

Urban Renewal Planning as A Strategy for Pollution Abatement in the Southern Senatorial District of Cross River State, Nigeria

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Abstract

Urban renewal planning entails the government's displacement of impoverished inner-city regions in order to make way for opportunities for the construction of upscale residences, commercial buildings, and other developments. The purpose of the study is to ascertain whether urban renewal planning can be used as a means for reducing pollution in the Southern Senatorial District of Cross River State, Nigeria. Descriptive survey design was used in the study. For the purpose of acquiring data, primary and secondary sources were utilized. The questionnaire served as the data gathering tool. Respondents from the randomized population of 498 were selected using the purposive sampling technique. Taro Yamane Formula was used to determine the sample size of 222. Simple linear regression statistical tool was used in conjunction with SPSS to generate and test a single hypothesis. It was concluded that the implementation of urban regeneration initiatives will enhance the quality of transportation, water supply, and waste disposal systems. Residents of the city would thus resemble their own location of residence in general. One important suggestion made by Gbedegesin et al., (2019) was that successful urban revitalization programs require

public-private collaboration.

Keywords: *Urban renewal, planning, strategy, pollution abatement, Southern Senatorial District, Cross River State, Nigeria*

1.1 Introduction

Rapidly expanding unplanned projects have placed a heavy load on urban settlements in developing nations because of uncontrollably ongoing rural-urban migration. Despite the 21st-century succession of democratic governance, Nigerian urban centers still suffer from a gap between the public and urban infrastructure. This is as a result of the majority of the nation's urban centers' insufficient infrastructure maintenance. Urban renewal is therefore extremely important as a planning approach since its requirements will remain a major concern for Nigerian government at all levels for a very long time. Although there have been a lot of urban regeneration initiatives started in recent years, it is not realistic to anticipate these needs to end anytime soon; rather, they should be enhanced in order to improve people's quality of life and overall well-being. Numerous issues have arisen during the course of urban renewal projects in the past, including relocation of residents for temporary housing, time waste in the evaluation of existing property value, project delays, and so on. These issues have had a negative impact on the business's ability to benefit both the relevant governments and the general public (Shuaeeb, 2018). Urban renewal, formerly known as urban redevelopment, was first intended to remove impoverished areas of core cities and replace them with new residential complexes that followed a well-thought-out plan. As renewal began to encompass more promising tool for executing planning, no other planning method had the potential for such profound change. While in many cities renewal has dominated planning, in many other cities the urban renewal program and the powers it gives cities to exercise are responsible for the achievement of comprehensive planning more than any other element (Sule, 2007). The main reason the renewal program is significant is that it offers a means of untangling the Gordian Knot, which for many years had threatened to suffocate the center city since it is difficult to alter the character or appearance of dilapidated land that is mostly or entirely built up (Frieden, 2019). Cities can combine small and large sections of land under distinct ownership for new public and private development through the use of eminent domain powers enabled by renewal. It has made it possible to address a range of issues, such as the slums that are too far gone to be improved, the older single-family housing area that is rapidly falling into disrepair, the commercial district lined with closed businesses and congested streets, the skid row area next to the city's central business district, which occupies land better suited for the expansion of the hemmed-in downtown, or the city's periphery, which is stuck in a pattern of development that is unacceptable for its current needs. While there are many competing goals for urban renewal, it has not been able to fully live up to the expectations of its early proponents due in part to financial limits, strong political, administrative, and social barriers, and an inability to accomplish the majority of these goals. It continues to have a long list of achievements (Grossma, 2018). What potential effects may urban renewal planning have on the Southern Senatorial District of Cross River State, Nigeria, as a means of revitalization?

1.2 Problem statement

Rural-urban migration constitutes one of the major factors militating against urban regeneration, redevelopment and entire programme of government targeted at redefining livelihoods of the

residents of any urban city overtime. Urban renewal activities have variously been hindered by ever-increasing population of migrant residents; hence the necessity to embark on aggressive urban renewal planning built to tackle the menace likely to emanate from the exigencies of the emerging population. No urban centre exists without attendant and accompanying consequences of build-up slums and shanties, high accumulation of solid wastes, silly-gas discharges, pollution, emission of carbon and its related oxides. It is quite debilitating the fact that no meaningful development can be achieved in an environment where livelihood is at the verge of extinction due to uncontrollable manner of activities of those who migrated to urban cities without adequate preparation to do so. Against this backdrop therefore, the study seeks to investigate urban renewal planning as a strategy for pollution abatement in Southern Senatorial District of Cross River State, Nigeria.

