

Effects of Global Economy on Spatial Structure of Ikeja, Lagos

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1 ABSTRACT

The nature and character of cities are determined by adequacy of planning and management approach used for the city governance. Global economy also has influence in shaping the physical structure of cities. This is an area of focus of this research. Such effects are different from country to country; Nigeria cities spatial structures are responsive to changes in global economy. The study area, Ikeja is an important urban settlement in Nigeria. This paper therefore focuses on the effects of global economy on spatial structure of Ikeja. This was done by analyzing the spatial structure, investigation of changes that occurred due to changes in global economy, examination of impacts of major economic activities on spatial structure and analysis of the suitability of spatial infrastructure as a result of changes in global economy. The methodology employed involved the division of the study area into four sectors namely sector A, B, C and D in which samples were taken using the systematic random sampling. Tables, charts and pie were used in presenting the data collected. The study reveals that it is only recently that government attention to urban development in the study area became prominent. This is what the professionals in the built industry attached to meagre performance in the little effort the government used in reviving the urban environment. Decaying infrastructure dominated all the four sectors. The paper suggest that, for any Nigeria city to have a more purposeful and realistic development in the face of changing global economy, master plans should be prepared which will put into cognisance the rearrangement and allocation of basic development infrastructure. This will also attract investors and will be a realistic means of providing employment opportunities which will improve standard of living of the people.

2 INTRODUCTION

Globally, only 13 percent of the world's population lived in urban areas, and over 51 percent of the world's population will be urbanized by the year 2010 (United Nations, 2007). Over the last forty years, the greater part of global urban growth has been in developing countries. In developed countries, stabilization at high levels of urbanization and low rates of urban growth has generally been achieved (Burgess, Carmona and Kolstee, 1997). Despite the variations between different world regions, the rate of urbanization in developing countries continue to increase. According to the World Bank, between 1950 and 1990, the urban population of developing countries increased from 300 million to 1.3 billion. In the 1990s, between 12 and 15 million households were added to cities in developing countries annually.

In the eighties, the changes in the global economy obliged many countries to implement adjustment programmes to strengthen their international positions, and a new consensus arose on the relationship between national economic growth for meeting urban needs and the relationship between national economic development and urban development. Macroeconomic policy imperative meant that urban policies evolved in new and often unexpected directions. The role of the urban professional also changed significantly with the shift from project to programme lending. Following the second habitat conference in 1996, public and professional interest has become increasingly focused on evaluation of policies that will add value to the improvement of the global economy of regions and sustainability of the city spatial structure.

3 NIGERIA URBAN SPATIAL STRUCTURE

Nigeria urban environment are different in the way they develop which could be spontaneous or planned (Babalola, 2009). The difference between traditional unplanned and contemporary modern cities brought both some advantages and disadvantages which affect the quality of urban life. While the growth of unplanned settlements is from the micro to macro scale, this process is inverted in planned settlements and this has lead to lack of hierarchical organisation among different levels and also loss of connections between them.

However, with the declining standard of living due to global economic recession that characterised the Nigeria urban environment, there is need for deliberate action to improve life quality in urban area. The problem is caused by many factors which include socio-economic situation and political decisions. On the other hand, urban spatial structure and human life affect each other. The method that will be required in evaluating this need should be comprehensive cutting across different scales, as well as the relationship between these scales and between human population and places.

Due to the global economic recession, there is an increase in rural-urban migration in order for people to meet their daily needs. This creates more pressure on major urban centers, therefore affecting their economic status and generates more economic problems such as transportation problem. These trends, however, produce new forms of spatial and class polarization, which impose new social costs that exceed the fiscal capacity of city governments. This has prompted a new challenge to the governability of cities. Cities are seen as a diverse entity. The paradox is that world cities will prosper as important nodes in the global economy, but the structure of their prosperity generates will conflicts that they can neither redress nor manage (Friedmann, 2003).

This paper therefore investigates the effects of the global economy on the spatial structure of a typical urban environment, using Ikeja, Lagos as a case study. Nigerian urban settlements are chaotic due to their numerous economic activities. They can be defined as complex structures, and such complexity can be quantified through the spatial patterns which show the irregularity of their configuration.

