

INCORPORATING THE DURBI TAKUSHEYI HERITAGE SITE IN KATSINA'S DEVELOPMENT FRAMEWORK

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ABSTRACT

Heritage conservation remains a critical yet often neglected component of urban development in sub-Saharan Africa, where rapid urbanization tends to overshadow cultural preservation. This study focuses on Durbi Takusheyi, an archaeological and cultural heritage site in Katsina State, Nigeria, to explore how such assets can be effectively incorporated into the state's development framework. The study aims to assess the spatial, institutional, and policy dimensions that influence the integration of cultural heritage into contemporary planning processes. Using a qualitative case study approach, the research employed policy review, spatial analysis, and field observations to evaluate the current management structure and planning instruments governing the site. Findings reveal that while Durbi Takusheyi holds significant potential for tourism and cultural education, its contribution to urban development is hindered by fragmented governance, inadequate infrastructure, poor policy implementation, and limited community involvement. The study proposes a heritage-led development model that emphasizes adaptive reuse, participatory planning, and institutional synergy to ensure the site's sustainability within Katsina's evolving urban landscape. The study concludes that embedding heritage management within the development agenda will not only preserve cultural identity but also enhance economic vitality, spatial resilience, and sustainable growth in Katsina and similar urban contexts.

KEYWORDS: *Adaptive reuse; Cultural heritage; Durbi Takusheyi; Heritage-led development; Sustainable urban planning.*

INTRODUCTION

The integration of cultural heritage sites into sustainable urban development has become a pressing concern in sub-Saharan Africa, where rapid urbanization often threatens historical and cultural landscapes. In Katsina State, northern Nigeria, this challenge is particularly evident in heritage sites like Durbi Takusheyi, an ancient royal burial ground that embodies the political, spiritual, and cultural history of early Hausa civilization (Eyo, 2003; Akinyemi & Fakunle, 2024). Heritage sites such as

Durbi Takusheyi are not only repositories of collective memory but also potential drivers of tourism, cultural education, and local economic growth when effectively integrated into development planning (Adie, 2021; Oladeji & Hassan, 2022).

However, heritage conservation in Nigeria remains marginalized within urban policy frameworks, as urban expansion, land speculation, and infrastructural projects frequently encroach upon cultural sites (Ibrahim & Danjuma, 2022; Obadina et al., 2024). Institutional fragmentation, weak

enforcement, and limited funding further constrain preservation efforts (Ndoro & Wijesuriya, 2015; Ayeni et al., 2016). Consequently, valuable heritage resources are often neglected or degraded, missing opportunities for heritage-led urban revitalization (Adie & Hermans, 2020).

Despite Durbi Takusheyi's archaeological significance and tourism potential, the site remains underdeveloped and poorly integrated into Katsina's planning system. Current planning instruments rarely include cultural heritage considerations, reflecting a broader national pattern where economic and infrastructural priorities override cultural sustainability (Ajayi, 2015; Eze-Uzomaka, 2017). Addressing this gap requires inclusive and context-sensitive frameworks that align conservation goals with contemporary urban needs.

Globally, the UNESCO Historic Urban Landscape (HUL) approach offers a model for balancing conservation and development. It advocates a holistic and participatory strategy that treats heritage as a dynamic part of urban systems, encouraging adaptive reuse, institutional collaboration, and public engagement (UNESCO, 2011; Labadi & Logan, 2020). Applying such principles to Katsina's context could reposition Durbi Takusheyi as a heritage-led development anchor, enhancing cultural identity, spatial resilience, and sustainable growth.

This study aims to assess the spatial, institutional, and policy mechanisms for incorporating the Durbi Takusheyi heritage site into Katsina's development framework. Specifically, the study seeks to examine the spatial and environmental characteristics of the Durbi Takusheyi site, analyse the institutional and policy context shaping heritage management in Katsina, identify the challenges and opportunities for integrating heritage into urban planning, and propose a heritage-led development

model for sustainable urban growth in Katsina. The study contributes to bridging the gap between heritage conservation and urban planning in Nigeria, providing a replicable framework for embedding cultural assets into city planning across similar contexts in sub-Saharan Africa.

LITERATURE REVIEW

Cultural Heritage and Sustainable Development

Cultural heritage has evolved from a preservationist concern to a cornerstone of sustainable development and place identity (Avrami, 2020; Veldpaus & Roders, 2021). Beyond the conservation of monuments, contemporary heritage discourse emphasizes safeguarding intangible values, fostering community identity, and reinforcing cultural continuity (Logan & Wijesuriya, 2020). In sub-Saharan Africa, heritage sites encapsulate complex narratives of precolonial civilization, spirituality, and indigenous knowledge systems that are essential to local identity and resilience (Ndoro & Chirikure, 2021). In Nigeria, heritage assets such as Durbi Takusheyi, a royal burial site dating back to the early Hausa kingdoms, reflect layers of political and spiritual significance. However, they remain endangered by rapid urban expansion, policy neglect, and weak institutional capacity (Abdu & Aliyu, 2022; Onifade et al., 2023). Cultural sustainability, therefore, demands more than physical preservation; it requires the integration of heritage values into urban policy frameworks and participatory mechanisms that ensure the ongoing relevance of these assets in everyday urban life (Akinyemi & Fakunle, 2024).

