

Assessment of Urban Market Renewal Projects on the Development of Akure, Nigeria

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Abstract

This study examined the effects of renewal exercise in neighbourhood markets in Akure, Nigeria with a view of identifying the new development that has come to the area as a result of the market upgrading and face-lifting in the study area. Data were collected from the field through questionnaire, personal observation, interview and the use of digital camera which capture images of interest for the purpose of fulfilling the objectives of the research. Also, literatures search on the subject was carried out to ascertain the existing literature on the subject matter. The research methodology and procedure were laid out using the systematic sampling technique in the administration of the questionnaire and data were subjected to univariate and bivariate analyses. Pearson product-moment correlation was used to analyse the significant relationship between the level of patronage of market and the distance covered by households to market, and also to analyse the significant relationship between the level of income and the level of patronage of market. Findings show that the development of market in any area will attract other developments, also the study revealed that majority of the people that patronizes the market are people within the neighbourhood. Majority of the market sellers agreed that their sales have improved by providing a neighbourhood market for them. However, Majority of the market sellers in Isolo market wants the government to construct an access road for them so that their customers will be able to access the market easily. Recommendations include; maintenance of facilities in the markets, provision of steady power supply, provision of sustainable waste management machinery, proper management and maintenance of road infrastructure, provision of loan to market sellers and enforcement of regular sanitation in the market.

Keywords: Akure, Market Renewal, Urban Renewal, Physical Development.

1.0 INTRODUCTION

A market is simply a place where people exchange their goods and services for money or by barter. According to Okosun (2016), a market is a geographical space that facilitates trade and enable the distribution and allocation of resources in a society, whereby parties engage in exchange of goods and services which promotes production, distribution and consumption activities and improve the welfare and social life of the people. Market connotes an authorized public concourse of buyers and sellers of commodities meeting at a place more or less strictly limited or defined at an appointed time (Omole, 2002; Holder and Ukwu, 1969). The existence of markets in any city is expedient due to the fact that commercial activities are the back-bone of several economies. Market centres are fundamental to the economic, social, cultural, religious and political life of people. This has been unequivocally presented by Onyemeluke, (1974); Adalemo, (1979); Sada and McNulty (1978) among others. It is believed in many quarters that markets grow anywhere, there are goods to sell and where buyers are available for such goods (Omole, 2009). There is a need to empirically find out the factors responsible for the patronage of market centres.

The concept of urban renewal as a method for social reform emerged in Europe as a reaction to the increasingly cramped and unsanitary conditions of the urban poor in the rapidly industrializing cities of the 19th century. The agenda that emerged was a progressive doctrine that assumed better housing conditions would reform its residents morally and economically. Another style of reform – imposed by the state for reasons of aesthetics and efficiency could be said to have begun in 1853, with the recruitment of Baron Haussmann by Louis Napoleon for the redevelopment of Paris. From the 1850s onwards, the terrible conditions of the urban poor in the slums of London began to attract the attention of social reformers and philanthropists, who began a movement for social housing (Palliser, Michael, Clark, Peter, Daunton and Martin, 2000).

Physical planning also described as “Land use planning”, “Town and country planning”, “Urban and Regional planning” or simply “Town Planning” relates generally to the use of land or the spatial expression of the desired form of social and economic development to be translated on the ground. Physical planning is a comprehensive and system related process through which plans and policies are evolved for enhancing the quality of our environment and the lives of the inhabitants (The Urban and Regional Planning Law (Decree 88 of 1992). The impact of market development on physical development cannot be overemphasized, in the sense that the development of market in any area will attract other developments such as social services and infrastructural facilities and other commercial activities such as bank, tarred road, street lighting, police/security post, , restaurant, administrative block, , perimeter fence, Creche, Fire Station, parking lots, which will make the environment to be well organized and no form of on street parking and also create more space for retail market.

It also enhances the provision of social amenities and utilities like storm water drainage channel, toilet facilities, pipe borne water, and among others.

