

**POOR PLANNING IN MINNA AND ITS ENVIRONS:
A CASE STUDY OF MAIKUNKELE**

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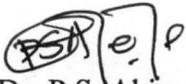
MARCH 2001

CERTIFICATION

I certify that this project was carried out by Bilkisu Usman of the department of Geography, Federal University of Technology Minna. Nigeria.

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Dedication

I Dedicate this project to my Mother.

ACKNOWLEDGEMENT

My first gratitude goes to the Almighty Allah, most Gracious, Most Merciful.

My most profound gratitude to my supervisor, Dr. P. S. AkinyeṢe for his encouragement and guidance throughout the period of this work

I also appreciate the chance given to me in the department of Geography F.U.T Minna as well as the support of all my lecturers and course mates throughout the course tenure.

I want to seize this opportunity to thank all my siblings for their moral and spiritual supports, I really do appreciate their encouragement throughout the course duration.

May God bless you all.

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CHAPTER ONE

1.0 INTRODUCTION

In nearly all the countries of the world, the process of urbanisation has significantly contributed to the manipulation of points of population concentration and more importantly to the increase in the size of village and city concentrations.

At the initial stage of urbanisation, there were sharp contrast between villages, cities and the country-side due to some physiographic and socio-economic factors such as Employment opportunities, income level, educational status, good road network, standard of living etc.

But with time these differences often disappear through several urban growth which soon completely obliterate the rural – urban dichotomy. Consequently the rapid expansion of the ‘country side’ often leads to the degradation of the rural environment due to inefficient planning that often prevail.

In developed countries of the world, problems associated with the ‘country side’ at present are minimal and largely different from one country to another but generally similar to those of the industrial and post industrial revolution in Europe. However, on the part of developing countries, they have been faced with rapid urbanisation process and at present, cities where urbanisation is currently highest continue to with alarming rapidity due to continued drift of able bodies (but jobless) youth from rural to urban Centres. Other problem factors

include deplorable environmental condition to haphazard development, urban sprawl and squatter.

In Nigeria, these development seen not to be limited to the inner (traditional central) city but are now manifested at the outer part of many cities and villages, a situation which has received very little attention to – date. This study is therefore motivated by the desire to advance practicable solutions to the problems of the ‘country side’ focusing on the Urban environmental development in Minna town in Niger State as a case study.

1.1 STATEMENT OF THE PROBLEMS.

This study becomes a subject for research because of the need to advance solutions to improve the degenerating conditions of the study area manifested in the following ways;

- i. Poor living and environmental conditions
- ii. Uncoordinated development and designed or defined street system.
- iii. Inadequate infrastructure and social amenities
- iv. Land use abuse through uneconomic estate planning.

The above listed problems are associated with the activities of, and error of omission by local, state and Federal Government land speculators, Local planning authorities, property developers or land owners and also the residents of the ‘country side’ area themselves.

1.2 JUSTIFICATION OF THE STUDY.

The outcome of this study is expected to motive a new orientation in urban planning process. This will create an awareness on the need for standards in infrastructural, standard and qualitative housing

accommodations in better planned environment not only for a proper functional study of the development but as well as for the city and the emerging metropolitan region as a whole.

1.3 AIMS AND OBJECTIVES

The major aim is to study the nature, pattern and characteristics of a typical 'country side' development with its existing problems and inadequacies and suggesting possible solutions to these problems.

Thus the main objectives of this study are:

- i. To study the peculiar land use pattern and the socio-economic Characteristics of the people within the study area (Maikunkele)
- ii. To assess the efficiency of planning agencies and government Regulations (laws, act, Decree) on the area regarded as 'country side' settlement.
- iii. Lastly, to make policy recommendations which are expected to Be useful guide towards improving the condition of living in the study area.

1.4 SCOPE OF THE STUDY

As is the case in many other studies carried out in developing countries in Nigeria, obtaining accurate, reliable and adequate data for the purpose of this research work may pose problems. In the process of collecting the secondary data, some information may be undependable where they are available and some unavailable due to the delay in publishing the population data for the local government areas. Some data may be insufficient or even difficult to obtain in some cases. To obtain all these information, a high level of tolerance and patience is required.

Other problems likely to be encountered in the course of the field survey include poor response or complete refusal at some stages, and also financial constraints. Despite all the problems anticipated, the project still continues.

CHAPTER TWO

LITERATURE REVIEW

Interest in planning of the 'country side' has been increasing rapidly increasing rapidly in recent years. This is evident from the different studies and contribution from several authors and researchers on various aspect of the issue. This review concentrates on the earlier studies that focused attention on when planning of the 'country side' started or become noticeable; the various definitions of the 'country side' areas; the characteristics of the planning 'country side' as well as the problems associated with fringe and the solutions preferred by different authors and researchers.

The planning of an environment is not an easily defined geographical area that begins ends at a distance from the city centre. It contains substantial, if discontinuous, area of urban development mixed with stretches of more extensive and traditionally rural setting for instance, Agriculture and forestry which may not be strongly affected by the presence of urban activity, hence the rural environment is sometimes synonymous with 'country side' areas

It was smith (1973) who discussed the planning of an environment that marked the first use of this term signifying the built up area just outside and within the corporate limit of the city.

Pryor (1968) however suggested that it is possible to give the term 'urban planning more precise definition as proportion of the total land

area under urban use and to subdivide the fringe into 'rural – urban' and 'urban – rural components.

Sada (1970) outlined two major approaches in the definition of the rural – urban planning. Firstly, it is an area outside the city boundary where there is concentration of the 'non-village-rural and non-farm population'. Secondly, it is an area outside the city boundary where full city services lease to be available. He therefore defined the rural-urban fringe of Lagos as "the continuous built-up area outside the boundary where full city services lease to be non-village". In the same view, Bennet (1969) had earlier noted that the first half of the 18th century for the same seasons as today. He argues further that in a land use and often in an administrative sense, the area is only partially assimilated into the growing urban complain. This is the area which has been termed the urban fringe.

Davidson and Wibberley (1977), argued that planning in an environment include many values that are at stake and where there exist potentials for rapid change. The country side is at the entree of the rural milieu and their activities are in many respects marginal.

McDonald (1980) referred to the 'country side' as the "town's back garden" which is countryside appearance but has undergone physical changes due urban-type intrusion leading to a decline in the Agriculture base. Where the 'country side' urban is expanding actively as in development of new towns; it is necessary for a number of farms to be vacated at an early stage of the development since all the released land is unlikely to be required at this stage, the

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developing authority were able to lease some of the land on short term tenancy to the remaining farmers. This allows short term expansion in increasing cropping and the uncertainty regarding when and if such land will be ultimately required for development makes medium to long term planning impossible.

All these point to the diversity in views on the definition of the 'country side'. Countries like the united state of America refers to the 'country side' as the portion of an urbanised area that lies outside the central city.

The composition of the 'country side' is found to vary from place to place, for instance, in France, it is characteristically the working class who are forced to live in the country side and the French, call lit pavilions, but in Lagos in Nigeria, the low income earners occupy these areas.

Rodehaver (1947) found out that the Rural areas are characterised by a high proportion of married couples as compared to the urban area adjacent to it.

Myers and Beegle (1947) concluded that "that substantially higher ratio of the countryside point to a significant area where relatively larger number of children are produced and a place in which problems of the youth are of major importance"

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Pryor (1968) concluded that the country side is characterised by incomplete network of utility and service such as reticulated water, electricity, gas and sewage mains, fire hydrants and sealed roads.

Thomas (1974), Identifies 'country side' as a zone of mined land use elements and characteristics in which rural activities which are the mode of life are in rapid retreat and into which not only residential, but also structures for commercial, Education, recreation, public services and other largely intensive uses of land are intruding.

The 'country side' is an area characterised by functional and visual uncertainty about its dominant use.

These areas are faced with numerous problems amongst which is accessibility. For instance, mass transport modes and degree of access of an individual to places of work, schools and market, tend to be dissatisfying to the residents because of the incapability of such services.

Other writers also share similar views by identifying the major problem of country side as that of capacity of social amenities, and found that regular pipe borne water supply is a 'luxury' and the authorities concerned pay little attention to providing these amenities because of the low income generated from these areas before the industrial boom of the seventies.

Another problem of the country side is the high crime rate. Crime at the area is highest in most Nations of the World. Thus Wilsher and Righter (1975) noted that 'the latest United states government statistics show crime falling in many falling in many large cities and rising in the country side.

There is also the problem of inadequate network of public transport modes; this is mainly as a result of the lack of good roads in the developing countries and in the developed countries, it is as a result of the need for commuting population since the areas are occupied by high rate of car ownership. This lack of public transport modes causes problems, because majority of the residents prefer to work in the urban areas rather than the 'country side' itself, especially in the developing countries. However, Cruickshank (1981) noted that almost all the problems of this environment carry landscape implications. He argued further that the case of most large towns and cities in Britain provides worst example of vital decay. The problems of these areas could be caused by the location incompatible land uses non-conforming activities such as quarries, Airports, Cemeteries, Manufacturing, commercial Enterprises, Storage depots, slaughter houses, refuse dumps which assault the unprotected environment problems associated with land, water and Air pollution.

Another environmental problem of the 'country side' is the land use abuse through uneconomic planning. This is because the growth of settlements in the area are unplanned and unpredictable, and these sometimes lead to productive farmlands being allowed to lie idle for several years.

This area is also faced with administrative problems which includes;

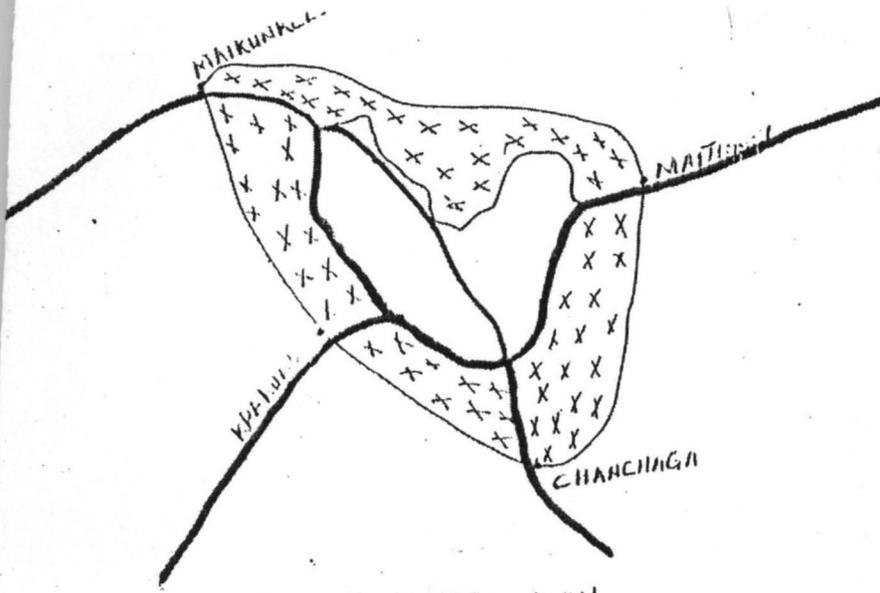
- i. confused planning framework between the city and the local administration.
- ii. Lack of plan by the local government for the 'country side' which leads to zoning inadequately geared towards the present and future needs of expanding urban areas.

