



**CITY GROWTH: ISSUES AND CHALLENGES OF URBAN
SUSTAINABILITY IN NIGERIA. A LEAD PAPER**

PRESENTED BY

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INTRODUCTION

The entire world today is facing the twin challenges of rapid rate of urbanization and geometric population growth. Currently, about 54% of the world population live in urban centers with a projection to increase to 66% by year 2050. (DESA 2014).

It has been projected that India, China and Nigeria will record the largest urban growth between 2014 and 2050, accounting for about 37% of the projected growth of the world's urban population:

- India 404 Million Urban dwellers.
- China 292 Million Urban dwellers.
- Nigeria 212 Million Urban dwellers (DESA 2014)



INTRODUCTION (Cont'd)

As at year 2014, the world urban population went from 746 Million in 1950 to 3.9B. out of a world population of 7.39B.

Nigeria is the most populous country in Africa and has the following details;

- Population of over 167 Million with over 50% living in cities.
- A land mass of 923,768 square kilometers.
- An administrative structure of 36 states + Federal Capital Territory and 774 local government areas.



INTRODUCTION (Cont'd)

- In the 70s Nigeria probably recorded the fastest urbanization rate in the world with the advent of the oil boom and the after effect of the civil war.
- Between 1970 – 1980 urban population had risen from 16% to 20% of the nation's population.
- In 1986, urban population growth rate rose to an average of 6% per annum.
- By 2004, Nigeria had 843 urban centers with about 6 of them having population of over 1 Million people, the threshold for a city.

INTRODUCTION (Cont'd)

- By 2010, Nigerian urban population had risen to about 40% of the total population.
- As at year 2014, Nigeria had not less than 10 major cities.
- In 2015, the number of Nigerians living in the cities were estimated to be well over 55% of the nation's population. (National office of Statistics)



ABUJA THE FEDERAL CAPITAL TERRITORY.

The city of Abuja, the Federal Capital Territory was created in 1976 by Decree No. 6. With an initial land area of 8,000 Square Kilometers carved out of the present Niger, Kaduna and Nassarawa States. Abuja has Its development planned in 4 phases:

- Phase 1 comprising of 10 Districts namely Central Cadastral Zone A00; Maitama A05; Maitama A06; Asokoro A04; Wuse 1 A02; Wuse2 A07 and A08; Garki 1 A01; Garki 2 A03 and Guzape A09.
- Phase 2 comprising of 15 Districts namely Kukwuaba B00; Gudu B01; Durumi B02; Wuye B03; Jabi B04; Utako B05; Mabuchi B06; Jahi B07; Kado B09; Dankibiyu B10; Kaura B11; Duboyi B12; Gaduwa B13; Dutse B14 and Katampe B19.

ABUJA THE FEDERAL CAPITAL TERRITORY (Cont'd)