Integrating Heritage into Urban Planning

The growing recognition of cultural heritage as a driver of sustainable urbanism has led to paradigm shifts in planning

theory and practice. Historically, urban planning privileged economic growth, infrastructure, and spatial efficiency over intangible cultural dimensions (Ekweozor & Okonkwo, 2021). However, contemporary frameworks, most notably UNESCO's Historic Urban Landscape (HUL) approach, promote the integration of heritage within the broader dynamics of urban development (UNESCO, 2021).

The HUL approach emphasizes four key principles: (i) holistic understanding of urban context, (ii) integration of cultural values into planning, (iii) inclusive stakeholder participation, and (iv) adaptive management (Bandarin & van Oers, 2020). This framework is particularly relevant for African cities such as Katsina, where heritage-rich urban environments face unregulated growth and planning fragmentation. The integration of cultural heritage into spatial planning not only enhances place identity but also contributes to climate resilience, social inclusion, and tourism-driven economic diversification (Yung et al., 2022).

Governance and Implementation Challenges in Developing Countries

Despite international progress, governance deficits remain a critical obstacle to heritage integration in developing contexts. In Nigeria, disjointed institutional structures, weak enforcement of conservation laws, and limited public investment have constrained heritage management (Ogunleye & Adeniran, 2021). Overlapping mandates between ministries of culture, tourism, and urban planning often result in policy fragmentation and inconsistent implementation (Ukaegbu et al., 2023).

Furthermore, short-term infrastructural projects typically take precedence over long-term cultural and environmental sustainability (Obadina et al., 2024). These

institutional weaknesses are compounded by inadequate public awareness, insufficient documentation, and the absence of participatory governance mechanisms (Ndoro & Chirikure, 2021; Akinwunmi & Abdu, 2022). As a result, heritage assets like Durbi Takusheyi remain excluded from formal urban planning processes, undermining their potential contribution to local development and identity formation.

Heritage Tourism as a Catalyst for Economic and Cultural Revitalization

Heritage tourism represents a critical intersection between conservation and development, with potential to foster both economic growth and cultural resilience (Adie, 2021; Oladeji & Hassan, 2022). When sustainably managed, it supports community empowerment, job creation, and cultural education, while also generating resources for site preservation (Eze, 2023). For Katsina, integrating Durbi Takusheyi into a broader tourism framework could enhance visibility, diversify the urban economy, and strengthen local identity. However, scholars caution that unregulated commercialization risks diluting authenticity and excluding host communities from the benefits of tourism (Yung et al., 2022; Ibe & Nwachukwu, 2023). Sustainable heritage tourism must therefore align with participatory planning and environmental stewardship to balance economic objectives with social equity and cultural integrity.

Participatory Planning and Adaptive Reuse in Heritage Integration

Participatory planning has emerged as a foundational element of sustainable heritage management, emphasizing community inclusion and co-creation in decision-making (Chirikure et al., 2010). Involving traditional leaders, residents, planners, and heritage experts promotes

shared ownership and culturally grounded outcomes.

Similarly, adaptive reuse, the creative repurposing of heritage sites for contemporary uses, offers a sustainable approach to revitalizing underutilized spaces (Bullen & Love, 2011). Adaptive reuse not only conserves material heritage but also embeds cultural meaning within functional urban spaces, bridging the gap between conservation and development. Within the Durbi Takusheyi context, adaptive reuse could include visitor interpretation centers, educational programs, or cultural trails integrated into the city's development framework.

Policy and Institutional Frameworks for Heritage Integration in Nigeria

A review of Nigeria's planning and cultural policy landscape reveals significant gaps and misalignments:

1. National Urban Development Policy (NUDP, 2012): While advocating spatial equity and sustainable growth, it neglects cultural heritage as a planning priority (Federal Ministry of Lands, Housing and Urban Development, 2012).
2. National Tourism Development Master Plan (2005): Recognizes heritage as an economic asset but lacks provisions for conservation or spatial integration (UNWTO, 2005).
3. National Cultural Policy (1988): Focuses on documentation and promotion but is outdated and lacks enforcement mechanisms (Federal Ministry of Culture and Social Welfare, 1988).
4. Katsina State Urban Development Master Plan (2020–2040): Mentions culture and tourism promotion but omits operational strategies for heritage integration (KASUPDA, 2020).

These fragmented frameworks reveal a policy disconnection between urban planning, tourism, and cultural preservation. A coherent approach, anchored in heritage-led development and participatory governance, is needed to ensure that cultural assets like Durbi Takusheyi are systematically embedded within planning and development agendas.

Conceptual Framework for Integrating Heritage into Urban Planning

The conceptual framework (Figure 1) illustrates the interrelationship between heritage assets, policy frameworks, community engagement, and urban development outcomes. It posits that effective integration requires feedback loops across three dimensions:

1. Spatial Dimension: Adaptive reuse and spatial integration of heritage into urban form.
2. Institutional Dimension: Coherence among planning, cultural, and tourism policies.
3. Socio-cultural Dimension: Community participation, identity preservation, and educational outreach.