- iii. Lack of basic data on which researchers could be based to enhanced adequate planning.

Analyst argue that it is not simply an intermediate environment which exhibits with less intensity, some urban problems and some rural ones; at any one time, the 'country side' is as particular and unique environment with its own set of problems and so, therefore, solutions to the nature and degree of the problems. For 'country side' where the problems have manifested, urban renewal or upgrading could be use to improve the condition of the area and solve the problems, but in an area which is just development, maps master plans and subdivision plans could be best used to reduce uneconomic planning and eradicate unco-ordinated and piece-meal speculation and incompatible land uses.

From what has been discussed so far, the definition of 'country side' as well as its characteristics, problems and solutions to the problems have been analysed. The next stage of the study discusses the background information on Minna and the study area.

FRINGE AREAS OF MINNA



KEY

x	FRINGE AREAS
x	
—	ROAD

MINNA MASTER PLAN

CHAPTER THREE

3.0 Back ground information on Minna and the study area.

3.1 Historical Background of Minna

Minna is basically a Gwari town and got its name from a ritual performed by the Gwari founders of the town to observe the beginning of new year.

The word itself in Gwari means 'to spread fire'. It came into existence because the Gwari used to put out every bit of fire in the area, even in all the kitchens in the town on the last day of every year so that the chief priest and some other members of the traditional council could travel to Lafiyagi to bring new fire to Minna. The original name of the settlement on the hill top was paida and surrounding villages like Dabo, Fadi, Jempina, Tayi, Dnay, Pasin, and Shakwo were all under its domain. The early settlers and founders of the town lived on the top of the range of hills which line the Eastern and Northern sides of the present Minna.

However, before the town became the modern city that it is today, it went through four stages. The first was when the construction work of the railine started in the area in 1905. As there was no local labour at that time, the construction workers were mainly Nupes, Gwaris and the Hausas located in different camps.

In 1908, the second 'face-lift' for the town took place when an Alkali (Judge) was provided for the camps and a prison for convicts established. Later, the first contingent of police was introduced.

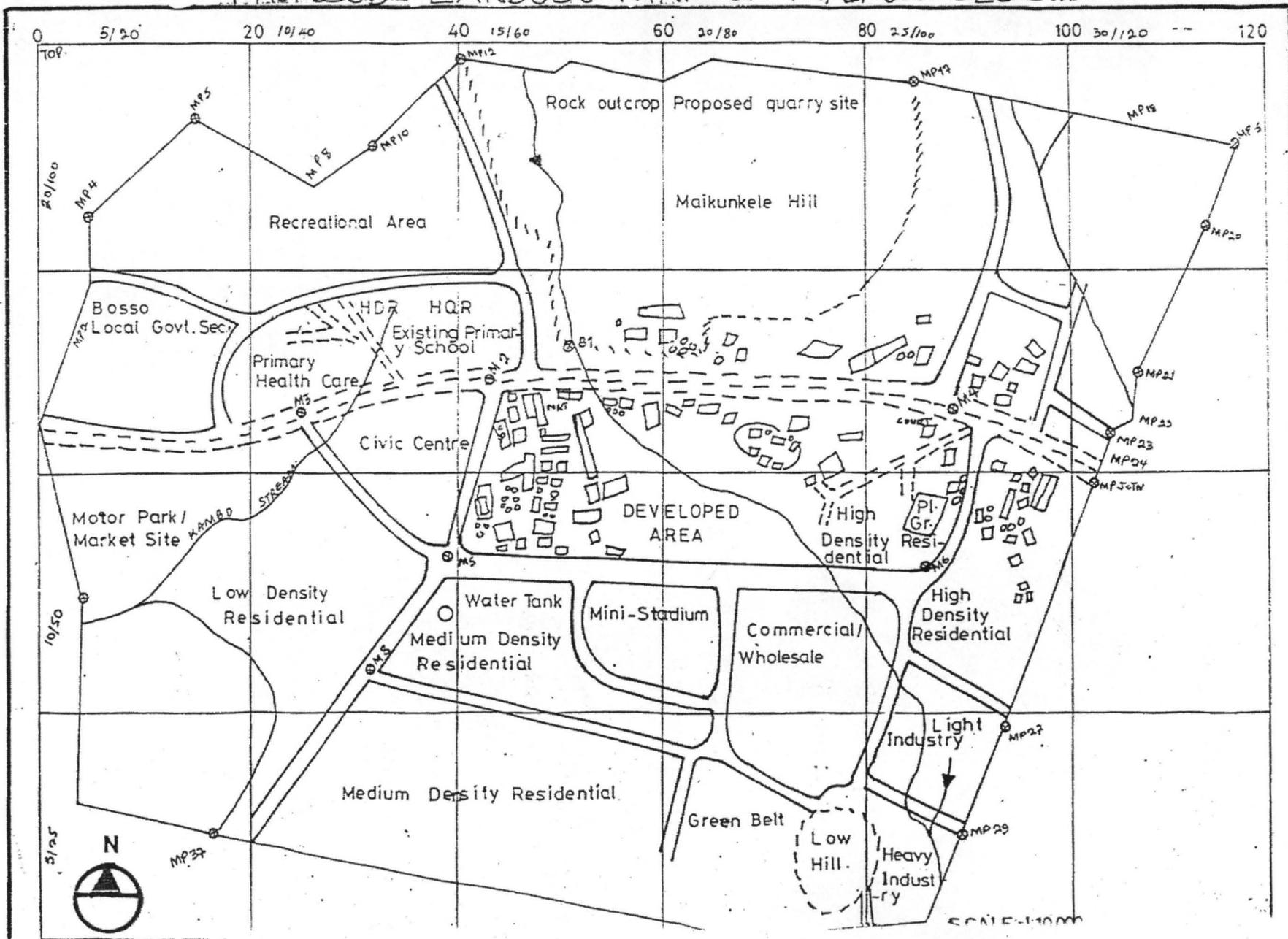
The third stage took place in 1910 when the Gwari decided to move from hill top to settle down in the area of the present Paida. In 1911, the railway line passing through Minna was completed and the first locomotive engine arrived in the town station, now known as the Minna railway station.

The Minna town council was established in 1934 when the railway workers' camps started developing into permanent settlements. In 1950 a chief for the whole of the new Minna area was enthroned, known as Alhaji Ahmadu Bahago I.

Another significant event that took place was the construction of the aerodrome in 1929 as one of the first three in the country. The Bosso dam was constructed in 1949 to serve the city until the late sixties when the Chanchaga water-works was built. In 1962, the National Electricity Power Authority (then known as the electricity commission of Nigeria) extended its services to the town.

The last improvement of status came in February 1976 when Minna was made the capital of the newly created Niger State which today has made tremendous socio-economic impact on Minna and environs.

PROPOSED LANDUSE MAP OF MAIKUNKELE



3.2 Geographical Setting of Minna.

Minna lies at latitude 9 degree 37' North and Longitude 6 degree 33' East. To the Northeast of the town, a continuous steep out crop of granite limit any urban development in that direction.

The town has an annual rainfall of 1334mm (52 inches) taken from a long record of 54 years. The rainy season starts on average between the 11th – 20th April and last between 190-200 days with its highest mean monthly rainfall at September with about 300mm (11.7 inches)

The mean monthly temperature is highest in March at 30.5° degree C (87°degree) and lowest in August at 25.1° degree C(77°degree C).

3.3 The City Structure.

Ever since the town's movement from the hill top and its resettlement in the vally, it has flourished and expanded due to the exploits influenced by the construction of the rail line in 1905. With the location of the civil service secretariats (Federal and State), the university and other educational, medical, recreational. Commercial and transportational facilities in the city, Minna has continued to grow in importance. The town's accessibility through several means and its nearness to the new Federal Capital (Abuja) is contributing to its rapid development with an immediate potential market for many products and services.

3.3.1 SPATIAL GROWTH.

The growth of Minna from 1950-1960 was gradual with 73.1 hectares at the rate of 3.4% per annum. From 1960-1972, it raised to 108.0 hectares at the rate of 2.9% per annum, it was 516.6 hectares at 1972-1979 at the rate of 13.4% per annum. This is because Minna became state Capital in 1976, this helped in the rate of growth.

The main aims of Minna has grown in a Northwest to south east direction which originate from the core area around the railway operations and the market. To the North west it has expanded with large scale land allocation to ensulf the village of Bosso and Maikunkele market the North west boundary of intense influence, especially now that the airport has been sited close by.

To the south East there is no open space up to Tudun wada. The village of Chanchaga at the bridge crossing of the river Chanchaga marks the South eastern boundary.