Over the past five years in Ondo State, the old traditional markets exposed traders and their customer to harsh weather. The traditional market has been replaced with a renewed Neighborhood Markets. In Akure, the state capital, alone, there are at least five of such markets: NEPA Main Market, Nepa neighbourhood market, Afunbiowo, Isinkan and Isolo. The markets are a clear departure from the age long traditional markets that were put in slums, dirty and unsightly environment, the traditional markets were unfit for the 21st century. The Market Renewal exercise constitutes part of the overall urban renewal project which has moved traders and their customers to a decent and conducive environment. Furthermore, one of the numerous ways to decongest a market is to develop several markets to service residents of the urban centre. This phenomenon is known as neighbourhood markets and this was used in the Akure metropolis.

1.2 Aim and Objectives of the Study

This purpose of this study is to examine aim of this research is to examine the effects of renewal exercise in neighbourhood markets in Akure, with a view to identifying the development of the study area.

The objectives of the paper are to:

1. examine the income level of patronage of the neighbourhood market in the study area;
2. identify the people that patronize the market;
3. highlighting the significance of the market to the development of the study area;
4. identify the measures to control environmental impact in the market; and
5. assess the available facilities in the markets

2.0 THE STUDY AREA

Akure is a city in south-western Nigeria, and is the largest city and capital of Ondo State (figure 2). The people are of the Yoruba ethnic group .It is a medium-size, but rapidly growing urban centre located some 311km North on East of Lagos, about 370m above sea level and lies on longitude 5° 18' East and latitude 7° 17' North of the Equator. It is located within the tropical rain forest region of Nigeria. It became the capital city of Ondo State and a Local Government headquarters in 1976. Akure has three residential settlement patterns – the core area, the peripheral neighbourhoods to the core and the suburbs. The city has witnessed immense growth in the size of built-up areas, number of immigrants, transportation, and commercial activities. The city has attracted both major investors and private developers into the city. The last census conducted in 2006 put the city's population at 387,087 i.e. Three hundred and eighty seven thousand, eighty seven hundred (NPC, 2006).



FIGURE 1: Ondo State in the National Context

Source: Ministry of Physical Planning and Urban Development (2016)

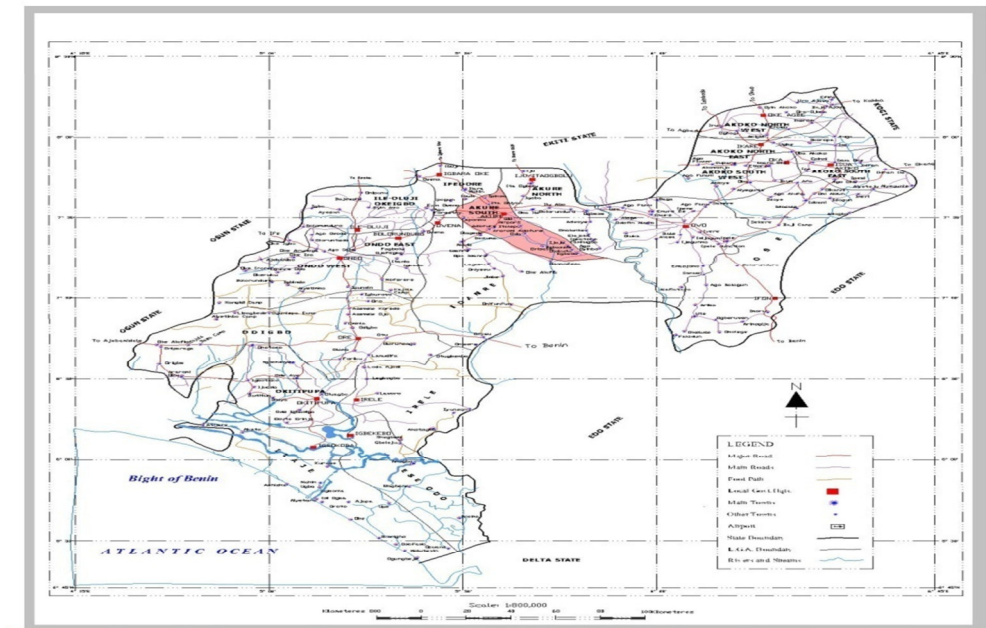


FIGURE 2: Akure South Local Government Area in the Regional Context
 Source: Ministry of Physical Planning and Urban Development (2016)

