

**PROBLEMS OF INCOMPATIBLE LAND USE IN CENTRAL
BUSINESS DISTRICT (CBD)**

(A CASE STUDY OF SANGO AREA, SAKI, OYO STATE)

By

NAFIU FARUQ OLAMIDE

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DEDICATION

First and foremost, I dedicate this project to Almighty God, whose grace, guidance, and unwavering love have sustained me throughout this journey. Without His strength, this accomplishment would not have been possible.

To my dear mother, thank you for your endless sacrifices, prayers, and unconditional support. Your strength and love have been my greatest source of motivation.

To my uncle, I am deeply grateful for your encouragement, guidance, and belief in my potential. Your support has meant so much to me.

To my wonderful sibling, thank you for being my cheerleaders and for always standing by me. Your love and support have been a constant source of inspiration.

This project is as much yours as it is mine.

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ABSTRACT

It has been noticed that, there are problems associated with incompatible land uses in Central Business District (CBD) in most urban areas. These include untidy area and mixed incompatible and conflicting uses to which land has been subjected to. These types of problems are very common in most urban areas where commercial and service activities from industrializing, recreation and residential location are been found. The study aimed at examine the problems of the incompatible land uses in central business district (CBD) Sango, Saki Oyo State. Therefore, to achieve the above-mentioned goal, the following objectives are set up; To examine the existing general land uses the study area to examine the impact of government on land uses control and management in the study area, to identify the various problems associated with the incompatible land uses and to proffer solutions to the identified problems or to recommend the possible ways solving the identified problems. The total populations of land use include residential, commercial-industrial and recreational land. The sample frame of this study was examined to be five hundred (500). The total sample size of the land use in the study area is 20% as a target population size to be 100. It is well noted that there is no conformity with use of land in the study area through the research exercise carried out. Among the information collected shows that there is no adequate provision for zoning regulation by the government to control the area and there is no adequacy master plan in the study area which also affected the physical planning department to carry out their activities effectively. The public said that the combination of commercial, residential, industrial and recreational activities causes health hazard and environmental deterioration in study area. There is also a need to control the excessive noise constantly being generated by sell the booming noise being generated all the times constitutes a nuisance to both traders and buyers. The trader should limit the noise to their shop and defaulters should be fined.

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND TO THE STUDY

According to market beat United States C.B.D, office report 2023. scallywag org.uk website) A city core is after referred to as its central business district (C.B.D). It contains the peak land value which is usually an intersection and is often an area of congestion.

The CBD or central business district is focal point of city. It is the commercial, office, retail. and center of the city and usually is the center point for transportation networks.

The Central Business District (CBD) is an optimum location for many economic activities because it focuses on inter-city transport and has the advantage of greatest accessibility to whole of the urban areas.

The importance of urban area cannot be over-emphasized in commercial activities. The Central Business District (CBD) is the main area for banking, financial, industrial and other commercial activities. it is where visitors are often attracted to and important buildings are put up therein. An economist and physical planners look at the (CBD) as a potentially rich sector with tax appeared to the retailing of good and service for profit and performing other various functions. In most developed countries, the inner cities contain mostly commercial or service activities and resident location are very remote to this zone. In developing countries however, the Inner part of urban area (that is CBD) has dual functions such as incompatible on and uses allocation on between one activity and the other. This incompatible land uses allocation is the main focus of this research.

Hence. This work intend to explore the way in which conflict of land uses exist between commercial, industrial and residential land uses in the Central Business District (CBD) of Sango area, Saki in Oyo State.

1.2 STATEMENT OF THE PROBLEM

It has been noticed that. there are problems associated with incompatible land uses in Central Business District (CBID) in most urban areas. These include untidy area and mixture of incompatible and conflicting uses to which land has been subjected to. These types of problems are very common in most urban areas where commercial and service activities from industrialization. recreation and residential location are been found. Above features have engendered the government to enforce zoning regulation especially at thecore areas of the cities. Despite this, the incompatible uses still persist in the CBD areas.

1.3 RESEARCH QUESTIONS

This research is to provide answers to some question such as ;

- i. What are the existing land uses in the study area?
- ii. What are the roles played by the government to control those incompatible land uses?
- iii. What are the structures of the city generally?
- iv. What are the problems emanating from those uses?
- v. What are the causes of conflicting land uses?
- vi. What can be done to eradicate such uses?

1.4 AIM AND OBJECTIVES OF THE STUDY

The study aimed at examine the problems of the incompatible land uses in Central Business District (CBD) Sango, Saki Oyo State. Therefore, to achieve the above-mentioned goal. the following objectives are set up.

- i. To examine the existing general land uses of the study area
- ii. To examine the impact of government on land uses control and management in the study area.
- iii. To identify the various problems associated with the incompatible land uses.
- iv. To proffer solutions to the identified problems or to recommend the possible ways of solving the identified problems.

1.5 SIGNIFICANCE OF THE STUDY

The study is intended to shed more light on the use of land and to resolve the conflict of the land use by the intervention of the government through zoning regulations. It can also serve as a reference material for student, scholars and the society at large.

1.6 STUDY AREA

Saki is one of the most ancient towns in Yoruba land. Some historians had argued that Saki was founded by Ogun, the eldest son of Oduduwa and this explains why it was initially called Ile Ogun. The historical fact behind this was that Lanmurudu, the father of Oduduwa and his followers migrated to Niger area Bussau from Egypt, this was as a result of religious crisis. Ogun was on a journey, when he discovered that Saki was a small village and it was just like a hunter's camp. From Saki he went to Ibarapa, Lagos, Benin, Ife and again back to Saki.

Saki, the ruling town of Ogun was taken temporarily as a seat of government of Yoruba kingdom.