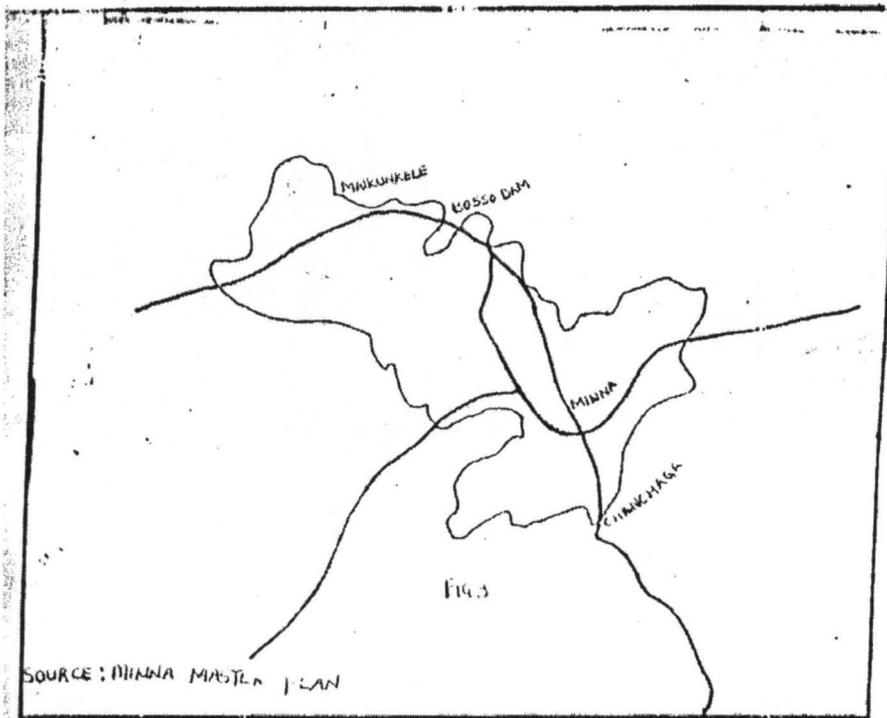
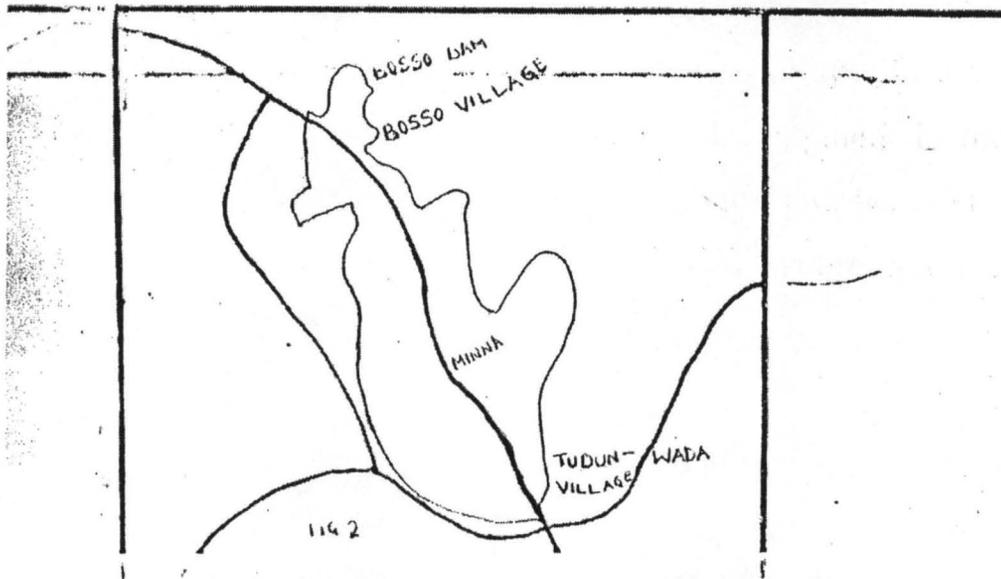
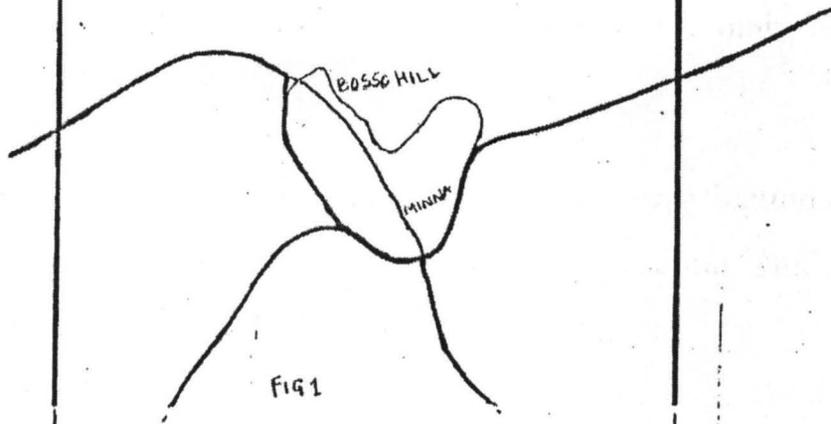
3.2.1 POPULATION GROWTH

The population of Minna has grown tremendously through the years. This growth is due to both Natural increase as well as influx of migrants from other parts of the country

3.3.3. COMMERCIAL STRUCTURE

Firm began to spring up in Minna after the creation of State in 1976 when Minna was mad the capital of Niger State. This creation of State brought in investors and hence the establishment of commercial institution to develop the area. Banks were established for transaction purposes and some super markets and confectioneries were opened.

BUILT-UP AREAS OF MINNA



SOURCE: MINNA MASTER PLAN

Other markets for the selling of agricultural produce were also established, for instance the Gwari and the main markets, bigger than the 'Kasuwan Dare' which was initially in use.

The central business district (CBD) which is the commercial nerve center of the city is around the rail way and the main market this is due to movement along the railway line.

There are other small retail and service centres scattered within the city. At the lowest hierarchy is the street trading which consists of hawking along the roads and residential quarters.

3.2.2 THE RESIDENTIAL STRUCTURE

The growth of the residential district of Minna is in response to the increasing population which is the result of development in the city. The development brought about job opportunity and hence the need for more settlement in the city. The expansion has brought about the new residential areas.

Following the hierarchy of the residential areas based on the population density and houses available; we have the core areas with the highest population density and comprises of low income earners., These areas often slum areas with hardly any open space; and few roads pass through; often occupied by indigenes.

The structures spread outward to the new suburb which is also occupied by the indigenes but with less concentration of houses and

people than the core areas even through their social characteristics are the same.

With the creation of Niger state in 1976, newer residential areas were built to accommodate the government official.

These areas are referred to as the government reserve areas (G.R.A.). There are also the Estates, lowcost houses eg the chiromawa estate and Bosso lowcost respectively and also Zarumai quarters. The most recent is the Bosso estate.

Finally, further away from these estates and lowcost houses are the fringe areas of which Maikunkele is one. People move to the fringe area in search of more land for various land use types.

3.3.5 EMPLOYMENT AND INDUSTRIAL STRUCTURES.

The creation of state has open up more industries and hence more job opportunities. In Minna, the mona juice factory was established and so also are some small firms and construction companies such as the julius gerger, P.W, John Holt and a lot of others. The establishment of the Secretariat and other Federal Government offices have also increased job opportunities and hence employment. The improvement in the road net work has led to the establishment of several commercial institutions such as the Banks which provide job opportunities as well. These activities grow continuously over the years.

3.3.6 EXISTING ROAD NET WORK.

Minna has a major road which passes from chanchaga, and through Bosso to get to Maikunkele and from there continues out of the town. This is the busiest road in the town and its being fed by other roads. Some of the Minna roads are Kuta road, Air port road, Shiroro road, These minor roads are also being fed by local roads like; hospital road, Maitumbi road and a lot of others.

Moving further down the hierarchy are some foot paths feeding the local roads.

The existence of this straight road facilitated the movement to and from maikunkele.

3.3.7 GNENERAL LAND USE PATTERN OF MINNA.

Different areas of Minna have been zoned for specific use in order to control the development of the town. In Minna the residential aspect dominates the other uses being intermingled. The public institutional land use also cover huge land area, this is followed by the Airport them the industrial land use and them the rural use followed by Agricultural land use and them others.

3.4 THE STUDY AREA.

The study area is Maikunkele, situated on the North Western side of Minna. Maikunkele area like all other fringes (eg Chanchaga) in Minna was a village mainly used by the urban and rural dweller's as farm lands before the creation of Niger State in 1976. Noticeable developments have since changed this situation.

The congestion of the inner city of Minna was as a result of the creation of Niger State which brought in many people, and also the sitting of the new capital of Nigeria (Abuja) which is 130km away. Minna also increased the influx of people. This congestion of the inner town has led to the movement of people to the periphery, including Maikunkele. The location of the new airport close to the study area has contributed to the development of the fringe, this is people working at the airport would prefer to live close to where they work.

The location of the flour mill industry at Tudun fulani which is very close to the study area (maikulkele) has also attracted people to both Tudun-Fulani and Maikunkele. The location of this industry and the new airport has necessitated the construction of a better road from Bosso to the airport junction.

3.4.5 POLITICAL AND PLANNING ADMINISTRATION

Politically, the study area is the capital of Bosso local government area and so the physical planning of this area is the responsibility of the Bosso local Government. However, the Bosso Local Government is under the Niger State ministry of land and survey which is supposed to be directly or indirectly contributing to the development of the area.

3.4.6 EXISTING LANDUSE.

Based on the survey carried out by this researcher, Maikunkele consists of various land use types among which are:

RESIDENTIAL: Land use which occupies the largest share of the developed area. The common residential building designs in the

study area is found to be the traditional compound type. Other types of building in the residential area include, bungalows and story building both defaced and the face typed.

3.4.2.1. INDUSTRIAL

The industries found in the study area include; motor mechanic, furniture, welding and vulcanizing industries.

3.4.2.2 COMMERCIAL

The central commercial area is the market which operate to its fullest capacity on Fridays, since this is the Maikunkele market day. Other places where commercial activities take place include under the trees because the market is too small, little shops or kiosks and other parts of some residence.

3.4.2.3 PUBLIC/SEMI PUBLIC

The public or semi public building existing in the study area include; Hospital; primary schools, secondary schools, Mosques and Churches.

3.4.2.4 RECREATIONAL/OPEN SPACE/VACANT LAND.

The study area does not have any planned or organised public recreational areas and facilities and does not have any organised space either. This is because the area is generally unplanned and no special provision for recreational activities. However, the people in the study area, especially the children are seen using some vacant lands for various recreational activities mostly football and cultural dances.

CHAPTER FOUR

4.0 METHOD OF DATA COLLECTION AND ANALYSIS

In obtaining the required data, information were gathered from primary source with the use of prepared questionnaires and also door to door interviews.

Secondary data were collected from the following source which will include;

1. Niger state department of land and survey.
2. Niger state housing cooperation
3. The polytechnic of Ibadan, North campus Library.
4. Niger state National population commission
5. Niger State ministry of Economic planning.
6. Chanchaga Local Government Headquarter (Minna)
7. Bosso Local Government Headquarter (Minna)
8. The Federal University of Technology Minna Library also provide facilities on Literature through the use of Journals and papers of previous authors.

The method employed in questionnaire administration is as follows:

- i. sampling Unit: The whole of Maikunkele.
- ii. Sampling frame: Reliance was placed on the National population commission's Enumeration Areas. However, initial attempts to obtain information from the commission failed.

It was them that manual counting of buildings at the study area were done. Roughly three hundred building were counted. Because of the small size, it was decided that two hundred and fifty houses be surveyed excluding institutional buildings.

Five research assistance were employed and the questionnaires were administered in two days.

In all two hundred and twenty three questionnaires were successfully administered representing about 89% of total.

4.1 PROBLEMS OF THE STUDY AREA:

In this chapter the various problems facing the study area are identified from the analyses of data extracted from the physical and socio-economic survey carried out on the study area. Also used are the data collected from other secondary source such as; the department of land and survey, Economic planning office, Maikunkele Zonal planning office etc. These problems identified are as follows:

4.2 PHYSICAL PLANNING PROBLEMS:

The physical planning problems are those arising from the direct use of the land for any development purposed (could be for Residential, commercial, industrial, institutional etc). Those problems identified focus on those relating to lack of definite form for the study area, poor condition of buildings, inadequate Amenities, utilities, facilities and services and also other environmental problems.

4.2.1 LACK OF DEFINITE FORM FOR THE STUDY AREA

The most dominate land use type in the study area is the residential, though other various types of land use development

also exist. Many of these land use development were without any formal planning and this lead to the haphazard or scattered manner in this area have no definite form or pattern and this resulted in the poor arrangement of the houses to one another and hence portraying the picture of overcrowdiness.

4.2.2 POOR ROAD NETWORK

Among the problems of the study areas is that of poorly defined street system. There is only one main road passing through the centre of the town and that is where the activities of the town area centred. Building and activities cramme together making the area almost impossible for vehicles movement between street.

