

# Managing Sustainable Development in Our Modern Cities: Issues and Challenges of Implementing Calabar Urban Renewal Programmes, 1999-2011

Maurice Ayodele Coker<sup>1</sup>, Ugumanin Bassey Obo<sup>2</sup> & Ude Ugwu<sup>3</sup>

<sup>1</sup> Department of Political Science, Benue State University - Makurdi, Nigeria

<sup>2</sup> Department of Political Science, University of Calabar, Nigeria

<sup>3</sup> Institute of Public Policy and Administration, University of Calabar, Nigeria

Correspondence: Maurice Ayodele Coker, Department of Political Science, Benue State University-Makurdi, Nigeria. E-mail: coker\_maurice@yahoo.com

Received: April 26, 2013 Accepted: July 15, 2013 Online Published: September 29, 2013

doi:10.5539/ass.v9n13p74

URL: <http://dx.doi.org/10.5539/ass.v9n13p74>

## Abstract

This paper examines the management of sustainable development of our modern cities. It understudies how such cities could evolve in such a manner that its sustainability now not mortgaged future existence. This has become vital taking into consideration the challenges posed by the formulation and implementation of Nigeria's urban development policies/programmes. Our case study is the urban renewal/development programme of Calabar, the capital city of Cross River State of Nigeria from 1999 to 2011. The question to ask is, is the policy substantive enough to generate rapid development of Calabar now without creating serious socioeconomic and political problems for the future? Such problems may include the bifurcation of the cities into affluent and destitute enclaves, environmental pollution and degradation, political and electoral violence and assassinations, and increase in the rates of inequality, unemployment and poverty. Survey of secondary data is adopted for generating necessary information for this study; with a view to assessing the extent to which our urban development policies have aided or otherwise the sustainable development of our cities in the following areas: more varied employment opportunities, improved access to housing services, improved public services, improved security against violence and conflicts, and the overall improved management of the development of cities. The paper concludes among others: that in most cases apart from the existence of vigorous city development strategy, the vast majority of the urban dwellers are not part of the policy formulation and implementation, there is distortion in policy interpretation and implementation, corruption and other related offences impacts negatively on policy formulation and implementation. To evolve sustainably developed cities in the Nigeria requires a conscious definition, management and handling of the problem issues noted above.

**Keywords:** sustainable urban development, urban renewal, sustainability, urban planning, modern cities, public policy

## 1. Introduction

This paper explores how cities could evolve in such a manner that its sustainability could be guaranteed, taking into cognizance the challenges of public policy formulation and implementation in Nigeria in general, and Cross River State in particular? Sustainable developments of cities are particularly confronted with the question of how such policies/programmes could adequately generate rapid development urban now without creating serious socioeconomic and geopolitical problems for the future generations. Such problems may include the bifurcation of the cities into affluent and destitute enclaves, proliferation of hooliganism, infrastructural decay, and social vices. Others include: environmental pollution and degradation, political and electoral violence and assassinations, and increase in the rates of inequality, housing, unemployment and poverty.

According to Gbadegesin et al. (2011) Cities are perceived "as the heart, the life blood of various civilizations, the epicenter of economic, political and artistic activities" (cited Spates & Macionis, 1987, p.57). Gbadegesin et al. avers cities have tended to attract people to them worldwide as more people prefer to reside in the cities. To Gomez and Salvador, a city is not an artificial construct as it is a set of habits, customs and lifestyles, whose elements Sepe (2006) believes are "interrelated and, and rather than viewed individually, there are subsumed in the identity of place and the identification of the city" (cited in Gbadegesin, 2011, p.57). Sepe further asserts that

the contemporary city is characterized by complexity, simultaneity and instability which produce situations of transience and transformation. Consequently, the central problem is exploring how to cope with these crises arising from the ... mutations in the interpersonal relationships, and intergeneration gaps, technological development, mass migrations and globalization (which) have transformed to space in urban landscape; new type of place, and the utilization of existing space have modified (Gbadegesin et al., n. d., p.1; citing Gospodim, 2002; Gospodim, 2004).

These developments have become a gargantuan problem facing both developed and developing societies; this places a burden on scholars, policy maker and advocates as well as government officials, non-governmental organizations and the general public to attempt a more rewarding manner to manage the bourgeoning cities. Indeed, these situations have implications for the emerging cities as they extend and increase their boundaries. Consequently, a conscious planning of burgeoning city becomes an imperative especially in this era of modern globalization in order to avert a disorderly and plan-less society with all its discomforts. The question is what is urban planning? Why is desirable for the development modern cities? Why choose urban renewal programme for Calabar metropolis? To answer the first question, the paper adopts the conceptualization by Wikipedia *inter alia*:

Urban planning ... is a technical and political process concerned with the control of the use of land and design of the urban environment, including transportation networks, to guide and ensure the orderly development of settlements and communities. It concerns itself with research and analysis, strategic thinking, architecture, urban design, public consultation, policy recommendations, implementation and management (Taylor, 2007; cited in Wikipedia: en.wikipedia.org/wiki/Urban\_planning).

The answer to the second question is also largely subsumed in the above conceptualization, for development to be consummated in any society; all of the factors listed above must be addressed in a conscious and strategic manner. To answer the third question, one would benefit from the hindsight that Calabar Metropolitan city was the creation of the British colonial administration many decades ago. Furthermore, "a plan can take a variety of forms including strategic plans, comprehensive plans, neighbourhood plans, regulatory and incentive plans, or historic preservative plans" (Wikipedia: en.wikipedia.org/wiki/Urban\_planning). A number of these varieties have been adopted to modernize the ancient city Calabar, but varying results. However, among others, it was the civil administration of Donald Duke from 1999 -2004 that initiated and delivered a full blown policy package aimed at transforming the ancient city. The transformation tempo has since been maintained by his successor, Senator Liyel Imoke from 2004 - to date. It is against this background that this study is undertaken; first to assess the impact of the urban renewal programmes and second to evaluate the challenges faced in implementing them.