Saki was the first settlement of Ogun and there he ended his life. This is why people usually say, Ogun is a stranger at Ire but a native of Saki.

A historian., Late Chief Ojo, the Bada of Saki gave the meaning of the town's name as "Sa-kiri: meaning 'a fleeing refugee'. The fleeing refugees, according to sources finally found a respite on the Asabari Hill located in the town. Hence, the 'oriki' (praise name) of

a Saki indigene 1S incomplete without the addition of Omo Asabari', (Son of Asabari'). This was corroborated by some other historians who opined that the individual circumstance between Okekesi and his brother, Oranmiyan, who was the first Alaafin of Oyo; had led to the change of name from Ile Ogun to Saki. History has it that Okekesi had left Oyo Ile just after it was founded for Ile Ogun, because he quarreled with his cousin brother, Oranmiyan over a woman. Oranmiyan had on three different occasions sent people to persuade Okekesi to return to Oyo Ile but he refused. Oranmiyan was quoted to have said "O nsa kiri ni" which means he has constantly been on the run'. It was therefore said that Saki was derived from this expression. Originally part of the old Oyo Empire, Saki became a Yoruba refugee settlement after the Muslim Fulani conquerors destroyed the Old Oyo in 1835. For those who are unfamiliar with its history, Saki occupies a very important place among Yoruba towns.

Saki is about 184 kilometers North-West to Ibadan. It is situated in the Savanna land with scattered trees. An important stream called *Taba flows through the town. It is this stream that supplied water to the citizenry of Saki throughout the year before the provision of pipe-borne water. The stream is still very useful until today.

Saki, which is the headquarters of Saki West local government, has a population of over 350,000 inhabitants. It is referred to as the food basket of Oyo state because of its agricultural activities. Saki has been known for raising cattle and growing yams, cassava, maize, sorghum, beans, shea nuts and okro for subsistence. It specialises in the exportation of cotton, swamp rice, teak and tobacco.

Traditionally, the work of inhabitants in the olden days are blacksmith, goldsmith, farming, teak and tobacco, hunting and clay pot molding. The town is prominent in the production of aluminum pots, widely referred to as Ikoko Irin.

Akinbekun was said to be the first king of Saki, He was the son of Oranmiyan whom Egilolo (daughter of Kisra, the king of Ibadan) bore to him. A very important event was

attached to the period of Akinbekun as a king of Saki because the emergence of River-Ogun was as a result of 3 conflicts between the Okere and his wife Modelewu. It was said that Akinbekun had a power garment that he used to wear to battle.

After wearing the garment Modelewu would pray for him and he would win the battle. The garment however, had a restriction that it must not be beaten by rain and it must not be touched by a woman. On that particular occasion Akinbekun was not at home and he had dried his garment outside as the sun was blazing hot. Things turned around and it was about to rain.

Madelenu with her good heart helped him to pack it, immediately he felt it and got home in no time. Modelewu who had a heavy breast hated being insulted with it. When the king got back, he hoked and insulted her with her heavy breast. This caused her to leave the town and later went on obeonme the river Ogun near Isevin. Sinoe that time. according to history, it has become forbidden for any reigning Okere of Saki. to look at the mver while passing through it. The Okere of Saki is the traditional ruler of the town. The present Okere of Saki, Oba Khalid Olabisi Ovenivi. was installed on 18th of December 2019 to replace Oba Kilani Olatoyese Ilufemilove Olarinre, who died on Friday 5th April 2013. 2 days to the first anniversary of his coronation. By the early 1860s the Yoruba Mission established an Anglican church in the town. Today Saki has grown to become a home to Oke-Ogun Polytechnic, The Kings Poly, Saki: School of Basic Midwifery, Muslim Hospital; School of Nursing and Midwifery, Baptist Medical Centre: Baptist Medical Centre School of Laboratory, among other things. Saki is an interesting place to be and there are a lot of fun places within the shores of the land.

Map of saki

1.7 SCOPE OF THE STUDY

The spatial scope of this study is on Sango area from police station area to Ilesha-Ibariba area while the disciplinary scope is on the study of incompatible land uses in the study area.

1.8 LIMITATION OF THE STUDY

During the course of both data and information collection certain problems were faced thereby limiting our scope.

- I. The indigenous people interviewed were not ready to give detail information about the study because they didn't know where the author is from and what the information will be used for.
- II. On many questions touching on their trade and social status, they refused adequate response.
- III. Many house owners were not ready to declare ownership of their building and even refused to be interviewed.
- IV. Inadequate fund, as a result of inadequate capital to carry out data and information thereby making the movement here and there to carry out project information and details more difficult.
- V. Inadequate time as we all know that time is everything, therefore time is mostly needed in carrying out data and information that could be used in any project affairs.

so as a result making the project more or less valuable to use for example, the time that could be used to carry out project research, often fails to lecture time and it was known that lectures and attendance register are also part of the examination, so lecture cannot be foregone for project research

1.9 DEFINITION OF TERM AND ACRONYMS

LAND: Land can be defined as the solid portion of the earth surface; the ground and other physical object fixed to it.

LANDUSE: Land use is the total of arrangements, activities and inputs that people undertake in a certain land. It can also be defined as the human modification of natural environment or wilderness into built environment such as pastures and settlement.

CENTRAL BUSINESS DISTRICT (CBD): Burgess (2005) identify 5 rings of land use, the first zone which is the CBD is the focal point of the city, commercial, social and civic life. Prominent land uses were including principal stores, chain stores. office building, bars, hotel etc.