In the study area 57.4% of the houses surveyed are reached through foot paths and 42.6% by road, this is due to the poor lay out of the roads (both motorable and non motorable)

Table 4.1 ACCESS TO THE BUILDINGS.

LSI

TYPE OF ACCESS	NO. OF BUILDING	PERCENTAGE
Road	95	42.6
Footpath	128	57.4
Others	-	-
Total	223	100

Sources: personal field survey

In addition to poor road net work is the poor condition of the only major road, This road has been croded along the sides and having pot-holes here and there, the coaltar are almost all removed creating a bad state which need urgent attention.

Table 4.2 WALL MATERIAL

MATERIAL	NO. OF BUILDING	PERCENTAGE
Mud	52	23.3
Mud brick	26	11.6
Mud Block Plastered	94	42.2
Sandcrette	51	22.9
Total	223	100

Source: Personal field work.

From the table above, 42.2% of the walls of the buildings sampled are made of mud block plastered, 23.3% are made of sandcrete and mud bricks respectively.

Table 4.3 WALL CONDITION

CONDITION	NO. OF BUILDING	PERCENTAGE
Dilapidated	6	2.7
Dilapidating	13	5.6
Cracking	41	18.4
No defect	163	73.1
Total	223	100

Source: Personal field Work.

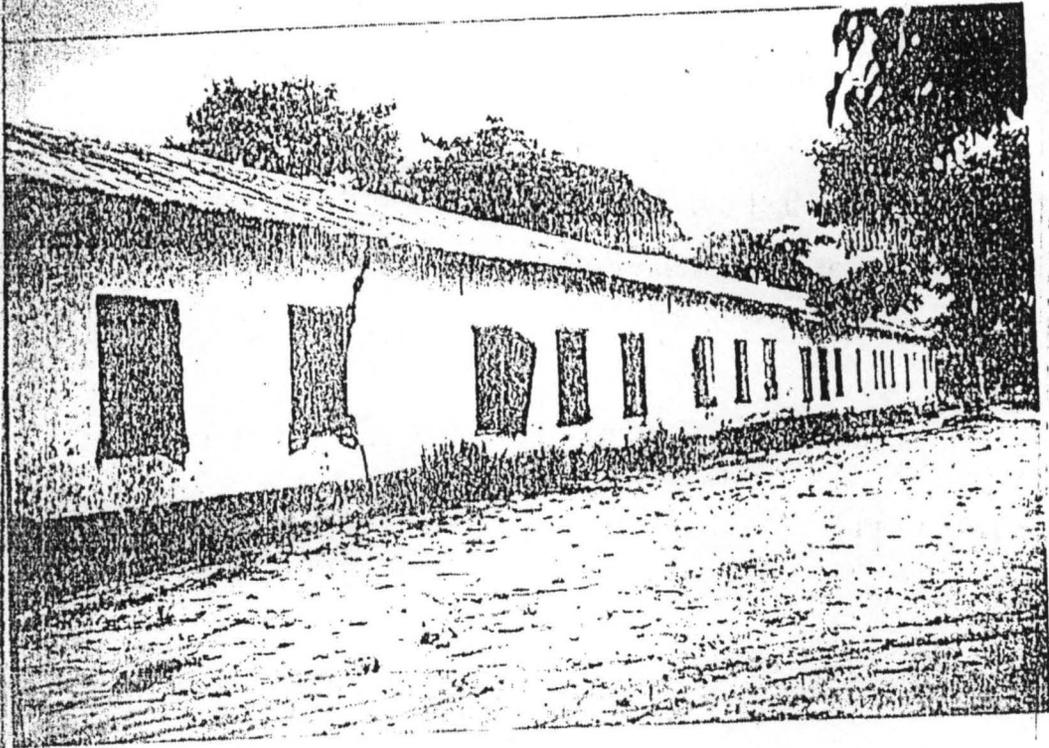
From the table on wall condition above, it is clear that 73.1 % of the walls of sampled buildings have no defects while the remaining 26.9% are either dilapidating or cracking.

Table 4.4 CONDITION OF ROOFING MATERIALS

CONDITION OF ROOFING MATERIAL	NO. OF BUILDING	PERCENTAGE
Part missing	18	8.1
Leaking	23	10.3
Sagging	20	9.00
Rusting	54	24.2
No defect	108	48.4
Total	223	100

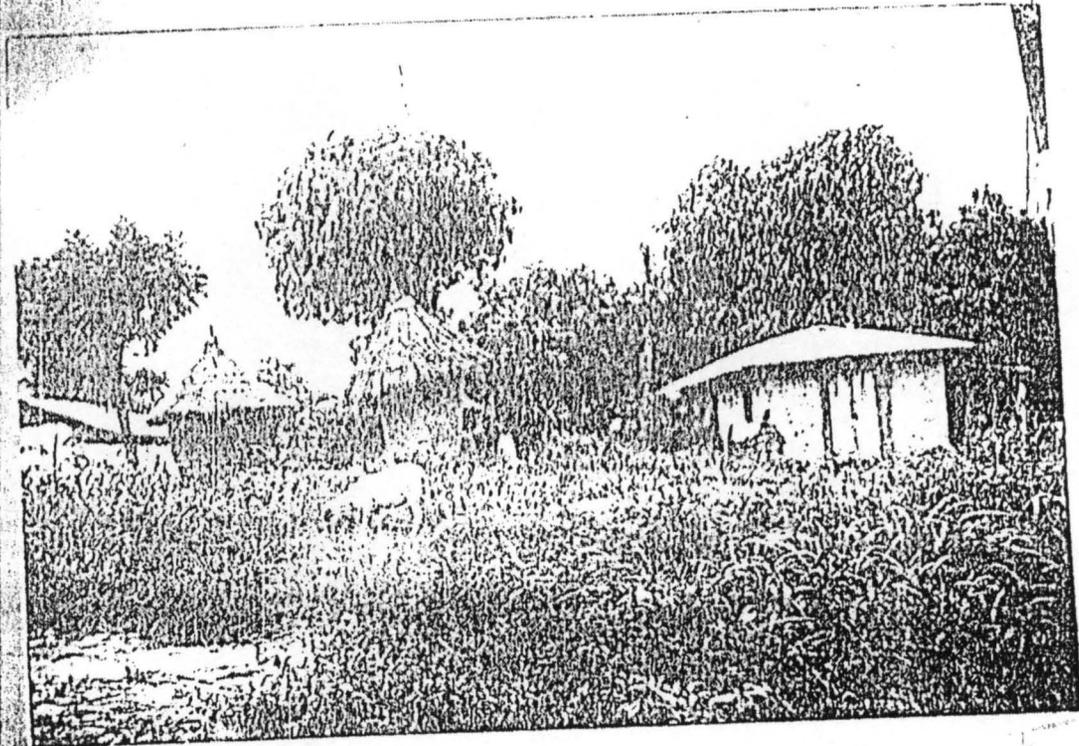
Source: Personal field work.

PLATE 1



A DILAPIDATING PRIMARY SCHOOL.

PLATE 2



POOR AND INADEQUATE RESIDENTIAL BUILDINGS.

From the table above, we could see that over 50% (15.65) of the building sampled have one defect or another. 8.1% have some of their part missing, 10.35 have leaking roofs, 9% have sagging roofs and 24.2% have Rusty roofs, leaving only 48.4 % of the sampled buildings

Table 4.5 CONDITION OF WINDOWS

CONDITION	NO. OF BUILDING	PERCENTAGE
Fallen off/none	34	15.2
Broken	40	17.9
No defect	146	66.8
Total	223	100

Source: Personal field work

The total percentage of 99.9 is due to apponimation error.

Table: 4.6 CONDITION OF DOOR

CONDITION	NO. OF BUILDING	PERCENTAGE
Fallen off/none	7	3.1
Broken	37	16.6
No defect	176	80.3
Total	223	100

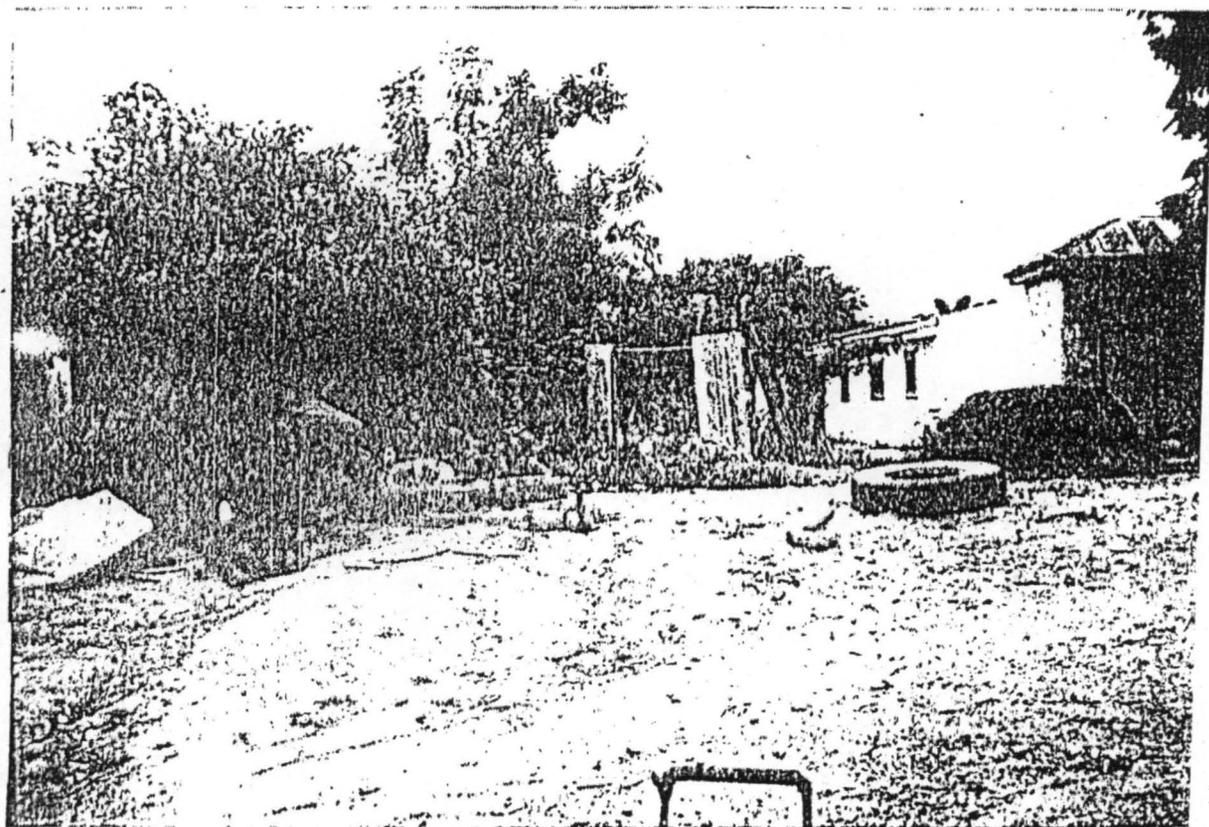
Source: Personal field work

Most of the doors of the sampled buildings in the study area were found to be good and materials used is mainly wood. 80%