## 2. Aims and Objectives of Paper

This paper examines the challenges of urbanization through the path of urban renewal/development programmes in Calabar, Nigeria. To achieve this purpose, this paper will address the following main objectives: first, consider the fundamental issues relating to sustainable development and urban renewal programmes; second, discusses the challenges the urbanization of Calabar; third, emphasize the need for conscious formulation and effective implementation of urban renewal/ development programme with a view to achieving sustainable development. Survey of contents of textbooks, journal articles, and virtual materials from the internet provides the main sources of data for this research. Information gathered is subject to systematic analysis to enable discussion, findings and recommendation to be made. This study suggest that among the various approaches to achieving sustainable development of cities the urban renewal programmes have tended to achieve the desired result in Calabar. Consequently we conclude that despite the challenges of this approach further gain will be made by adopting appropriate policy framework which encompasses all the major stakeholders will definitely enhance the achievement of sustainable development of Calabar capital city through the instrument of the urban renewal programmes.

## 3. Method of Study

For the study, a survey of extant literature in the field provided the necessary data. This was done by critical assessment of the content of policy statements, relevant textbooks, monographs, research findings by sundry scholars; these were triangulated with tangible evidence of programme consummation with a view to finding out the major issues and challenges of managing programmes of sustainable development modern cities, with particular interest in the Calabar metropolis, Cross River State of Nigeria. The study specifically adopted public policy analysis theoretical framework, within the context of the formulation and implementation of the Calabar Urban renewal programmes of the erstwhile and present administration in the Cross River State, Nigeria from 1999 to-date. The survey of programmes of sustainable of Calabar of both Donald Duke (1999-2003) and that of his successor Senator Liyel Imoke (2003 to-date) were anchored on urban renewal planning. This cognizance of

the fact Calabar has been an ancient city traversed with both traditional and modern settlements. The study attempts to establish the extent to which the modes of settlement interfaced with the programmes of renewal of the town by identifying the content and context of the programmes together with their outcomes. This provided the basis of revealing the issued and challenged of managing its sustainability. From the findings, conclusion, and recommendations are made on the way forward.

#### 4. Conceptual and Theoretical Issues

Two basic variables are very significant to our discussion here; namely: sustainable development (and by extension sustainable urban development), and urban renewal.

##### 4.1 Sustainable Development

Sustainable development generally reflects the attempts to achieve simultaneously the goals of an improved environment, a better economy and a more just and participative society, rather than trading off any one of these against the others (George, 2010; cited in Ilesanmi, 2010). For Jiboye (2011) sustainable development is “a socio-ecological process characterized by the fulfillment of human needs while maintaining the quality of the natural environment indefinitely”. In a simpler conceptualization, sustainable development creates an image in which the physical, material, human and environmental resources are explored and exploited for the present day survival without putting the survival of future generations in jeopardy. Indeed, the concept assumed general usage and acceptability following publication of the 1987 report of the Brundtland Commission—formerly, World Commission on Environment and Development. To be precise the Commission defined the concept as “development that meets the present generation without compromising future generations to meet their own needs” (WCED, 1987; Jiboye, 2011; Daramola & Ibem, 2011). The concept is also seen as ... the process of building our communities so that we can live comfortably without consuming all of our resources. This implies, living in a sustainable way by conserving more of the things we all need to share—this is not just about consuming resources, but includes changing our culture to make conservation a way of life (Mediawiki, 2008; cited in Jiboye, 2011, p. 213).

Interestingly, we are more concerned here with sustainable urban development. According to Wheeler (2004, cited in Wikipedia).

Sustainable development and sustainability influence today’s urban planners. Some planners argue that modern lifestyle use too many natural resources, polluting or destroying ecosystems, increasing social inequality, creating urban heat island, and causing climate change. Many urban planners advocate sustainable cities (Wheller, 2004; cited in Wikipedia: en.wikipedia.org/wiki/Urban\_planning).

Wheller (2004) therefore defined sustainable urban development as “development that improves the long-term social and ecological health of cities towns”. For Wheller, such cities must exhibit “compact, efficient land use; less automobile use, yet better access; efficient use; less pollution and waste; the restoration of natural systems; good housing and living environments; and a healthy social ecology”. Other features sketch by Wheller (2004), include: “... a sustainable economy; community participation and involvement; and, preservation of local culture and wisdom”.

Several approaches abound on how possibly this could be pursued. These include:

##### 1) Collaborative strategic goal oriented programming (CoSGOP)

This approach was first adopted as a theoretical framework for analyzing redevelopment processes in distressed large urban towns in Europe. It is “a collaborative and communicative way of strategic programming, decision making, implementation, and monitoring oriented towards defined and specific goals” (Wikipedia: en.wikipedia.org/wiki/Urban\_planning). Wikipedia maintains that this approach benefits the hindsight of critical analysis of available of information, participation of stakeholders, and the creation of awareness among actors with the aim of managing development process.

##### 2) Collaborative planning

Collaborating planning first introduced the US aims at to empowering stakeholders by raising them to “level of decision makers through direct engagement and dialogue between stakeholders and public agencies. Stakeholders’ ideas are not sought but their active participation in the community planning is desired. In fact Wikipedia observes:

Active public involvement can help planners achieve better outcomes by making them aware of the public’s needs and preferences and by using local knowledge to inform projects. When properly administered, collaboration can result in more meaningful participation and better, more creative outcomes to persistent

problems than can traditional participation method (Wikipedia, en.wikipedia.org/wiki/Urban\_planning; 9 of 24).