The paper therefore focuses on following objectives to analyze the existing spatial structure in Ikeja, investigate the changes that occurred in Ikeja due to changes in global economy, to ascertain the impacts of major economic activities on spatial structure of Ikeja, to analyzed the suitability of existing spatial infrastructure as a result of changes in global economy and to develop measures that will ensure sustainable development in the study area.

4 LITERATURE REVIEW

In order to understand the dynamics and quality of urban living, there is need to perceive the urban environment as a complex system (Jacobs, 1961). Traditional system approach aims to simplify the systems and places. Within this approach, all systems are treated as if they are static, linear, deterministic, and closed organisations. Modernist, pure structures, loss of hierarchical organisation in cities are some causes of simplifying process of systems in urban related areas. While some theories, such as the Central Place Theory viewed cities as a system. Others such as Gestalt theorem, Lynch (1960, 1984) and Alexander's (1966,1977,1987,1997) researches analysed cities by focusing on man and society. On the other hand there are many researches on physical structure of cities and Trancik (1986), and Sitte (1979) are two of them.

Sitte (1979) further observed that global cities function more as centers of complex international transactions than as command posts for multinational organizational hierarchies. International trade and foreign investment have become increasingly important to the countries like U.S., U.K., and Japanese economies; how trade in services has grown as a fraction of total world trade and how producer services, especially finance, play a pivotal role in international trade. No longer do multinationals' corporate headquarters do these activities in house; instead they purchase these services from specialized firms clustered in large global cities, even when the headquarters themselves are in suburbs.

5 THE STUDY AREA

Historically, Ikeja consists of seventy-eight communities and the earlier settlers are the Awori, who migrated from Isheri in Ogun State. Some of the traditional settlements include Ipodo, Alausa, Olusosun, Oregun, Ojodu, Onigbongbo, Aguda-Titun, Agidingbi, Coker, Wasimi, Abule-Egun, Oke-Ira, and Keke etc. However, the population of the Aworis is now a minority, given the enormity of migration and urbanization in the area. The name "Ikeja" was derived from Akeja Onigorun, one of the ancestral gods of the Aworis in their Ota homeland. Ikeja became the Capital city of Lagos State in 1976 after the creation of 19 States in the country and since then, there has been a tremendous development of Ikeja being the industrial and commercial hub of the State. Today, Ikeja has been classified as one of the major cities of the world, particularly in the Nigeria news daily. This might be attributed to the fact that the new Lagos mega city will have it root from the area, because is the administrative capital of one of the most populous city in the world, which is Lagos State. It has also attracted development in term of upgrading and beautification. Ikeja is

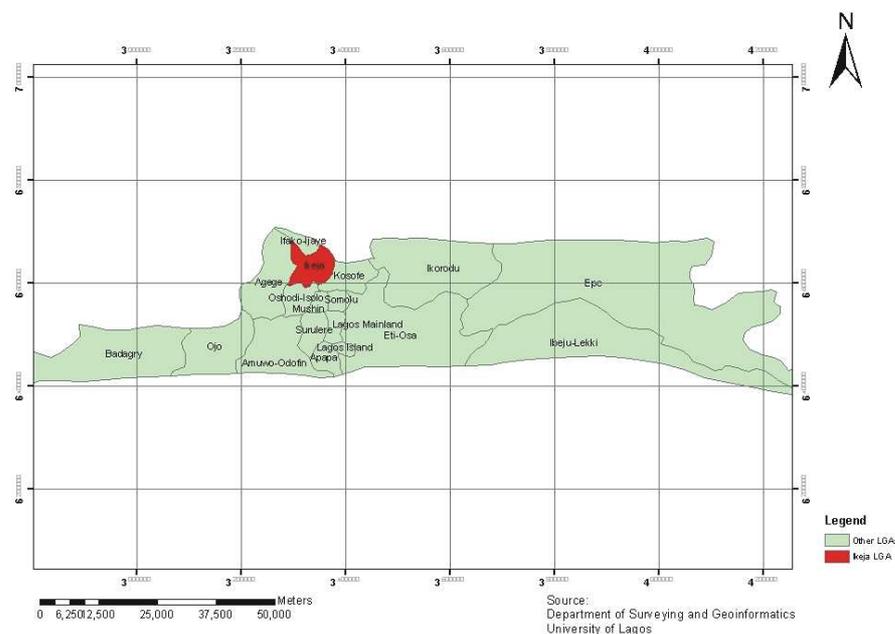


located at approximately 30° 30' West longitude, 7° 30' north. It lies in the upland area of Lagos State. It is at the south-facing scarp slope, which is a part of the coastal plains.



