

AN OVERVIEW OF THE SPATIAL AND ECONOMIC IMPLICATIONS OF URBAN RENEWAL PROJECT IN KADUNA NIGERIA

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Abstract

The paper examined the spatial and economic implications of the Kaduna urban renewal projects using a secondary research approach. Data was sourced from online resources, government institutions and documents, and also from oral interviews of some relevant government officials. Data was also analyzed through content analysis. Findings show that the urban renewal projects in the state largely focused on road redevelopment and revitalization, markets and neighbourhood centre redevelopment, and a few housing projects. Jobs were created through the projects; the aesthetic outlook of the study area was improved, however, several jobs and means of livelihood in the informal sector were also lost. The paper observed that the present Kaduna State Government is doing a lot through the projects to give Kaduna a new and befitting urban image, unmatched in scale by previous governments. The paper recommended the need for the government to fully adopt a people-centred approach that guarantees social and spatial justice in the course of all urban renewal projects.

Keywords: Economic Implications, Kaduna, Renewal, Spatial, Urban

Introduction

Urban Renewal as a process transforms degenerated areas of the city into more aesthetically attractive and economically rewarding locations. Most cities in developing countries have areas of underused and underutilized land or distressed and decaying urban areas. Most often, these pockets of underused land weaken the city's image, livability, and productivity. Roberts (2000) described urban renewal as a normative concept that is rooted in the British Urban Policy, which seeks to improve the physical, environmental, social, and economic conditions of an urban area and remedy the problem of urbanization. Apart from the pressures of urbanization, cities generally degenerate over time, although other processes of urbanization may exacerbate the level of degeneration. Most Nigerian cities are characterized by symptoms of urban degeneration such as proliferation of informal developments along transport corridors, unguided market developments, unregulated developments around the urban fringes, and wrong use of urban spaces among several other negative developmental trends. Such negative developments, when left unattended to, only expedite the rate of urban degeneration and lower the economic returns that such urban spaces would have yielded over time. In 2019, the current Kaduna State Government, embarked on an Urban Renewal Programme which was to start with Kaduna Metropolis and then extend to Kafanchan and Zaria, the other two major cities in the State. The Urban Renewal Programme was meant to initiate a series of investments in urban infrastructure which would improve competitiveness, support economic dynamism and promote the well-being

of citizens. This paper is geared towards giving a general overview of the programme and the positive and negative implications. The paper also highlighted some of the benefits and challenges, and gave recommendations on the way forward.

Conceptual Issues

Urban renewal or regeneration has emerged as one of the effective means of combating the challenges of urban decay, infrastructure and housing shortage as well as for reviving declining social and economic status of urban areas across the globe (Ibem, Uwakonye and Aduwo, 2013). Urban renewal is also a major driver for achieving Goal 11 of the Sustainable Development Goals (SDGs) which seeks to make cities and human settlements inclusive, safe, resilient and sustainable (United Nations 2015). According to the Mehdipana, Marra, Melis and Gelormino (2018), urban renewal policies are implemented by cities to improve physical, social and economic gain within a specified area. In fact, there may be no other technique to change the urban environment radically and to achieve planning objectives than urban renewal programs (Woo-suh, 1985). In most nations of the developing world, urban degeneration has become an issue of concern to governments, development agencies and the general public as it constitutes an obstacle to sustainable urban development. Urban renewal schemes generally seek to eliminate undesirable physical, environmental, social and economic elements that negate sustainable urban growth and development. This is done using different strategies. Okeke (2004) and Gbadegesin and Aluko (2010) identified the different urban renewal strategies to include redevelopment, rehabilitation, and conservation. Redevelopment, can be applied to a structure or a cluster of structures where obsolescence and decay is absolute; it is otherwise called complete demolition and reconstruction, Rehabilitation or Renovation, is the process of neighbourhood revitalization by removing worst structures, repairing and constructing streets with additional parks and public utilities; while conservation concerns preservation of urban items with historic, cultural, aesthetic and architectural values. However, as it is true for other urban development initiatives, the success of each of these strategies in urban renewal depends on a number of factors, one of which is largely the adequacy of funding arrangement for the scheme (George, 2006; UN-HABITAT, 2006).