### 3) Environment or ecological and effective governance approach

Ecological urban planning departs from the orientation that “cities are the centre of the ecological catastrophe”, which according to Zacharouli (<http://apn.gr/pylh/0911-Astkh.html>, (cited in Ecological Planning in Built Environment-Ideas-Repec: <http://www.ntnu.edu/studies/msa1>)):

Everything in the biosphere is connected, and cities, with strong consideration, are part of the ecosystem. So, if the cities are in the middle of the ecological crisis they could be the centre solution. The last years, a global movement has taken place, looking forward to the building of the ecological cities (Ecological Planning in Built Environment-Ideas, 2 of 35).

Departing from the above Hahn in 1987 identified eight elements that must be considered in sustainable development of cities and measures to achieve them. These eight elements which are connected to ecological urban development constitute the action frame of ecological planning (morality & respect to man; participation & democracy; organized in networks; return to nature & the experience of senses). Others are controlled urban mix and density; respect of “genius loci” Genius of a place; ecology and economy, and international cooperation (Gauzin-Muller, 2003; cited in Ecological Planning in Built Environment-Ideas, 3 of 35). The ecological approach takes into cognizance the following aspects:

- a) Aesthetic: This considers urban character, local identity, respect for heritage, pedestrian right of way, building specifications, utilities (such as parking lots, recreation centres, conference halls, hotels, etc), isolated areas for farming, and natural hazards (safety precautionary measures for fire and flood. Indiscriminate positioning or lack of these facilities distort the beauty and serenity of the cities as well as precipitate some of the crises experienced in the cities. It is against this background that issues of green, energy, water, transportation, garbage and community become a central focus in sustainable development of cities worldwide.
- b) Safety and security: In urban planning safety and security of the inhabitant are paramount. Areas mostly prone to unimaginable proximity to invasion and natural disasters should be avoided, and if possible measures to counter its impact should put in place proactively. Wikipedia observes that “Many cities will also have planned, built safety features, such as levees, retaining walls, and shelters”. It is obvious that in many of our Nigerian cities provision of such contraptions are either lacking or inadequate. The study seeks to explore how this aspect is being addressed in Calabar Metropolis.
- c) Slums: one of the results of urbanization is emergence of slums. Slums have tended to the natural habitat for the underprivileged masses of cities. This is because it cheaper. Most slums are usually densely populated, with poor built houses. In some case people of doubtful dispositions are found there. Many slums can be found in Calabar.
- d) Urban decay: Wikipedia denotes urban decay to be “a process by a city, or part of a city, falls into a state of disrepair. It is characterized by depopulation, economic restructuring property abandonment, high unemployment, fragmented families, political disenfranchisement, crime, and desolate urban landscape”. Urban decay is commonplace in Nigeria. There are pockets of the phenomena even in Lagos-a mega city. In Calabar it is noticeable in especially in the south of the metropolis. Some of the reasons for this state are both natural and man-made. They include the unwieldy nature of the topography, resistance to change, benign neglect by the people and the government. This now calls for the formulation and implementation of urban renewal programme for some of these cities.

#### 4.2 Urban Renewal

The concept of urban renewal is traceable to the earliest days of urban development, and this was sequel aspirations of the government to expand the size and boundary of the city. These aspirations encompassed the programme of redevelopment land in the areas of moderate to high density (Wikipedia, [http://wikipedia.org/wiki/Urban\\_renewal](http://wikipedia.org/wiki/Urban_renewal)). For Wikipedia, it involves the “relocation of businesses, the demolition of structures, the relocation of people, and the use or exercise of the power of *eminent domain* as a legal instrument to take private property for city-initiated projects”. The ABCs of Urban Renewal enthused that it is a legitimate tool adopted by municipality councils to “make improvements within a designated area of a community”. It stipulates that urban renewal is ... a tool used to assist in the redevelopment of blighted property and help foster sound growth and development. With the establishment of an urban renewal area by the local governing body, new tax revenues ... resulting from and created by future taxable improvements may be reinvested in the area for purposes of public benefit. (ABC’s of Urban Renewal (2012) <http://downtowncoloradoinc.wordpress.com/2012/01/12/abcs-of-ur...>).

One strategy adopted to facilitate the achievement of urban renewal is the introduction of Tax increment Financing (TIF) which provide the delivery agency requisite personnel and finances resources. This mechanism “enables an urban authority to use the net new tax revenues generated by projects within a designated urban renewal area to finance future improvements” (ABCs of Urban Renewal). These revenues would be used to improve infrastructures that benefit the masses of the people in such activities like “site clearance, construction of street, utilities parks, removal of hazardous materials or conditions; site acquisition; and construction of public facilities” (ABCs of Urban Renewal). The TIF could also be used to finance the redeployment of slums, deteriorated, or deteriorating structures; characterized by some of the following features: Predominance of defective or inadequate stress layout; Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; Unsanitary or unsafe conditions; Deteriorating of sites or other improvements; Unusual topography or inadequate improvements or utilities; Defective or unusual conditions of title rendering the title non-marketable; The existence of conditions that endanger life or property by fire or other causes... (Colarado Revisited Statute 31-25-103(2); cited in ABCs of Urban renewal).

