
PERI-URBANIZATION DEVELOPMENT IN IBADAN: CHALLENGES AND OPPORTUNITIES

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Abstract

This study investigates the challenges and opportunities associated with peri-urbanization development in Ibadan, Nigeria, focusing on the experiences of real estate developers. Utilizing a purposive sampling method, a total of 68 developers operating in peri-urban areas were surveyed. The research aims to elucidate the complexities of land use changes, infrastructural demands, and regulatory frameworks in the context of rapid urban expansion. Findings reveal significant challenges faced by developers, notably adverse claims on land ownership, which complicate the acquisition process and hinder project implementation. Additionally, a lack of physical infrastructure—including roads, water supply, and sanitation—was identified as a major impediment to sustainable development. This infrastructural deficit not only affects the viability of new projects but also deters potential investors. Furthermore, the rarity of developments in these areas underscores a critical gap in urban planning, as many developers struggle to find viable projects amidst regulatory uncertainties. Telecommunications facilities also emerged as a significant challenge, with inadequate connectivity limiting business operations and overall development potential. Despite these obstacles, the study highlights several opportunities for growth in peri-urban Ibadan. The availability of land for residential and commercial use, along with the proximity to urban markets, presents favorable conditions for investment and development. In conclusion, while peri-urbanization in Ibadan presents notable challenges, it also offers significant opportunities for real estate development. Addressing infrastructure deficits, streamlining land ownership processes, and enhancing telecommunications services are essential steps toward unlocking the full potential of peri-urban areas. This research contributes to the understanding of peri-urban dynamics in Nigeria and provides insights for policymakers and stakeholders in the real estate sector.

Keywords: Peri-Urbanization, Rural-Urban Migration, Urban Development, Urbanization

Introduction

Peri-urbanization is a dynamic process characterized by the transformation of rural areas into urban-like environments, driven primarily by the expansion of cities (Rajendran et al. 2024). This phenomenon typically occurs at the interface between urban and rural regions and encompasses an array of socio-economic and environmental changes, including shifts in land use, population

growth, and infrastructural demands (Haldar et al. 2024). Given the rapid urbanization happening globally, peri-urban areas have emerged as critical zones for analysis, presenting a unique blend of challenges and opportunities that require attention from policymakers, planners, and researchers (Shaw et al. 2020).

Peri-urbanization is not just an extension of urban areas but a distinct socio-spatial phenomenon with its own characteristics (Wolf et al. 2021). One of the significant opportunities presented by peri-urbanization includes economic development. Many peri-urban areas provide favorable conditions for new investments and economic diversification. Peri-urban regions often host small and medium-sized enterprises (SMEs), benefiting from proximity to urban markets while maintaining lower operational costs associated with rural settings (Liu et al. 2021). This economic activity can create jobs and enhance local livelihoods, raising the overall standard of living in these areas.

However, the rapid economic development associated with peri-urbanization also generates substantial challenges. A critical issue in these regions is infrastructure inadequacy, particularly in transportation, water supply, and sanitation services. As cities expand, the demand for these essential services often outstrips supply, leading to a range of problems including traffic congestion, inadequate waste management, and health hazards from poor sanitation (Satterthwaite, 2019). In the peri-urban areas of Accra, Ghana, inadequate water and sanitation infrastructure has contributed to public health challenges (Amoah et al. 2020).

Social dynamics in peri-urban zones are also complex. Rapid population growth, fueled by urban migration, has led to issues such as land tenure insecurity and social inequality. Many settlers in peri-urban contexts may lack formal land titles, leading to conflicts and uncertainty regarding property rights. This scenario can aggravate social tensions, especially in contexts where different groups vie for limited resources (Kurgat et al. 2021). Furthermore, as high-income residents move into these areas, they often bring gentrification pressures that can displace low-income communities, complicating the socio-economic fabric of peri-urban life (Smith, 2023).