According to Olusule (2010), five procedural steps are necessary to be followed to accomplish a desirable urban renewal exercise for a community. They are:

- i. Acquisition of land in accordance with the renewal plan;
- ii. Relocation of residents from the acquired building into satisfactory quarters;
- iii. Site clearance – the razing of the structures on the land may be carried out only after the quality of such structures have been determined;
- iv. Site improvements and supporting facilities and services are undertaken by the agency and
- v. Land may be built upon by agency or sold to original owners if compensations have been paid.

Economic Benefits of Urban Renewal

Urban Renewal stimulates a cycle of private investment by removing the blighted conditions that act as a barrier to new development. Without the public investments made through Urban Renewal, blighted conditions would remain and private investment would be less likely to occur. Public investment is therefore necessary to support and enable private investment. Public investments might include improving roads and infrastructure, technical and financial assistance to developers, or enhancing community amenities. Once private development becomes economically practical, investment returns to the area. As physical and economic conditions improve over time, further private investment is stimulated and the local economy is strengthened. The economic vitality, livability, and environmental sustainability of the wider city are often improved by Urban Renewal investments (Oregon City, 2021; Woo-suh, 1985).

Physical Benefits of Urban Renewal

Urban renewal improves the general outlook or aesthetics of the city. Lee and Chan (2010) also stated that access to public facilities, provision of open spaces; and convenient, efficient and safe environment for pedestrian and public transport users, among other benefits, are some of the physical benefits of urban renewal. It is however important to state that the physical benefits come at very huge costs of demolitions and payment of compensations.

Multifaceted Implications

Although urban projects could result in safer streets, better mobility, improved aesthetics and stronger social cohesion all of which are positive outcomes, urban renewal programmes can also have negative effects on social and physical environments by contributing to unsustainable increases in property values and lifestyle costs, leading to social exclusion, gentrification and displacement of long-term residents of lower socio-economic levels (Mehdipana, Marra, Melis and Gelormino, 2018). When negative outcomes such as those mentioned above come up, then the urban renewal projects would have failed in ensuring social and spatial justice.

Methodology

The paper adopted a secondary research method. Data was collected from the Kaduna State government publications, historical and statistical documents, online resources and also from interviews with officials of the Kaduna State Urban Planning and Development Authorities (KASUPDA), and Kaduna Market Development and Management Company (KMDMC). A few informal enterprise operators affected by the projects were also interviewed. The collected data were analyzed using content analysis method and presented using tables and pictures.

The Kaduna Urban Renewal Project

In the month of June 2019, the Governor of Kaduna State, Malam Nasir El-Rufai, signed an MoU on the Kaduna Urban Renewal Project, at the Kashim Ibrahim House, Kaduna. It was expected to be the most comprehensive urban renewal programme in the history of Kaduna State. Beginning with Kaduna, the state capital, the government planned to initiate a series of investments in urban infrastructure. These investments would improve the State's competitiveness, support economic

dynamism and promote the well-being of the Kaduna people. Similar projects were envisaged for the two other main cities: Kafanchan and Zaria (KDSG, 2021). The components at the heart of the plan include roads, mass transit, housing & improved land use, street lights, parks & recreational centres, markets & neighbourhood centres, and waste management.

The roads component of Kaduna renewal is expected to open up the city and connect communities. It will create alternative roads and reduce travel time, from north to south, and east to west. This will have a multiplier effect on housing, business and social development. It is also expected to promote integration across communities and enhance unity. All the other projects are geared towards improving the physical image and function of the State while also revitalizing the economy. Currently, most of the projects in Kaduna Metropolis, Kafanchan and Zaria have been completed and others have reached advanced stages of development.

Table 1 highlights the urban renewal components and the related projects in Kaduna. It shows the road length covered for each road project and also states the areas covered and strategies adopted for each urban renewal component.