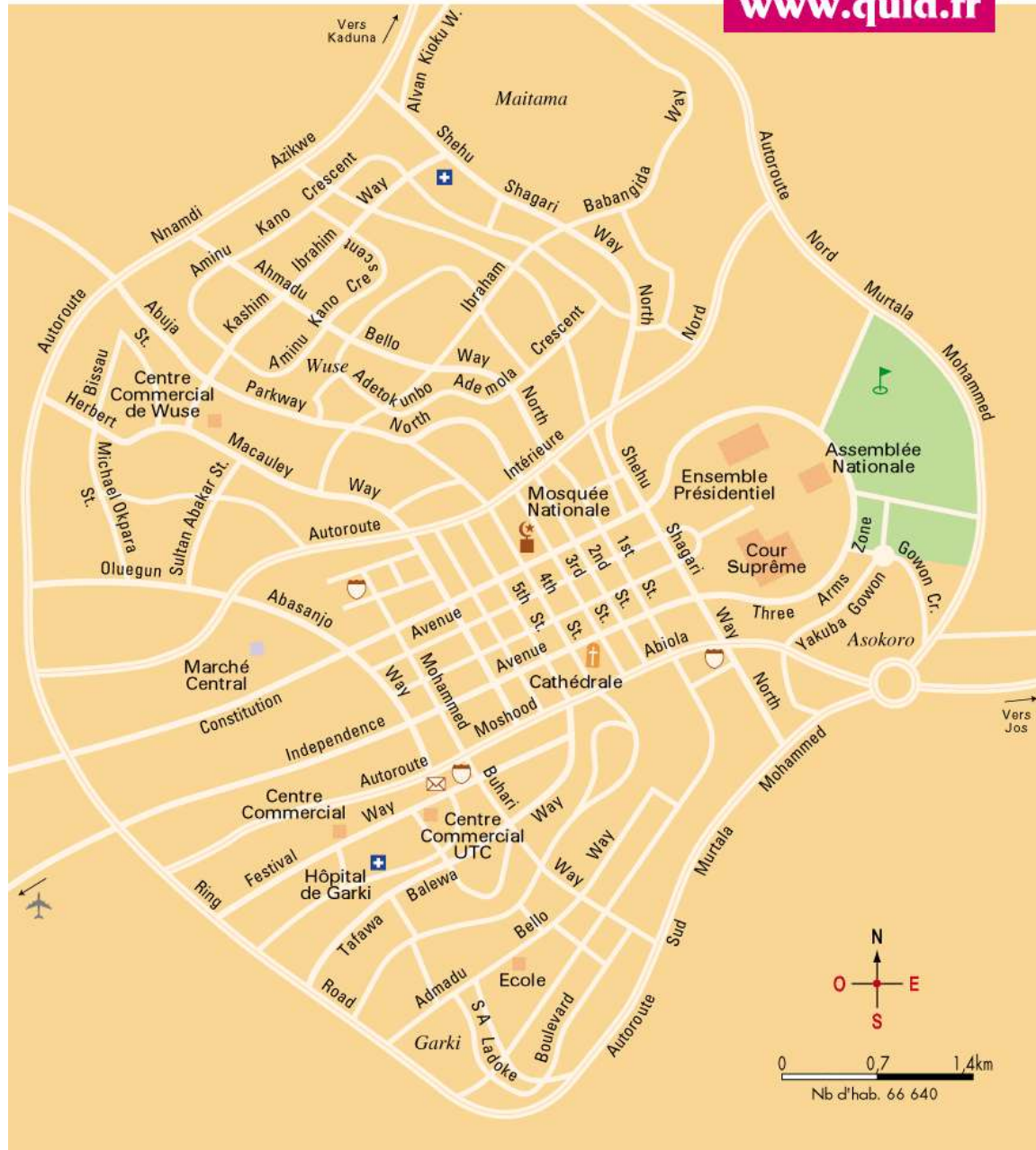
- Phase 3 comprises of 11 Districts namely Institutional and Research Zone C00; Karmo C01; Gwarinpa C02; Dape C04; Kafe C05; Mbora C06; Galadima C07; Dakwo C08; Lokogoma C09; Wumba C10 and Idu Industrial Zone C16.

These districts in phases 1, 2 and 3 are within the Municipal Area Council which constitutes the Federal capital city (FCC)

- Phase 4 comprises of 5 Suburban Districts of Nyanya, Karu, Gwagwalada, Kubwa and Jikwoyi.

There are also a number of Satelight towns within the FCT including;

- | | | |
|--------------|----------------|-----------------------------|
| i. Lugbe | iv. Chika | vii. Karimu |
| ii. Pyakassa | v. Kuchingworo | viii. Gwagwa |
| iii. Idu | vi. Mpape | ix. DeiDei. (abujacity.com) |



ABUJA THE FEDERAL CAPITAL TERRITORY (Contd.)

The seat of the Federal government of Nigeria was moved to Abuja on 12/12/91 under the Babangida regime. This brought about the rapid growth of the city.

- 2006 Population Census recorded 776,298 people in FCT.
- By year 2011 the population increased to 1,235,880 people within the Federal capital city (FCC) alone and the population of the entire Abuja metropolitan (FCT) was estimated at 3,000,000 people.
- Between years 2000 and 2010, the city recorded a growth rate of 139.7% .
- Abuja as one of the fastest growing cities in the world has an annual growth rate of 35%. (UN Report 2015}

THE CONCEPT OF CITY GROWTH

Cities are conglomeration of urban centers made up of communities and settlements with specific population, physical and economic features which vary from city to city.

City growth can be defined in 3 perspectives:

- The Economic Growth- rise in productivity in terms of products, services and income.
- The Increase in Population- Due to natural increase and rural-urban migration.
- The Geographical Expansion of the City- In terms of land area and development.

An urban area is said to be growing rapidly if the rate of urban growth is higher than the national population growth rate.



THEORIES OF CITY GROWTH

The most famous model of how cities grow is the ICONIC “**Concentric Zones map**” by Ernest Burgess. This model suggests that cities grow steadily outward from the urban core or CBD surrounded by zones in transition with factories and warehouses.