When aligned, these dimensions foster heritage-led urban sustainability, characterized by resilience, inclusivity, and cultural continuity.

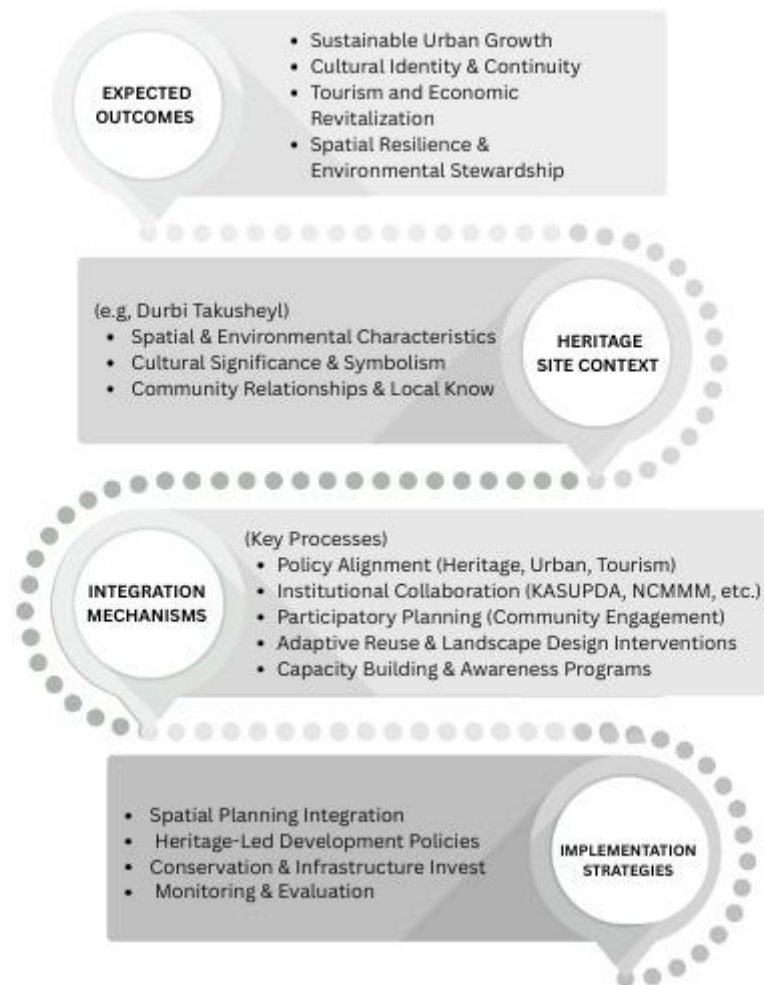


Figure 1 Conceptual framework for integrating heritage into urban planning

METHODOLOGY

Research Design

This study adopted a qualitative case study design to investigate how cultural heritage sites can be integrated into urban planning, focusing on Durbi Takusheyi in Katsina State, Nigeria. The case study approach was justified by its strength in exploring complex, context-dependent phenomena where social, spatial, and policy dimensions interact (Yin, 2018). As Durbi Takusheyi represents a unique intersection of cultural heritage and evolving urbanization pressures, this design allowed for an in-depth understanding of site-specific challenges and broader implications for heritage-led development. The qualitative approach facilitated the exploration of meanings, institutional relationships, and

planning practices that cannot be adequately captured through quantitative measures (Creswell & Plano Clark, 2018).

Data Collection Methods

Site Observation and Spatial Mapping

Field visits were undertaken to document the site's spatial organization, land use patterns, infrastructure, accessibility, and environmental conditions. Observations were complemented with spatial mapping to visualize the site's physical layout and its connections with surrounding settlements. This method enabled the identification of key spatial constraints and opportunities for integration within the city's development framework.

Policy and Document Review

A systematic policy review was conducted at national, state, and local levels to evaluate how heritage conservation principles are reflected in planning frameworks. Key documents, such as the *National Urban Development Policy* (2012), *National Cultural Policy* (1988, revised 2020), and *National Tourism Development Master Plan* (2006), alongside state-level instruments like the *Katsina State Urban and Regional Planning Law* (2013), *Katsina State Tourism Development Policy* (2015), and *Katsina Master Plan* (2021 draft), were analyzed. This review provided the necessary contextual and governance framework for interpreting empirical findings, highlighting the extent of policy coherence and institutional alignment in heritage planning (Bandarin & van Oers, 2012; Labadi & Logan, 2020; Ndoro & Wijesuriya, 2015).

Data Analysis and Validation

Data were analyzed using a qualitative thematic approach, which allowed the identification of patterns and relationships across spatial and policy dimensions. Spatial data from field observations were coded for recurring features such as accessibility, land use conflicts, and degradation patterns. Policy documents were subjected to content analysis, focusing on thematic categories like institutional roles, planning instruments, and heritage conservation mechanisms.