Table 1: Urban Renewal Projects in Kaduna State

Urban Renewal Component	List of Projects	Area Coverage	Strategy
Roads	i. Kabala Costain to Aliyu Makama Road	2.84 km	Redevelopment/ Revitalization
	ii. FRCN Road, Malali to College Road by Legislative quarters	2.73 km	Redevelopment
	iii. Rabah Road to Nnamdi Azikwe Road (Western Bypass)	37 km	Redevelopment/ Revitalization
	iv. Nnamdi Azikwe Road (Western Bypass) to Rigasa Train Station	5.95 km	Redevelopment
	v. Umaru Musa Yar'adua Way (Millennium City) to Eastern By-Pass	5.73 km	Redevelopment
	vi. Urban Shelter Road (Off Umaru Yar'adua Way) to Patrick Yakowa Way	3.5km	Redevelopment
	vii. Dualization and Junction Improvement of Waff Road, from NEPA roundabout to Essence Junction	2.5km	Revitalization
	viii. Dualization of Katuru Road, from Isa Kaita to Rabah Road	0.6km	Revitalization
	ix. Dualization of Yakubu Gowon Way to Barau Dikko Teaching Hospital - Waff Road	2.2km	Revitalization
	x. Construction of an Underpass at Leventis Roundabout	-	Revitalization
	xi. Upgrade of Alkali Road with Street and Traffic Light	1km	Revitalization
	xii. Dualization of Tafawa Balewa Way - Waff Road (GOC Roundabout)	2.5km	Revitalization
	xiii. Expansion of Swimming pool Road from Police roundabout to Almanar Mosque	2.3km	Revitalization
	xiv. Dualization of Poly Road to Dutsenma Road via Kasuwan Bacci Roundabout	2.9km	Revitalization
	xv. Dualization of Existing Dutsenma Road to Poly Road via Shema Petroleum	2km	Revitalization
	xvi. Expansion of Gov't House Roundabout to Nnamdi Azikwe Bypass via Gamagira Road	3.7km	Revitalization

	xvii. Dualization of Existing Rabah Road from Arewa House to Junction to Water Board	4.2km	Revitalization
	xviii. Expansion of existing Laminu Road, Unguwan Rimi from Total to Ramat Road	0.9km	Rehabilitation
	xix. Kakuri to Nasarawa Floor Mill Road		Rehabilitation
	xx. Expansion of Kinshasha Road, Unguwan Rimi	4km	Revitalization
	xxi. Dualization and Junction improvement of Racecourse road from Independence way to Tafawa Balewa Way	1.6km 1.2km	
Housing and Improved Land Use	Construction of 2,000 housing units	Kaduna North	Redevelopment
Street Lights	Provision of Solar Street Lights Street Naming	Kaduna North. State-wide	Rehabilitation Rehabilitation
Parks and Recreational Centres	Construction of Centenary Park	Kaduna North	Revitalization
Markets and Neighbourhood Centres	Construction of Kaduna Galaxy Mall	Kaduna North	Redevelopment
	Construction of Central Market Car Park	Kaduna North	Redevelopment
	Construction of Kasuwan Magani Ultra-Modern Market	Kasuwan Magani	Redevelopment

Source: Adapted from Koko (2020)

The Kafanchan aspect of the Urban Renewal road projects is not as detailed in this paper but includes the reconstruction and expansion of about 26.3Km of roads, at a cost of about N12.8 Billion. This is expected to cover the expansion of 18 roads and the dualization of 3 major roads. The Zaria urban renewal road projects include about 11 roads which have been earmarked for improvement. Information from the Kaduna Market Development and Management Company (KMDMC, 2020) also reveals other Urban Renewal Projects and the mode of funding adopted. These projects largely involve market redevelopment and upgrade of a few neighbourhood and recreational centres. They are listed below:

Projects Funded through KDSG Capital Injection (8.8 Billion Naira) (KMDMC, 2020)

- A. Development of Galaxy Mall
- B. Centenary Park
- B. Development of Kasuwan Magani
- C. Upgrade and Remodelling of Murtala Muhammed Square
- D. Development of Murtala Muhammed Square Neighbourhood Centre Lot 1
- E. Development of Murtala Muhammed Square Neighbourhood Centre Lot 2

Urban Renewal Projects funded by Public Private Partnership (PPP) Investments (18 Billion Naira) (KMDMC, 2020)