ACRONYMS:

CBD - Central Business District

Conflicting/incompatible

City/town/urban areas

CHAPTER TWO

CONCEPTUALFRAMEWORK, THEORETICAL FRAMEWORK/LITERATURE REVIEW

2.1 CONCENTRIC ZONE MODEL

This model was developed by Burgess (2005) of Chicago School of Urban Ecology in United States of America. The model represents the first idea towards a theoretical explanation of land use pattern of an urban area. The model was put forward in his own study of Chicago.

Burgess (2005) stated that, urban spatial structure is organized in terms of five spatial areas, such as;

- I. The central business district
- II. Zone of transitional
- III. Zone of independent working
- IV. The middle men zone
- V. Commuter zone etc.

Also, in this zone, it is possible to have light manufacturing industrial towards its fringe or boundary.

The central zone is referred to as the loop area. This zone, which is oriented around the 100 percent spot CBD, plays host to the principal stores, office buildings, banks, theatre and hotels. It is the business centre of the city, the focal point of its commercial, social and the civic life.

2.1.2 THE TRANSITIONAL ZONE

This is an area of residential deterioration. The deteriorated condition occurs as a result of encroachment of the activities. In other words there is competition between use of land either for commercial or residential use.

This is the area encircling the loop (down town area). This area is made up essentially of older homes and tenements houses. The factories and the business establishments are already encroaching on the inner portion of this zone (through redevelopment) while most of the remaining area is blighted and focused on urban renewal projects. This area is often characterized by poverty, ill-kept.

2.1.1 CENTRAL BUSINESS DISTRICT

Central Business District is the most central location within an urban area. It is at this central location that we find such activities as: financial, economic and social function of city. For example, banks, hotels, market, restaurants, retailing centers and film houses properties and slum or near slum condition. They often constitute a weak financial base for urban finance.

2.1.3 ZONE OF INDEPENDENT WORKING CLASS

This area is purely a residential zone and is characterized with better residence. The area is usually inhabited by the workers in modest single family homes, row houses and a few rich dwellings. This location is preferred by the workers because of low rents and because they are within easy committing distances to the CBD and their places of work. It is the homes of virtues workers, laborers, artist and zone category of civil servants.

2.1.4 THE MIDDLE MEN ZONE

This zone is a residential zone However. Buildings in this zone are of high quality type and better than building in the third zone. Thus, this area plays host to higher income

workers such as managers, salesmen, professionals, civil servants and middle class family.

2.1.5 THE COMMUTERS' ZONE

This zone is made up of range of encircling small cities towns and hamlets and it serves as a dormitory suburb to main city. They have high quality houses and they are occupied by upper class and wealthy people.

The important thing about this model is its growth of the zones. Burgess stated that the zone grows through the process of invasion and succession that is the CBD gradually extends its area to the zone of transition, zone of transition moves to zone of independent working class which also moves to that of middlemen zone to. Commuter zone.

2.2 SECTOR THEORY

The sector theory by Homer (2009) was in response to the criticism of concentric zones theory of Burgess. In his book, the structure and growth of residential neighborhood in America cities. published in 2009 by the United States Federal Housing Administration.

In his own empirical research, he discovered that along transportation route, city grows fastest and that high class residential areas are found in different area of the city. He discovered that people are found in sectors and this sector radiated like a spoke of wheel.

This theory was formulated by Homer in 2009 after examining the distribution of rent paid for all blocks on 142 American cities and advanced the idea that the pattern was one of sector rather than of concentric circles. He assumed that residential, (defined on the basis of rental level) tends to shift in a definite outward direction in different sector of the city. The growth is along transportation lines, resulting in a star shaped city. The

sector theory in simple terms means that in many cases, particular class of people could be identified as living in a particular sector of the city rather than in concentric circles postulated by Burgess. This provides an important alternative explanative explanation for urban land use pattern. Homer Hoyt assumes a pie shaped city with a central district and with numerous sectors or slices extending out from this central district to the city outskirts. He then posited a theory of axial development in which the particular land use found in various sectors tend to expand outward along principal transportation routes and along the lines of least resistance.

This theory provides a logical explanation for string street developments and for tendency of commercial district to extend along important streets and to sometimes jump several blocks and then reappear along the same streets later. Where possible, he further affirms, factory and industrial districts also tend to continue their expansion along railroad, waterways and sometimes principal streets.

The sector theory recognize that land use districts are occasionally constrained by surrounding areas and that high-value residential districts are frequently succeeded by low rent residential areas or by transitional area. On the other hand the bulk of the housing occupied by low and intermediate-income groups causes the sectors used for these purposes to expand towards and beyond the city's outskirts.

In summary, Homer concluded that compatible land use will lay adjacent to each other such as marketing, light manufacturing and low-income housing: while incompatible land uses will repel each other, e.g. high-income housing, light industry and warehousing. He further confirms that residential uses will tend to be segregated in term of income and in different parts of the city.

Moreover, he argued that the CBD is occupied by such business activities such as commercial activities that could pay the high price associated with such location. He observed that the major lines of transportation and developments will affect the

arrangement and therefore deform the entries along which such similar land uses are situated. The different types of land uses radiate from the centre along those sectors to the periphery of the city.

