concept of equity should be applied and formidable community development association should be formed to combat the frequent crime activities.

Conclusion

There is need to improve irregular spatial pattern of building and insufficient infrastructures in that settlement to meet the concept of proper development organized communities should provide themselves with basic amenities that can improve the environment and health of individual in that area. The consistence flooding in Owode Yewa has increase informalities and putting pressure on the existing structure and available roads moreover the influx of people to that particular settlement as a result of commercial activities and relationship of the inhabitant with boarder communities increase the population of settlement. In respect of that, the settlement characterized by substandard housing that contributed to the development of informal settlement. Therefore government should make available basic services like regular sanitation, health facilities and cooking facilities because most of the building were built closely together that, cooking with firewood can result to pollution and cause health hazard therefore, the inhabitant must comply with current planning and building regulation to foster development through public awareness and education on land matters.

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