MANAGEMENT OF COASTAL AREA LANDS IN LAGOS STATE OFNIGERIA- AN EMERGING MARKET PERSPECTIVE

Lagos State of Nigeria has been acclaimed as the only Megacity in sub-Saharan Africa. It consists of 3,755square kilometers of land with 70% of it being wet lands and water bodies. In recent times, the Lagos State Government has had to contend with issues of land tenure system, physical planning and its related problems of overcrowding, shanty developments, negative use of urban free lands, and the issue of environmental degradation. In addition there are other concomitant problems of illegal dredging, illegal land reclamation, and sand mining activities which have threatened sustainability of the coastlines resulting in surges, flooding and general negative environmental consequences.

This paper has therefore looked into the coastal area management practices, using Lagos State Ministry of Water Front Infrastructure Development as a case Study with a view to redirecting the haphazard development taken place in these zones to conform to contemporary coastal area best management practices.

KEY WORDS

Megacity, Coastal Area Management, Infrastructure Development and Environmental Sustainability.

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1.0. INTRODUCTION.

The nature of coastal lands is such that it has to be managed with the global environmental context for sustainability. Various universal Strategies which the Nigerian government subscribes to-Integrated Coastal Area Management (ICAM), Intergovernmental Oceanographic Commission etc- have made it imminent that the Lagos State Government through its Ministry of Waterfront Infrastructure Development has to come up with sustainable management practices which are practicable in the management of its waterfront or coastal area resources.

One may then raise the question what are the key objectives and motivation for this all important discourse which border on the management of our prime land resource areas?

i) To identify Changes that have occurred on coastal land resouces within the period the Waterfront Ministry and its percusor the Waterfront and Tourism Development Corporation of Lagos State took over the management of the coastal area land resources;
ii) To justify whether indeed these changes are acceptable within the context of global coatal area land management practices:
iii) To present a platform for the justification of this model of land resourse management

Based on the foregoing objetives, the vision for this paper is that in presenting a platform for such best practices in land management, Lagos State should be able to achieve its megacity status devoid of environmental problems generated by the urban freeland asociated problems of shanties, squarter settlements, overcrowding among others.

2.0. STATE OF COASTAL AREAS – GLOBALLY.

Generally, Coastal Areas are locations where water is the dominant factor that encompasses or bounds it. They include wetlands where water determines the nature of soil development and the types of plant and animal communities living in the soil and on its surface. They vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation and other factors including human disturbance.

Wetlands have been broadly defined by the Ramsal Convention of 1971 as one including areas of marsh, fen, peat land or water, whether natural or artificial, permanent or temporary with water that is static or flowing, fresh, breelush or salt including areas of marine water the depth of which its low tides does not exceed six metres. It may also incorporate riparian and Coastal zones adjacent to the heetlands and islands or bodies of marine water deeper that six metres at low tide lying within the wetlands.

Globally, the five major water bodies that make up the Coastal system include;

I. Marine, (Coastal wetlands including Coastal Lagoons, rocky shores and coral reefs).
II. Estuarine (including deltas, tidal marshes and mangrove swamps).
III. Lacustrine (associated with lakes).
IV. Riverine (including wetlands along rivers and streams).
V. Palustrine (including marshes, swamps and logs).

Although the exact surface of the earth covered or bounded by water area unknown, the World Conservation monitoring centre has suggested an estimate of about 570 million hectares (5.7 million km2) roughly 6% of the Earth's land surface of which about 2% are lakes, 30% logs, 25% fens, 20% swamps and 15% floods plains. Mangrove covers some 240,000km and estimated 600,000km2 of Coral reefs.

3.0. COASTAL AREA MANAGEMENT IN NIGERIA.

A map of Nigeria below shows the country divided into 36 states and the capital Abuja. Lagos in the southwest, Kano in the north and Rivers, whose capital city is Port-Harcourt in the south are the main business districts.