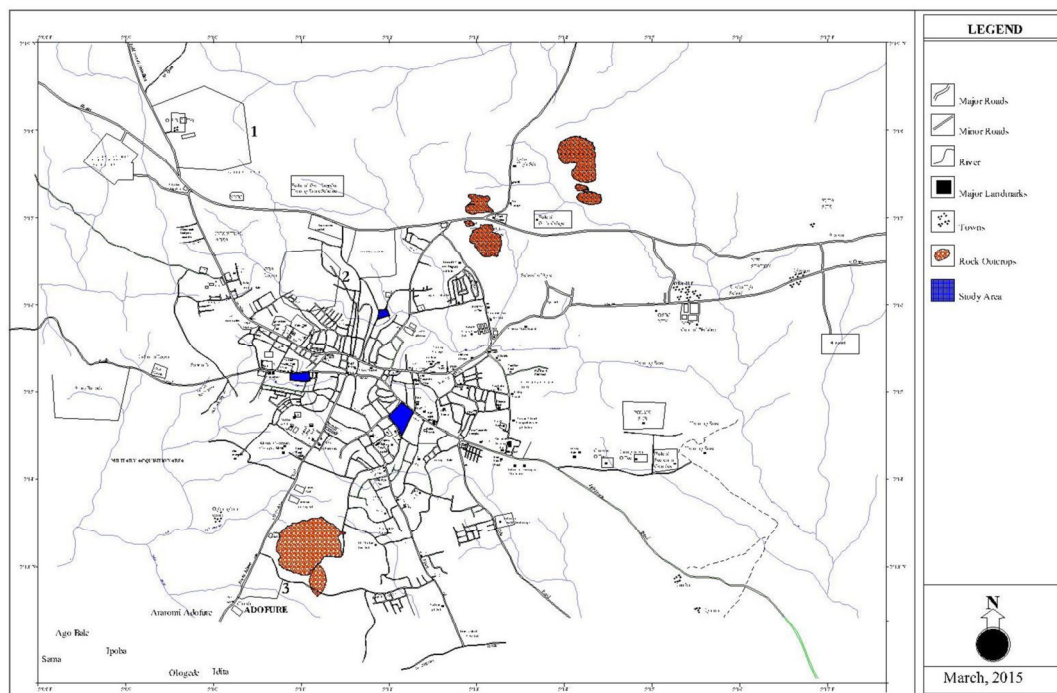


FIGURE 3: THE STUDY MARKETS IN AKURE SOUTH LOCAL GOVT. AREA MAP
 Source: Ministry of Physical Planning and Urban Development (2016)

3.0 LITERATURE PERSPECTIVE

3.1 Urban Renewal Concept

Urban renewal as a term of urban planning is of American origin. An Advisory Committee founded by Eisenhower used it for first time in 1954. Studies were undertaken to analyze the older parts of the American cities with problems of urban decay. The recommendation of this committee was incorporated into the Housing Act of 1954. This Act and the one previous to it in 1949 are generally considered the foundation stones of urban renewal policies (Buissink, 1985). Urban renewal involves the relocation of businesses, the demolition of structures, the relocation of people, and the use of eminent domain (government purchase of property for public

purpose) as a legal instrument to take private property for city-initiated development projects (Li Rui, 2003).