PURPOSE OF THE STUDY

The purpose of the study is to examine whether urban renewal planning as a strategy has any impact on pollution abatement in the Southern Senatorial District of Cross River State, Nigeria.

HYPOTHESIS

Urban renewal planning as a strategy does not have any impact on pollution abatement in the Southern Senatorial District of Cross River State

LITERATURE REVIEW

CONCEPTUAL CLARIFICATION

The concept of urban renewal

According to Gribbler (2019) defines urban renewal as an endeavor aimed at transforming the urban landscape by means of deliberate, extensive modification of current city regions to accommodate the evolving needs of the urban workforce. Urban regeneration definitions in graphic form are frequently seen in planning and sociology literature. Glaxer's (2019) description is among them. Urban renewal, in the words of this author, refers to all the activities involved in maintaining or rebuilding cities, including replacing old homes with new ones and old streets with new ones as well as converting a business sector into a more respectable and dynamic setting. The placement of industrial facilities and the reconstruction of public utilities go hand in hand with the aforementioned. The placement of industrial facilities, the reconstruction of public utilities all of which have an indirect impact on the aforementioned and the administrative, legal, and financial framework that enable the reconstruction and rehabilitation efforts go hand in hand. As a result, the definition given above makes clear that urban regeneration includes every factor that might influence alterations to the urban environment. According to some schools of thought, urban renewal should include three different kinds of programs: conservation, which involves both rehabilitation and slum clearance in order to upgrade an area, rehabilitation, which involves bringing substandard structures up to code enforcement standards and private owner actions, and redevelopment, which requires clearing, demolishing, and rebuilding an entire area on a tabular platform in their own way Urban renewal, to put it simply, is the process of gradually rearranging the uses of land and buildings to satisfy both predicted future needs and current requirements. It places emphasis on the ongoing process of planning and reconstructing towns and cities, separating out uses that have unsatisfactorily blended together and recombining them in novel ways. An American housing economist is credited with coining the term "urban renewal" (George, 2019). Urban renewal is the process through which dilapidated buildings, infrastructure, and even an entire town or area are changed or replaced in response to social and economic pressures. It is still one of the important methods for carrying out a broad plan. Urban regeneration, as defined by Egunjobi (2018), is the process of revitalizing older areas of towns and cities, especially their

Central Business Areas. Therefore, in reality, "urban renewal" as it has been defined has frequently meant displacing the low-income population that already existed in order to make way for more lucrative office, commercial, and luxury residential development, as well as providing transportation facilities. Occasionally, a town's entire area is changed completely in response to pressure from the economy and social changes. In a similar vein, Arunsi (2018) claims that the concept of urban renewal includes the process of revitalizing deteriorating areas on an economic, social, physical, and political level in order to accomplish objectives such as relieving traffic, maintaining an orderly pattern of land use, creating parks and open spaces, providing services and utilities, and enhancing the area's sanitation and environmental quality. According to George (2019), the phrase "urban renewal" refers to the collection of methods that have been created to address physical urban issues. Urban regeneration, according to Gribbler (2021), is a purposeful attempt to alter the urban environment by carefully planning and adjusting a significant portion of the current city area to meet current and future urban living needs. Thus, it is imperative that you make an arrest. Since many urban areas are becoming uninhabitable and unappealing to their residents, it is imperative that we take immediate action to stop their decline. According to Lean (2021), comprehensive redevelopment is predicated on the idea that there is nothing of value in the region; as a result, a current area is demolished, cleared, and rebuilt, providing a chance for a fresh start. This idea is the removal of a sizable area that is thought to be harmful and unredeemable (Egunjobi, 2018). This procedure is required in cases where using community resources to restore the building area would be unreasonable due to its extreme state of disrepair. Most often, comprehensive redevelopments have been condemned. It is known as the "Bulldozer Approach to Redevelopment" and leads to the dispersal and relocation of residents, the dissolution of family bonds, and the upkeep of government, but neglects such vital services. In his research on a few Nigerian cities, Oduola (2017) expressed the opinion that, in broad areas, rebuilding may be the only way to address urban deterioration, regardless of financial, social, cultural, or other constraints. According to George (2019), it's the process of demolishing and replacing non-sound constructions with modern, well-built homes. Rehabilitating failing communities entails improving their standard of living through private owner actions and code enforcement. Macro-level neighborhood revitalization involves tearing down severely damaged homes, rebuilding and constructing roadways, and providing public spaces and infrastructure. It refers to the microenvironmental renovation of individual dwelling units. In this instance, damaged homes are renovated to make them fit for a healthy human habitation. It applies to situations where the building structures are still intact and observable, meaning that neglect led to the development of unsanitary conditions. However, it has been argued that complete rehabilitation does not much extend the life of buildings and does not replace its structural components (Greer, 2019).