Nigeria Map with the 36 States

Nigeria's land mass is slightly more than twice that of California or 923,768 sq km. The country shares borders with Niger in the north, Benin and Cameroon in the east and west respectively.

The terrain is composed of southern lowlands, central hills and plateaus with mountains in the southeast and plains in north. The climate is equatorial in the south, tropical in center and arid in north. So the further north you go the drier it becomes.

Nigeria’s Coastal area commence from the northern limit of the mangrove through fresh water swamps of the forest and sahelian region. They are found in Lagos, the Niger Delta region, Niger River area, Benue River area, Cross River area, Imo River, Lake Chad and in Ogun and Osun areas covering an estimated area of 2,105,000 hectares which represents 2.23% of the total area of Nigeria as suggested by the Natural resources convention action plan volume 1 of 1992. Prior to the Land Use Act, the law maintains a different judicial regime over the control and ownership of foreshore, beach land and wetlands in Nigeria.

Ownership of the foreshore is vested in the State and exclusively controlled by the Federal Government since Nigeria tenbrial waters belong at international law to the Sovereing State. However, the control of beach land within the boundries of which it lies is vested in the community as communal property and never in the family or

individual. Although the Land Use Act preserves existing interests in land, ownership of land in the teritory of the State is vested in the Governor of the State except those lands held by the Federal Government. This often leads to difficulty in locating the appropriate authority to control and manage Coastal areas in the teritory of the State. The recent case of Attorney General of Lagos Vs Attorney General Federation and others (2003) in which Lagos State challenged the physical planning power of the Federal Government over land in the teritory of Lagos State is a practical demonstration of this problem.

Nevertheless, the overall obligation to protect the environment of Nigeria is vested in the Federal Government by virtue of section 17 of the constitution of the Federal Republic of Nigeria, 1999. Federal regulation over coastal area management is however achieved in two principal ways. The first is by extending control and jurisdiction over land within certain foreshore line in respect of land in the teritory of a State. The second way is by enacting Federal laws that regulate the dumping and disposal of solid, toxic and hazardous wastes into the environment which also include coastal areas.

4.0. LAGOS STATE IN PERSPECTIVE.

Prior to 1906, the colony of Lagos comprising the present Lagos State as established on the 27th May, 1967 by Decree No. 14 of 1967, has governed by the British crown as the settlement of Lagos from the 13th March, 1962 and on the 19th February, 1966 was merged with the West African settlement with the Governor, General – in – Chief residing in Sierra Leons.

On the 24th July, 1874, the colony of Lagos was administered by the Governor of the Gold coast (Ghana) untill 13th January, 1886 when it attained the full State as a separate colony. The colony of Lagos, directly under the British Crown, retained its own Governor and administration up till 1904.

Fifty four years earlier on the 6th August, 1867, King Dosumu of Lagos Ceded, by Treaty of Cession the port and island of Lagos to the British Crown.

A Typical Unmanaged Water Front

5.0. THE LAGOS COASTAL AREAS.

6.0. THE LAGOS MEGA CITY.

The Lagos Megacity in its present form is a a geographically disjointed maze of islands/mainlands located on poor soil and (wetlands), which is overwelmed by growth with 6% to 8% urbanisation rate. Although, all the indices in terms of a population of over 13.4million in 2000, it presents some infrastructural deficiency which belong to the developing nations of the world,. However, great efforts is being put in place by the Lagos State government in recent times through its Ministry of Waterfront Infrastructure Development and other parastals to correct this anomalise.

7.0. LAGOS STATE MINISTRY OF WATERFRONT INFRASTRUCTURE DEVELOPMENT – Background, Ministerial Responsibilities.

7.0.1 INTRODUCTION.

The Lagos State Ministry of Waterfront Infrastructure Development was created from the defunct Lagos State Waterfront & Tourism Development Corporation at

the inception of Governor Babatunde Raji Fashola's (SAN) Administration in June, 2007. His Administration resolve to ensure the development and protection of shoreline and Waterfront across the State necessitated the creation of the Ministry.