Figure 2:

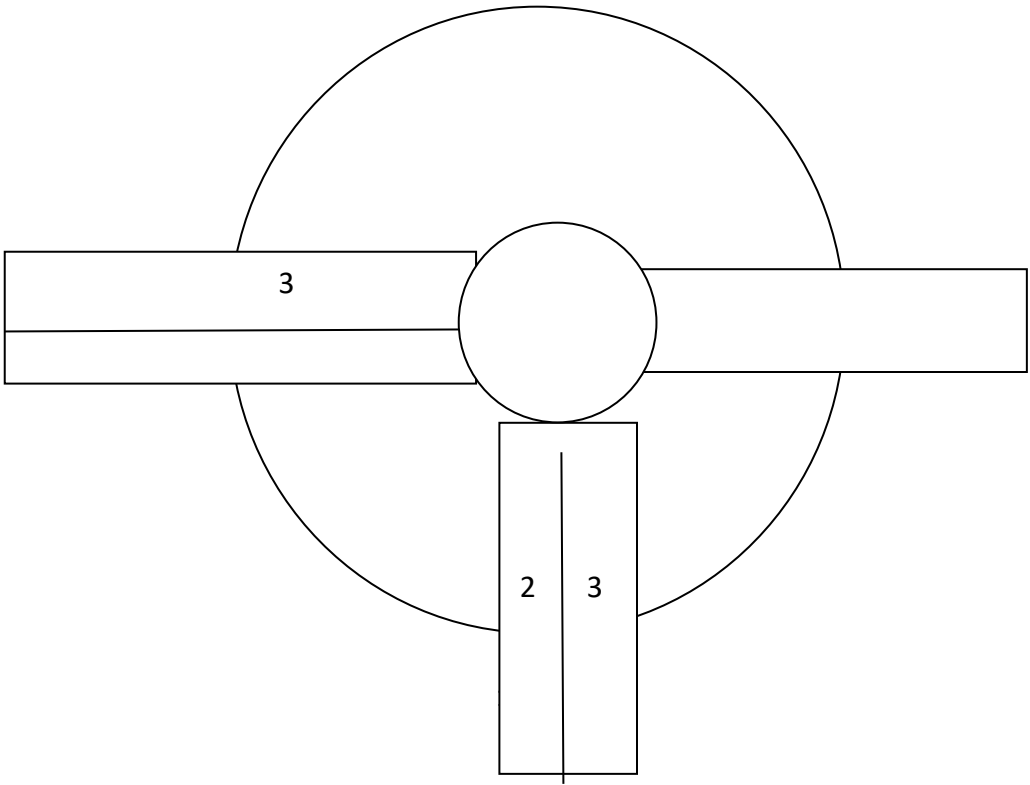


Fig. 2 Sectorial Growth Or Development

KEY

- 1 = Central Business District
- 2 = Wholesale and light manufacturing
- 3 = Low-class residential
- 4 = Middle-class residential
- 5 = High class residential

Source: Land Resource Economics by Barlowe (1978, p, 299)

2.2.1 NEIGHBOURING BY HOMER HOYT

Using rental value as a surrogate of having quality that demonstrated how residential land uses were arranged in sectorial fashion, radiating outward from the city centre along the transportation routes (Lean and Goodall, 1966). Among the most important conclusion which Hoyt outlined are:

- a. All cities have low rent areas, and are these are frequently found opposite to the location of high rent areas and usually in more central location.
- b. The highest rental area is located in the city Generally these high Rent areas are in peripheral location, though there are instances when a high rent sector extends continuously out from the center of the city.
- c. High rent area often takes the form of wedges, extending in certain sectors along radial lines leading outward from the center to the periphery of the city.

- d. Middle-range rental areas tend to be located on either side of the highest rental areas
- e. There are some cities in which large area of middle range rental units tends to be found on the periphery of the low rent residential areas as well as high a rent area.

It should be noted that concentric model and sectorial theory are scarcely comparable while concentric model deals with urban land uses, the sectorial theory deals with residential use and this is based on empirical observation.

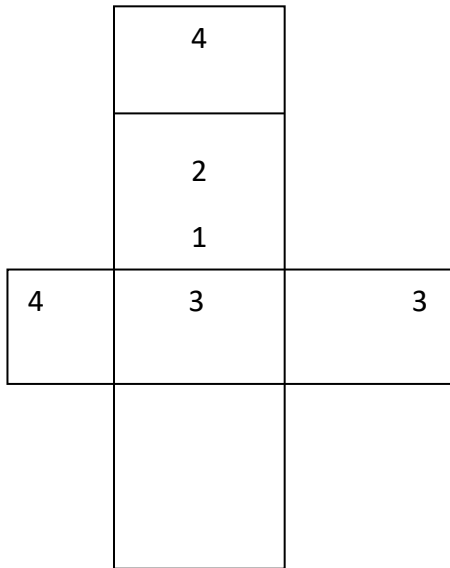
2.3 MULTIPLE NUCLEI THEORY

This theory was developed by Haris and Ulman (1945) to forestall some of the criticisms leveled against concentric and sectorial, model and that “land uses could be built around many centers, instead of only one center as advocated by Burgess concentric zone model”.

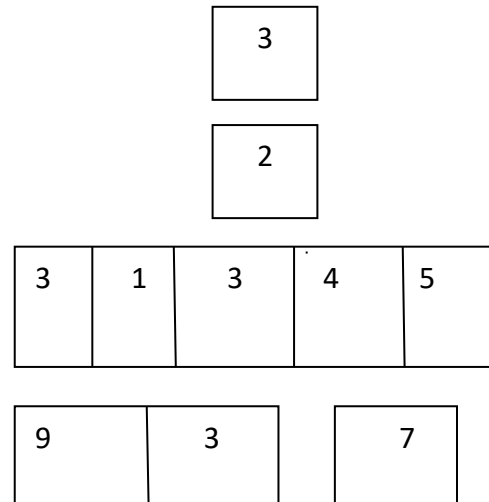
They further argued that these centers may be residential, commercial, industrial or institutional. They want further to argue that different of land use would develop around these centers.

See figure (3)

CENTER ONE
TWO



CENTER



KEY

- 1 = Central Business District
- 2 = wholesale and light manufacturing
- 3 = low-class residential
- 4 = middle-class residential
- 5 = high class residential
- 6 = heavy manufacturing
- 7 = outlying business district
- 8 = residential suburb

Fig. 3 Multiple Nuclei Theory

The number and function of each nucleus varies from one urban area to another. Other centers may appear in form of industrial or wholesale centers where specialized economic activities of similar or complementary character have gathered together. Other centers may emerge in terms of a major retail centre or a university centre. The centre of university of Ibadan is a typical example.