2.2.1 Reasons for urban renewal

- ❖ There is an increase in population living in very unhealthy conditions.
- ❖ The number of aged building is increasing and residents at the risk of collapse buildings.
- ❖ There is widening gap in Infrastructure between the populace and the environment.
- ❖ Need to improve the quality of life of residents in the urban areas.

THE STRATEGIES OF URBAN RENEWAL

Urban renewal involves three fundamental processes, which change depending on the scope and rigor of the work done.

(a) Rehabilitation: According to Gbadegesin and Oladokun (2017), the process of filtering involves the relocation of households and jobs, which is followed by the clearing and reconstruction of

abandoned areas. Of the techniques, it was possibly the most system-oriented. This is the process of demolishing outdated, subpar buildings and installing new ones on the same location. In this instance, buildings and structures deemed to be subpar are entirely demolished to make way for new construction; it's crucial to remember that this is particularly applied to places with buildings that are beyond repair and have no economic value. Urban renewal as a method has been attacked for taking properties from the impoverished by employing the "power of eminent domain," but it is also exceedingly expensive to implement.

(b) Rehabilitation: Rehabilitating old, dilapidated structures to their original state involves making necessary alterations or repairs. According to Jinadu (2016), rehabilitation is the process of improving a neighborhood through general repairs, standards increasing, and enhancements to the housing stock and amenities. This is a very good method because it doesn't totally remove people from their social and economic lives. Gbadegesin and Oladokun (2017) state that the boot-strap technique is mostly limited to housing and involves rehabilitation. It doesn't or shouldn't involve evicting the occupant, and it's generally believed to be less expensive financially than redevelopment.

(c) Conservation/Preservation: This tries to keep currently sound neighborhoods intact and stop them from deteriorating.

PROCESSES OF URBAN RENEWAL

Urban regeneration necessitates a thorough and sufficient planning procedure to guarantee that all operations are carried out in accordance with appropriate and acceptable standards. The following procedures are used in the implementation of urban revitalization.

- (i) Identifying the area that needs to be renovated in order to meet quality standards for things like housing conditions, facilities, drainage issues
- (ii) Looking into and analyzing the current state and features of the selected Renewal zones.
- (iii) Creating physical development plans, including those for future area improvements, roads, community facilities, and land usage.
- (iv) Starting a relocation program in cases where the renewal will require displacing a large number of people.
- (iv) Implementing and assessing the program.