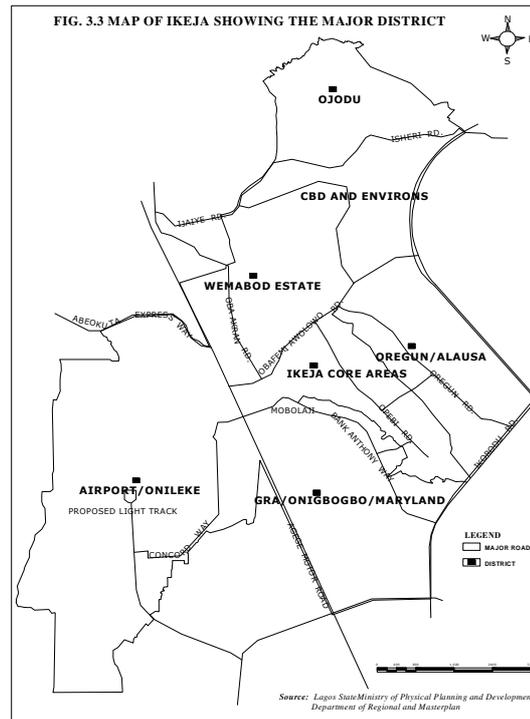
Ikeja can be classified as a high-class area. The heavy industrial establishment at the LGA makes it one of the most important areas for manufacturing activities in the entire federation. It also forms the hub for emergence of the proposed Megacity in Lagos. With the classification of the city as model city and the development of Model City Plan for Ikeja, it will soon find its place among major economic cities of the world. Along Oregun, Oba Akran, Agidingbi and Opebi are heavy industrial and commercial activities. Some of the establishments include 7-up and Coca Cola at Oregun, Eleganza at Oregun, Guinness Brewery, Michelin, Vita foam, Tower Aluminium and Tower Building Products, Nigerite, Berger Paint, Dunlop at Oba Akran.

FIG. 3.2 MAP OF LAGOS STATE SHOWING STUDY AREA - IKEJA LGA



The early settlers generally engaged themselves in farming, buying and selling of goods like clothes, agricultural produce, craftwork and others. These activities got more sophisticated with time, thereby leading to extensive business activities which have now made up the bulk of the economic life of the people. The economy in the project area can be broadly categorized into formal and informal sectors.

Ikeja is traditionally inhabited by the Aworis. However, because of the long historical goodwill and benefit derived up to the present day, Ikeja has attracted a lot of people from different ethnic nationalities working and living within its territorial boundary. According to 2006 National Population Commission Census, the population of Ikeja is put at 313,196 while in the same year, the Lagos State Ministry of Science and Technology puts its population at 533,237. The later de-facto population of Ikeja was supported by relevant data including existing housing stocks, school enrolments, vehicle and motor bicycle registration and a host of other facts that cannot be disputed.



6 METHODOLOGY

The methodology employed for this paper includes data collection. It also describes the two main sources of data used. These are; primary and secondary sources of data. The secondary sources of data comprises mainly of relevant data gotten from published books and government agencies documents. Primary data was obtained through the administration of questionnaires.

The research was carried out in some selected parts of Ikeja. The first step was on the spot assessment of neighbourhoods in Ikeja. These neighbourhoods are Opebi, Allen Avenue, Awolowo Way, Alawusa, Agidingbi and the Ikeja core, all within the study area. Photographs of some important parts of the study area were taken to show the exiting situation and effect of global economy on the spatial structure of the area. This was carried out using questionnaires to gathered information from the residents.