Urban renewal projects have a process of remodeling urban areas by the means of rehabilitation; conservation and redevelopment. Urban renewal projects are implemented in various ways in urban space. The main Urban renewal strategies are urban revitalization, urban redevelopment, urban rehabilitation and urban regeneration. According to Weaver (1963), there are two types of application or usage of urban renewal. The first usage refers to many activities, such as slum clearance and urban redevelopment. Redevelopment of highways, public works, demolition and construction activities which change the physical structure of cities. This type of urban renewal policies was widespread after the industrial period until World War II (WW II). The second usage relates to the “institutional form and type of activities facilitated by the federal governments with urban renewal programs related to urban rehabilitation which were financed by local and private funds” (Weaver 1963). This second usage of Urban renewal project was dominant mostly in 1970s. Moreover, out of the two types of urban renewal, Weaver (1963) adds that the reactions to the relocation were ambiguous, because relocation is the displacement of inhabitants where public works takes place in and attributed to the institutional form of urban renewal (Weaver 1963).

The urban renewal theories yielded four strategies which are jointly or separately applied by Town Planners for addressing dilapidation problems during urban renewal programme. They are (i) redevelopment or comprehensive clearance (ii) rehabilitation and renovation, (iii) conservation, and (iv) Revitalization

3.2 Market Concept

In mainstream economics, the concept of a market is any structure that allows buyers and sellers to exchange any type of goods, services and information. The exchange of goods or services, with or without money, is a transaction. (Swedberg, 1994). Market participants consist of all the buyers and sellers of a good that influence its price. This is a major topic of study of economics and has given rise to several theories and models concerning the basic market forces of supply and demand. (Okosun, 2016 and Borden, 1965).

Markets vary in form, scale (volume and geographic reach), location, and types of participants, as well as the types of goods and services traded. Markets are man-made features established for the use of man (Omole, 2002). The work of scholars particularly that of Nwafor, (1982); Sada and McNulty (1978); Eben-Saleh (1999) among others agree with this assertion. They went further to identify two basic classes of market places as daily and periodic market which were further sub-classified as; morning, full-day, night, periodic, provincial and inter kingdom markets. Nwafor (1982) held the view that a daily market requires the existence of many full-time traders and that it is a more convenient type of market in that it provides daily needs to the people on daily basis. Along this line, Holder et al, (1969); Hill, (1966); and Iloeje, (1976) noted that it is perhaps because of the importance and significance of daily markets that very large towns in Nigeria have at least one large daily market. Sada and McNulty (1978) observed that Lagos had at least seven daily markets; Ibadan had ten, while each of Kano, Aba and Onitsha had two. Majority of the villages on the other hand had periodic markets, which usually hold at four or eight day's intervals.

3.3 Physical Development Planning

Everybody plans to achieve objective. Planning is rational, goal oriented, future oriented and action oriented. Decision is involved with choice of best alternative course of action. We plan because of tomorrow's uncertainty and because resources are scarce. It is difficult to achieve orderliness and sustainable development without planning. Physical planning is synonymous with “Development Planning” which means any development, which when embarked upon or executed by either private or public developer brings about development. While development plan in physical term is the policy document prepared to guide physical development decisions and solve some planning problems in the built environment (Okoro, 2013).

3.4 The Place of the Nigeria Urban and Regional Planning Law (Decree 88) of 1992 with some levels of Physical Development Plans

This is the physical planning law instrument that guides the legal and administrative procedure in the operation of physical planning and implementation with development documents. It is the only post-colonial physical planning legislation in the country and it operates based on the facilitation and use of land for physical planning purposes hinged on the provision of the land use Act of 1978. The law provided for the establishment of three agencies at the National, state and local government levels for the administration of physical planning activities in Nigeria. With this arrangement we have the National Urban and Regional Planning Commission at Federal level, the State Urban and Regional Planning Board in each state of the Federation and the Federal Capital Territory (FCT); and Local Planning Authorities in the Local Government Areas (LGAS).