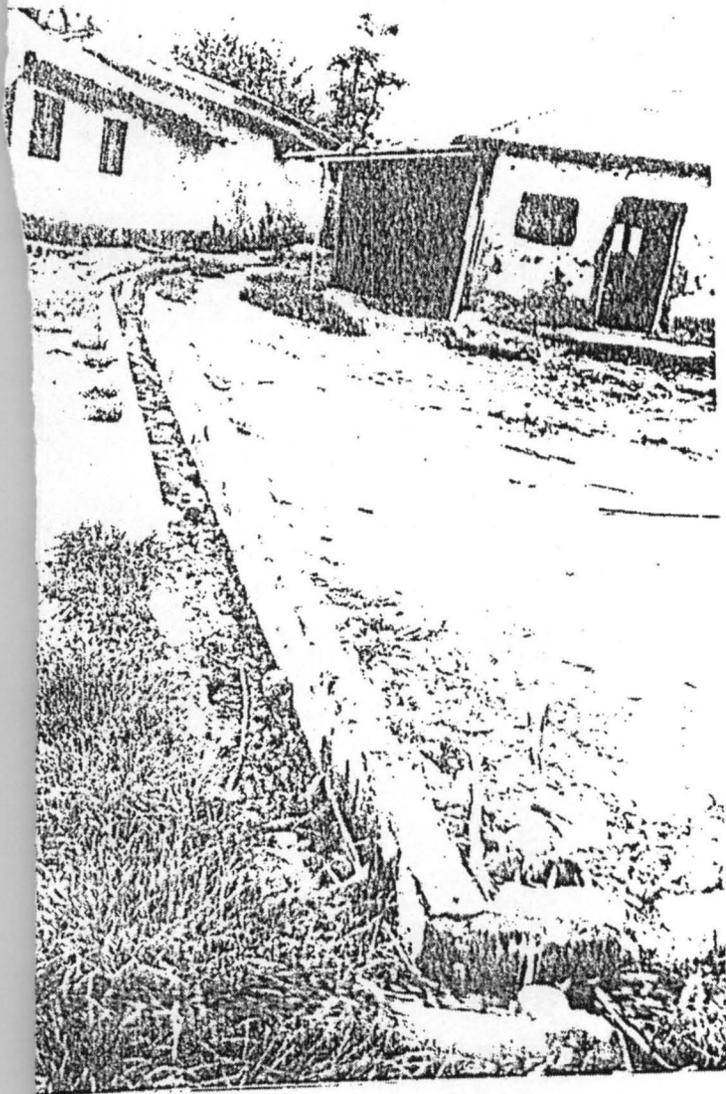
PARTIALLY ERODED ROAD SURFACE
DUE TO LACK OF PROPER DRAINAGE.

PLATE 7



A TYPICAL OUT-HOUSE BATHROOM

PLATE 5



of the sampled building doors have no defects while the remaining 19.7% have either broken fallen off or non at all.

In some cases the space within the kitchens is too small to occupy the number of people it is meant for, so people take turns in some compounds.

BATHROOM AND TOILET

The bathroom are mostly made of zinc and open at the top and they are mostly without shower, where there is shower, no water to run the shower, The bathrooms are mostly separated from the main buildings, thorough there are very few houses with the modern type but these are very insignificant in terms of generalisation. The toilets are mostly the pit or latrine some go to the bush, in very few houses do we find the water closets types.

PARKING FACILITIES;

The study does not have any planned parking facilities and so therefore, people park their vehicles anywhere along the road this compound the problem of movement in the study area.

4.2.4. INADEQUATE UTILIUTIES, FACILITIES AND SERVICES:

Inadequate Public Utilities:

The various utilities in the study area are not adequate and efficient enough to meet the people's demand. Such utilities ranging from

drainage system, refuse disposal system, to communication (Telephone) system

DRAINAGE SYSTEM

In this study area, only the buildings along the drainage system constructed by Julius Berger company (Federal Project) enjoy the use of good drainage system and these buildings accounted for 53.0% (52.9%) of the sampled buildings while 4.0% of the sampled houses have blocked and bad drainage and 43% of the building do not have drainage at all. The blocked drainage's have become breeding places for mosquitoes and other dirty animals while the water runs out flooding the door steps of buildings.

TABLE 4.7 RATING THE DRAINAGE SYSTEM

RATING	NO. OF RESPONDENT	PERCENTAGE
Good	118	52.9
Bad	9	4.0
Not Available	9676	43.0
Total	223	100

Source: personal field work.

In rating the communication system (telephone) in the study area, all the respondent interviewed claim that they have not even seen the poles not to mention the telephone services itself.

This means that 100% of the buildings sampled do not have telephone system.

REFUSE DISPOSAL

The study area (Maikundele) is faced with the problem of refuse disposal means and points. In assessing the means of disposing refuse in the area, only 2.5% remove their refuse by means of refuse vehicles (good), 24 % dispose of their refuse by burning which is rated as being fair and 73.5% dispose of their refuse on available open spaces which is rated as poor means.

TABLE 4.8 RATING REFUSE DISPOSAL SYSTEM

RATING	NO. OF RESPONDENT	PERCENTAGE
Good (Removal by vehicle)	5	2.5
Fair (By burning)	49	24.0
Poor (Dumping on open space)	150	73.5
Total	223	100

Source: personal field work

INADEQUATE COMMUNITY FACILITIES.

Another problem of the study area is the inadequacy of essential community facilities. Such as schools (Nursery, Primary and Secondary), health facilities, post offices, and postal agencies, cinema, theatres, markets, recreation and other cultural facilities.

NURSERY/PRIMARY SCHOOLS

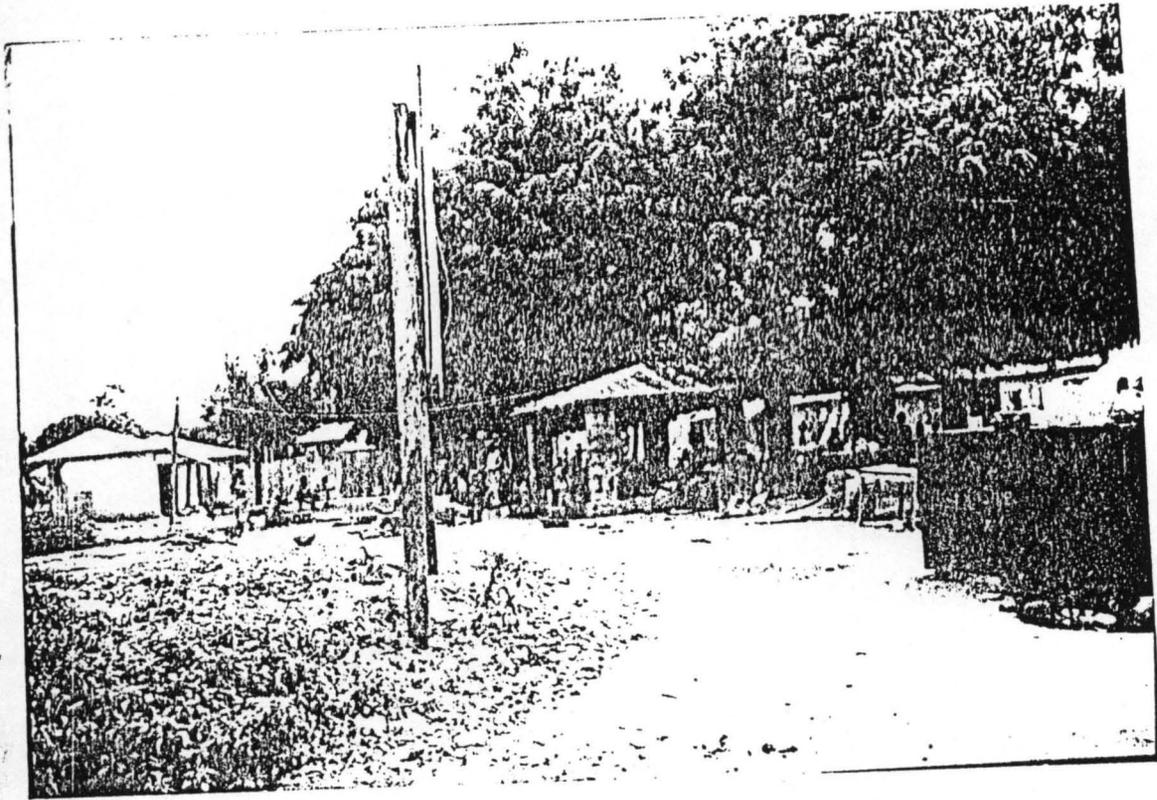
The study area has no nursery schools for the use of the residents and this brings the problem associated with having to go to the city every morning and after noon. In some cases, others don't take their children to nursery school at all because they can't afford to make the trip to the city everyday.

In the case of the primary schools, there is only one primary school serving the area and this is rather inadequate to meet the demand for primary education because it lacks facilities.

SECONDARY SCHOOL:

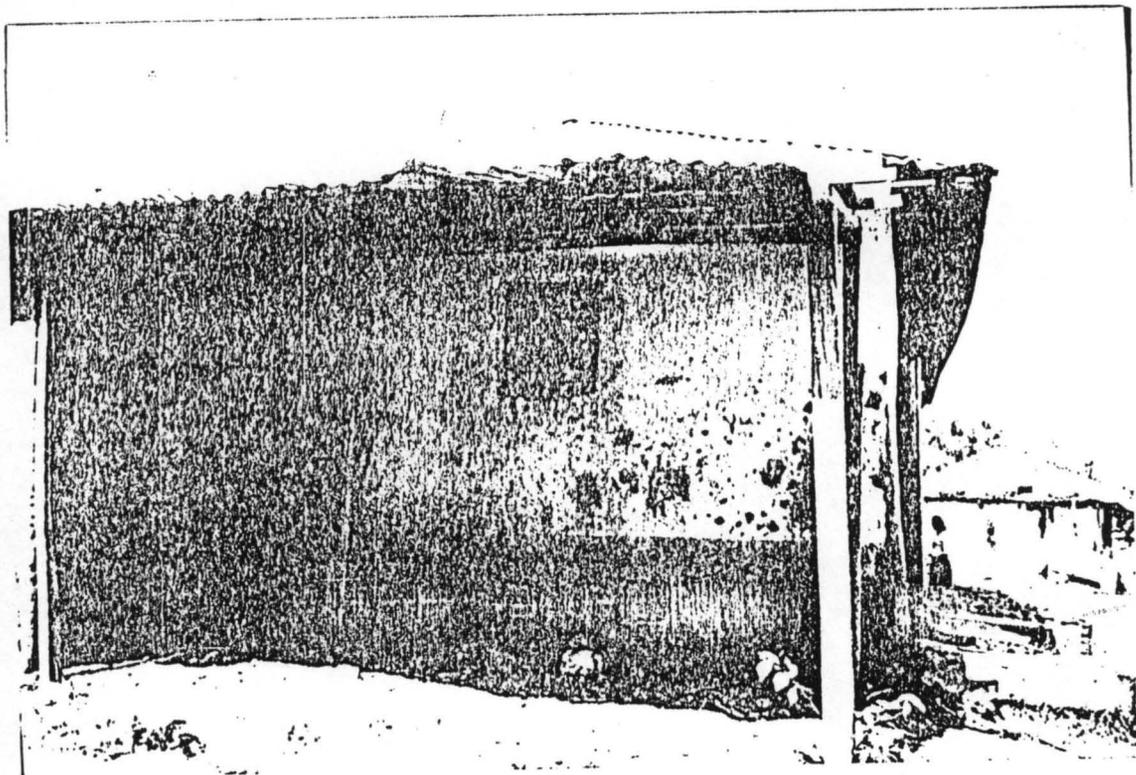
Another inadequacy discovered in the study area is that of secondary school. The available secondary school does not have enough seats for comfortable learning atmosphere and since there is no boarding house any more, some children have to go to the city to attend secondary schools and there by faced with the problem of transportation or sit on the floor for lessons.