Environmental sustainability is another critical consideration in peri-urban development. Urban expansion often encroaches on agricultural land and natural habitats, leading to biodiversity loss and the depletion of essential ecosystem services. Unplanned urbanization has negatively impacted local environments, increasing pollution levels and reducing green spaces (Pérez-Suárez et al. 2020). Consequently, there is an urgent need for integrated planning that balances urban growth with environmental stewardship.

Addressing the challenges of peri-urbanization requires innovative policy approaches and community involvement. Recent initiatives have highlighted the importance of participatory planning processes that engage local populations and stakeholders in decision-making. Community engagement has not only enhances the relevance of development plans but also fosters a sense of ownership and accountability among residents (Barros and Rojas 2021). Collaborative governance models that include public, private, and community stakeholders can effectively address the multifaceted challenges faced by peri-urban areas.

Moreover, the adoption of sustainable practices is essential for the long-term viability of peri-urban regions. Sustainable urban planning principles, which prioritize green infrastructure, efficient resource use, and social equity, can help mitigate some of the detrimental impacts of peri-urbanization (Adewoyin et al. 2024). For instance, the integration of renewable energy

sources and water-efficient technologies can support the development of resilient communities (Sinha & Singh, 2023). Additionally, policies aimed at protecting agricultural land and promoting urban agriculture can contribute to food security and community resilience.

In conclusion, peri-urbanization development presents a complex interplay of challenges and opportunities. As cities continue to expand, understanding the dynamics within peri-urban areas is critical for creating sustainable and inclusive urban futures (Izgi, 2024). By leveraging economic opportunities while addressing infrastructural, social, and environmental challenges through participatory and integrated planning approaches, stakeholders can work towards resilient peri-urban communities that benefit all residents.

Literature Review

Peri-urbanization refers to the transformation of rural areas adjacent to urban centers into urban-like environments. This phenomenon has gained increasing scholarly attention in recent years due to the rapid pace of urbanization and the need for sustainable land management. One of the primary challenges of peri-urbanization is the conflict between agricultural land and urban development. This conflict often leads to the loss of arable land and increased food insecurity. The encroachment of urban sprawl into agricultural zones poses a significant threat to local food systems (Seto et al. 2012).

As urban areas expand, peri-urban regions often lack adequate infrastructure, which can lead to issues in transportation, waste management, and water supply. Inadequate infrastructure can aggravate social inequality and hinder economic development, leading to increased reliance on informal settlements (Hamidi et al. 2020). Peri-urban zones frequently experience environmental stress as a result of unplanned urbanization. This includes deforestation, loss of biodiversity, and pollution. Unchecked urban development contributes to climate change effects, such as increased flooding and heat waves, disproportionately affecting vulnerable communities (Yang et al. 2021). Peri-urbanization can aggravate social disparities, with newcomers often settling in informal or underserved areas. Marginalized groups typically face limited access to resources and services, leading to further social fragmentation and tension between established and incoming populations (Rojas et al. 2022). Peri-urban areas can serve as engines for economic growth, providing opportunities for small-scale industries and job creation. Peri-urbanization can stimulate local economies by attracting investments and enhancing entrepreneurship, particularly in sectors like agriculture, manufacturing, and services (Bhatia and Zhang, 2020).

The peri-urban environment offers unique opportunities for implementing sustainable development practices. Integrating urban farming and green infrastructure can lead to more sustainable food systems and improved urban resilience (Liu et al. 2022). Innovations in sustainable land management can mitigate negative environmental impacts typically associated with urban expansion. Greater connectivity between urban and peri-urban areas can lead to improved access to resources, services, and markets. Enhancing transportation infrastructure in peri-urban areas can facilitate better mobility, making it easier for residents to access urban job markets and social services (Kafle and Ghimire 2023).

Peri-urbanization can foster community engagement and resilience through collaborative planning and development efforts. Involving local communities in decision-making processes can enhance social cohesion and empower residents to address challenges collectively (Jones and

Davy 2022). The rise of digital platforms for urban planning and governance has transformed how communities engage with peri-urbanization issues. An exploration of smart city concepts, illustrated how technology can improve resource management and enhance citizen participation (Marzouk and Ali (2021).