The study applied data triangulation to enhance the reliability and validity of findings by integrating multiple evidence sources, field observations, spatial mappings, and policy document reviews. This combination provided complementary insights into physical, socio-cultural, and institutional contexts, thereby minimizing bias and strengthening the credibility and trustworthiness of the results (Creswell & Plano Clark, 2018; Flick, 2018; Nowell et al., 2017; Yin, 2018). This cross-verification ensured internal consistency and minimized interpretive bias. Member checking with local planning officials and experts further strengthened analytical credibility, ensuring that interpretations accurately reflected contextual realities (Yin, 2018; Creswell, 2018).

RESULTS

Spatial Dynamics and Encroachment Patterns

The geospatial analysis (Figure 2) reveals that Durbi Takusheyi, situated on the southwestern periphery of Katsina, lies within a designated green buffer originally intended to preserve its archaeological and cultural integrity. However, urban expansion has progressively breached this buffer, particularly from the western and southern axes. Three major encroachment nodes, mapped as “X” in the spatial overlay, indicate pressure points where informal settlements and agricultural conversion overlap heritage boundaries.

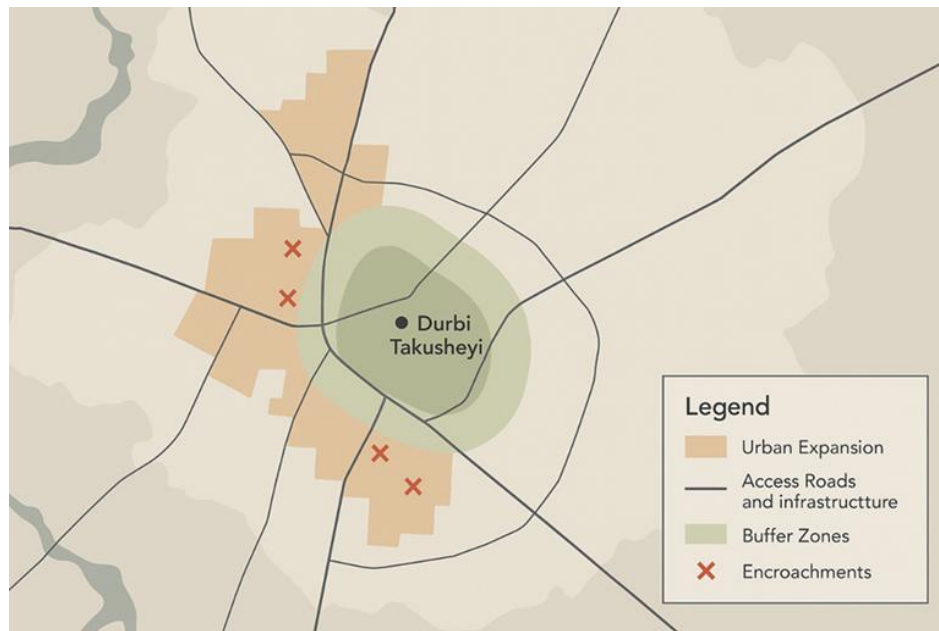


Figure 2: GIS Map showing Durbi Takusheyi and urban expansion zones

Analysis of spatial data (Table 1) shows that between 2000 and 2024, built-up areas within a 5km radius of the site increased by 67%, reducing open landscape continuity and intensifying land-use conflicts.

Accessibility remains moderate, with a single feeder road linking the site to the Katsina–Daura corridor, but the lack of tourism or interpretive infrastructure isolates it functionally

Table 1: Spatial analysis of land use and accessibility dynamics around DurbiTakusheyi (2000–2024)

Spatial Parameter	2000 Baseline Condition	2024 Observed Condition	Change/Trend	Implications for Heritage Conservation
Built-up Area within 5 km Radius	Approximately 12% of the total land area is occupied by residential and institutional uses	Increased to about 20% of the total land area	+67% increase in built-up extent	Expansion of settlements has reduced landscape continuity and increased land-use conflicts near the heritage buffer zone.
Open Landscape and Agricultural Land	Dominant land cover with extensive natural vegetation and traditional farming areas	Significantly fragmented by peri-urban expansion and informal housing	-45% decline in continuous open space	Loss of visual integrity and ecological connectivity around the site; risk of encroachment on the heritage landscape.
Road and Accessibility Network	A single laterite feeder road connects the site to the Katsina–Daura corridor.	Road upgraded partially, but remains unpaved and seasonally inaccessible	Moderate accessibility; no alternative route	Seasonal access limits tourism potential and emergency response; discourages consistent site visitation.
Tourism and Interpretive Infrastructure	None (undeveloped)	Minimal signage and no visitor facilities	No significant improvement	Heritage site remains functionally isolated from the tourism circuit, with weak public engagement and education opportunities.
Land-use Conflicts and Encroachment	Low-level agricultural activities near the site	Increasing residential encroachment and land speculation	Rising trend	Urgent need for zoning controls and enforcement to preserve the site’s cultural landscape.

Source: Spatial Data Analysis, GIS Mapping, and Field Observation (2025).