The Ministry is charged with the additional responsibility of overseeing the affairs of Office of the Special Adviser on Mineral Resources Development (OSAMRD). Provision of quality infrastructural facilities for the development of the waterfronts will not only help curtail surge, flooding and illegal activities along the Waterfront, it will also help to protect the environment and develop the state to a tourist haven with an attraction of international tourist and observers.

7.0.2. MINISTERIAL RESPOSIBILITIES.

The Ministry is saddled with some major responsibilities which are highlighted below;

- Development of Infrastructure along the Waterfront in the State.
- Processing of land allocation along waterfront.
- Retention, Prevention and Improvement of all land areas set aside for Waterfront Development.
- Establishment and Regulation of Standards for the development of Waterfront.
- Conceiving and executing Waterfront Schemes.
- Regularization and Monitoring or dredging activities along the State Shorelines.
- Authorization and Monitoring reclamation works on the waterfront.
- Coastal zones management.
- Eradication of street trading and other illegal activities along waterfront in conjunction with relevant Ministries and agencies of Government.

7.0.3. DEPARTMENTS / UNITS IN THE MINISTRY.

- Presently, the Ministry has a total of four Departments and five Units namely:-
- Engineering Department.
- Estate Department.
- Finance and Admin. Department

- Accounts Department.

The five units are:-

- Press and Public Relations Unit.
- Internal Audit.
- Survey and Physical Planning.
- Dredging and Monitoring.
- Legal unit.

7.0.4. RESTORATION AND STABILIZATION OF LAGOS BAR BEACH.

- Erosion of the beach resulted in acute disruption of traffic flow and flooding of properties along the road.
- Since the early 1950s up to 1990s, an amount in excess of 37.5Billion naira (US$250 million) had been expended in regular sand replenishment to restore the beach; still a permanent solution could not be proffered.
- The project comprised the construction of shoreline protection of 1,000m in length as first phase, commencing at a point just to the west of Abia State Liaison Office up to the IMB Bank, and the second phase is 500m in length commencing at the IMB Bank to the end of Ahmadu Bello way.
- The shoreline protection is designed to provide permanent protection against perennial ocean surge.

7.0.5. EKO ATLANTIC CITY.

- The overall concept of Eko Atlantic City development is to restore land lost to coastal erosion since the late 1950's and to provide a "permanent solution" to the erosion by providing a robust sea wall or Revetment along the newly reconstructed coastline. It is also a creation of new city in the Atlantic.
- The targeted residents for the city are about 250,000 people while 150,000 commuters are expected to flow daily to the city to work.
- The total length of the development is 7,500m along the Atlantic with an average width of 1,260m. Incorporated in the development will be central waterway 30m wide providing water transport facilities connecting the 3 Marinas that will be created. The overall area to be reclaimed is approximately 1,037.763 Hectares.

7.0.6. FACILITIES TO BE PROVIDED AT EKO ATLANTIC CITY.

- An international standard road network.
- Surface water drainage.
- Dedicated electrical power generation plant and underground distribution.
- Water supply treatment and distribution mains.
- Sewage collection mains leading to a modern treatment plant.
- A network of service ducts to provide Telecommunication services.
- Post construction maintenance and management of the facilities.