The sub-urban centre and the more distant satellite community for commuters are also recognized as nuclei of urban use configuration.

In explaining the multiple model hypotheses, there are four factors that tend to account for the emergence of separate nuclei in urban land use pattern factors are:

Fig 3: Multiple Nuclei Theory by Harris and Ullman (1945)

Regardless of the shortcoming of this theory, it seems to fit into development countries land use structure of urban area and "cities" for example, in Lagos, there are nuclei, centre such as Adabo, Ajegunle and Sango.

This project is therefore focuses on one of the centers with particular reference to Sango the CBD Base or otherwise.

2.4 URBAN LOCATION THEORY

Location theories not only explain the pattern of land use, but they also indicate a solution to the problem of what is the most rational use of land, suggest way in which the current pattern can be improved.

Very rarely is an activities location determined by a single location requirement, a mixture of interacting between commercial and residential activities. Influences, usually explain each location decision. A location may only be selected after an appraisal has been made of the advantages and disadvantages of alternative for the particular activities (Balchin and Kieve 1982).

It has been difficult to devise a location theory about urban land use in general or commercial and industrial land use in particular, Stability in the occupation of land and pre-empting of sites result in most use models are usually very simplistic as changes in population, technology and transportation continually exert an influence on the built environment.

Further pressures come from central area, redevelopment, local and central government policy.

Often similar types of use are seen to be feasible in difficult to suggest where optional location should be it is probable that there may be general option for the same use and that these locations are continually changing.

2.5 FACTORS DETERMINING THE PATTERN OF LAND USES

According to Lean and Goodall (2006) the pattern of land use in any urban area is a reflection of competition for site between various uses operation through the forces of demand supply, for example an increase in the income of a prospective user of a site could lead to user to pay a higher price for the site similar pattern of land use emerges in different potential user for a given sites. Such competition for given site may be between similar potential users, as when two department store compete for a city centre location or between user with very different plans (Balchin and Kieve 2012).

Hence such factors that determine the pattern of land uses are accessibility, complementary and availability of resources.

a. ACCESSIBILITY

Accessibility involves the evaluation and economic costs of moving persons and goods between one place another. Therefore, it is not only concerned with the distance to be traveled between two places but more important with the time taken to travel that distance.

However, accessibility does not affect solely real cost incurred by movement but also the benefit desired.

For example, the total revenue received by business firm is influenced by the number of customers purchasing that firm's goods and consuming their services. On demand aspect, accessibility is of similar importance for prospective purchasers may demand different accessibility characteristics from their chosen sites. Thus, the profitability of any site is dependent for urban business uses and on accessibility.

More so, the residential demand of urban land also depends upon accessibility, but the capital sum of residential users pay to obtain a site represents a money evaluation of the satisfaction to be derived from that site. Thus for the residential user traveling whether to work, to shops for pleasure represents a disutility that time and money cost of traveling.

This on demand side, the degree to which any business or residential is dependent on and can benefit from accessibility determines the capital sum they will pay for a site with a given accessibility condition.

b. COMPLEMENTARILY

Complementarity of a person and activities is one of the advantages of locating an urban area and hence, once a number of sites in a given area have been developed, this has a strong bearing on the use which the remaining sites are put.

For example, if a particular site is surrounded by offices or houses on any other particular uses. This will determine what will be the highest and best use of that site.

In any residential area, especially the middle and upper income area, house are usually of a similar standard and cater for certain income group because this maintains the value of the property.

The importance of complementarity in determining the use of any urban site is, in its turn related to the degree of accessibility. The easier is access between person and firm in an urban area.

Combining the Influence of accessibility and complementarity, it is possible to illustrate the way in which the pattern of urban land use is determined. As one move away from the position of greatest accessibility and complementarity, it is be expected that land values would fall more easily.

C. AVAILABILITY OF RESOURCES

The availability of resource can also determine the pattern of land use. The available of natural and man-made resource may encourage people to move from one land to another in order to carry out their activities, such as sitting industry proximity to the available resources.

Furthermore, the total sum of the natural and man-made resources over which possession of land may also determine the pattern of land use. The presence of water resources, mineral deposit growing forest and soil fertile on the land can attract people to move to such that land in order to build or sitting of many other activities relevant to the available resources for the benefit of profit

2.6 REVIEW OF EXISTING LITERATURE

Anthropogenic alternative of the natural landscape by means of urbanization, agriculture and Forestry have been continuous and increasing process of millennia (Scott and Hoffer 1995, Wall 19963. The regions of natural vegetation and land cover are removed and replace with numerous human-managed system of altered structured.

The resulting land uses are composed of both the natural and human developed environment.

The alteration and subsequence pattern of rural landscape in North West Arkansas have been the focal point of much research by Scott and Hoffer (1995).

In Turner (1990), the rural landscape is morale of natural and human-managed patches that vary in size, shape and arrangement. The shifting patterns of land use can result in stressed relationship between remaining natural areas and introduced human-managed system. The shifting patterns of land use and land cover pose a threat of disturbance to the biosphere and have the potential to adversely the biodiversity of local ecological community. The preservation of forest, soil, water, biodiversity resources is the underline aspect as well as an important and essential component of current environment research.

Every parcel of land on the earth surface is unique in the cover it possesses. Land use is closely linked with the characteristic of the earth surface and to the manner in which human being employ the land and earth resources. Example of land use includes agriculture, urban development, grazing, logging and mining, in contrast, land cover describes the physical state of the land surface. The term land cover originally referred to the kind state of vegetable, such as forest or grass cover, but it has broadened in subsequent usage to include human such as buildings or pavement and other aspect of the natural environment, such as soil type biodiversity and surface and ground water (Meyer, 1995).