The responsibilities of Federal Government include formulation of National policies for Urban & Regional Planning and development, the preparation and implementation of the National Physical Plans including the National physical development plan, regional and sub-regional plan, urban Master plans and

subject plans. It also includes the preparation and implementation of Urban and Regional Planning standards for Nigeria, the promotion and fostering of education and training for Town Planners and Support Staff. It also includes the conduct of research into Urban and Regional Planning, the coordination of states and Local Governments in the preparation and implementation of their physical development plan; provision of technical assistance to states; recommendation and dissemination of research results to user organizations; and development control over federal land.

The LG plans are subject to those of the States which in turn are dictated or superimposed by the National Physical Development Plan of the Federal. The compositions of the membership are not far from that of the Federal but fewer in number. The States prepare regional plans, sub-regional plans, urban plans, local plans and subject plans, whereas, at the local level, they prepare town plans, rural area plans, local plans and subject plans and also control development within its area of jurisdiction other than over Federal or State land. The 1999 constitution of the federal republic of Nigeria part II section 4, 5 and 6 spelt out the power of each three arms government, the state government is responsible to be in charge of some special facilities like Abattoir, Market and so on. In the case of the renewed neighbourhoods markets, both the state and local government are saddled with the responsibility of the project by the provision of Section 2(5) of the Nigeria Urban and Regional Planning Law Decree 88 of 1992.

4.0 THE RESEARCH METHODOLOGY

The study employed the use of two data sources which were primary and secondary data. The primary data used were questionnaires, oral interview and the use of digital camera to capture images of interest to the study, while the secondary data used include, published materials such as books, academic and professional journals, published information, article, dissertations and geographical maps of Nigeria, Ondo State and Akure South local government were made use.

The Google imageries of the study areas were acquired, and a reconnaissance survey and ground truthing operation was carried out to ascertain the correctness of the buildings. About 8689 buildings existed in the area, out of which 1842 buildings were non-residential, leaving 6,847 buildings as targeted number of buildings for the study. From this, a sample of 5%, amounting to 342 buildings was selected using systematic sampling method for questionnaire administration. The reason for choosing the percentage was to capture all interest group in the study area and since this area was a mixture of medium and high density residential area. In selecting the respondents, every 5th house in the three streets involved was taken for interview, usually a household-head per building.

The second set of questionnaires were used to obtain data from the market women, there were 977 shops/stalls in the identified neighbourhood markets, out of which 89 were not occupied, leaving 888 shop/stall owners as the sample frame. From this a sample of 20% amounting to 178 shop/stalls owners was selected using systematic sampling for questionnaire administration. The third set of questionnaire was used to obtain data from government officials. This set of questionnaire was open-ended, allowing the respondents to freely express their views and experiences on the issue at hand in the study area. A total of five hundred and twenty four (524) questionnaires were administered in the study area. Out of which twenty seven (27) questionnaires were not retrieved, leaving four hundred and ninety seven (497) questionnaires left for data analysis.

Two broad techniques of data analysis were carried out in other to get and explicate the result of the findings. The first techniques were the univariate analysis which goes with tables, maps, figures, photographs and charts. The second technique was the bivariate analysis which was used to measure the relationship between two variables. Pearson product-moment correlation was used to analysis the significant relationship between the distance covered by household to market and the level of patronage of market, and also to analyze the significant relationship between the level of income and the level of patronage of market.

5.0 RESULTS AND DISCUSSION

The findings from the study are presented as follows:

5.1 Income and Level of Patronage of Market

Investigation shows that the majority of people in these areas earn between N31, 000-N40, 000 monthly (as shown in table 1). The level of monthly income of the respondents shows that majority of the respondent still live below one dollar as indicated by the United Nation and this may affect the people's standard of living, and their ability to demand for standard housing and requirements for other services. Also it was discovered that majority of the respondents patronizes the market often.