PLATE 3



INDISCRIMINATE DUMPING OF REFUSE.

PLATE 4



POOR HOUSING QUALITY.

TABLE 4.9: TIME TAKEN TO REACH SECONDARY SCHOOLS

TIME TAKEN	NO. OF RESPONDENT	PERCENTAGE
Under 10 minutes	96	51.1
10 – 30 minutes	76	40.4
31 mins – 1hr	15	8.0
over 1hr	1	0.5
Total	188	100

From the table above 51% (51.1%) reach one secondary school or the other under 10 minutes, 40% (40.4%) in 10 –30 minutes, 8% and 0.5% reach their secondary schools in 31 minutes – 1 hour and over 1 hour respectively. These figures gives the total of 48.9% of children who have to go to the city everyday by public transport to be able to get to school.

MARKET:

The problem facing the market is lack of facilities for proper co-ordination of activities. The traders are seen displaying their wares any how because the place is unplanned and the area set aside for marketing is not big enough to accommodate the traders and their wares especially on Fridays when the market is to its maxim capacity, the traders are seen encroaching on the roads.

TABLE 4.10: TIME TAKEN TO REACH MARKET

TIME TAKEN	NO. OF RESPONDENT	PERCENTAGE
Under 10 minutes	138	65.7
10 – 30 minutes	52	24.8
31 mins – 1hr	20	9.5
over 1hr	-	-
Total	210	100

Source: Personal field work

According to the table above, 65.7% of the respondents reach the market under 10 minutes. This is because the market forms the centre of all commercial activities and therefore many people tend to locate their houses near to the market. 24.8% of the sample claim that they reach the market between 10 min – 30 minutes and 9.5% reach the market between 31 min – hour.

HEALTH FACILITIES:

There is one small general clinic serving the residents of the study area. In this available clinic there are not enough drugs, staff and other facilities needed for any emergencies or operations. For an emergency, the patients are rushed to the hospital in the city. This could be very dangerous in case where there is no means of transportation readily available or in a very fatal situation.

RECREATIONAL AREA AND FACILITIES

The study area faces the problem of lack of facilities and recreation area due to its unplanned nature there are no areas reserved for parks, cinema houses theatres and children playgrounds. According to the sampled households, most people stay indoor for their recreational activities such Ludo “Ayo” watching Television or video sets etc.

TABLE 4.11: RECREATIONAL ACTIVITIES PURSUED DURING LEISURE TIME

ACTIVITIES	NO. OF RESPONDENTS	PERCENTAGE
Walking	34	16.3
Field sports (eg Soccer)	34	16.3
Swimming	1	0.5
Indoor Games	45	21.6

LEISURE TIME
TABLE 4.12

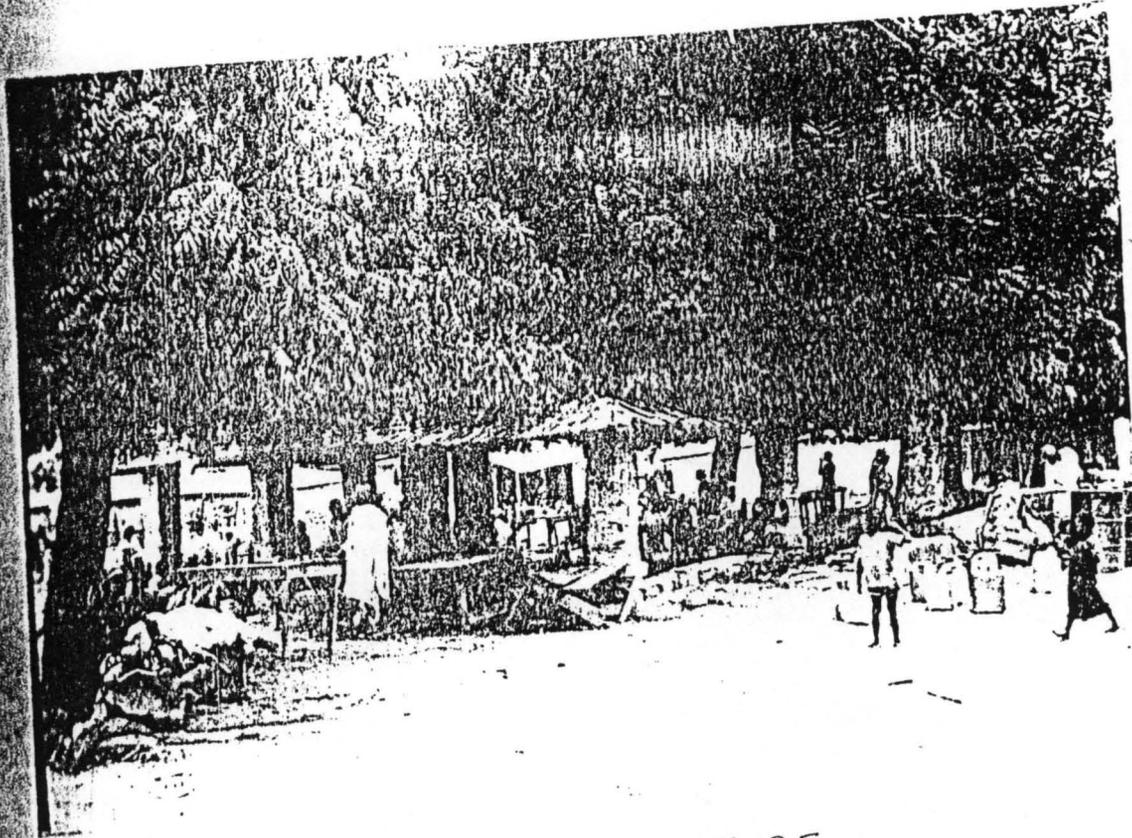
TIME TAKEN	NO. OF RESPONDENTS	PERCENTAGE
Walking	34	16.3
Field Sports (e.g. Soccer)	34	16.3
Swimming	1	0.5
Indoor Games	45	21.6
Cultural Dances	21	10.1
Watching Television/Video	44	21.2
Others	29	13.9
Total	208	99.9

According to the table above, 16.3% rather go for walking during their leisure time, another 16. (mostly children) play field sports using undeveloped indoor games, 10.1% use their time for cultural dance 21.2% stay indoor to watch Television and video set while 13.9% use their time for other things like just sitting at home or sleeping etc

LACK OF COMMUNITY SERVICES

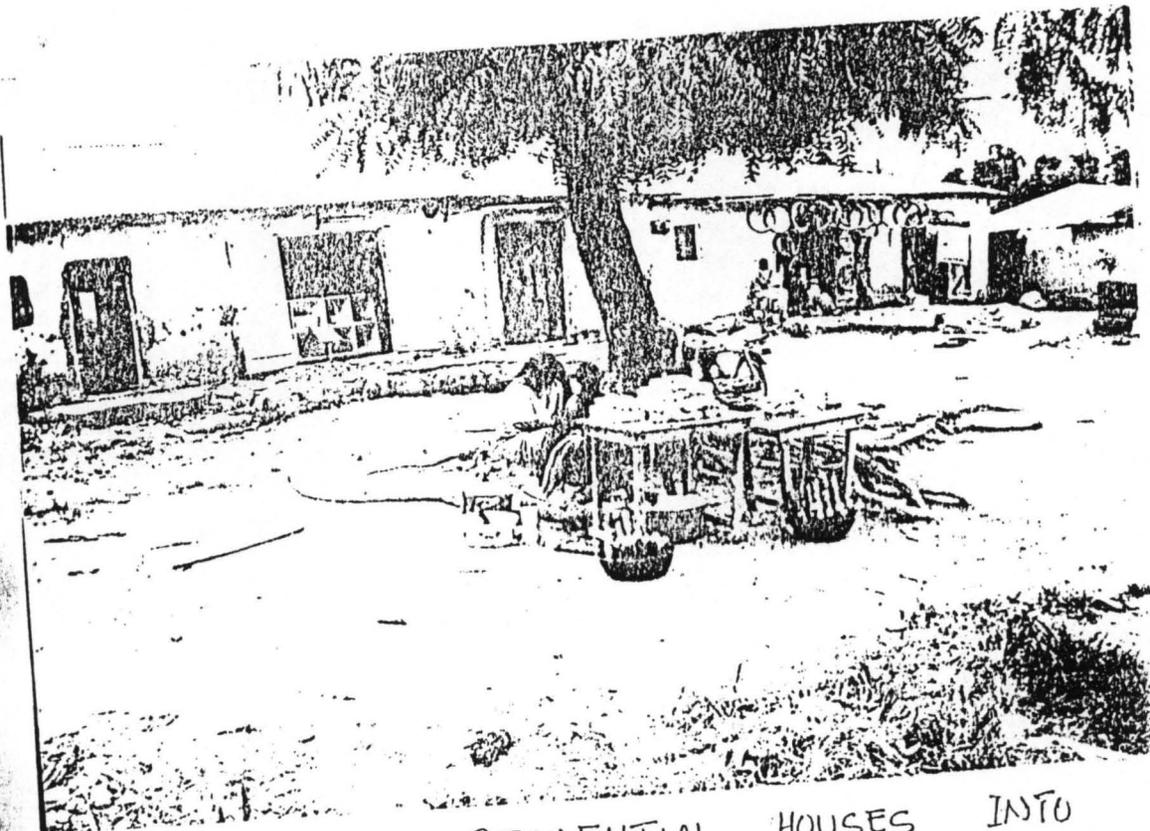
The study area lack some community services like the post office Telephone, Street lights, fire station or hydrants and provision for proper disposed of refuse and also Banks. Usually, houses burn down before the arrival of the fire brigade which normally come from the city

PLATE 5



POOR MARKET INFRASTRUCTURE.