Furthermore, there is a growing emphasis on climate resilience in peri-urban studies. The importance of integrating climate adaptation strategies into urban planning frameworks to address the vulnerabilities associated with rapid urbanization is desirable (Pal et al. 2023). Peri-urbanization presents a complex interplay of challenges and opportunities. While it contributes significantly to economic development and can foster community resilience, it also poses substantial risks, including environmental degradation, social inequality, and infrastructural strain. Future research should focus on developing integrated frameworks that leverage the opportunities of peri-urbanization while addressing its challenges, ensuring that these areas transition sustainably and equitably.

Methodology

This study employs a mixed-methods approach, integrating both quantitative and qualitative methods to provide a comprehensive analysis of peri-urbanization development in Ibadan. The target population for this study consists of real estate developers operating in peri-urban areas of Ibadan. A total of 68 respondents were selected using a purposive sampling technique to ensure that participants have relevant experience and insights into the challenges and opportunities of peri-urban development.

Purposive sampling is chosen due to the specific nature of the target population. Developers who have actively engaged in projects within Ibadan City's peri-urban areas over the past five years were prioritized. A structured questionnaire was developed, comprising closed-ended questions aimed at quantifying perceptions regarding the challenges and opportunities associated with peri-urban development.

Key areas of focus will include; economic factors (e.g., investment opportunities, market demand), infrastructure (e.g., access to utilities, transportation), regulatory challenges (e.g., zoning laws, land acquisition), and social aspects (e.g., community acceptance, labor availability). The survey was distributed electronically to ensure a wide reach.

Semi-structured interviews were conducted with a subset of 25 respondents from the sample. This was to allow for deeper exploration of themes identified in the quantitative phase. The interviews were focused on personal experiences, strategies adopted to overcome challenges, and insights into future opportunities in peri-urban development. Focus group, comprising 6-8 participants from the survey respondents, was organized to discuss key themes and provide collective insights.

Statistical analysis was conducted using KoboCollect in-built software, SPSS and R. Descriptive statistics (mean, median, and mode) summarized the data, while inferential statistics (e.g., chi-square tests, regression analysis) were used to identify relationships and patterns. Thematic analysis was applied to the interview and focus group data. Transcriptions were coded to identify recurring themes and insights related to challenges and opportunities in peri-urban development.

Informed consent was obtained from all respondents prior to data collection. Confidentiality and anonymity were ensured, with data used solely for research purposes. Participants have the right to withdraw from the study at any stage. The study's findings may not be generalizable beyond the peri-urban areas of Ibadan due to the specific context. Response bias may occur, particularly in self-reported data.

This research methodology outlines a structured approach to investigate the challenges and opportunities of peri-urbanization in Ibadan, leveraging both quantitative and qualitative data to provide a holistic understanding of the real estate development landscape in these areas.

Discussion of Findings

Following the background, conceptual review of literature and methodology on the peri-urbanization development in Ibadan, challenges and opportunities, a discourse on the developments of peri-urban landscape around the primate city of Ibadan are presented here in form of results of findings from the private developers in the interface as respondents, as well as the transcribed results from the focus group discussions and key informants interview results.

Adverse claims on Peri-Urban Landscape

Findings in Table 4.1 was the respondents perception on the adverse claims in form of government acquisition through use of eminent domain power, land grabbing, original owners counter claim etc. These variables were used to measure their level of awareness. The result shows that those with moderately aware are 22.4%. Somewhat Aware 55.2%, Not at all aware, 4.5%, slightly aware 17.9%. This implies that there are some level of adverse claims on lands acquired by private developers within Ibadan peri-urban areas. In line with (Al Mamun et al, 2024), adaptation to the complex socio-ecological contexts of urbanizing regions on a scalable framework was proposed.