CAUSES OF URBAN DECAY

Urban deterioration has been linked to a few specific causes. According to Adepoju et al. (2017), one of the main causes of urban degradation is poverty. Poverty is a contributing factor to the high levels of overcrowding shown by the high household and room densities. The issue of insufficient housing cannot be resolved without funding, and there is no way to prevent extreme traffic until adequate housing is given. Excessive room densities lead to overuse of housing resources, which in turn causes housing buildings to deteriorate more quickly. Extraordinary high rural-urban migration and a comparatively high rate of natural rise were the main causes of the population growth of many Nigerian cities, including Lagos, Port Harcourt, Enugu, Kaduna, and most recently Calabar (Sule, 2017). Both the congestion and the expansion of entire slums on the edges of cities have been impacted by this. The truth is that a lot of Nigerian cities have excessive prices that many residents cannot afford. Then, a lot of newly arrived poor immigrants and other poor city people discover that it is less expensive to construct shanty neighborhoods whole slums built from scratch on the outskirts of the city. Nigerian federal and state governments have recently reacted by demolishing these shantytowns; however, in the absence of alternative housing, as in the cases

of Maroko in Lagos and Rainbow in Port Harcourt, for instance, the problem remains unsolved as the displaced citizens simply relocate to new areas where they establish similar slum housing in large numbers. In actuality, the fast population increase of a large number of Nigerians has an effect on polluted and degraded environments, abandoned homes, and overcrowding (Sule, 2007).

Urban degradation is explained by factors related to pre-industrial technology's inferiority and obsolescence. Okoye (2019) found that this element was the cause of the urban deterioration in the city of Enugu. Without a doubt, this is a significant contributing factor to the explanation of Nigerian decline. When using sub-standard building materials, structures age rapidly and degradation also appears rapidly. In Nigeria, and especially in Calabar, the issues of sub-standard building materials and outdated building technology are being addressed, but not quickly enough to have a significant impact just yet.

CROSS RIVER STATE: THE EXAMPLE OF NIGERIA'S URBAN RENEWAL PROGRAMME (CRSURP)

From a conceptual standpoint, the CRSURP is a redevelopment package meant to improve the state's urban centers' infrastructure to a higher standard. Consequently, Calabar, Ugep, Ikom, Ogoja, and Obudu are listed as urban centers under consideration by section 16 schedule 1 of the state urban development tax NO. 5, 2004, (Sule, 2007). In order to find the best location for infrastructure and dumpsites for the convenience of both users and inhabitants, the then-administration took the initiative to modernize the infrastructure and review the land use laws. The initiative had a high potential for sustainability in the future, although it was intended to be finished in 2006. When Ndedem Usang became dualized in 2003, the program was halted. The Ndedem Usang Iso Road dualization from the Mary Slessor Roundabout to the Murtala Mohammed Highway in 2003, which runs alongside the Cross River Basin and Rural Development Authority Headquarters in Calabar, marked the beginning of the program. The state governor, Mr. Donald Duke, kicked off the event by stating that "its commencement marked the rejuvenation of the entire state, describing it as a dream that is multi-faceted." He emphasized that the program will involve 200 km of urban roads, of which 12 km will be dualized. He said that the occasion was not only unique but had also been long anticipated because it will add great infrastructure to the much-discussed tourism program, which is all about beauty. He added that the state has created its own program with the construction of an internal road network to combat internal congestion. He also mentioned that the Murtala Mohammed Highway was becoming congested as people began to experience traffic jams, and when combined with the activities at the Calabar Port axis, there might be a similar situation to that experienced in Port Harcourt and Lagos. The governor emphasized that Calabar would be considered the best city in the West African sub-region because of the government's resolve to make it stand out from other cities in the nation. He clarified that 20 km of urban roads in Ugep, 25 km each in Ogoja and Ikom, and 15 km of urban roads in Obudu would be upgraded as part of the Cross River State Urban Renewal Program. He also stated that ARFO Construction Company Limited would be in charge of surface dressing the road that passes through Ukelle in the Yala Local Government Area. The entire package, which also includes sidewalks and drainage, is anticipated to be finished in 24 months. In addition, the state's citizens must manage traffic in order to prevent congestion.