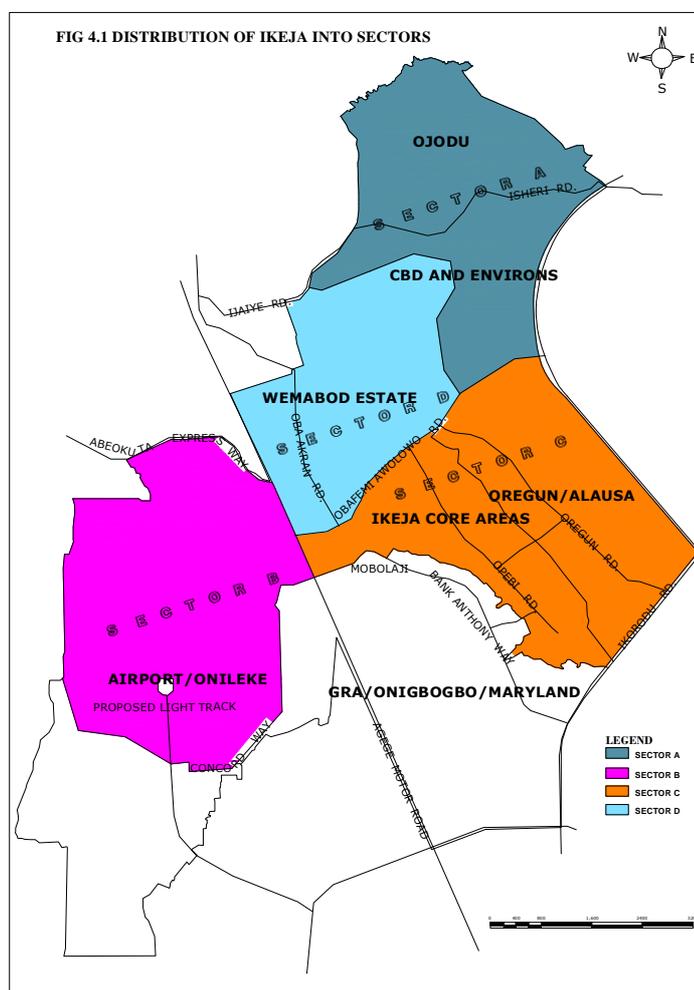
Since the study area is under metropolitan Lagos, the area is divided into four sectors using their geographical location and their homogeneity characteristics. The sectors are; Sector A, comprising of Alawusa, the Central Business District, Lagos State Secretariat and Agidingbi. Sector B, comprises of Opebi, Toyin Street, Allen Avenue, Adeniyi Jones and Aromire Avenue, while Sector C comprises of Awolowo Way, Ajao Road, Olowu Street, Orise Street, Anifowoshe area and Ipodo which are also classified as Ikeja core . Sector D is a private estate owned by Wemabod Estates Limited, which comprises of Oba Akran, Ikeja Industrial estate, Ladipo Oluwole area etc. The area comprises of both residential and industrial estate.

No	Sectors	Neighbourhood/Street	No of Questionnaires Administered	Remarks
1	A	Alawusa Central Business District, Lagos State Secretariat and Agidingbi	67	This are the major institutional land use in the area
2	B	Opebi, Allen-Avenue, Toyin Street, Adeniyi Jones and Aromire Avenue	84	This form the bulk of office complexes and few market areas
3	C	Ikeja Core: Obafemi Awolowo Way, Balogun, Orishe Street, Anifowoshe area, Ikeja under bridge, Ipodo and Olowu	104	This form the bulk of residential and commercial use with a lot of mixed uses
4	D	Wemabod Residential and Industrial Estate. This include; Oba Akran, Adeniyi Jones, Henry Carr, Ajao Road	65	This is a private own estate, their administration and management is carried out by the owner of the estate, Wemabod Estates Limited.

Table 1: Sub division of the Study Area into Sectors. Source: Field survey, 2010.

Sample Size: This is the proportion of the land area sampled. According to Ikeja Model City Plan (2010-2020), the land area of Ikeja was put at 5,630 hectares in area representing 1.57% of Lagos State with a population of 533,237 or 3.45 % of that of the State and presently, over 85% of buildable space in Ikeja has been built up. Land area marked out for this research was put at 323, 079 hectares using Ikeja land use map. See figure 4.1., this represents 60.59 percent of the total land area. This land sub division was distributed across the four sectors using for this research.