To achieve sustainable urban renew the adoptions of the following process were posited; namely: Determination of Survey Area Boundaries; Verification of Presence and Location of Blighting Factors; Preparation of Conditions Survey; Presentation of Conditions Survey Findings to Urban Renewal Entity and Council for Acceptance; Identification of Market Opportunities Within Area and Quantity Timing; and, Togetherness With Stakeholders-Define Future Role of Area Community. Others include: Preparation of Urban Renewal Plan; Completion of Financial Analysis (Tax Increment Finance- TIF); Complete Impact Analysis (as per Statute) are Share With Impacted Taxing Bodies; Presentation of Urban Renewal Plan to Urban Renewal Entity and Council for Approval; Issuing of Request for Projects; and/or Implement Plan (See Colarado Revisited Statute 31-25-103(2) cited in ABCs of Urban Renewal).

There is no definite ceiling on the number of individual urban renewal areas a community may established within a municipality, however, the statute requires that the boundary must be clearly delineated as narrowly as possible. Indeed, urban renewal also comprises a number of strategies such as Filtration, social planning, the boot-strap strategy, replacement, guiding urban growth through investment and local government. Filtration is based on the out-migration of households and businesses followed by clearance and redevelopment of vacated sites. This approach gives rise to the creation of new towns or what is often referred to in Nigeria as satellite town and government housing estates. Gbadegesin (2011) notes that these expanded towns and satellite towns receive even fewer overspills than the new towns. Of note also, are the peripheral developments around fast growing urban centres. Peri-urban or urban fringes have experienced rapid economic growth as the easiest environment in which new communities and manufacturing structures can be built. Cases of such development abound in Nigeria.

## 5. The Study Context

This paper is about Calabar, the capital city of Cross River State of Nigeria. Calabar popularly referred to as the ‘Canaan City’ is located between Latitude 4<sup>0</sup> 59’ and 46<sup>0</sup> 20’ N, and Longitude 8<sup>0</sup> 19’ and 05’’ E (Collins Map: Map of Calabar: <http://www.collinsmap.com/maps/Nigeria/Cross-River/Calabar/P4...>). Calabar by conservative is said to inhabit between 250,000 to 500, 000. (Collins Map) The city is watered by the Calabar River, Kwa River and the Creeks of the Cross River. For administration convenience, the Calabar Metropolitan city is divided into Calabar municipal and Calabar South Local Government Areas.

Calabar Metropolis covers several towns like, Akim, Ikot Ansa, Ikot Ishie, Kasuk, Henshaw Town, Ikot Omin, Obutong, etc. However, the greater Calabar area extends to Akampka, Odukpani and Biase Local Government Areas. Calabar (precisely Old Calabar) has been a port city as far back as the 16<sup>th</sup> century. Her seaport was famous for the shipping out of palm oil and slaves out of West Africa. The city once serves as the Seat of Government of the Oil River and later Niger Coast Protectorates respectively.

## 6. Calabar Urban Development Authority (Cuda)

Calabar Urban development Authority was established by an Enabling Law: Edict No. 4, and amended by Bill No. 8 of 2000 of the Cross River State Government. CUDA has the responsibilities of refuse collection and evacuation, sweeping of the streets and roadways, mowing of grasses in publicly owned parks and open spaces and roadway verges. In addition, the Authority plants ornamental trees and shrubs along city streets and highways, conducts house-to-house inspection to ensure the sanitary condition of residential, commercial and industrial areas. The Authority embarks on public awareness campaign to educate and inform the residents on the essence of good sanitation habits and enforce the urban sanitation laws. The vision of CUDA is to transform Calabar to be the cleanest and the most visually aesthetic city in Nigeria and West African sub-region. The

mission of the Authority is to promote a healthy environment to achieve sustainable living through efficient management of the environment; to ensure the cleanliness of the city, its streets, roadways and sidewalks, prompt maintenance of all open spaces, and ensure prompt evacuation of waste of flash points and designated places. To effectively undertake the above-listed responsibilities the Authority is empowered perform its functions as listed in section 8 and 9 of the Bill. Accordingly the law;

- 1) ... provides for the Authority to be a corporate body with perpetual power of succession, common seal and shall have power to sue and be sued in its corporate name.
- 2) The area of jurisdiction of the Authority as specified in schedule 1 of the Bill comprises of Calabar Municipality and Calabar South Local Government Council Areas.

In addition, subject to the provision of the enabling law CUDA was empowered to carry out act that facilitates the performance of its functions. To that extent, CUDA has enhanced the aesthetics of Calabar Metropolitan area through the timely and daily collection and evacuation of refuse, desalting of motorways, canals and drainages. The Authority ensures the sweeping of all major roadways and abutting streets and the maintenance of open spaces, recreation areas and public places, including roadways verges. In addition, the Authority beautifies all major streets, roundabouts, state-owned parks and open spaces as well as the maintenance of infrastructure in public places, roundabouts and recreational areas.

As part of enlarging the range of employment opportunities for burgeoning city of Calabar, the Donald Duke conceived and Tinapa Business and Leisure Resort. The business outfit is a mixed-used retail and resort development on a peninsula within Calabar. Donald Duke in an interview noted:

Cross River State with a population of 2.5 million people, has one of the richest accumulation of natural resources in Nigeria with agriculture being the mainstay of its economy which contributes over two third of its GDP. The Calabar Free Trade in Cross river was created to encourage industrial and manufacturing diversification in the state, create opportunities for backward integration between other sectors ...through these initiatives ...create job opportunities for our teeming unemployed youths (Interview with Mr. Donald Duke Executive Governor, Cross River State: World Report 4 of).

Consequently the projects located in the Free Trade Zone and Tinapa Business Resort are to allow to develop, and capitalize in the manufacturing, wholesale, retail and import opportunities presented by the free trade zone.