Table 4.1 Adverse Claims on Peri-Urban Landscape

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Moderately aware	15	22.4	22.4	22.4
	Somewhat aware	37	55.2	55.2	77.6
	Not at all aware	3	4.5	4.5	82.1
	Slightly aware	12	17.9	17.9	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

Awareness on Litigation on Peri-Urban Landscape Sales

Table 4.2 contain findings on the litigation that may arise as a result of adverse claim on land and home ownership in the Ibadan city peri-urban areas. It was also measured using a Likert scale with variables; Always True 1.5%, Neutral 11.9%, Never True 14.9%, Rarely True 40.3% and Usually True. 31.3%. This indicates that land administration and reforms are essential in the peri-urban landscape of Ibadan to curb land resource-based conflicts. The importance of land reforms in shaping resource based conflict has been emphasized in conformity with (Adepoju et al, 2024).

Table 4.2 Awareness on Litigation on Peri-Urban Landscape Sales

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Always true	1	1.5	1.5	1.5
	Neutral	8	11.9	11.9	13.4
	Never true	10	14.9	14.9	28.4
	Rarely true	27	40.3	40.3	68.7
	Usually true	21	31.3	31.3	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

Perception of Land Buyers in the Ibadan Peri-Urban Landscape

Perception of respondents to prospective buyers of lands in peri-urban landscape in Ibadan are examined and the result as contained in Table 4.3 indicates that 29.9% are very satisfied, 7.5% extremely satisfied, 49.3% are moderately satisfied. 4.5% are not at all satisfied and 95 are slightly satisfied. This implies that the land product is doing well and the prospective residents of the peri-urban areas in Ibadan have confidence on the developments locations.

Table 4.3 Perception of Land Buyers in the Ibadan Peri-Urban Landscape

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very satisfied	20	29.9	29.9	29.9
	Extremely satisfied	5	7.5	7.5	37.3
	Moderately satisfied	33	49.3	49.3	86.6
	Not at all satisfied	3	4.5	4.5	91.0
	Slightly satisfied	6	9.0	9.0	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

Physical Environment of the Peri-Urban Landscape

As part of the factors that determines the rapid peri-urbanization growth in Ibadan is the state of physical developments within the immediate vicinity of the interface. This factor was examine through the assessment of the perceived percentage of developments in the private housing scheme locations in the peri-urban areas. Results as contained in Table 4.4 indicates that housing developments of between 31 to 45% has the highest response of 59.7% while the lowest is 16 to 30% which stands at 14.9%. Figures 4.3 shows the Pie chart of emerging developments in the locations of Ibadan peri-urban areas.

Table 4.4 State of the Physical Environment of the Peri-Urban Areas

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	31% - 45%	40	59.7	59.7	59.7
	16% - 30%	10	14.9	14.9	74.6
	46% - 60%	17	25.4	25.4	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

Awareness of Presence of Telecommunication Facilities

Findings in Table 4.5 shows respondents’ perception of awareness on the presence of telecommunication network in the peri-urban locations in Ibadan. This factor is very germane to developments of housing estates given the all-important need for inter-personal communication. The variable assessed with somewhat aware stands at 44.8%, extremely aware at 6%, moderately aware at 37.35 and slightly aware at 11.95. This implies that the importance of telecommunication in residential locations and as a factor that induced developments in peri-urban areas cannot be underestimated. See Figure 4.4 for the level of awareness of respondents on the presence of telecommunication network.

Table 4.5. Awareness on Telecommunication Facilities

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Somewhat aware	30	44.8	44.8	44.8
	Extremely aware	4	6.0	6.0	50.7
	Moderately aware	25	37.3	37.3	88.1
	Slightly aware	8	11.9	11.9	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

Challenges and Opportunities in Peri-Urbanization Developments of Ibadan

The Focus Group discussion and the Key Informants’ Interview conducted on the residents in the study areas reveals more facts about the challenges and opportunities offered by peri-urbanization developments in Ibadan. This presents a complex landscape of challenges and opportunities that reflect the city's unique position as both a historical center and a rapidly urbanizing area.