PLATE 4



CONVERSION OF RESIDENTIAL HOUSES INTO
COMMERCIAL USE DUE TO LACK OF
FACILITIES.

4.2 Socio Economic Problems

The problem of regarding socio-economic activities include; overcrowding, lack of proper security, poverty, transportation and unemployment.

4.3.1 OVER CROWDING

As observed during the survey for this project, the problem of overcrowding is not due to lack of space, but because the people are traditional local people, they build their houses in the form of traditional compound houses and a great number of people from the extended family lived in the compound. The compound are concentrated along the road thereby creating an overcrowdiness appearance and thus creating little space for free movement or inter street transportation. Some compounds are found to contain as many as five house holds. In some instances, the overcrowding is caused by the land lords who build as many houses as possible on a small piece of land in order to maximize profit.

4.3.2 LACK OF PROPER SECURITY

The study area has only one small police station where people report cases but there are no check points to check movement of people coming or going out from both ends of the study area despite the fact that its an outlet to Zungeru and out of the state. The residents have form vigilante group to parade at night since there are no police to parade and check movement of thieves and armed robbers which normally operate at nig

4.3.3 PROBLEM OF POVERTY AND UNEMPLOYMENT

The problem of poverty could be as a result of the occupation types which in the study area are of the low level type. The residents of the study area are mainly the traders, farmers, craftsman/Artisans, students, the unemployed and few civil servants and professionals.

TABLE 4.13 OCCUPATIONAL TYPES

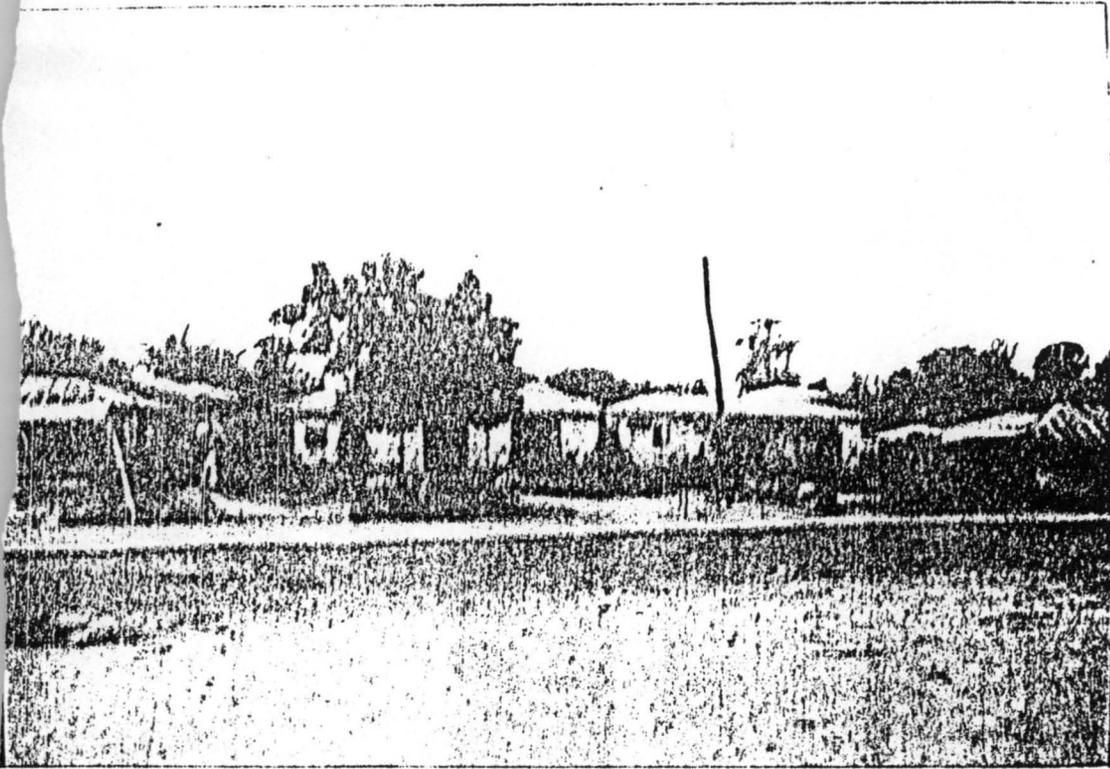
OCCUPATION	SAMPLE POPULATION	PERCENTAGE
Trading	22	10.4
Farming	79	37.4
Professional	4	1.9
Civil Servant	79	37.4
Craftsmanship/Artisans	16	1.6
Students	6	2.8
Unemployed	4	1.9
Clergyman	1	0.5
Total	211	99.9

Source: Personal field work

A error due calculation

From the table above, it is seen that 37.4% and 1.9 of the sampled population are civil servants and professionals respectively which altogether sums up to 39.3% while the remaining 60.3% students, unemployed or either some unemployed people that have taken to farming or trading. These also explain the high level of poverty in this area.

PLATE 10



INADEQUATE SET-BACK TO AN
ARTERIAL ROAD.

TABLE 4.14 AVERAGE ANNUAL INCOME

INCOME	RESPONDENTS SAMPLE	PERCENTAGE
0 – N1,000	11	9.2
N1,001 – N2000	11	9.2
N2001-N3000	17	14.2
N3001-N4000	19	14.2
N4001-N5000	10	15.8
Above N5000	52	8.3
Total	120	100

Source: Personal field work

From the table above, 43.3% earn above N5000 annually while the others of about 56.7% earn between 0-N1000 and N4,001-N5000. The are only about 8.3% earning N4,001 – N5000. 15.8% earn between N3,001-N000 and 14.2% earning between N2,001-N3000,18.4% earn between 0-N2000.

4.3.4 TRANSPORTATION PROBLEM

Going to and moving about in the study area has been a problem due to many causes such as; bad roads, unmotorable streets and unprofitable movements.

TABLE 4.15 PLACE OF WORK

PLACES OF WORK	WORKING FORCE	PERCENTAGE
In the city	53	61.6
In the study area	33	38.4
Total	86	100

TABLE 4.16 MODE OF TRANSPORT TO WORK

MODE	WORKING FORCE	PERCENTAGE
Foot	18	20.7
Bicycle	5	5.7
Motorcycle	34	39.1
Public Trans (NSTA)	8	9.2
Commercial (Taxi)	15	17.2
Private Vehicle	7	8.0
Total	87	100

According to table 15, above, only 8% have private vehicles, 5.7% get to work by using bicycles, 9.2% use the government owned public transport (NSTA), 17.2% use the commercial transport (Taxi) which rarely go there because of the road condition and the unprofitable movement, this is because many people have decided to use the motorcycle which accounted for 39.1% and 20.7% get to work on foot instead of waiting endlessly

4.4.1 POLLUTION

The problem of noise pollution emanate from uncontrolled blasting of music from the audio cassette seller and from the pepper and cereal grinder which makes a lot of noise during grinding. The cereal grinder, most of the motorcycles used for transport and the use of fire wood for cooking also give out carbondioxide which pollutes the air and could be dangerous to health when inhaled in large quantity. Streams are also polluted by the dumping of refuse and feaces into them.

4.4.2 SANITATION PROBLEM

The problem of sanitation could be seen from the general appearance of the study area. This area does not have proper and organized refuse dumping areas to control indiscriminate dumping of refuse and that explains why everywhere looks so filthy. The inadequate and unplanned drainage system result into unhealthy passage of dirty water in front of many building and homes.

4.4.3 PROBLEM OF FLOODING

This problem occur along the streams. Flooding in these areas is due to the blocking of the stream channels by people trying to divert the stream to their farmlands. This is usually not properly done, thereby causing overflowing of the river and thus flooding takes place. This flooding in the study area usually affect farmers and some local Fulani houses usually.

4.5 CAUSES OF THE PROBLEM OF THE STUDY AREA

During the course of this study, many factors have been identified as the causes of the problems in the study area, these include governmental laws, political and institutional factors, and the activities of land speculators, and local planning authorities, lack of interest in the area by private organization and also the attitudes of the residents of the study area themselves government agencies.

4.5.1 POLITICAL AND INSTITUTIONAL FACTORS

The study area was formally under Chanchaga local government which covered a large area of the state and comprise of many other villages which were of higher priority thereby leading to the neglect of some smaller villages of which Maikukele is one. The peripheral location between the two tiers of government authorities; this is because there were no clear boundaries between the rural and urban areas. This also arose a big problem for the planners as regards the boundary with which to extend their planning operations as regards development controls most buildings were over looked due to this. The land developers in this area do not contact the authority for plan approval.

The inactivity of the state ministry of land and survey (town planning section) as regards the proper planning of the study area.

The unscrupulous attitude of some town planning officials is another factor responsible for the planning problem of the study area; some

land developers interviewed have confessed to have bribed some planning officials so that their buildings could not be tempered with even though they (Buildings) are contravening the planning law.

Inadequate manpower and equipment is another factor which have contributed to the problems of the study area- lack of site inspectors and vehicles have limited the areas covered by the available inspectors and hence some areas left un inspected.

4.5.2 ACTIVITIES OF LAND SPECULATORS

The illegal trading of land by the land speculators. These land speculators buy land from the local divellers in the study area and sell out in pieces at a higher price to land lords and other land developers without regards for the allocation pattern. This results into the haphazard development of the study area.

4.5.3 NON ENFORCEMENT OF GOVERNMENT LAWS:

The inefficiency of the state government to implement the content of the decree of 1978 (the land use act 1978) which requires that only the government can allocate land to developers and nobody or families should sell or buy land except from the government so frustrating that many developers ersult into illegal sources (land speculators)

4.5.4 THE WEAK ECONOMIC AND EDUCTION BACKGROUND OF THE STUDY AREA

This is one of the most important factors responsible for the problems of the study area. The low educational background of most people in

the study area is responsible for the nature of their jobs which ranges from farming, petty trading and some other jobs which provide low annual income or revenue. This affects the quality of houses the land use can provide and the amount a tenant can pay for a house rent.

TABLE 4.17 EDUCATIONAL STATUS

EDUCATIONAL STATUS	SAMPLE POPULATION	PERCENTAGE
Pry/Adult schools	48	22.9
Post Primary	53	25.4
Post Secondary	43	20.6
No formal Edu.	65	31.1
Total	209	100

Source: Personal field work.

According to the table above, 31.1% of the sampled population do not have formal education while only 20.6% went as far as post secondary school level and 25.9% have only post primary and primary/Adult school respectively. This result shows that while 79.4% have very low level or no education to qualify them for good jobs in the country and hence the level of income.

4.5.5 ATTITUDE OF RESIDENTS

The non-chalant attitude of the residents of the study area is also responsible for some problems like the over crowding and poor sanitation. These occur due to the pattern of building in the study area which is predominantly the traditional compound where there are two

to three families living together. Another of the residents attitude is the indiscriminate dumping of refuse and faeces all over the place and also the non compliance to the environmental sanitation rules. The desire to live in free family houses and cheap houses which is affordable has resulted into the accommodation in any type irrespective of the poor standard.