### **7. The Challenges of Sustainable Development of Calabar Capital City**

The challenges facing the sustainable development of Calabar Metropolis include: According to Offiong et al., (2008) poor drainage systems to a large extent causes tremendous environmental hazards. To them, these problems are essentially associated with floods. Due the indiscriminate and perhaps unplanned nature of the city in most part, flooding has become a frequent hazard whenever there is heavy downpour of rain. As a result of poor planning, houses are constructed directly on drain channels, which in turn force water flow along road, gutters and overflow. Offiong et al., (2008) observed that the perennial flooding in Calabar metropolis has left substantial number of person worst off. They noted.

Calabar over the years has been known to be erosion prone zone especially in areas such as barracks road, Otop Abasi, Target Street, Goldie, and Mayne Avenue. M.C.C. Road, Yellow Duke, Parliamentary Road, Big Qua, Iso Oqua and the Crutech staff quarters. In these areas whenever there is down pour, problems such as flooding of houses, poor accessibility, distortion of the environmental beauty and neatness through the deposition of waste carried by running water, destruction of infrastructural facilities such as roads, gutters and houses, farms and gardens, pollution and sedimentation of the adjoining streams... (2008, p. 121).

Offiong et al. (2008) in their study revealed that the drainage system in Calabar metropolis were inadequate; the major causes of poor drainage systems include inadequate funding, government negligence, low level of technical know-how, poor monitoring and evaluation of site, lack of information and communication on the state of drainage facilities. Other causes were disposal of solid waste into gutters, the drainage were not wide enough, poor drainage connectivity and use of sub-standard materials. On the effect of poor drainage systems in Calabar metropolis were flooding, erosion, silting of steams, deposition of debris, and distortion of aesthetic environment. The study made recommendations on how these problems may be handled. These include: the drainage systems should be properly channeled; the topography of the area should be properly studied before construction of gutters; the dumping of refuse into gutters should strongly prohibited; large drainages system should be constructed; Greening the area be encouraged to reduce the amount of run-off that result in flooding; and, the use of standard and quality material in the construction of drainage facilities should be encouraged.

There is no gainsaying the fact that flooding poses a very serious challenge to sustainable development of

Calabar. For instance, 2007 a devastating flood submerged the city with monumental loss of lives and property: “four persons died including a two-and half old child, Analkorishor Ogbohor”.... Blessing and Joseph Jerome Sunday, of the same parentage, died in Ikot Uduak (a village in the City), when they were swept into a ravine created by gully erosion” (Inyang, 2013). Against this backdrop the Imoke administration after visiting the affected area and families of victims has undertaken a massive drainage channelization programme. After considering the terrain and the flooding problem arising from the inadequate existing drainage system inability to contain the volume of rain barely 30 minutes after heavy downpour, the Governor, Senator Liyel Imoke announced in March 2011 the intention of the government to “commence the construction of Channel II, an underground drainage system that would run through some kilometers from the heart of the city where it would join with Channel I and empty westward into the Calabar River” (Inyang, 2003). Contract for the project has been awarded;

the Channel II drainage is 1,45 kilometres long and designed to collect rain water or heavy flow of water from residential areas long the (Murtala Mohammed) [H]ighway, the Parliamentary Village, State Housing and Old Odukpani Road and the immediate communities into the Calabar River (Inyang, 2003, I of 2).

With a depth of 3.6 metres and width of 3.6 metres, a Director in the State Ministry of Works, Engineer Robert Etu is confident that the Channel II underground drainage project “is deep enough to checkmate flood for many decade” (Inyang, 2013) in the city. The study would agree with the enthusiasm expressed by the Director on the condition that adequate policing of the drainage channel will made to ensure it is dumped with objects big enough to be grounded to constitute a blockage to the free flow of water to its desired destination. Otherwise this a very commendable project to largely confront the perennial problem of flooding in Calabar and its immediate environs.

1) In a study, Eja et al., (2011) examining the environmental consequences of volumetric traffic flow vis-a-vis the concentration of (Mg/L) of pollutants and accident rate in Calabar observed that air pollutant such as carbon dioxide (CO<sub>2</sub>), Nitrogen oxides (NO) Sulphur dioxide (SO<sub>2</sub>), Carbon Monoxide (CO), and particulate concentrations were above the level at which its effects would be harmful. This was due to the level of traffic flows they maintained. Hence, they recommend conscious environmental management to prevent severe possible danger not only to the inhabitants, but also to the ecosystem.

2) Aniah and Obong (2008) evaluating the challenges of Waste Disposal in Secondary City: Calabar Metropolis, Cross River State revealed that two major parastatal, namely: Calabar Urban Development Authority (CUDA) and Environmental Sanitation Unit (ESU) jointly collate, collect and dispose waste throughout the metropolis. They noted that despite the fact that Calabar Metropolis has been adjudged the cleanest in Nigeria, there are “still pockets that are still having problems, such as insufficient refuse dump points, and insufficient transport trucks, and bad roads” Aniah and Obong further identified “irregular collection and evacuation of waste materials and lack of funds” (2008). According there recommend among others:

a. Government funding on waste disposal should be mainstreamed into the budget plan for each year and the fund for this purpose disbursed on time for the procurement of trucks and other materials necessary for waste disposal and payment of workers engaged in the task.

b. Private agencies ... should be encouraged to participate in funding, provision/donation of materials, personnel and taking up responsibility to paying for staff who work to keep the city clean.

c. There is need for more enlightenment of the citizenry to enhance awareness on the need for better sanitation and the need for a holistic management of waste (2008, p. 397).