Stakeholder Perceptions

Responses from 35 key stakeholders (heritage officers, planners, community leaders, tourism officials, NGOs, and academics) show divided perceptions on integration and management priorities. As

illustrated in Figure 3, 40% of respondents identified *institutional fragmentation* as the main barrier, followed by *weak policy enforcement* (28%), *limited funding* (18%), and *community exclusion* (14%).

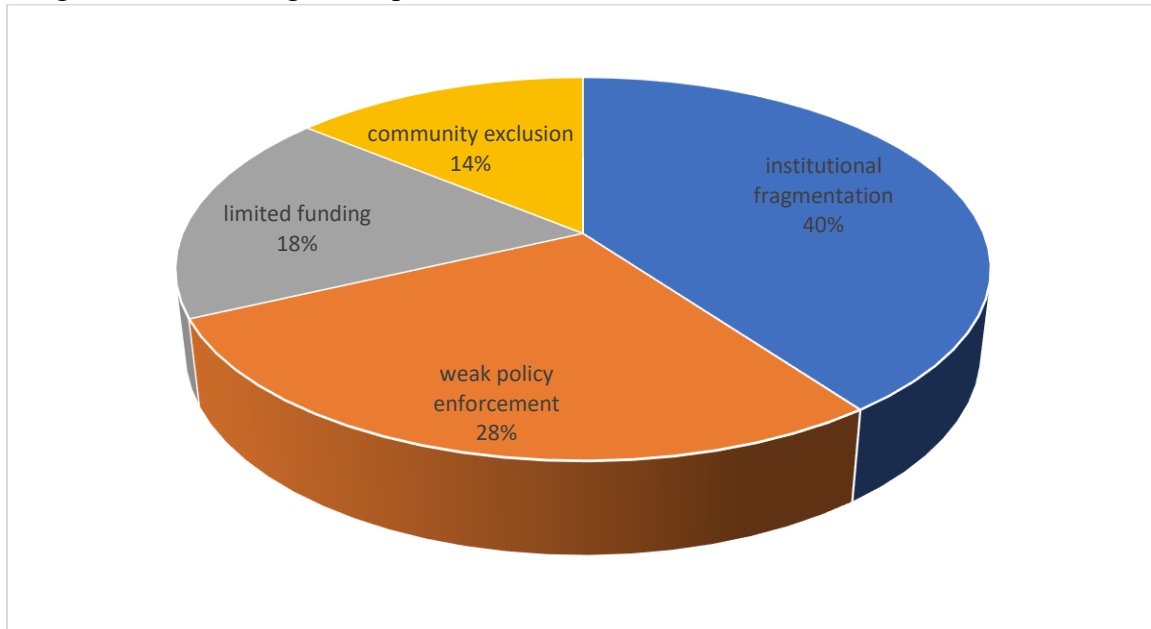


Figure 3: Stakeholder perceptions on challenges to heritage integration

Qualitative analysis (Table 2) further indicates that the National Commission for Museums and Monuments (NCMM) recognizes the site's significance but lacks the enforcement powers to protect its buffer zone. The Katsina State Urban Planning

and Development Authority (KT-UPDA) does not currently integrate heritage zoning into its master plan. At the same time, traditional custodians express concern over their marginalization in planning processes.

Table 2: Qualitative analysis of institutional and community perspectives on heritage integration at Durbi Takusheyi

Stakeholder Group	Core Mandate/Responsibility	Key Findings from Qualitative Analysis	Identified Gaps/Challenges	Proposed Actions or Opportunities
National Commission for Museums and Monuments (NCMM)	Custodian of national heritage sites; responsible for policy implementation and conservation oversight	Recognizes Durbi Takusheyi as a nationally significant cultural and archaeological site; however, heritage protection is limited to documentation and basic maintenance.	Limited enforcement powers at the state and local levels; insufficient funding; absence of formal coordination mechanisms with planning agencies.	Strengthen legal mandate through state-level collaboration; improve inter-agency coordination and resource allocation; develop heritage management plans aligned with urban growth policies.
Katsina State Urban Planning and Development Authority (KT-UPDA)	Oversees land use, zoning, and physical planning within Katsina State	Urban development plans and zoning regulations do not currently integrate heritage or buffer zones; heritage protection is treated as a federal matter outside KT-UPDA's mandate.	Institutional disconnect between planning and heritage sectors; lack of technical guidance on integrating heritage into urban spatial frameworks.	Incorporate heritage zoning and conservation overlays into the Katsina Master Plan; establish formal consultation channels with NCMM and traditional custodians.
Traditional Custodians and Local Communities	Cultural stewards and holders of indigenous knowledge and oral traditions	Express deep cultural attachment to Durbi Takusheyi; concerned about marginalization in formal planning processes and lack of benefit-sharing mechanisms.	Exclusion from official planning and decision-making; diminishing recognition of traditional authority in heritage management.	Institutionalize community participation through local heritage councils; promote co-management and benefit-sharing models; document and integrate traditional knowledge in planning.
Tourism Development Agencies (State/National)	Promote tourism investment and site-based economic development	View Durbi Takusheyi as an underutilized tourism asset with potential for cultural tourism and education.	Lack of infrastructure, poor accessibility, and limited promotional strategies hinder development.	Develop heritage-based tourism packages; foster public-private partnerships (PPP) for site improvement and visitor facilities.
Academia and Cultural Researchers	Research, education, and heritage documentation	Highlight the site's potential as an academic and educational resource; emphasize the need for interdisciplinary planning.	Limited collaboration with government agencies; insufficient funding for long-term research.	Promote university-government partnerships for heritage mapping, interpretation, and training programs.