Table 1: Level of Income of Residents of the Neighbourhood market

	Isinkan Residents		Nepa Residents		Isolo Residents	
	Frequency	%	Frequency	%	Frequency	%
11,000-20,000	5	6.1	30	31.6	38	26.8
21,000-30,000	24	29.3	21	22.1	42	29.6
31,000-40,000	42	51.2	14	14.7	47	33.1
Above 40,000	11	13.4	30	31.6	15	10.5
Total	82	100	95	100	142	100

Source: Field Survey, 2016.

5.2 Distance covered to the Market and People that patronize the market

The study revealed that 45.2% of the respondent covered a distance between 0-500m from house to market in Isinkan, in Nepa 33.4% of the respondent covered a distance between 0-500m from house to market and Isolo 60.2% of the respondent covered a distance between 0-500m from house to market. From these, it can be deduced that majority of the respondents covers a distance between 0-500m from their house to the market which invariably means they patronize the market often. The study also revealed that majority of the people that patronizes the market were people within the neighbourhood.

5.3 Significance of the market to the development of the study area

In Isinkan, 58% the respondent said the renewal of the neighbourhood market had also led to the construction of the road adjoining the market and development of other facilities like parking lots, administrative offices, police station, and restaurants. 12% of them said it had help to decongest the main market and make it more convenience for them to easily visit the neighbourhood markets instead of the stress of going to the central market, 12% of them said it had help improve their social ties and 18% said it has help increase their level of income. In Nepa market, 49% of the respondents were of the opinion that the neighbourhood market had led to the development of other facilities like parking lots, administrative office, police station, restaurants, 26% said it had help increase their level of income, 15% said it had help improve the social ties of the both the residents and the market sellers, and 12% of the said it made it more convenience for them to easily visit the neighbourhood market instead of the stress of going to the central market. In Isolo market, 60% of the respondent were of the opinion that it made it more convenience for them to easily visit the neighbourhood market instead of the stress of going to the central market, 22% said it had help improve their social ties, and 18% help to boost their level of income.

Table 2: Significance of the market to the development of the study area

	Isinkan Residents	Nepa Residents	Isolo Residents
	%	%	%
Construction of road and other developments	58	49	0
Enhance convenience	12	10	60
Improve social ties	12	15	22
Increase in level of income	18	26	18
Total	100	100	100

Source: Field Survey, 2016

5.4 MEASURES USED TO CONTROL ENVIRONMENTAL IMPACT IN THE MARKET AND EXPECTATION FROM GOVERNMENT TO CONTROL THE ENVIRONMENTAL IMPACT

Findings revealed that majority of them make use of waste disposal bin to manage their waste in the market. However it was found out in Isinkan market for example that some of them normally dispose their waste into drainage channels (as shown in plate 1). In Isinkan market, 98.9% of the market sellers want the government to provide waste collection point for them, both in nepa and Isolo market, 100% of the market sellers wants the government to provide waste collection point for them.



Plate 1: A Waste collection bin in Isinkan Market



Plate 2: Dumping of refuse inside a drainage in Isinkan Market

5.5 Expectation from Government to enhance patronage

The study revealed that 37.5% of the market sellers in Isinkan market wants the government to provide loan for them to expand their goods and services so as to enhance patronage, 25% of them wants the government to provide stable power supply for them because they make use of electricity in their shops for example fashion designers, computer centre, frozen foods sellers etc, and 30% have no idea of what the government should do for them. In nepa market, 58.7% of the market sellers wants the government to provide loan for them to expand their goods and services so as to enhance patronage, and 41.3% have no idea of what the government should do for them. In Isolo market 30.7% of the market sellers wants the government to provide loan for them to expand their goods and services so as to enhance patronage, 2.6% wants the government to provide stable power supply for them because they make use of electricity in their shops for frozen foods sellers, 61.5% wants the government to tarred the road that leads to the market so that their customers will be able to access the market easily, and 5.1% have no idea of what the government should do for them.