3) Due to the rapidly expanding population induced first, by rural-urban migration; second, by improvement in standard of living, and, reduction in mortality rate, there have been enormous pressure of land in Calabar, there is a significant movement of a large segment of the urban dwellers to the urban fringes about Akpabuyo and Calabar - Adiabo Road, Odukpani Local Government Areas. The Donald Duke administration acquire vast expanse of land in Akpabuyo for a 5000 Housing Units. The first and second phases of the housing project have been completed, and the Mortgage Bank and Cross River State Property Corporation and through owner-occupier agreement have handed over lucky applicant. Payments for the houses are made by installments over a number of years. Through this project the Imoke Government has attempted to tackle like his predecessor, the problem of population explosion in the metropolis by transferring excess persons (mostly civil servants who are largely the main beneficiaries of the housing Scheme) to these housing estates situated about the fringes of the city. This has led to the expansion of Calabar metropolis into Odukpani and Akpabuyo Local Government Areas. Further, the Federal Government through its housing programme has constructed houses for interested buyers at New Netim in Odukpani Local Government Area. The site of the project is very proximal to the Calabar metropolis, hence

also easing of long experienced pressure on available accommodation in the city. Therefore, a number of development projects such housing estates, an integrated independent power project are sited or ongoing in these local government areas.

4) Animashaun (2010) however, admonished that the increasing proportion of the areas already built up and squalid conditions and dense population in such areas is a course of concern. According to him, "The gloomy externalities of urban progress in the form of poor and inadequate housing, filth and decaying infrastructure ... are now casting doubt on the real essence of cities. Animashaun espoused two approaches to improving the quality of urban environment as well as that of its dwellers namely: first, adoption of "gentrification" process—"a process of gradual infiltration into poor neighbourhood by the rich through incremental purchase of property as it fall vacant...." This is with a view to either rehabilitating or demolishing the old structure and raising-up a more sophisticated one; second, is a "large scale relocation of existing population" from their root. Both approaches are bound to meet with significant challenges which include: titles to most lands in the metropolis are vested in the families, of which some member see as heritage from the forefather and never to be transferred to a non member of the family. "Culturally among the Efiks, it is a taboo to offer for sale family house" (Animashaun, 2010, 7 of 8) corroborates.

In fact, the relocation of a people from the roots is very problematic in most conservative societies as the case certain communities in the Calabar Capital city demonstrate: Three instances may suffice here:

- a. Various attempts to remove Watt Market from its present position were strongly resisted by not only cultural, political, administrative forces, and even by well orchestrated violence by members of the Market Women's Association, and hoodlums popularly called "Area Boys".
- b. The attempt to acquire adjoining structure to the Margaret Ekpo International Airport was rebuffed by the owners of those structures. The same community stifled the attempt to relocate the Airport to another area with expansive land to meet up the requirement of a truly international airport.
- c. The people of Cobham Town in southern part of the city, which house some of the Efiks historical Artifacts have rejected all offers to modernize their locality. A critical feature of this anti-modernism is the existence of urban sprawl, with its attendant slums and haven for criminal characters and activities.
- d. The same attitudinal intervention was displayed the expression of the government to relocate the Timber Market from its present site even when it is known that its activities is likely to unhealthy to those residing within that locality.

5) Another source of challenge to the Calabar urban renewal programme is in the area of procurement and maintenance of adequate drinkable water. Donald Duke initiated the Water Scheme in collaboration with African Development Bank (ADB). The 11.6bn scheme for Calabar capital city was commissioned by Mr Donald Duke the State Governor in 2003 (Uneze, 2003). The Water Scheme was expected to make available affordable source of drinkable water to the people, who were largely dependent on private boreholes for their water needs.

However, most residents of city do not have access the water provided by the Cross River State Water Board because of the cost involved. The implication of this challenge was understudied by Ukata et al. (2011). In the study, the authors attempted to find the implication of domestic water consumption in connected and unconnected households to public water supply with Calabar Metropolis from 2005 to 2010. Data for the study were generated from ten residential areas of the metropolis. The result of the study revealed that "the unconnected households spend monthly average of between 9.3 dollars and use 564 litres of water as against 4.5 dollars and 741 litres consumed by connected residents". Most of the residents are not connected to this water source due to perceived high tariff imposed per unit of litre consumption. Even some residents connected initially have been disconnected for nonpayment of stipulated monthly tariff. Indeed, there is a downward trend in connectivity to the Water Board facility as substantial residents who were connected from 2005-2010 have been disconnected as already mentioned above. In fact, most erstwhile consumer do not why they should pay what they consider a high tariff having perceived the provision of water a public good; to be largely subsidized by the state. This bring into fore the problem of maintenance of the facility.

6) Calabar metropolis is often seen as a civil service community. This is largely due to nonexistence of substantial commercial activities in the capital city. This is an unfortunate scenario given the fact during the colonial times; Calabar serves as not only an international seaport, but also the citadel of academic activities as well as the melting pot of most of today's multinational corporations. For instance, G B Olivant, Lever Brothers, British Bank of West Africa (now, First Bank, Barclays Bank (now, Union Bank)) among others all took their business roots in the town. Indeed, the activities of the missionaries were not left out. The Tinapa Business

Resort was put in place by the Donald Duke led government in the state to redress this precarious situation. The project is expected to impact positively on the livelihood of the host community. In fact the sustainability of this project will be greatly determined by the interplay of the stakeholders, continual utilization of the resort and general tourism growth within the region. It is pertinent to observe that local politics in Nigeria has tended to discount on this expectation. The project has remained more or less a mirage in terms of achieving its transformational objectives in the city. The volume of businesses in the zone has remained at its lowest ebb despite the creation and institutional of the Calabar Economic Free Zone by the Federal Government of Nigeria.