Beyond this zone comes the tenements and apartments for the working class, followed by the middle class neighborhoods of larger homes and ultimately by the affluent commuter zone.

This theory has been debunked over the years and researchers have found out that city growth does not follow an orderly concentric pattern but occurs in a sprawling fashion as multiplicity of commercial, industrial and residential areas spread out without any formal pattern.

THEORIES OF CITY GROWTH (Cont'd)

Other theories of city growth include;

- **Location Theory by Johann Heinrich Von Thunen:** This theory states that the location of resources, markets or transport leads to the development and growth of cities by attracting people and other commercial activities to such location to settle or trade
- **Agglomeration Economies Theory by Gunnar Myrdal:** This theory postulates that the advantages of clustering/concentration of markets for sales, labour and variety of goods and services attract people and industries to cities thereby bringing about city growth.
- **Central Place Theory by Walter Christaller;** this is a growth resulting from an increase in the demand for the services that the city performs for the adjoining settlements which populations are growing. This is responsible for how different cities are arranged in an urban system.

Good examples are the relationship between Lagos/Ibadan, Lagos/Ota, Abuja/Suleja in Niger State, Abuja/Keffi in Nasarawa State, Abuja/Kaduna and Onitsha/ Awka.



THE KEY DRIVERS OF CITY GROWTH

In Nigeria the key drivers responsible for the high rate of urbanization include;

- Government Policies on creation of new states/Local Governments with state capitals and creation of new towns.
- Natural population increase due to high birth and low mortality rates.
- Neglect of the development of rural and local government areas by government at all levels.
- Rural – Urban Migration in search of white collar jobs and better living conditions.
- Urban – Urban Migration due to insecurity, tribal and religious conflicts across the nation.

THE KEY DRIVERS OF CITY GROWTH (cont'd)

- Good transportation system.
- Housing provision
- Provision of good amenities and services.
- Agglomeration effect.
- Technological advancement and industrialization.

ISSUES AND CHALLENGES OF SUSTAINABILITY.

City growth has the features of physical and economic expansion of urban centers with the attendant population growth, environmental degradation/pollution and increased demand for goods and services.

The key issues/challenges of city growth in Nigeria include:

1. Poor planning of the Cities: Most Nigerian cities suffer from
 - i. Poor land use planning due to lack of basic data.
 - ii. Poor and incomprehensive implementation of plans.
 - iii. Constant abuse of master plans by the authorities/Citizens.
 - iv. Most city plans are static and are not subjected to constant reviews even in the face of changes.

ISSUES AND CHALLENGES OF SUSTAINABILITY (cont'd)

2. Deplorable state of Infrastructure/Services.
 - i. Our cities lack the basic infrastructures/social services due to poor budgetary allocation and neglect.
 - ii. Poor quality work due to corruption.
 - iii. Excessive pressure due to population explosion.
 - iv. Slum development in areas without infrastructure due to high demand.
 - v. Poor supervision of construction work due to corruption.
 - vi. Shear lack of maintenance culture.

ISSUES AND CHALLENGES OF SUSTAINILITY (cont'd)

3. High Population Density: Most Nigerian cities are overcrowded due to;
 - i. Rural Urban drift.
 - ii. Lack of birth control due to illiteracy.
 - iii. Neglect of the rural areas.
 - iv. Poor implementation of government policies on agriculture and others.
 - v. Insecurity .



ISSUES AND CHALLENGES OF SUSTAINABILITY (cont'd)

4. Poor Health and Sanitary Conditions
 - i. Inadequate and poor state of public health institutions.
 - ii. Poorly regulated and low standard private hospitals.
 - iii. High population density with attendant health challenges.
 - iv. Inadequate qualified health workers.
 - v. Drug abuse/preponderance of fake drugs.
 - vi. Degenerated sanitary environment.
 - vii. Lack of qualified sanitary inspectors/workers.
 - viii. Poor waste disposal management system.
 - ix. Lack of maintenance of public sewers and drains.
 - x. Abuse of green areas and flood water plains with construction of buildings.





ISSUES AND CHALLENGES OF SUSTAINABILITY (Cont'd)

5. Inadequate Housing:
 - i. In quality and quantity.
 - ii. Overcrowding.
 - iii. High cost of completed housing units, both for lease and sales.
 - iv. Lack of access to titled plots.
 - v. Lack of access to housing finance.
 - vi. Poor living conditions/ Poor Infrastructure.
 - vii. Neglect of housing sector as the second most important need of man by government.
 - viii. Poor planning due to lack of data.
 - ix. Multiplication of urban slums through development in unplanned and un-serviced zones/districts.