URBAN RENEWAL PROJECTS IN CALABAR

A casual look at these activities reveals that garbage management, street lighting, tree planting, and the renovation or reconstruction of urban roads are all currently covered by the urban renewal initiative. About 1588 distinct tree stands have been planted on the main thoroughfares of Mary

Slessor Avenue, Palm Street, IBB Way/Air Port Road, and Murtala Muhammed Highway. In a similar vein, 1597 distinct flower stands have been placed across the city. Creating a noticeable green belt throughout Calabar is the main goal of the tree and grass planting project, particularly in the region that stretches from the Governor's Office, the Old and New Secretariats, Moor Road, and Marina Beach. Urban road reconstruction and rehabilitation were completed in two stages. In the first phase, 22.8 km in the Calabar Municipality and 13.73 km in the Calabar South Local Government Area underwent rehabilitation. The project's second phase began in 2003 and is now ongoing. The roads were divided into three categories: A, B, and C. A total of 179.66 km of roads have been repaired thus far. A total of 377 electric poles have been installed for street illumination. The Murtala Mohammed Highway (222), IBB Way (42), Mary Slessor Avenue (41), Etta Agbor Road (38) and Airport Road (36), are among the streets and roads that are covered (Eni & Abua, 2014). Moreover, the waste management component has advanced remarkably. There are three types of trucks that are used in the city to dispose of waste: there are around 87 tiny dumpster bins, 56 medium-sized skip bins, and 42 roll-off bins, which are the largest. The major streets have these bins arranged in a specific spatial order. The Calabar Urban Development Authority (CUDA) introduced street sweeping along authorized streets, which is a highly crucial component of Calabar's sanitation. The majority of street sweepers are female, and they work in groups or cells.

Urban Renewal Planning as a Strategy for Pollution Abatement in Southern Senatorial District of Cross River State, Nigeria

A preliminary look at some of the urban renewal initiatives in the research region reveals that, thus far, the urban regeneration project has included trash management, street lighting, tree planting, and the repair or reconstruction of urban roads. About 1588 distinct tree stands have been planted on the main thoroughfares of Mary Slessor Avenue, Palm Street, IBB Way/Air Port Road, and Murtala Muhammed Highway. In a similar vein, 1597 distinct flower stands have been placed across the city. Creating a noticeable green belt throughout Calabar is the main goal of the tree and grass planting project, particularly in the region that stretches from the Governor's Office, the Old and New Secretariats, Moor Road, and Marina Beach. Urban road reconstruction and rehabilitation were completed in two stages. In the first phase, 22.8 km in the Calabar Municipality and 13.73 km in the Calabar South Local Government Area underwent rehabilitation. The roads were divided into three categories: A, B, and C. A total of 179.66 km of roads have been repaired thus far. A total of 377 electric poles have been installed for street illumination. The Murtala Mohammed Highway (222), IBB Way (42), Mary Slessor Avenue (41), Etta Agbor Road (38) and Airport Road (36), are among the streets and roads that are covered (Eni & Abua, 2014). Moreover, the waste management component has advanced remarkably. There are three types of trucks that are used in the city to dispose of waste: there are around 87 tiny dumpster bins, 56 medium-sized skip bins, and 42 roll-off bins, which are the largest. The major streets have these bins arranged in a specific spatial order. The Calabar Urban Development Authority (CUDA) introduced street sweeping along authorized streets, which is a highly crucial component of Calabar's sanitation. The majority of street sweepers are female, and they work in groups or cells. And without further ado, it is important to state unequivocally that the Southern Senatorial District has significantly reduced its environmental pollution due to urban redevelopment as a planning method.

THEORETICAL FRAMEWORK

The study theoretical framework is anchored on the Utazi Model.

The Utazi Model is a theoretical construct of an indigenous concept propounded by Duruamaku-Dim in 2002. This model is rooted in the bitters and sweet conditions of Utazi green leaf, which

gives a taste of bitterness and sweetness. With this model, Duruamaku-Dim explains that there is a natural condition of man, which does not exclude from pleasure. Rather there is usually a blend or a mixture of pleasure and pain in human experience at any given time, condition or situation. Human life and experience are not strictly divided between pain and pleasure as assumed by the model of economic man or the minimum satisfaction condition of the administrative man, rather man is naturally exposed to the experience of pain and pleasure regardless of which condition weighs more favourably. Consequently, the siemese nature of Utazi taste or leaf, referring to the non-separable and non-segregatory condition of utazi green leaf pointedly reminding public bureaucrats and/or administrators that Artificial Intelligence (AI) has both bitter and sweet conditions weighs more favourably. This model is the most suitable for this study because urban renewal planning as a strategy is a carrot for the urban city residents but if not properly planned becomes stick as pollution emanates from the improper planning of our environment.