5.6 Facilities available in the Market

The impact of market development on physical development cannot be overemphasized, in the sense that the development of market in any area will attract other developments. In Isinkan market, there are facilities(as shown in table 2) such as potable water, tarred road, street lighting (powered by solar), police/security post, storm water drainage channel, restaurant, toilet facilities, administrative block, 200KVA step down transformer, perimeter fence, Creche and Fire Station. In Nepa market there are facilities like potable water, tarred road, street lighting (powered by solar), police/security post, storm water drainage channel, restaurant, toilet facilities, administrative block, 200KVA step down transformer, and perimeter fence. In Isolo they only have a toilet facility and are not even up to standard, no parking lot and the road that leads to the market was bad.

Table 3: Facilities Available In/Around the Market

Indicator	Isinkan Residents		Nepa Residents		Isolo Residents	
	Available (A)	(NA)	Available (A)	(NA)	Available (A)	(NA)
Borehole	A		A			NA
Tarred Road	A		A			NA
Street lighting	A		A			
Police/Security post	A		A			NA
Storm Water drainage channel	A		A			NA
Restaurant	A		A			NA
Toilet Facilities	A		A		A	NA
Administrative Block	A		A			NA
Perimeter Fence	A		A			
Fire Station	A		A	NA		NA
Creche	A					NA
200KVA Step down Transformer	A			NA		NA

Source: Field Survey, 2016.

Key: A= Available, NA= Not available

6.0 RECOMMENDATIONS AND POLICY GUIDELINES

In view of the above findings, the following recommendations were made.

a) Maintenance of Facilities: The facilities available in the markets should be properly maintained. For example in Nepa market they complained that their toilet facility have blocked due to lack of maintenance, so there should be plumbers and engineers assigned to be maintaining the toilet facility for effective use.

b) Provision of Steady Power supply: The government should ensure that there is steady power supply in the market. In Isinkan market, some of the traders complained of lack of steady power supply because their goods and services require the use of stable electricity supply, for example the fashion designers, computer business centres, frozen food sellers and so on needs a steady power supply to be able to function very well and increase the level of their patronage and income. The solar power supply available in Isinkan market is only meant to power the street lights, so they should expand its capacity to be able to power other facilities in the market.

c) Sustainable waste management machinery: Proper and sustainable solid waste management machinery should be put in place in the markets so as to check the indiscriminate waste disposal like the idea of disposing waste in dumps and open drains and other forms of illegal disposal. Sanitary inspectors should be put in place to enforce environmental sanitation standard and regulation in the areas.

d) Proper maintenance of road infrastructures and Provision of Facilities: Most of the market sellers in Isolo market complained that people do not often patronize the market due to bad road network which discourages vehicular activities, so there should be improvements in transportation to encourage more patronage of the market. It is therefore recommended that government should give in to road construction and maintenance project regularly as the road users (such as cars, vans and truck drivers) would be encouraged to patronize the market often and be less scared of road accidents. Also Isolo market is lacking basic facilities and amenities like parking lots, water facility, standard toilet facility, security post, administrative office etc; therefore the state government in conjunction with the local government should see to this.

e) Provision of loan to market sellers : The state government in conjunction with the local government should fashion out avenues through the state Ministry of Trade and Commerce to offer loans to the market traders through its registered associations. This measure will help to create employment opportunities particularly among the women folk in the state market centres. This will also reduce idleness among the female gender in the state. Similarly, cooperative societies should be encouraged among the market sellers probably under the guidance of the Ministry of Women Affairs. The market associations in the state could also organize an enlightenment workshop, whereby women can be trained to be self employed. These measures would be a good avenue for loan raising and human resources training particularly the market traders in the state.

f) Regular Sanitation in the market: Weekly or monthly sanitation should be carried out in the market maybe by the market sellers or those the government might specially put in charge. These include cleaning of the market environment, washing of toilet facilities, and general maintenance of the facilities in the market, cutting of grasses or weed that might be growing excessiveness thereby constituting nuisance to the environment. Also those that are technicians or engineering oriented should ensure they fix any damaged facility in the market.

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