ISSUES AND CHALLENGES OF SUSTAINABILITY (Cont'd)

6. Environmental Challenges:
 - i. Urban land degradation.
 - ii. Environmental pollution.
 - iii. Storm water and erosion control.
 - iv. Flooding.
 - v. Loss of Biodiversity.
 - vi. Fire outbreaks.

7. Lack of effective Urban governance due to:
 - i. Bureaucratic bottlenecks.
 - ii. None participation of major stakeholders,
 - iii. Lack of required skilled manpower.
 - iv. Lack of necessary equipment and support.
 - v. The incidence of corruption.

ISSUES AND CHALLENGES OF SUSTAINABILITY (Cont'd)

Other challenges associated with rapid city growth include;

- High poverty rate
- Low literacy rate
- High crime rate
- Violence against vulnerable groups (children and women)
- Street trading and begging.
- Traffic congestion, etc.



RECOMMENDATIONS FOR SUSTAINABILITY OF CITY GROWTH IN NIGERIA

The phenomenon of city growth is a natural one with inherent advantages which have been left un harnessed by both government and stakeholders due to the daunting challenges that come with city growth.

Both government and world bodies (UN Habitat for Humanities) have in recent time evolved lots of strategies aimed at sustainability of our rapidly growing cities.

In Habitat III Africa Regional Meeting in Abuja which I attended on behalf of NIESV from 24-26 February, 2016, the following declarations and recommendations were made;

RECOMMENDATIONS (Cont'd)

1. Harness the potentials of urbanization to accelerate structural transformation for inclusive and sustainable growth,
 - i. Allocation of adequate financial resources.
 - ii. Promotion of inclusive economic growth.
 - iii. Enhance connectivity between rural and urban areas.
 - iv. Strengthen intercity connectivity.
 - v. Integration of urbanization into national development plan.
 - vi. Prioritize planning and investment for sustainable urban mobility linking people, places and opportunities.

RECOMMENDATIONS (Cont'd)

2. Enhance people-centered urban and human settlements through:
 - i. Access to affordable basic services-clean water, energy, health, education, etc.
 - ii. Strengthening of institutions and spatial planning systems.
 - iii. Ensuring access to sustainable and affordable housing.
 - iv. Developing and implement clean environment/air policy.
 - v. Adopting integrated national urbanization policy.
 - vi. Focusing on preemptive, spatial and programmatic urban planning.
 - vii. Accommodating cultural differences into urban planning.

RECOMMENDATIONS (Cont'd)

3. Strengthen institutions and systems for promoting transformative change in human settlements through;
 - i. Enhancing capacities for rural and urban planning, governance and management.
 - ii. Decentralizing urban management by empowering cities and local governments technically and financially.
 - iii. Facilitating the participation of urban dwellers and relevant stakeholders in urban governance and management.
 - iv. Strengthening and harmonizing urban legislations and regulations for effectiveness.
4. Enhance environmental sustainability, resilience and effective response to climate change in cities and human settlements by;
 - i. Strengthening capacities of local governments for strategic response to climate change adaptation.

RECOMMENDATIONS (Cont'd)

- ii. Developing resilient infrastructure capable of reducing the impact of disasters in slums and informal settlements.
- iii. Promoting green building and infrastructure technologies as well as the application of designs which mitigate climate change.
- iv. Fostering the utilization of sustainable renewable energy and natural resources as well as investment in low carbon production systems in our cities.
- v. Promoting resource efficiency in cities, to facilitate urban development in a manner that preserves rapidly diminishing natural resources.
- vi. Developing systems for sustainable solid and liquid waste management including promoting reducing, reusing and recycling of waste.

RECOMMENDATIONS (Cont'd)

5. Provision of adequate physical and social infrastructure for urban centers in Nigeria. This can be achieved by:
 - i) Promotion of public-private partnership (PPP).
 - ii) Ensuring provision of network of basic infrastructure before construction of buildings in urban centers.
 - iii) Ensuring timely and appropriate maintenance of provided infrastructure.



CONCLUSION.

The sustainability of urban growth and development will “require an efficient and transparent public sector management committed to sound economic policies’ implementation” with the collaboration of the organized private sector and other major stakeholders in the urban centers.

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