In all, a total number of 320 questionnaires were used, this represent a questionnaire per hectare in the area where the questionnaires were administered. In sector A, a land area 67, 894 hectares used 67 questionnaires, Sector B has a land area of 84, 189 hectares and therefore 84 questionnaires were administered, Sector C was 104, 484 hectares, 104 questionnaires were administered while Sector D which contain land area of 66, 512 hectares used 65 questionnaires.



There were also consultations with experts on urban development and management, like town planners, estate surveyors and economist. This was done in order to have their views on the trend of global economy influence on Ikeja environment and to access the activities of government over the years in shaping and improving the liveability of the citizens through appropriate planning and administration.

7 DATA ANALYSIS

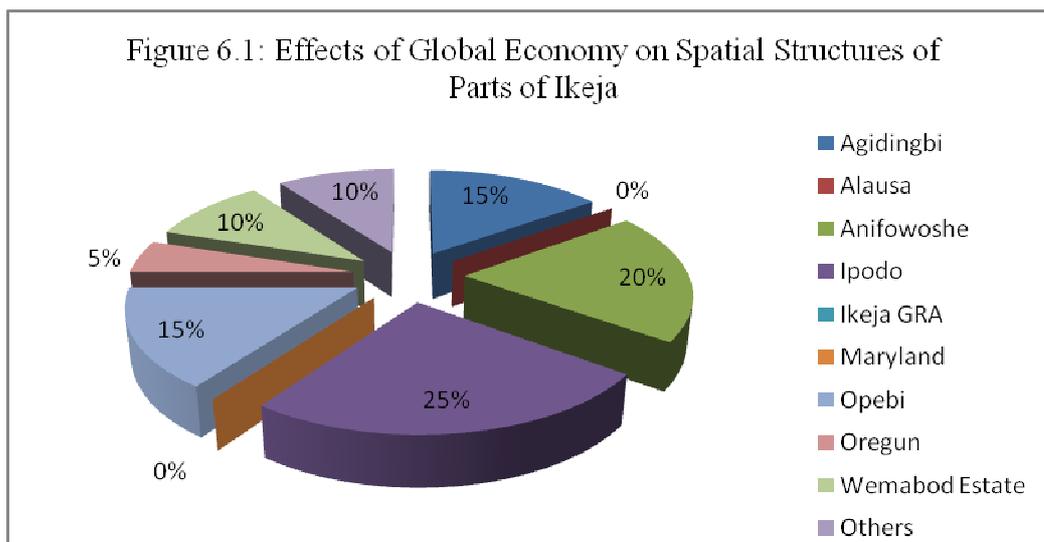
Part one deals with analysis of data collected from residents in the area. This was done based on systematic random sampling with a total number of 320 questionnaires. The whole area was sub-divided into four (4) sectors, Sector A with 67 questionnaires, Sector B with 84 questionnaires, Sector C with 104 questionnaires and Sector D with 65 questionnaires, with individual respondents giving their views about effects of global economy on the area. Part two were those data collected from various government offices. Since the area is under jurisdiction of both state and local government respective office within the area were visited with various officers given their own views about effects of global economy on spatial structure of the area. In this aspect twenty (20) questionnaires were administered in all the offices. The distribution was made solely for senior officers in each department; at least three (3) questionnaires were administered in each department. The third part was data collected from professionals who are great knowledgeable about the effects of global economy on the area.

S/N	General Rating	Frequency	Percentage
1	Good	2	10.00
2	Fair	4	20.00
3	Poor	9	45.00
4	Very Poor	5	25.00
Total		20	100.00

Table 2: Rating of Economic Situation in Ikeja in Relation to Urban Development. Source: Field survey, 2010.

It was gathered that the study area experienced rise of commercial land use due largely to the fact that the increase in land value due to global economic change has given rise to higher land use intensity. This is more common along Allen Avenue and Oba Akran, see plate 1. They also deduced that government should make try and upgrade some part of the area which has been neglected due to low revenue generated from such area. Such area include Ipodo, Olowu, part of Agidingbi, Anifowoshe and some part of Oregun, which serves the primary purpose of housing the low income earners of the area.

Many of the respondents suggested the need for immediate implementation of Ikeja Model City Plan prepared by the Master Plan Department of the Ministry of Physical Planning and Urban Development. This will solve some of the aforementioned problems and improve the living condition of the inhabitant.³



Source: Field survey, 2010.