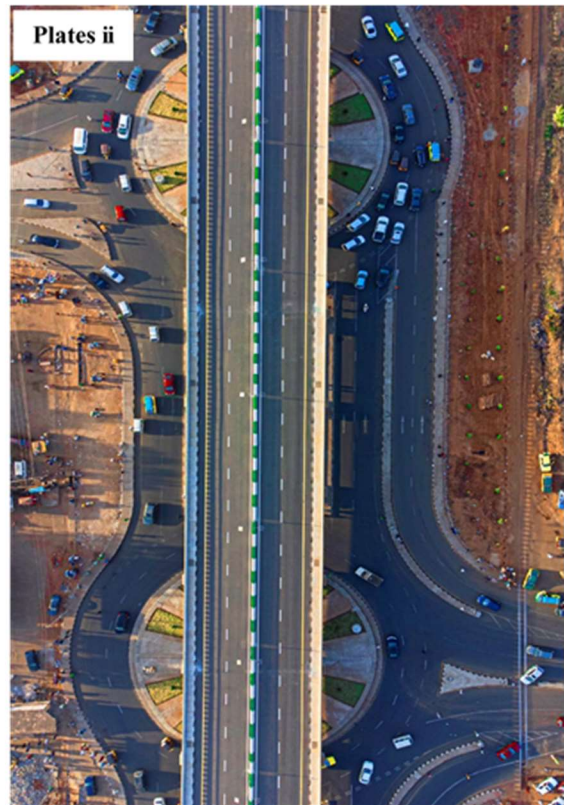
- A. Neighbourhood and Recreational Centre, Zaria
- B. Kasuwan Dan Magaji
- C. Kawo Market
- D. Sabon Gari Market in Zaria
- E. Kasuwan Barci
- F. Barnawa Market
- G. Kudenda Market
- H. Car Park, Broad Casting Road
- I. Malali Market
- J. Street Naming and House Numbering

According to KMDMC (2020), about 1,417 jobs were created through the Urban Renewal Projects. This is on the positive side of the economic implications of the Urban Renewal Programmes. However, on the negative side, it is worthy of note to state that several jobs have also been lost in the informal sector, in the course of space reorganization and redevelopment, although statistics on the number of informal employment jobs may not be readily available.

Physical Implications of the Urban Renewal Projects

There is no doubt that the Kaduna urban renewal programme will improve the physical image of the areas being regenerated. The aesthetic aspects of the roads (Plates i - ix), the redeveloped markets (Plates x - xii), neighbourhood and recreational centres (Plates xiii - xvi), will also give the areas more befitting outlooks. Also, road congestion will be reduced even as accessibility and connectivity improves. The reorganized markets will also give users a more pleasing and healthy experience whenever they patronize the markets. The neighbourhood and recreational centres will offer more access to play and relaxation for citizens, especially for Zaria which has lacked such a central community recreational facility. The development of the Galaxy Mall for instance, will also give citizens the privilege of having the likes of Shoprite brought home to them (plate xvi).

All these benefits however, come at the cost of demolitions and displacement of some citizens' living and livelihood spaces. This is apart from the huge loan burdens the government has to bear in order to actualize the projects.



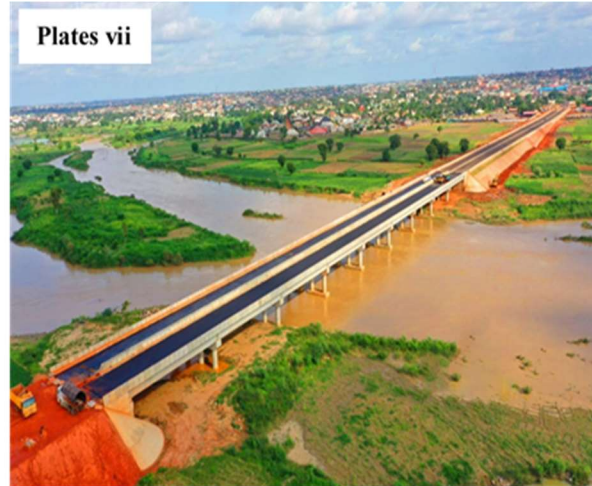
Plates i, ii and iii: Cross Sections of Kawo Bridge



Plates iv: Alkali Road by Murtala Square



Plates v: Alkali Road by Yakubu Avenue



Plates vi and vii: Cross Sections of Kabala Bridge



Plate viii: An Intersection of Rabah Road and Ali Akilu Road at Arewa House



Plate ix: A Cross Sections of Waff Road



Plate x: Redevelopment of Kawo Market



Plate xi: Redevelopment of Kasuwan Bacci Market



Plate xii: Redevelopment of Ungwan Rimi Market



Plate xiii: Centenary Park Recreation Facility



Plate xiv: An Aerial of Murtala Square; A Major Recreation Facility in Kaduna Metropolis