Therefore, the existing land uses in central business district in Saki include residential commercial and industrial purpose. The CBD in urban areas have high quality house and they are occupied by upper class and wealthy people. The important thing about this model is its growth of the zones. (Burgees 2005).

2.7 SUMMARY OF LITERATURE

S/N	AUTHORS NAME	TITTLE	DATE	METHODOLOGY
1	Burgess	Concentric zone model	2025	<p>Burgess (2025) stated that, urban spatial structure is organized in terms of five spatial areas, such as;</p> <ul style="list-style-type: none"> I. The central business district. II. Zone of transitional. III. Zone of independent working class. IV. The middle zone. V. Commuter zone e.t.c.

2	Homer	Sector theory	2009	The sector theory by Homer (2009) was in response to the criticism of concentric zones theory of Burgess. In his book, the structure and growth of residential neighborhood in America cities, published in 2009 by the United States Federal Housing Administration.
3	Lean and goodall	Factors determining the pattern of land uses	2006	Stated that the pattern of land use in any urban area is a reflected of competition for site between various uses operation through the forces of demand supply, for example an increase in the income of a prospective user of a site could lead to user to pay a higher

				price for the site similar pattern of land use emerges in different potential user for a given sites.
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CHAPTER THREE

RESEARCH METHODOLOGY

3.1 INTRODUCTION

This chapter provides details on the method for conducting the study. Areas considered include the research design, the population, the sample and the technique for its selection, the research instrument, data collection procedure and data analysis procedure. The chapter concludes with the statistical techniques utilized for the data analysis.

3.2 RESEARCH DESIGN

The study adopted the survey research method. Research design is the arrangement of condition for collection and analysis of data in a manner that aims to combine relevance to research purpose with economy in procedures. The field survey design approached was employed for this study because it is amenable to situations where facts or data must be collected from respondents through the use of questionnaires.

3.3 POPULATION OF THE STUDY

The total population of land use includes residential, commercial, industrial and recreational land.

3.4 SAMPLE FRAME

The sample frame for this study was examined to be five hundred (500).

3.5 SAMPLE SIZE

The total sample size of the land use in the study area is 20% as a target population size to be 100.

$$\text{I.e. } \frac{20}{100} \times \frac{50}{1} = 100$$

3.6 SAMPLING TECHNIQUES

Simple random sampling was used to select target individual from each stratum. The complete questionnaires were collected serially, coded and analyzed sequentially according to the research questions.

3.7 METHOD OF DATA COLLECTION:

Data collection provides information on how to obtain necessary data on which the results and conclusions arrived at in the research are based. The data required for any research is collected by means of all or any of the following research instruments.

3.8 INSTRUMENTS OF DATA COLLECTION:

The instruments adopted for collecting data were as follows:

- I. Questionnaires
- II. Interviews
- III. Telephone Conversation
- IV. observation Schedules

QUESTIONNAIRES: These are set of questions relating to the aims and objectives of the study to which the respondents [or a sample therefore) are required to answer by writing.

Questionnaire may be used to obtain facts about past, present and anticipated events, about prevailing conditions and practices and to obtain information on peoples' attitudes and opinions they may consist of categories of questions or items namely:

1. Open structured questionnaire
2. Closed unstructured questionnaire

3. Semi-structured questionnaire

Open Structured Questionnaire: This is a questionnaire prepared for respondent to freely write his opinion in respect of the subject matter.

Closed Unstructured Questionnaire: This is a questionnaire prepared in which alternative answer are provided within the questionnaire. This does not allow the respondent to give his personal opinion on the subject matter and again it may be difficult to analyze.

Semi-Structured Questionnaire: This is a questionnaire that consist partly structure question and partly unstructured questions.

Advantages of questionnaire

1. It is easy to fill by respondents
2. It directs respondent minds to issues which the researcher has in mind.
3. It makes the tabulation and analysis of results easy for the researcher.

Disadvantages of Questionnaire

1. They do not reveal respondents motives in their answers
2. They do not give sufficient scope on depth of information

3. They do not discriminate between fine details in meaning

ORAL INTERVIEW: Interview is a face-to-face interaction situation in which one person (the interviewer) asks another person (the interviewee) questions which are responded to orally.

Interviews permit the researcher to obtain direct first hand information about a person's knowledge, his values and preferences, his experiences as well as his attitudes and beliefs Interview questions should be designed with the objective of the study in mind.

Generally, interview questions should be of structured form. Where unstructured questions are needed, they should be few and reflect the precise aims of the study.

Advantages of oral interview

1. It is always detailed
2. In case of ambiguities clarification are made on the spot
3. No misinterpretation of question.

Disadvantages of oral interview

1. Coding of response may be difficult
2. Possible influence of personality

TELEPHONE CONSERVATION:

This is a method through which enquiries were made through telephone. In this case researcher and respondent must have access to telephone, addressed to respondent on a particular research topic capable of revealing the nature, scope and extent of a researcher.

Advantages of Telephone Conversation

- I. It is easy to get direct information
- II. Minimize of misinterpretation of question
- III. Further clarification is possible obtained.

Disadvantages of Telephone Conversation

1. It is lightly expensive
2. It is possible to influence

OBSERVATION SCHEDULE:

Observation schedule is an instrument used to obtain direct information about an individual's behavior, objects or situations. By this, researcher is able to see at a glance the characteristic behaviors of the person, object or situation being observed and so, only very few information of the observed person, object or situation is lost. Before embarking on observation exercise the researcher must develop checklist and schedule for recording data. As such, it would be possible to prepare a list of carefully defined and observable factors that are relevant to the problem. With the schedule of checklist, the observable factors e.g. behaviors are recorded as they occur ensuring accuracy of information. It also makes for objective observation as well as providing for uniform classification of data.