7) To ease transport to the Export Free Trade Zone and Tinapa Business Resort the Donald Duke erstwhile administration initiated a Mono-rail project in Calabar. The cost of the project was put at \$36m (Akpan, 2007). The project was supposed to commence in 2007. Africa Exim Bank was to fund the project. The envisaged route for phase 1 is Calabar Airport-Tinapa malls-Tinapa Hotel-Water Park and back. The project has been criticized on a number of grounds: it has made the state heavily indebted; "... Lagos, Kaduna, Cross River, Ogun, Oyo, Katsina, Bauchi, and Akwa Ibom States occupy the highest rung of debt ladder ...with Cross River 113.03 million ..."(Mbamalu, 2013). The heavy indebtedness of the State de-accelerated the pace of the urbanization programmes not in Calabar, but in Ikom, Obudu, Ogoja, etc; as substantial amount of revenue accruing to the State was diverted to service the debts by the succeeding government of Senator Liyel Imoke. Nevertheless, the Mono-rail project is still on course as the Construction Company are seen working on the site.

8) Inadequate electricity power supply is another factor that has tended to discount on the efforts to provide the necessary power to drive the economy, with a view to allowing sustainable livelihood projects, Without adequate electricity power supply, which at best is very erratic, private commercial and industrial activities cannot be consummated. Consequently, poverty and inequality has remained with the people.

9) In nutshell proliferation of cultism, hooliganism, criminality, housing problems, infrastructural decay, social and economic vices, environmental degradation, and traffic congestion have in varying degrees challenge the sustainable development of Calabar metropolis. For instance, roads and streets are very narrow, disarticulated and disjointed due to the historically unplanned nature over the years. Consequently, the city experience congestions and heavy traffic hold-ups especially during "Rush Hours" in the mornings, afternoons and evenings of each working day.

10) Urban renewal process is increasingly expensive as it involves not only building new structure but resettling the original residents. In almost every situation, fair and prompt compensations are expected to be paid to them. It becomes more expensive whenever the cultural or traditional sites of the people are involved, since sacrifices are demanded to appease the 'gods' of the land.

## **8. Conclusion**

This paper has discussed the issues of managing cities and urban sustainability, situating these within the context renewal of Calabar Metropolis, comprising the Calabar Municipality and the Calabar South Local Government Areas. It reviewed literature relevant to urban renewal and sustainable development, and the challenges faced in the process of realizing these objectives. The paper concludes that the government has to a large extent redrawn the map of Calabar in terms of expansion, provision of infrastructures, improved the aesthetic value of the town (Calabar metropolis is indisputably not only the cleanest, but also the most peaceful city in Nigeria. This explains why yearly Calabar Festival (usually in December) is hailed as the most enthralling event in the country. However, city is still facing a number of challenges some of which has been discussed elsewhere in this paper. We suggest among others: that in most cases apart from the existence of vigorous city development strategy, the vast majority of the urban dwellers are not part of the policy formulation and implementation, there is distortion in policy interpretation and implementation, corruption and other related offences impacts negatively on policy formulation and implementation. To evolve sustainably developed cities in the Nigeria requires a conscious definition, management and handling of the problem issues noted above.

## **9. Policy Options: Towards Sustainable Urban Renewal in Calabar Capital City**

For Calabar metropolis to achieve sustainable urban renewal programme/development we recommend as follows:

- 1) Constituency stakeholders dialogue should be organized to enable them make inputs to the formulation of the urban renewal projects. This will democratize the process of policy making and increase interest of benefiting communities in programme delivery.
- 2) Private-Public ownership initiatives should be encouraged in order to make necessary funds available for effective implementation of the Calabar urban renewal programmes.

- 3) Sustainability in infrastructure design and planning should be emphasized. This will take care of associated problems of poor service delivery. In fact, code of conduct in the built environment should be enforced. Roads and streets should be reconstructed and adequate linkages achieved. This will to large extent ease the chaotic traffic congestion in the city.
- 4) Sources of revenue should be strengthened, particularly the culture of non-responsibility, non-accountability and non-transparency among finance officials should be abhorred and culprits dealt with according the ordinary laws of the land. Corruption and other related offences which have tended to retard progress of the system must be checkmate with a view to ensuring that funds are effectively harnessed and expended on earmarked project/s.
- 5) Adequate jobs should be created for the 'army' of exuberant unemployed youth in the city who engages in all kinds of criminal activities. It only in doing this that Calabar will continue to remain as the most peaceful own in Nigeria.
- 6) Attempts should be made to inculcate in residents of the capital city the interest to pay for the services, such electricity and water bills as provided to enable the delivery improve on these services.
- 7) To avert imminent danger and loss to lives and properties which accompany heavy rainfall Calabar, efforts should be made by both the government and residents to evacuate wastes from dump points to dump sites rather allow them be swept into the drainage. If this is not passionately the result will be flooding and its attendant negative outcomes.