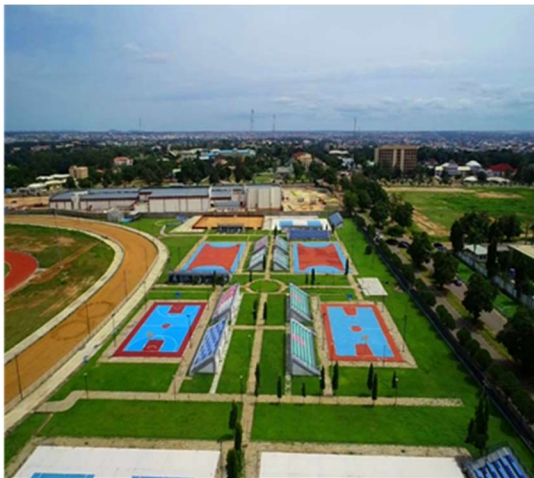


Plate xv: A Basketball Pitch in Murtala Square



Plate xvi: A Lawn Tennis Pitch in Murtala Square

Economic Implications

The Urban Renewal interventions by the current Kaduna State Government has great potential to stimulate economic gains via job creation and also attract investors. However, there is need to note that the implications of the government's urban renewal initiatives also have negative implications particularly for actors in the informal sector. Most traders who operate on public

space in the informal sector usually prefer to locate their businesses along road sides because of the locational advantage of higher patronage. The recent Urban Renewal Programmes, especially the road projects, have dislocated such roadside informal businesses, thereby leading to loss of means of livelihood.

This displacement is similar to what happened to the informal sector, under the then military regime, in the 1980's. Nwaka (2005) highlighted that informal enterprises such as hawking and other forms of street businesses were incessantly harassed and compelled to relocate to remote and inaccessible outskirts of the cities and towns. Kiosks, illegal structures, and shanty towns in Lagos, Kano, Port Harcourt, and other state capitals were raided and ruthlessly demolished. In many cases, authorities forcibly evicted informal sector activities in the name of urban order and cleanliness, yet such eviction does not address the problem with the informal sector. It only relocates the problem and even exaggerates the conflicts between urban authorities and the informal sector operators. Often many operators return to their places a few days after being evicted by the urban authorities. Unfortunately, in the case of informal operators in the Kaduna Urban Renewal Project, they are not entitled to compensation because they generally lacked any evidence of rights to the land they previously occupied. Also, from interviews carried out in the study, most respondents stated that they could not afford to pay for shops in the redeveloped market area. This has implications on their means of livelihood and increases the likelihood of some of them resorting to crime or moving to some other unauthorized spaces to continue their businesses, thereby relocating the spatial problems that the government is trying to eradicate through the Urban Renewal Project.

Recommendations and Conclusion

Urban decay is an inevitable trend for any city as time advances. It is therefore the responsibility of governments to ensure sustainable growth and development of our urban spaces through urban renewal programmes. It is an undeniable fact that the present Kaduna State Government is doing a lot to give Kaduna a new and befitting urban image. In fact, previous governments in the State have not been able to match the scale of urban renewal programmes the current government is handling. However, there are aspects the government will need to improve upon in order to meet up with the expectations of goal 11 of the SDGs which includes making cities and human settlements inclusive, safe, resilient and sustainable. The paper therefore makes the following recommendations:

- i. The government needs to fully adopt a people-centred approach that guarantees social and spatial justice. Such an approach should be one that upholds sustainable livelihoods whereby urban renewal actions holistically improve the environment and attract economic investments without endangering the livelihoods of the poor or merely ending up in gentrification, where only the rich become beneficiaries. This approach may be more challenging and slower for the government to implement but would carry the people along and help them also feel like they are part of the projects.
- ii. Displaced residents should be assured of accessibility and affordability of reorganized spaces (particularly in the market redevelopment projects) after the redevelopment process. This can be done by ensuring fairness in space allocation and flexibility of payment for commercial spaces by interested individuals.
- iii. It would be important to carry out evaluation of the Kaduna Urban Renewal Programmes when they reach significant stages. The evaluation can include financial,

economic, social and physical dimensions, and would provide basis for feedback that will shape future urban renewal schemes.

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