Policy and Institutional Gaps

Review of planning documents (2020–2024) and interviews confirms that Durbi Takusheyi is not referenced in any formal urban master plan or tourism policy. This omission mirrors the wider Nigerian trend where cultural assets are managed as isolated monuments, not as active components of spatial development (Ajayi, 2015; Adedayo & Afolabi, 2016). The absence of zoning legislation to enforce buffer protection contributes to spontaneous encroachment and undermines site authenticity.

Infrastructure and Site Condition

Field observations highlight poor site conditions: absence of signage, unpaved access roads, lack of lighting, water supply, or security infrastructure. The site's peripherality and limited visibility contribute to its neglect, while informal farming and housing within its vicinity compromise archaeological layers. Figure 4 illustrates the pattern of infrastructural deficiency across access routes and core heritage zones.

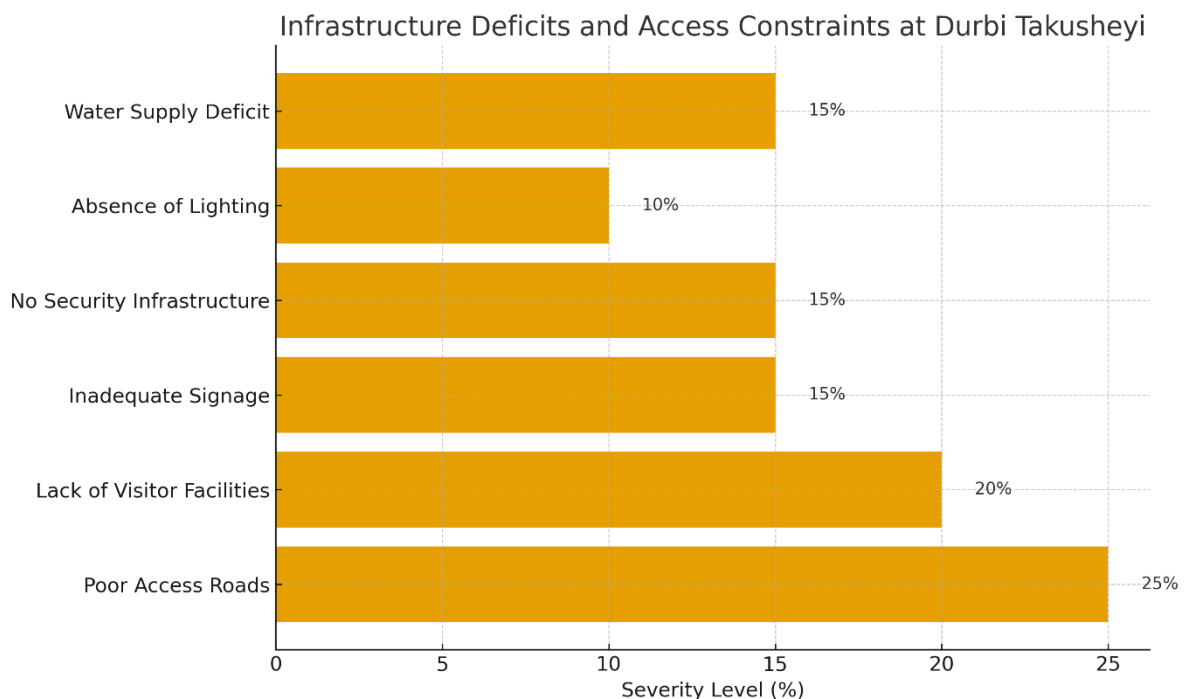


Figure 4: Infrastructure deficits and access constraints at Durbi Takusheyi

DISCUSSIONS

Heritage Encroachment and Planning Deficit

The encroachment observed around Durbi Takusheyi aligns with patterns in other Nigerian heritage sites, such as Sukur Cultural Landscape (Adamawa) and Osun-Osogbo Sacred Grove, where rapid urbanization eroded buffer integrity (Ndoro & Wijesuriya, 2015; Oloidi, 2020).

Globally, similar challenges have been documented in Luang Prabang (Laos) and Lamu Old Town (Kenya), both UNESCO sites experiencing conflict between modernization and conservation (Labadi, 2013). The persistence of these pressures indicates that traditional preservation models are inadequate without integration into spatial and land-use planning frameworks.

Institutional Fragmentation and Governance Challenges

The findings underscore a disjunction between cultural agencies and planning authorities, a recurrent issue in sub-Saharan heritage management (Bandarin & van Oers, 2012). In Katsina, overlapping mandates between the NCMM and KT-UPDA foster administrative inertia. By contrast, the Historic Urban Landscape (HUL) framework, implemented in Stone Town, Zanzibar, demonstrates the benefits of institutional synergy, where urban conservation units collaborate with planning departments to manage development pressure (UNESCO, 2011). Applying this model to Katsina would require establishing a Local Heritage Council to harmonize policies, integrate zoning, and strengthen community participation.