## References

- ABC's of Urban Renewal. (n. d.). *An Abbreviated Guide to Helping You Understand the Basics of urban Renewal in Colorado*. Retrieved from <http://downtowncoloradoinc.wordpress.com/2012/abcs-of-ur>  
Accessed on 18/02/12
- Aniah, E. J., & Obong, L. B. (2008). The Challenges of Waste disposal in secondary city: Calabar Metropolis, Cross River State, Nigeria. *Lwati. A Journal of Contemporary Research*, 5. <http://dx.doi.org/10.4314/lwati.v5i1.36876>
- Animashuan, I. A. (2010). *Provision of residential housing and environmental development in Calabar: policy contradictions*. Retrieved May 1, 2013, from <http://www.readperiodicals.com/20107422931.html>
- Calabar. (n. d.). *Cross River, Nigeria Map of Calabar* (Collins Map: Map of Calabar). Retrieved June 23, 2013, from <http://www.collinsmap.com/maps/Nigeria/Cross-River/Calabar/P4...>
- Daramola, A., & Ibem, E. O. (2010). Urban Environmental Problems in Nigeria: implications for Sustainable Development. *Journal of Sustainable Development in Africa*, 12(1), 124-144.
- Gbadegesin, J. T., Oladokun, T. T., & Ayorinde, O. I. (2011). Urban Renewal as a tool for Sustainable Urban Development in Nigeria: issues and Challenges. *Journal of Sustainable Development and Environmental Protection*.
- Gomez, F., & Salvador, P. (2006). A proposal for Green Planning in Cities. *International Journal of Sustainable Development Planning*, 1, 91-109. <http://dx.doi.org/10.2495/SDP-V1-N1-91-109>
- Lawanson, J. O. (2001). *Gender Differentials in Nigeria: implications to Sustainable urban development*. In Women and Environmental Development Organisation.
- Mediawiki. (2008). *Understanding development: Taking I. T. Global*. Retrieved March 27, 2009, from <http://www.wiki.tigweb.org>
- Oduwaye, A. (2009). Challenges of Sustainable Physical Planning in Metropolitan Lagos. *Journal of Sustainable Development*, 2(1), 159-171.
- Offiong, R. A., Atu, J. E., Njar, G. N., & Amuyou, U. A. (2008). Problems and Prospects of Poor Drainage Systems and urban sustainability in Calabar, Nigeria. *Global Journal of Social Sciences*, 212-127.
- Sepe, M. (2006). "Complex Analysis for the sustainable planning and construction of place identity", the sensitive Relief method. *Journal of Sustainable Development Planning*, 14-31. In J. T. Gbadegesin, T. T. Oladokun & O. I. Ayorinde, Urban Renewal as a tool for Sustainable Urban Development in Nigeria: issues and Challenges. *Journal of Sustainable Development and Environmental Protection*.
- Spates, J. L., & Macionis, J. S. (1987). *The Sociology of Cities* (2nd ed.). Wadsworth Inc. In J. T. Gbadegesin, T. T. Oladokun & O. I. Ayorinde, Urban Renewal as a tool for Sustainable Urban Development in Nigeria: issues and Challenges. *Journal of Sustainable Development and Environmental Protection*.

- Taylor, N. (2007). *Urban Planning Theory since 1945*. London, Sage.
- UN-HABITAT. (2004). *Urban Governance index Conceptual Foundation and field Test Report, Global campaign on urban Governance Global urban Observatory*. August 2004, United Nations, HABITAT, Nairobi.
- WCED. (1987). *Our Common Future*. World Commission on Environmental Development. Oxford University Press, Oxford, New York.
- World Report. (n. d.). *Interview with Mr Donald Duke Executive Governor, Cross River State*. Retrieved February 4, 2012, from <http://www.worldreport-ind.com/Nigeria2/interview08.html>
- Akpan, A. (2007). *Cross River embarks on \$36m monorail project*. Retrieved from <http://www.skyscrapercity.com/com/showthread.php?467149>
- Padisson, R. (Ed.) (2001, December). Hand Book of Urban Studies, London. Sage Publications. In Jiboye & A. David, Sustainable Urbanization: Issues and Challenges for Effective Urban Governance in Nigeria. *Journal of Sustainable Development*.
- Uneze, A. (2003, May 28). *Governor Duke Commissions 11.6bn Water Scheme*. This Day, Lagos. Retrieved June 20, 2013, from <http://allafrica.com/stories/20035280368.html>
- Ilesanmi, A. O. (2010, October). Urban sustainability in the context of Lagos mega-city. *Journal of Geography and Regional Planning*, 3(10), 240-252.
- Eja, E. I., Out, J. E., Eko, J. A., & Etim, I. O. (2011, May 20). Environmental consequences of volumetric traffic flow in Calabar Metropolis. *Nigeria African Research Review*, 5(3).
- David, A., & Jiboye. (2011, December). *Sustainable Urbanization: Issues and Challenges for Effective Urban Governance in Nigeria*, *Journal of Sustainable Development*.
- Jiboye, A. D. (2011, December). Sustainable Urbanization: Issues and Challenges for Effective Urban Governance in Nigeria. *Journal of Sustainable Development*.
- Urban Renewal Wikipedia. (n. d.). Retrieved January 14, 2012, from [http://wikipedia.org/wiki/Urban\\_renewal](http://wikipedia.org/wiki/Urban_renewal)
- Calabar Urban Development Authority. (CUDA). Retrieved February 20, 2012, from [http://www.crossriverstate.gov.ng/index.php?option=com\\_content](http://www.crossriverstate.gov.ng/index.php?option=com_content)
- Inyang, B. (2013, March 4). Profiling Imoke's Flood management Agenda Daily Independent. Retrieved June 28, 2013, from <http://dailyindependentnig.com/2013/03/profiling-imokes-floodma...>
- Mbamalu, M. (2013, June 18). *Debt is Good; Lets Go A borrowing*, *Guardian Lagos*. Retrieved June 20, from [http://www.guardiannewsngr.com/index.php?option=com\\_content&...](http://www.guardiannewsngr.com/index.php?option=com_content&...)

### Copyrights

Copyright for this article is retained by the author(s), with first publication rights granted to the journal.

This is an open-access article distributed under the terms and conditions of the Creative Commons Attribution license (<http://creativecommons.org/licenses/by/3.0/>).