METHODOLOGY

The study employs the descriptive research design, oriented towards determining the status of a phenomenon rather than towards the isolation of causative factor. The descriptive research design essentially and systematically aims at obtaining information to describe a phenomenon, situation, or population and what it exists at present. The justification for the adoption of this design being its ability to lead investigation of the phenomenon as it exists in documented form. It also aids the researcher to appropriately describe the variables under study. Primary and secondary sources of data through the instrumentality of questionnaire were utilized for information gathering. Purposive random sampling technique was employed to select sample from the randomized population of 498 respondents who are residents of Southern Senatorial District to constitute the study as well as the simple linear regression statistical tool through the instrumentality of SPSS in analyzing the stated hypothesis. These techniques were considered appropriate for the study because they are convenient to use and they avail the researcher an ample opportunity to make good judgment. After determination, a sample size of 222 was gotten and this constituted the sample for the study. The sample size was determined using Taro Yamane Formula. Taro Yamane Formula is given as follows:

$$n = \frac{N}{1 + N(e)^2}$$

Where:

n = Sample size

N = Population

1 = Constant

e = Error limit (0.05)

DATA ANALYSIS

Table1: Simple linear regression analysis of the composite relationship between Urban Renewal Planning as a Strategy and Pollution Abatement in Southern Senatorial District of Cross River State, Nigeria.

Variables	Sum of squares	df	Mean square	F	P-Value
	423.142	1	39.076	632.211	.000

Sig. Value= 0.05; $R^2 = .957$; $R = .904$

DISCUSSION OF FINDINGS

The result as presented in Table above shows that the simple correlation coefficient of the variable is .977 which implies that there is a strong relationship between urban renewal planning as a strategy and pollution abatement in Southern Senatorial District of Cross River State. More so, the result showed that Adjusted $R^2 = .957$ which implies that the variation in the dependent variable (pollution abatement) can be accounted for by 90.40% of the independent variables. A cursory look at the Table also shows an analysis of variance result of ($F= 632.211$, $p<.000$). Since $p (.000)$ is less than $p (.05)$, this implies that the percentage contribution is high, thus the null hypothesis is rejected and the alternative hypothesis is accepted. This means that urban renewal planning as a strategy has significant composite influence on pollution abatement in the Southern Senatorial District of Cross River State, Nigeria.

CONCLUSION

With the different government urban renewal programmes in Calabar particular has improved the general cleanliness of the capital city. Hence, Calabar is now popularly referred to as the cleanest city in Nigeria or the Paradise City. The fact, therefore, remains that with the introduction of urban regeneration activities, the mode of transport will improve (Eni & Abua, 2014). The water supply situation as well as the refuse disposal system would be made more efficient. As a result, residents of the city would have a general likeness of their respective places of residence. When all these are put together, it would be safe to conclude that the urban renewal as a planning strategy has significant impact on the environmental pollution abatement in the Southern Senatorial District of Cross River State and can also impact significantly on the quality of life (QOL) of the residents.

RECOMMENDATIONS

According to Gbadegesin et al. (2011), urban renewal and/or redevelopment can be a helpful tool for facilitating the proper transformation of Nigerian cities. However, in order to ensure and achieve a sustainable urban development, it is crucial to take into account and put into practice the following factors:

1. The state should encourage education and public awareness on urban renewal programs and initiatives.
2. Public-private partnerships on urban renewal programs are essential for a good outcome.
3. Redevelopment of satellite towns alongside urban centers is extremely important
4. Enforcing a code of conduct in the built environment
5. Provide adequate compensation for the owners of buildings affected by the redevelopment
6. Emphasizing sustainability in infrastructural design and planning
7. Using people, materials, and cutting-edge technologies to provide and oversee the construction of new infrastructure and facilities

8. The State Government is strongly encouraged to start more urban redevelopment projects in the two remaining senatorial districts of the state as well as in the areas that are part of the Southern Senatorial District.

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