TABLE 4.18 TENANTS ANNUAL EXPENDITURE ON HOUSING

ANNUAL EXPENDITURE	NO. OF RESPONDENTS	PERCENTAGE
Free	27	48.2
N120 - N360	26	46.4
N480 - N720	3	5.4
N840 - N1,200	-	-
Above N1,200	-	-
Total	50	100

According to the table above, 48.2% stay in free family houses or houses of their own which 46.4% pay between N120 – N360 per annum for their houses and 5.4% of the respondents pay between N480-N720 for the houses they are occupying. These are rather cheap compared to the cost of housing nowadays and that is why the essential facilities are lacking, but since the people prefer to go for the cheap houses they can afford, they disregard these facilities.

4.5.6 LACK OF INTEREST BY THE GOVERNMENT AND PRIVATE ORGANISATION

Another major factor responsible for the problems of the study area is its neglectation by the government and private organization in locating

important offices and projects in the study area and also some institutional buildings, recreational centers and other facilities which could attract private firms. The private firms and also organization also have ignore this area because they feel it is of no profit to them since the residents are mainly of low and very few middle class families. The philanthropic organizations in the state could no longer help in upgrading areas like the study area due to state of the economy of the country.

CHAPTER FIVE

5 RECOMMENDTION AND CONCLUTION

Having observed the activities of the residents of Maikunkele, the idea of any improvement or development programme is likely to be a much welcome issue.

This is because

- i. People in Maikunkele are aware of the low standard of living condition and that is why any programme to improve the condition will be welcomed.
- ii. Land lords will want to make more profits on their houses to be able to meet the recent excalation of prices of other goods in the market, so they will welcome the idea of the improvement in housing quality.
- iii. Various public efforts have been made in the partial upgrading of the roads, building of fallen parts of the schools and in other Agricultural area.
- iv. The problem are common to everybody in Maikunkele.
- v. Heterogeneity of the places of origin of the residents. This is important for commitment towards any integrated development programme in the area.
- vi. There is enough land for further development. With above mentioned potentials which could permit any propose improvement on the existing situation in Maikunkele, the best approach to solving the identified upgrading considering the limited available sources of funds, residents convenience and the proper implementation of the project. This involves provision of infrastructure and social amenities that are not available and improving the condition of existing ones.

This approach in solving the problems of the study area is considered suitable having observed similar projects assisted by the World Bank in some parts of Nigeria, for instance, the upgrading of Ungwan kudu

(b) ROADS

The resurfacing of the only major road passing through the center of the village to blend with the Bosso road which terminated at the Airport junction. Upgrading of some footpaths to roads, for instance the one passing by the secondary school and other by the chiefs' palace.

(c) RECREATIONAL FACILITIES

Provision of a planned and organized children playing ground as well as a well landscaped areas for recreational activities for adult residents. Finding revealed that these facilities are not available in the study area.

(d) HEALTH CENTRES

At present there is a hospital in the study area but what is lacking is adequate wards and facilities to keep the place running smoothly. Based on the above observations, and to make health care facilities more readily available to the people provision of more wards and facilities become essential.

(e) MARKET

The present market at the study area is of very low standard and lacks essential amenities such as; toilets and drainage.

Base on the problems associated with these standard of market, provision for a better and bigger become necessary and also the provision of the absent amenities.

shun area in Kaduna State and having identified the advantages of this approach, it saves cost.

1. Unlike total clearance approach, it saves cost.
2. It preserves the existing community structures.
3. It involves less destruction which makes it acceptable to the community,
4. It preserves the low cost housing stock already existing in the area.
5. Project implementation is much faster with this project
6. Source of funds could easily be obtained unlike the other approaches

Due to the advantages and relevance of this community upgrading towards solving the planning problems of urban fringes in the developing countries, it is hereby recommended as the planning approaches to be applied in solving the planning problems of the study area (Maikunkele)

5.2 THE BROAD PROPOSAL

To improve the standard of living of the residents of the study area and also to improve the quality of their environment the following facilities and services should be provided in the study area:

(a) EXISTING BUILDING

The renovation of the dilapidating and cracking buildings as well as the rehabilitation the buildings lacking essential amenities like the bathrooms, Toilets, Kitchen and water supply

(f) EDUCATIONAL FACILITIES

In the study area, the nursery school is lacking completely while the available primary school is not conducive for both teaching and learning due to the bad conditions of the walls, doors, windows and the available facilities

SECONDARY SCHOOL

The secondary school in Maikunkele also lack essential facilities that make a school comfortable, these include desks, chairs, toilets and playground where the students can have various games. Due to all these deficiencies which could affect the smooth running of the schools, the provision of these facilities become quite necessary.

(g) Other proposed facilities include:

- (i) Provision of public toilets, lavatories or conveniences.
- (ii) Provision of refuse collecting sites at convenient locations.
- (iii) Provision of a postal agency
- (iv) Provision of drainage system to pass through areas liable to flooding.

In locating these proposed infrastructure amenities, undeveloped land at different locations within Maikunkele should be used. It is therefore recommended that the displaced owners should be compensated.

5.2 POLICY RECOMMENDATIONS

The policy recommendations are usually long term measure complimenting the community upgrading programme proposed for an area. These help to minimize and eventually eradicate the various problem of fringe areas, including Maikunkele,

These policy recommendations include the followings:

5.2.1 PREPARATION OF LOCL PLAN

To be able to control the pattern of growth in Maikunkele, a local plan should be prepared by the authority concerned. The local plan will control the direction of development and hence prevent the problems associated with fringe area and the economic development of Bosso Local government as a whole.

5.2.2 PUBLIC ENLIGHTMENT PROGRAMME

For proper implementation of the planning programme it is hereby Recommended that the general public should be enlightened by the Planning officers. The campaign programme could be through the Media such as the radio, Television and the press. The town planning Authority should organize seminars in order to create public awareness of the planning programme. The topic for discussion could be on "Applying for planning permission, contravention etc

5.2.3 REFUSE DISPOSAL MEANS

Refuse disposal contracts should be awarded to private contractors who collect the refuse from the collection point for proper disposal. It should be mad mandatory for each household to provide drums and pay a token of N10 monthly to the contractors.

5.2.4 ALLOCATION OF ADEQUATE FUND

It is important to know that there is a great correlation between effective physical and social planning of towns and cities and economic development of any area. For instance without good road network and community system, business activities will be affected negatively. It is thereby recommended that the government should allocate more funds for proper physical and social planning of towns and cities, and also provision of adequate facilities in these areas.

5.2.6 REVISION OF PLANNING LAWS, CODES AND EDICTS

There is the need to revise those aspects of the planning laws and standards which are too difficult to be understood by the populace of too high to be met. These include laws that regulate physical aspects of buildings such as room sizes, height, coverage, density etc

5.2.7 PROGRAMMS ON EDUCATION, TRAINING AND RESEARCH

To solve the problems of unemployment, illiteracy and other socio economic problems facing the residents of the study area, a programme is recommended to provide adult education through the MAMSER (Mass mobilization for social justices and economic recovery), training the unemployed for the new jobs through the National Director of Employment (NDE) scheme for the unemployed while research into other socio-economic problem should be handled by NISER (National Institute of Social and Economic Research).

5.3 IMPLEMENTATION

The upgrading of the study area is expected to be carried out by several Financial actors which include;

1. The Federal government
2. Niger State government
3. Bosso Local Government
4. Public corporation, ministries and Establishments.
5. Private organizations and international bodies.

5.3.1 The Federal government is expected to prepare aerial survey map for both urban and rural areas, and allocate special grants towards community upgrading schemes.

The Niger State government is expected at implementation stage to.

- (h) pay compensation for the land acquired or provision of other alternatives for the displaced people
- (i) Provide building materials at low prices to land developers
- (iii) Provide fund to the local government forwards successful Unimplementation of the upgrading programme.
- (iv) The Niger State government is also expected to prepare master plan for the state in general
- (v) Provide technical assistance for the construction processes.

5.3.2 The Bosso local government is to be directly involved in the upgrading process, hence they are responsible for the provision of the proposed infrastructural amenities in the study area which are:

- (j) provision of public toilet, refuse collection points market, health center, primary schools, police post and recreational areas.
- (ii) Construction of drains, culverts and bridges.
- (iii) Upgrading of footpaths and resurfacing of the local road within Maikunkele.
- (iv) The health department of the local government is to make available enough sanitary inspectors.

5.3.2 The public corporations, ministries and establishments are expected to play a role in the implementation process as well. For instance the Nigerian postal service (NIPOST) is expected to provide the proposed postal agency while the expansion of the primary and secondary school in the study area is to be the National Electric Power Authority (NEPA), Nigerian Telecommunication NITEL and water corporation of Niger State are responsible for the provision of adequate electricity, communication means and efficient water supply respectively.

The State Ministry of works is expected to resurface the state roads in the study area and provide drainage facilities and street furniture

(MAMSER) Mass Mobilization for Social justice and economic recovery is expected to handle the adult education process while the Radio Niger, Nigerian Television Authority (NTA) handles the public enlightenment programme.

DFFRI (Directorate of Food Roads and Rural Infrastructure) are expected to help in handling the construction of borehole, upgrading of footpaths in the study area.

The Niger State Ministry of Land and Survey are expected to handle the coordinatoring, monitoring supervising and inspecting of the whole construction and upgrading of the study area.

International body like the Unicef and also the private organization like the Lions club, Rotary club etc. could also help a great deal when called upon to do so.

5.4 CONCLUSION

At the beginning of this project, the aim is to study the nature, pattern and characteristics of a typical urban fringe development. These lead to the need for the following;

- (i) Studying of the land use pattern and socio-economic characteristics of Maikunkele.
- (ii) Assessment of the efficiency of planning agencies responsible for the physical planning of the Maikunkele and other government laws as it affects the area. Applying a workable methodology, the study was able to achieve its set objectives and the planning problems associated with the Maikunkele revealed; among which are the poor road network, poor sanitation, lack of basic infrastructure amenities and low standard of housing.

These problems were found to be as a result of some factors such as; institutional and political factors, activities of land speculators, non enforcement of government laws, weak economic and educational background, attitude of residents themselves and lack of interest by government and private organizations.

To solve the problems identified in the study area, certain proposals and policy recommendations were offered taking into account the socio economic and characteristic of the study area, especially the income capacity. Based on these considerations, the community upgrading was recommended. The policy recommendations were made within the contexts of the identified planning problems peculiar to the study area.

It is important to emphasize the fact that this study is not entirely faultless because some few relevant data were either unavailable or

hold back by the residents of the study area during the interview despite the effort made at obtaining them. Human error cannot be ruled out completely, though all these are negligible and not enough to affect the validity of its use.

It is hoped that with proper and effective implementation of the proposed and recommendation actions, the living standard of the people and the physical condition of the study area will improve from the present situation (shem) to a preferred planned condition.

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