Community Exclusion and Cultural Continuity

Community disengagement weakens both conservation and identity continuity. Similar exclusions in Great Zimbabwe and Mapungubwe led to alienation of indigenous custodians (Chirikure et al., 2010). Incorporating traditional custodians in decision-making could align conservation ethics with local spirituality and stewardship values. This resonates with the UNESCO HUL emphasis on inclusive governance and the valorization of intangible cultural heritage.

Adaptive Reuse and Tourism Integration

Stakeholder recommendations for adaptive reuse, such as interpretive centers, craft workshops, and guided heritage trails, offer a sustainable pathway to enhance the site's socio-economic relevance. Comparable models include the Ilorin Emir's Palace Revitalization Project (Nigeria) and Hampi World Heritage Landscape (India), where heritage tourism was used to stimulate local

economies while conserving cultural value (Adie & Hermans, 2020). For Durbi Takusheyi, tourism-oriented reuse could transform it from a neglected relic into a living heritage landscape.

Policy and Planning Implications

Findings suggest that heritage integration must be embedded in Katsina's Development Framework through:

1. Zoning Legislation protecting heritage buffer zones;
2. Cross-agency coordination between NCMM, KT-UPDA, and tourism bodies;
3. Participatory heritage governance institutionalizing community custodianship;
4. Infrastructure enhancement to improve accessibility and visibility; and
5. Inclusion of heritage mapping in Katsina's master plan and GIS-based monitoring systems.

These measures align with UNESCO (2011) and ICOMOS (2015) guidelines for sustainable heritage management, reinforcing the idea that cultural heritage should function as a dynamic driver of urban resilience and identity, not a static relic.

Conceptual Diagram of the Integrated Heritage–Urban Framework for Durbi Takusheyi

The Integrated Heritage–Urban Framework for Durbi Takusheyi illustrates a systems-based model designed to align heritage conservation with sustainable urban development in Katsina State (Figure 5). It emphasizes the interdependence between spatial planning, institutional coordination, community participation, and sustainable tourism, providing a holistic pathway for

protecting and revitalizing the Durbi Takusheyi heritage landscape.

At the core of the framework lies the principle of heritage-led development, where the cultural and archaeological value of Durbi Takusheyi informs urban planning decisions rather than being treated as an isolated entity. This central node connects three interrelated pillars—Policy and Governance, Spatial Integration, and Community Empowerment—each functioning as a driver of sustainable transformation.

1. **Policy and Governance Dimension:** This component underscores the need for cross-sectoral collaboration among the National Commission for Museums and Monuments (NCMM), the Katsina State Urban and Regional Planning Board (KT-URPB), and local authorities. It advocates for policy harmonization to embed heritage zoning, buffer protection, and adaptive reuse guidelines into urban development instruments such as the Katsina Master Plan and the State Tourism Policy. Institutional strengthening ensures that heritage management shifts from a passive to a proactive planning agenda.
2. **Spatial Integration Dimension:** The framework integrates spatial analysis and urban design tools, such as GIS mapping, zoning overlays, and landscape connectivity assessments, to ensure that the Durbi Takusheyi site and its surrounding environment function as a cultural landscape corridor. This spatial linkage enhances visual continuity, maintains ecological balance, and establishes a clear heritage buffer within urban growth boundaries. Through adaptive reuse

and compatible land uses, the framework promotes a living heritage model that supports both preservation and local development.

3. **Community Empowerment and Stakeholder Participation:** Recognizing traditional custodians and local communities as key stewards of the site, the framework emphasizes inclusive governance mechanisms. Participatory planning workshops, cultural education programs, and local entrepreneurship initiatives are proposed to foster shared ownership and sustain heritage values. This social inclusion ensures that conservation efforts are contextually grounded and socially legitimate.
4. **Sustainability and Tourism Development:** At the broader level, the framework links heritage conservation with eco-tourism and local economic revitalization. By developing access infrastructure, visitor facilities, and interpretive programs, the model envisions Durbi Takusheyi as a catalyst for regional tourism within Katsina's development framework. This integration aligns with UNESCO's Historic Urban Landscape (HUL) approach, promoting resilience, cultural continuity, and adaptive management.

In synthesis, the Integrated Heritage–Urban Framework demonstrates that heritage conservation can serve as a strategic entry point for sustainable urban development. It moves beyond preservation to establish a dynamic interface where policy, space, and people interact constructively, ensuring that Durbi Takusheyi remains both a cultural

anchor and a development asset within Katsina's evolving urban landscape.