3.9 METHOD OF DATA ANALYSIS

In analyzing the data collected for the purpose of carrying out this research. The Data collected were analyzed by using descriptive techniques such as tables and percentages.

CHAPTER FOUR

DATA ANALYSIS, PRESENTATION AND INTERPRETATION

4.1 INTRODUCTION

This chapter is designed for the analysis of all the data collected in the course of the research seas to make it meaningful.

A well-structured questionnaire has been used to guide towards achieving the objective of this work. Also personal interview and observation were used in the field survey.

Out of hundred 100 questionnaire administered, 80 were retrieved.

a. What are the existing land uses in the study area?

There are some identifiable land uses in the study areas as represented by the table 1 below.

Table 1: Existing land uses at Sango Area (Saki)

EXISTING LANDUSES	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENTS
Residential	25	31.25%
Commercial	35	43.75%
Industrial	10	12.5%
Recreational	10	12.5%
Total	80	100%

Source: Field Survey (2025).

The Table 1 above shows that four categories of existing land use were confirmed however. Commercial is almost at everywhere taking 43.75% of the whole residential took 31.75% while the remaining percentages were share equally by industrial and recreational purposes.

Above implies that commercial dominated the areas as the major existing land use,

b. Type of residential

During the field research it was discovered that there are identified residential properties which are shown in the table 2 below.

Table 2: Type of Residential

TYPE	NO OF RESPONSE	PERCENTAGE OF RESPONSE
Room & Parlour	8	10%
Flat	20	25%
Bungalow	12	15%
Tenement	5	6.25%
Storey Building	35	43.75%
Total	80	100%

Source: Field Survey (2025).

The Table 2 above shows that five categories of residential building were noted, however, story building took the highest percentage (i.e. 43.75%) followed by flat with 25%, bungalow took 15% and room and parlour took 10% while the remaining percentage was taken by tenement building (Le. 6.25%).

This implies that the storey building is almost dominating the residential areas.

c. Type of commercial buildings

At the study area it was noted that commercial building are used for several purposes shown in the table 3 below.

Table 3: Type of Commercial Buildings.

TYPE	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENT
Shop	51	63.75%
Office	13	16.25%
Kiosk	6	7.5%
Container	10	12.5%
Total	80	100%

Source: Field Survey (2025).

In the above table 3, four categories of commercial buildings were identified. Shop took the highest percentage of 63.75%, office building took 16.25% and container took 12.5%, while kiosk is only 7.5%.

The implication of the above analysis shows that the shopping activities were dominating the commercial building in the study area.

d. Type of Industrial buildings

During the field research it was discovered that there are identified Industrial properties which are shown in the table 4 below.

Table 4: Type of Industrial Buildings

TYPE	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENT
Warehouse	20	25%
Factory	35	43.75%
Store	25	31.25%
Total	80	100%

Source: Field Survey (2025).

The Table 4 above shows that three categories of Industrial buildings were noted, however factory took the highest percentage (i.e. 43.75%) followed by stores with 31.25% while remaining percentage was taken by warehouse (i.e. 25%).

This implication of the above analysis shows that dominating the Industrial building in the study area.

e. Type of Recreational buildings

During the field research it was discovered that there are identified Recreational properties which are shown in the table 5 below.

Table 5: Type of Recreational Buildings

TYPE	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENT
Hotel	30	37.5%
Club	25	31.25%
Sport Centers	18	22.5%
Amusement Park	7	8.75%
TOTAL	80	100%

Source: Field Survey (2025).

The Table 5 above shows that Four categories of Recreational building were discovered, however Hotel took the highest percentage (i.e. 37.5%) followed by Club with 31.25%, Sport centers took 22.5% while Amusement park is only 8.75%.

This implies that the Hotel is almost dominating the recreational building in the study area.

f. Can the interaction between the existing land uses within Sango Area Cause Environmental Deterioration

The option provided for the above question was shown in the table 6 below.

OPTION	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENT
Yes	55	68.75%
No	25	31.25%
Total	80	100%

Source: Field Survey (2025).

The Table 6 above clearly explained that the interaction between the existing land uses can cause environmental deterioration because, it was noted that people who were choosing "Yes" option to the question took 68.75% while for the "No option took 31.25%.

Above implies that the incompatible land use can cause health and environmental deterioration.

g. Another question was also asked that is there any provision for good road network by the government to control traffic congestion in the study area".

This can be shown in the table 7 below.

OPTION	NUMBER OF RESPONSE	PERCENTAGE OF RESPONDENT
Yes	59	73.75%
No	21	26.25%
Total	80	100%

Source: Field survey (2023)

The Table 7 above shows that during the research, it was noted that there is provision made by the government for good road network to control traffic congestion in the study area.

h. Another question was also administered through the questionnaire that is there any master plan provided by government for the study area and two options are provided for the question as yes or no which can be shown in the table 8 below.

OPTION	NO OF RESPONSE	PERCENTAGE OF RESPONDENT
Yes	32	40%
No	48	60%
Total	80	100%

Source: Field Survey (2025).

The Table 8 above shows that From the research, it was noted that, there is no adequate provision for master plan by the government to control the incompatible land use of the study area because responded to the "yes" people who option took the lowest range of 40% while

"No" option took the highest range of 60%.

The above give evidence that there is no adequate provision for master plan by government to regulate the study area.

I. What are the problems encountered from the incompatible of land use in Sango area of Saki?

There are many problems which were encountered as the incompatible on land use in central business district in Sango area of Saki, Oyo State.