When government officials were asked to rate the effects of global economy on spatial structure of Ikeja, their views are presented in figure 6.1. Ipodo has the highest effects with 25% due to the present nature of the neighbourhood while 20% agreed that Anifowoshe felt the dwindling change in global economy. Agidingbi and Opebi have 15% while Wemabod Estate and other neighbourhood have 10% effects. Oregun



has 5% while Alausa and Maryland has little or no effect of global economy on their spatial structure. The reason for this is due to the fact these were distinct areas not just for Ikeja alone but for Metropolitan Lagos. There is much attention in the upgrading and development in both areas.

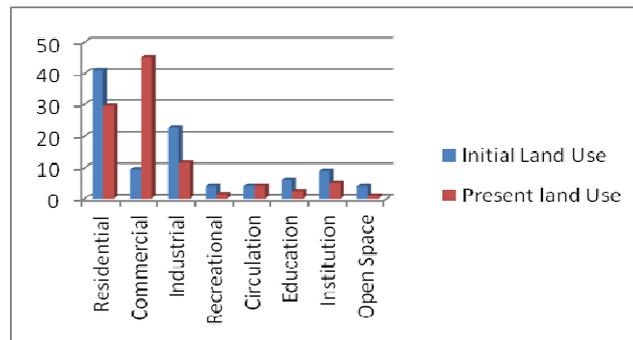
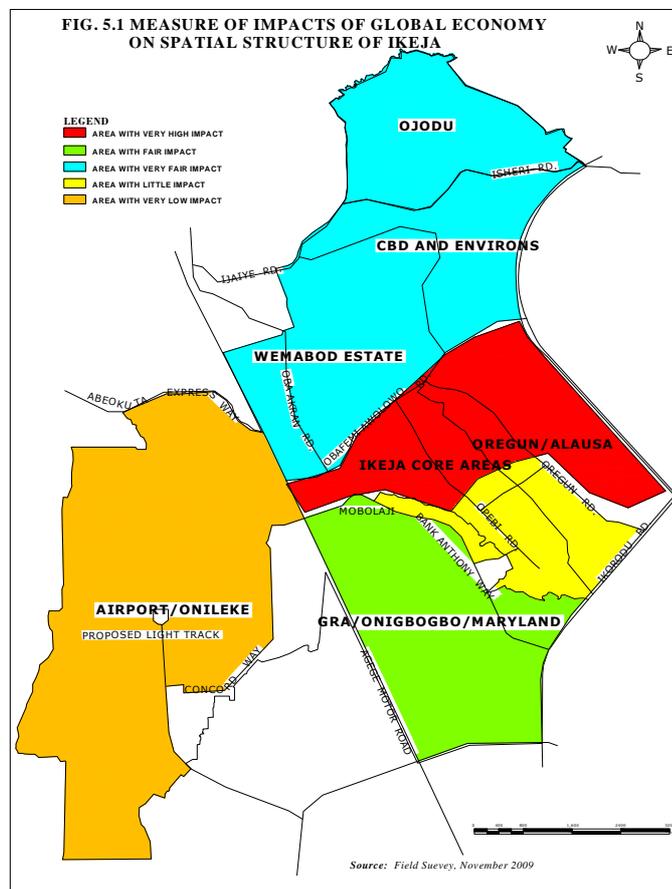


Figure 3: Changes in Land Use in Ikeja. Source: Field survey, 2010.

Figure 3 shows how Ikeja has transformed from residential land use to commercial land use. The land use map of Ikeja, prepared in 1982 gave the change in use. The study area is primarily dominated by the banking sector that has display major residential land uses in Ikeja. Even the government on its own part has demarcated some parts of Ikeja which was initially used as residential area to commercial land use due to the fast growing commercial land use demand of the study area. A good example of this is Allen Avenue in Ikeja, in the figure 5.1, commercial land use move from 9.5% to 46.06% while residential drop from 41% to 28.39%. Institutional land use drop from 9% to 5.36%, this due to fact that government has relocated some office, particularly federal government offices to Abuja, which is the new federal capital. Industrial land use on its own part also recorded a drop in land area from 22.5% to 10.87%. Poor infrastructure services in the study area was part of the reason for this reduction, this is because certain industries left because they could not get adequate source of electricity which is base for their daily production. Reclamation of land allocated for open spaces and recreational areas are common phenomenon in major urban area in Nigeria today, in Ikeja, the land for open space and recreation reduces from 4% to 1.26% in both cases. See plate 2.