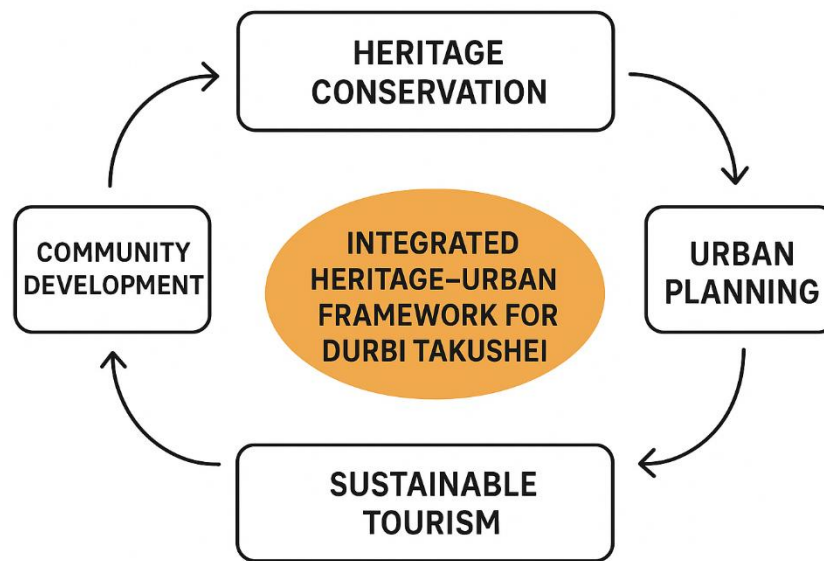


Figure 5: Conceptual Diagram of Integrated Heritage–Urban Framework for Durbi Takusheyi

CONCLUSION AND RECOMMENDATIONS

Conclusion

This study assessed the integration of the Durbi Takusheyi Heritage Site into Katsina's urban development framework, emphasizing the intersections between heritage conservation, spatial planning, and sustainable tourism. The findings reveal that despite the site's historical and cultural significance, its management is constrained by institutional fragmentation, weak policy enforcement, and limited community participation. The encroachment of urban development into buffer zones and the absence of infrastructural connectivity further threaten the site's integrity and its potential role as a cultural tourism hub.

The study confirms that the marginalization of heritage sites within urban planning frameworks reflects broader governance gaps observed in many parts of the Global South (Bandarin & van Oers, 2012; Ndoro & Wijesuriya, 2015). However, evidence from comparative cases, such as the

successful implementation of the Historic Urban Landscape (HUL) approach in Zanzibar and Stone Town, illustrates that integrated heritage-led planning can strengthen local economies and cultural resilience (UNESCO, 2011). For Katsina, incorporating Durbi Takusheyi into formal planning and tourism policies would not only preserve cultural identity but also foster spatial equity, sustainable livelihoods, and regional attractiveness. Hence, the study concludes that Durbi Takusheyi can catalyze heritage-led urban regeneration if conservation, infrastructure, and community participation are effectively aligned under a coherent policy and planning framework.

Summary of Findings

1. **Spatial Encroachment and Land Use Pressure:** Rapid peri-urban expansion threatens the site's buffer zones and spatial integrity.
2. **Institutional Fragmentation:** Lack of coordination between heritage

agencies (NCMM) and urban planning authorities (KT-UPDA) hinders integrated management.

3. Infrastructure Deficits: Poor access roads, inadequate visitor amenities, and a lack of basic facilities limit tourism and educational use.
4. Community Exclusion: Traditional custodians remain marginalized, weakening local stewardship and sense of ownership.
5. Policy Gaps: Existing development plans lack provisions for cultural heritage integration, leading to reactive rather than proactive site management.
6. Untapped Tourism and Educational Potential: The site offers opportunities for heritage education, cultural tourism, and adaptive reuse if strategically integrated into urban frameworks.

Recommendations

1. Adopt the Historic Urban Landscape (HUL) Approach: Integrate cultural heritage into urban planning policies through spatial layering, adaptive reuse, and participatory governance (UNESCO, 2011).
2. Strengthen Institutional Coordination: Establish an Inter-Agency Heritage Planning Committee linking the NCMM, KT-UPDA, and Katsina State Tourism Board to harmonize mandates and ensure cross-sectoral collaboration.
3. Develop a Heritage-Sensitive Urban Plan: Revise the Katsina Urban Master Plan (2021) to incorporate Durbi Takusheyi as a protected cultural landscape, defining clear buffer zones, access

routes, and development control mechanisms.

4. Enhance Infrastructure and Site Accessibility: Improve physical infrastructure, including paved access roads, signage, visitor facilities, and utilities, to enhance site usability and tourism potential.
5. Promote Community Participation and Traditional Knowledge: Institutionalize local custodians in the site's management structure through heritage councils, community tourism cooperatives, and cultural education programs.
6. Leverage Public-Private Partnerships (PPP): Encourage investment from private and non-governmental sectors in heritage tourism development, interpretive centers, and conservation training programs.
7. Establish Monitoring and Evaluation Mechanisms: Develop performance indicators for heritage integration, including spatial conservation, visitor satisfaction, and socio-economic benefits, to guide future planning interventions.

In essence, integrating Durbi Takusheyi into Katsina's urban development framework demands a shift from isolated conservation to heritage-led planning, rooted in community empowerment, infrastructural improvement, and institutional synergy. This integrated approach will ensure that the site not only preserves its historical legacy but also contributes meaningfully to the city's sustainable and inclusive development trajectory.

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