BAR BEACH BEFORE

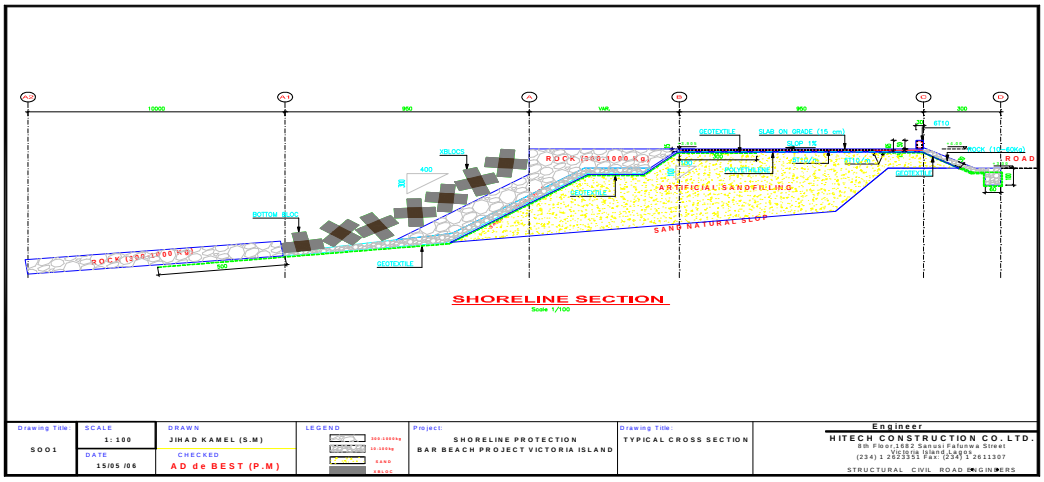
PLACING GEO-TEXTILE ON SEA BED

13

FINISHED BEACH TOP / WALKWAY

14

X- SECTIONAL AREA OF THE SOLUTION



BAR BEACH WAS HIT BY STORM AFTER COMPLETION

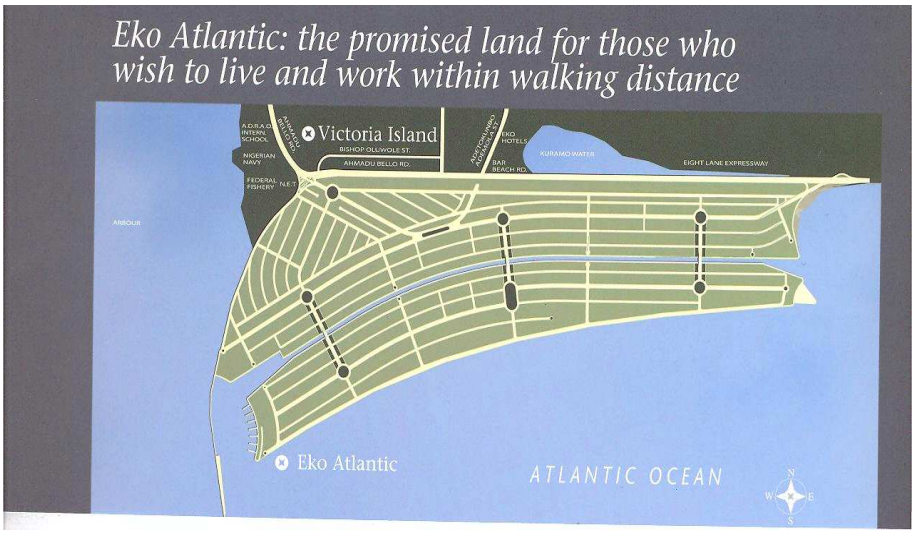
THE NEW BAR BEACH

17

EKO ATLANTIC CITY LAY OUT

28

EKO ATLANTIC CITY PROJECT



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Source- Lagos State Ministry of Waterfront Infrastructure Development

8.0. TOURISM POTENTIALS.

The tourism potentials of the Lagos environment and its waterfront can only be better immagined by the time most of the infrasructure being developed for these water fronts are achieved

Lagos Emerging Waterfront

9.0. REAL ESTATE – INVESTMENT OPPORTUNITIES.

Lagos is the financial hub of Nigeria with over 2000 manufacturing industries and over 200 financial institutions and the nation's premier stock exchange in the backing. The GDP in Lagos outstrips that of any three other West African countries(Lagos, 2010). Apart from Nigeria's total idustrial investment and foreign trade it also accounts for 40% of all labour wages and fees paid in the country(bid). As far as land resource potential is concerned there are huge underdeveloped land in Ikeja, Badagry, Ikorodu, Lagos Island (Eti-Osa, Ikoyi & Victoria Island) and Epe Divisions ('IBILE'). These are all the 5 administrative divisions of the state and they all are waterfront areas, which are yet to be fully tapped. Except the Lagos Island division which has had considerable infrastructure development through public and private partipation, the others are playing the catch up game. However with proper infrastructure development, these are bound to come upfront.