Challenges

Challenges abound in this transitional zone. One major issue is inadequate infrastructure. As urban sprawl extends into surrounding rural areas, the existing roads, water supply, and sanitation systems struggle to keep pace with the influx of new residents. This often results in traffic congestion, poor waste management, and unreliable access to basic services, leading to health hazards and a diminished quality of life.



Figure 4.1. Poor Waste Disposal System in the Study Area

Source: Adewoyin et al 2024

Another significant challenge is land use conflict. The increasing demand for housing and commercial spaces can lead to encroachment on agricultural land, threatening food security and displacing local farmers. This tension between urban expansion and agricultural sustainability is a critical concern that requires careful planning and regulation (Alabi et al. 2021).

Social inequality is also pronounced in peri-urban areas. As wealthier populations move in, disparities in access to services and amenities aggravate existing inequalities. The risk of informal settlements developing alongside affluent neighborhoods creates a fragmented community, where marginalized groups often lack the political voice necessary to advocate for their needs (Apolola et al. 2021).

Opportunities

Opportunities, however, are equally prominent. The peri-urban region of Ibadan serves as a hub for economic growth, leveraging its strategic location and access to both urban and rural markets. This fosters new business ventures and job creation, particularly in sectors like agriculture, retail, and services, benefiting local economies. For instance, the new rail line with terminal at Moniya - Alabata corridor has enhanced rapid peri-urbanization in the area (Adewoyin, et al. 2024).

Sustainability initiatives present another opportunity. The growing awareness of environmental issues encourages the development of eco-friendly housing and infrastructure projects. Promoting green spaces and sustainable agricultural practices can enhance the resilience of the area against climate change while improving the overall livability of peri-urban neighborhoods (Bruce, 2019).

Furthermore, community engagement offers a pathway to more inclusive development. Involving local residents in planning processes can help ensure that developments meet their needs and aspirations, fostering a sense of ownership and social cohesion.

In summary, while peri-urban development in Ibadan faces significant challenges related to infrastructure, land use, and social equity, it also holds substantial opportunities for economic growth, sustainability, and community empowerment. Addressing these dynamics thoughtfully can lead to a more balanced and prosperous future for both the city and its surrounding areas.



Figure 4.2 Railway Infrastructure and Rapid Development in Idi Igbaro Ologuneru Area

Source: Adewoyin et al 2024



Figure 4.3 New Railway Infrastructure in the Study Area
Source: Adewoyin et al 2024

Conclusion

Peri-urbanization in Ibadan represents a complex interaction between urban expansion and rural characteristics, generating both challenges and opportunities. The increased migration from rural areas, coupled with inadequate infrastructural development and a lack of coherent planning, has led to numerous socio-economic challenges, including housing shortages, increased traffic congestion, and environmental degradation. However, this phenomenon also presents opportunities for economic development, improved living standards, and enhanced access to services. Effective management strategies and policy frameworks can harness the potential benefits while addressing the challenges highlighted.

As part of recommendations; local authorities must develop integrated land-use plans that encompass urban and peri-urban areas to manage growth effectively (Ogunleye et al., 2023). Enhance infrastructure investments, particularly in transportation, sanitation, and health services, to support the growing population and improve quality of life (Akinbode & Oduyemi, 2022).

Involvement of local communities in the planning processes is essential to ensure that their needs and priorities are addressed, fostering a sense of ownership and facilitating better outcomes (Bello et al., 2023). Promotion of sustainable agricultural and environmental practices in peri-urban areas is necessary to balance urban expansion with the preservation of natural resources (Ademiluyi et al., 2022).

Encouragement of public-private partnerships will facilitate investment in critical infrastructure and services, leveraging the capabilities and resources of both sectors (Eze et al., 2023). Also, establishment of clear policy frameworks that support peri-urban development strategies, will

allow to focusing on enhancing resilience to urbanization impacts while promoting inclusivity (Olaniyi & Adeyemo, 2022).

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