In addition, through the precise data collected from ministries and government parastatals and those collected from both the residents and professional in the built environment, various issues that affect the spatial structure of Ikeja due to global economy were identified. However, alarming growth of urban population and poor response of government are factors that partly contributed to high rate of conflicting physical development in Ikeja. This results into poor forms of development experience in the area, despite the efforts of governments at all levels, the rate of physical development does not justify efforts put into urban development in Ikeja. Parts of the area have developed into slums and shanty neighbourhoods. These areas are Ipodo, Anifowoshe, parts of Agidingbi and Olowu.

The effects of global economy on spatial structure of Ikeja can be summarize as follows:

There is decrease in urban open space in Ikeja due to congestion of people which resulted in overcrowding of building in most residential parts of the area. Most of these are found in some part of Agidingbi, Ipodo and Anofowoshe. Loss of physical elements which contribute to richness of urban life; the inadequate state of life support infrastructure is another effects of global economy on spatial structure of Ikeja. This resulted in their epileptic performance and slum development. There is also human and traffic congestion in Ikeja, being an important urban area in Lagos which serves as an important city in global economy attract higher population and thus resulted in congestion. This is mostly found in Ipodo, Allen Avenue and Agidingbi which serves as a major residential, commercial and institutional area respectively in Ikeja.

8 RECOMMENDATIONS

Considering the effects of global economy on spatial structure of urban area in any regional setting, there is need to provide a meaning solution that will improve the standard of urban spatial structure and the people. This is to create an environment fit for living, recreating and working. There are clear observations that the area is going through a schematic transformation into a commercial district. Therefore, there is need to control the development and put them on plans for review. Also, there is need for comprehensive approaches to the prevention and control of effects of global economy on spatial structure of Ikeja as well as other planning nuisances in the study area. Specific areas that should be given priority include the need for the review of the Lagos State Regional Plan and preparation of economic plan that will take into cognisance the spatial structure as well, preparation of lower order but more detailed plans such as District Plans and Local Plans. This is to complement the existing the new Ikeja Model City Plan that should be reviewed every two years due to the frequent changing nature of Ikeja environment. This will aid more effective monitoring of development activities within the area, strict implementation of Lagos State Urban and Regional Planning Law of 2005 and the review of all existing regulations and by-laws on physical planning, sanitation and environment concerning the study area. This would require the formation of a broad based committee involving State and Local Government Officials and agencies involved in the management of the environment, strengthening of the various Physical Planning Departments and agencies in the State but more particularly the development control department and the provision of economic base programme that will complement the urban poor through training and provisions of the required skilled personnel, equipments and funds, mounting of sustained public enlightenment campaign through jingles, posters, talk shows, articles, workshops, seminars, programmes on radio and television to sensitise the public on the need for orderly physical environment and need to adjust physical planning implementation programmes.

9 CONCLUSION

The nature and character of cities are determined by the adequacy of planning and management approach. The rate of urbanization is on the increase around the world, however, urban population growth, particularly in developing world, has not been matched with investment and their required infrastructure and services. Land use planning is a schematic approach of achieving orderly use of land, particularly in urban areas. It is thus a deliberate and arranged set of ways and means for achieving a particular goal and objectives, which are more often than not, is in the positive direction. In a country like Nigeria where human demand continuously outstripping the available land resources, the need to control the effects of global economy on urban structure in order to ameliorate the physical planning problems arising from this. Also replanning of cities including the natural resources has become necessary in other to sustain livabilty and maintain the goal of urban and regional planning in Nigeria.



This emphasis of regulations and laws could not be wipe out of global economy; every country has a way of dealing with the effects of this on their land use. On the other hand, the needed aspect of global economy on Ikeja spatial structure has entailed a ‘dramatic intensification of coercive, disciplinary forms of state intervention in order to impose market rule upon all aspects of social life’, including urban society’s marketized relationship with nature and the environment through sustainable development discourse.

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