In order the true state of things as analysed above, the research findings, below shows that all the available Lagos State Waterfront Schemes are all situate in Lagos Island divisions;

10.0. RESEARCH FINDINGS.

WATERFRONT SCHEMES AND MARKET POTENTIAL

S/ON	Allottees	Location	Plot Area (Square Meters)	Initia Price(N)	Current Price(N)
1	Eterna Properties Ltd.	Maroko, VI			
2	Cappa & Dalberto	Maroko, VI			
3	Wempco	Maroko, VI			
4	Wempco	Maroko, VI			
5	Tarzan Marine Ent.	Maroko, VI			
6	Akpene Holdings	Maroko, VI			
7	Bottle & Basket	Maroko, VI	120000	2,220,000,000	13,200,000,000
8	Sterling Property Ltd.	Maroko, VI			
9	Cast Properties	Maroko, VI			
10	Habibu Engineering	Maroko, VI			
11	Wempco	Maroko, VI			
12	Oyes Nig. Ltd	Maroko, VI			
13	Murhi International	Maroko, VI			
14		Maiyegun WF	62,000	620,000,000	1,984,000,000
15	12 No. Allotees	Maiyegun WF	990000	55,440,000	31,680,000,000
16	11 No. Allotees	Ozumba Mbadiwe	150000	1,500,000,000	18,000,000,000
17	26 No. Allotees	Okunde Blue Water	660000	6,600,000,000	39,600,000,000
18		Oyinkan Abayomi	50000	1,250,000,000	6,750,000,000

Source: Ministry of Waterfront Infrastructure Development

The above table shows the vaiance in figures between the land values before the introduction of the management Ministrty of Waterfront and thereafter. There is an added value when government has put infrastructure and the private sector has added its capital to develop these waterfronts. This is clealy illustrated in the chart below.

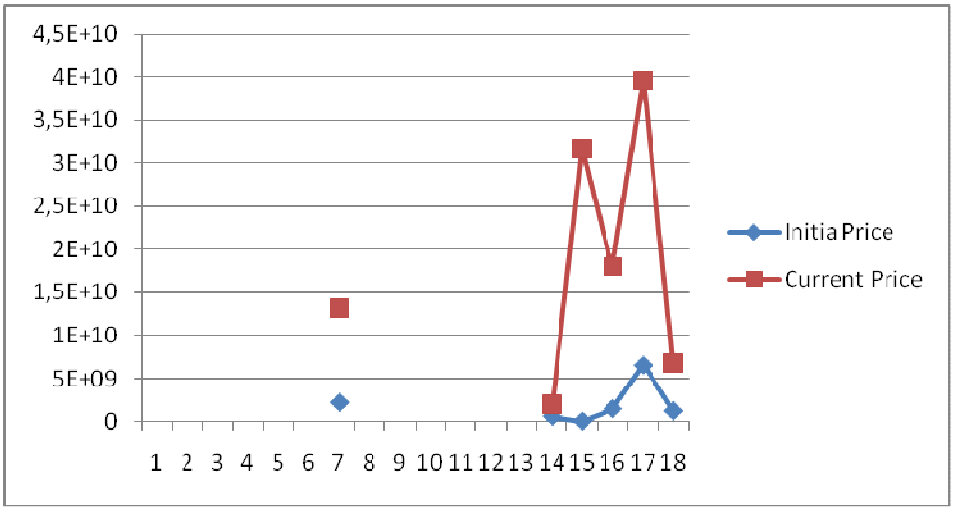

Figure 10.1 WATERFRONT SCHEMES AND MARKET POTENTIAL

It is important to note that most of these waterfronts were shanties and dump areas has have been illustrated earlier and if proper management were not introduced, these land resource would have remained in their rudimentary form with concomitant environmental consequences.