The problems were collected from the respondent through the questionnaire administered.

These are the problems:

1. Problem of traffic congestion
2. Environmental deterioration
3. Insufficient water supply
4. Accidental problem
5. Inconsistency in combination of the activities
6. High rate of population problem
7. Lack of master plan
8. Noisy problem
9. Inadequate access to the dwelling property

j. What do you think government can do to control the problems of incompatible land use in Sango area?

As far as the government is vested in the trust and administration of land use the government has the power in controlling and managing the use of land.

From the research carried out, the respondent suggested that government should provide another place for so many activities and zoning regulation should be adequately made for the Sango area as Central Business District of the Saki town, Good road networks are required at the study area and this need to be provided by the government to control traffic congestion and accidental problems to enhance good environmental sanitation.

CHAPTER FIVE

SUMMARY FINDING, CONCLUSION AND RECOMMENDATIONS

5.1 SUMAMRY OF FINDINGS

This project examined the general view of Saki town as a whole by considering the general existing land uses of the area.

Many categories of existing land uses were identified in the study area. It was noted that commercial activities dominated the area as the major existing land use (i.e. 43.75%).

On identified commercial buildings, shop took the highest percentage (i.e. 43.75%), however under residential activities, storey building is almost dominating the residential area (i.e. 43, 75%) On identified Industrial buildings, factory took the highest percentage (i.e.43.75%) and under Recreational buildings, Hotel is dominating the area with 37.5%.

It is well noted that there is no conformity with use of land in the study area through the research exercise carried out. Among the information collected shows that there is no adequate provision for zoning regulation by the government to control the area and there is no adequate master plan in the study area which also affected the physical planning department to carry out their activities effectively.

The public said that the combination of commercial, residential, industrial and recreational activities causes health hazard and environmental deterioration in the study area.

5.2 CONCLUSION

This project work has highlighted the problems of incompatible land use within the central business district of Sango in Saki, Oyo State. It has established the conflicting

problem of land allocation between residential, commercial, industrial and recreational uses.

It has been discovered that the problem of incompatible land use is generating other associated problem which if not curbed might result to future planning problems.

This then call for urgent and clear policies for nucleation to eliminates or checks this environmental problem. The policy formulation aspect is that of the state and implementation of this goes to the Saki West Local government or the local planning authority. If such things as urban renewal, comprehensive planning, environment improvement etc can be embarked upon. this should lead to general improvement in land value in the area. Also, Sango CBD will be worth sing by the people.

5.2 RECOMMENDATIONS

The analysis so far has examined the land uses without the Central Business District of Sango. It has revealed many problems of incompatible land use within the CBD therefore, to solve these problems; the following recommendations are put forward:

52.1 ADHERENCE TO TOWN PLANNING REGULATIONS

As shown in chapter four, there is an incompatible land use allocation between residential and commercial use. The two land uses are competing with each other.

The competition implies that there has not been proper planning advanced in one way or the other It is the very necessary for the planning authority in Saki West Local Government to come into this area to put things in order. It is recommended that where commercial uses takes more than sixty percent (60%), the entire no area should be re-planned into commercial uses. If this suggestion can be adhering to, this should lead to an

improvement of property value in the area. The town planning authority should make it a point of duty to see that buildings are erected to standards and other planning regulation strictly adhere to.

5.2.2. NEED FOR CENTRAL URBAN RENEWAL

In order to solve the problem of environmental deterioration created as a result of competition between commercial and residential uses, the building unit within the CBD of Sango Saki Oyo State should be displaced out to somewhere else probably towards Ilesha-Ibariba road, the aim of moving the residential building should be to renew and re-planned the CBD for proper use. Though, this housing movement might involved huge financial costs which might be difficult to finance now. It is very essential to find an alternative programme for the referred movement; if possible it could be a long term programme.

As another alternative, any existing residential building which is in the old age of obsolescence and requires to be built should not be use again for residential rather it should beded and converted to commercial use.

5.2.3 NEED FOR COMPREHENSIVE PLAN

If the central urban renewal could be achieved, a comprehensive plan should be made for this BD of Sango which will plan comprehensive for the commercial area. The plan should lay emphasis on another associated land use activities like good road network, parking facilities, sewage disposal, water supply system, public toilet and so on without the commercial district, it is say essential to move the cattle at this central place to a convenient place of the town. The survey conducted reveals that government has officially shifted this to Ilesha-Ibaruba road, but the people se reluctant to leave Sango. This remove will go a long way to solve the problems of environmental pollution now being generated by the stinking nature of the site of enforced by the government. If the

comprehensive plan can be successfully carried out, this will enable commercial building to command higher rent and put into maximum uses.

5.2.4 ENVIRONMENT IMPROVEMENT

There is a poor sanitation environment and there is the need to improve on this. Policies should be formulated to improve the sanitation of the area; such policy should lay emphasis on construction of public toilets, organized sewages disposal. good electricity and good drained system. Also, the government sanitation day exercise should be enforcing on everybody and defaulters penalized. The CBD also needs to be landscaped such as landscaping would also require small garden planted with flowers, grasses and trees. Resting chair need to be provided at various location of this garden just to serve as resting place for shoppers.

5.2.5 NOISE CONTROL

There is also a need to control the excessive noise constantly being generated by sellers. The booming noise being generated all the times constitutes a nuisance to both traders and buyers. The trader should limit the noise to their shop and defaulters should be fined.

5.2.6 TRAFFIC CONTROL

From the problem encountered in previous chapter, there is need to control traffic in a CBD of Sango in order to reduce traffic congestion and accidents. This can be done through the following techniques; the use of traffic signs and symbols, the use of traffic policeman, traffic lights and creation of parking slot and widening of existing narrow roads.