Again, these environments were parvaded in poverty as those who ocuppied these areas were rural fishermen, local sand qurriers, and squarters who do not have the basic sanitary facilties and a generally sustenable environments.

Further, the effect of global warrriers, and squarters who do not have the basic sanitary facilties and a generally sustenable environments.

In addition, the effect of global warming, which have obviously had an adeverse effect on the environment cannot be overemphasised. The issue of the flooding of cannals, overswelling of lagoons and waterways have been a major concern for government and citizens living within the waterfront areas, in which case if not properly managed would constitute a disaster to the citizenry.

It could also be noted that the citizenry has not been able to tap into the huge tourism potential the coastal areas offer in terms of beaches, hotel infrastructure, recreational and sports activities etc. which add value to the coastal environment.

The coastal environment is a highbrow environment which deserves quality development with its attendant infrastructure. This is not the case in most of the coastal areas of Lagos and both the government and the citizenry are the loser for this.

Finally, the informal land tenural practices in these coastal areas have not helped ordered development in these areas.Illegal dredging and sand mining activities are so rampant and supported by early coastal areas settlers popularly known in local parlance as 'Omo Onile'. These settlers engage in land speculating activities with total disregard for not only orderly development but for proper land titling system.

11.0. RECOMMENDATIONS.

In bringing about positive changes into the coastal Areas of Lagos, a change in strategy is required.

- Firsly, government needs to come up with legislation that would protect the citizenry, coastal environment, the corporate group and other stakeholders.

- The coastal area should be designated as a district and important zone by the three tiers of Nigeria government (Federal, State, and Local) with the setting up of Coastal Zone Management Plan(CZMP) a network capable of successfully resolving various issues particular to it.

- Encouragement should be given to participatory community development, as this would enhance and promote peace, security and development within the coastal communities.

- Neccesary social amenities and infrastructural facilities should be provided and properly maintained for coastal communities.

- Governments, Civil society groups, NGO'S and firms operating w ithin the coastal areas should endeavour to constantly carry out human capacity building programmes for the use of the communities in order to reduce youth restiveness and agitation.

- Public-Private sector participation should to stimulate the development of the coastal areas

- Proper coordination should be ensured for projects in coastal areas by resposible agencies. The waterfront ministry should be saddled with this cooordinating responssibilities

- The deployment of neccesary and proper equipments with relevant personnel to constantly monitor Lagos territorial waters, i.e.provision of pollution control boat, air surveillance aircrafts and hellicopters and other marine surveillance and safety equipments.

- A community base clean-up framework needed be put in place to arrest environmental degradation and wanton disposal of household and solid waste into the waters.

- Encouragement, enligtenment, simulation exercisess, incentives etc, should be given to people residing in high risk coastal areas in order to relocate swiftly and safely.

- The use of setbacks, barriers, and other shoreline protection methods copled with buffer zone creation should be further encourage to allow sea levels to rise without threatening costal development.

- Mechanism for adaptation to climatic change and concomitance adverse effects needed be put in place; this would involve an understanding of climate change parameters and dynamics, including monitoring and data analysis of climate change parameters.

- It should be ensured that Environmental Impact Assessment and Analysis, Feasibility other neccesary studies are carried out on all coastal areas projects.

12.0 CONCLUSION.

Having analysed the socio-economic, socio-cultural, legal, physical, and other concomitant factors that affect effective management of the coastal areas in Lagos State, Nigeria, it would not out of place to have replicated in the State ,coastal areas that would compare with global sustainable best practices.

The Ministry of Waterfront Infrastructure Development should be used as a vehicle to drive and achieve this goal, and if the recommendations above are followed, the state is assured of sustainable and effective coastal area management.

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