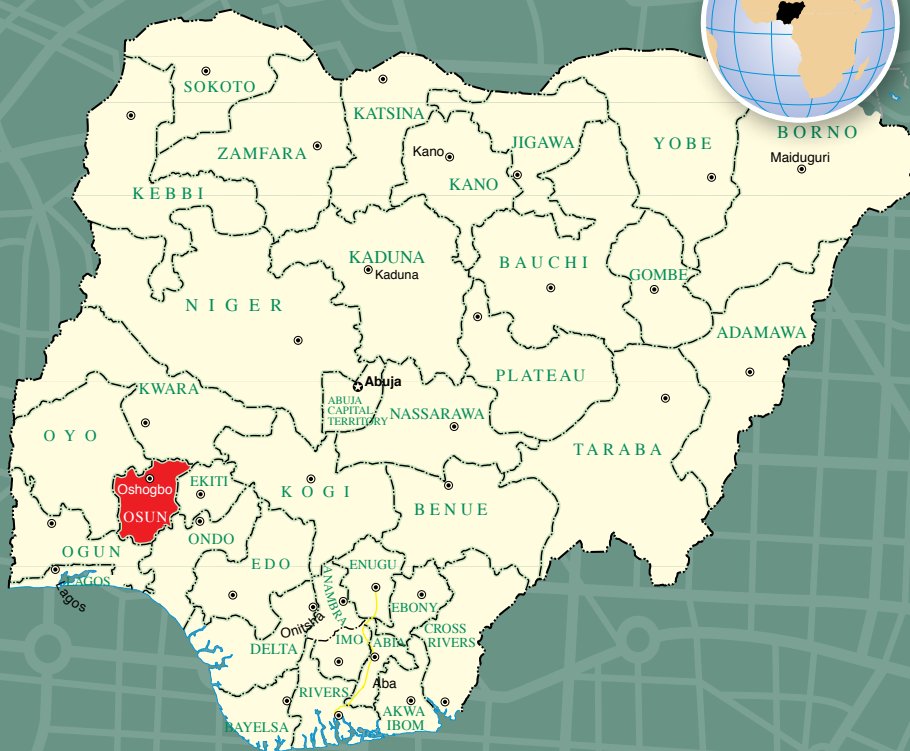
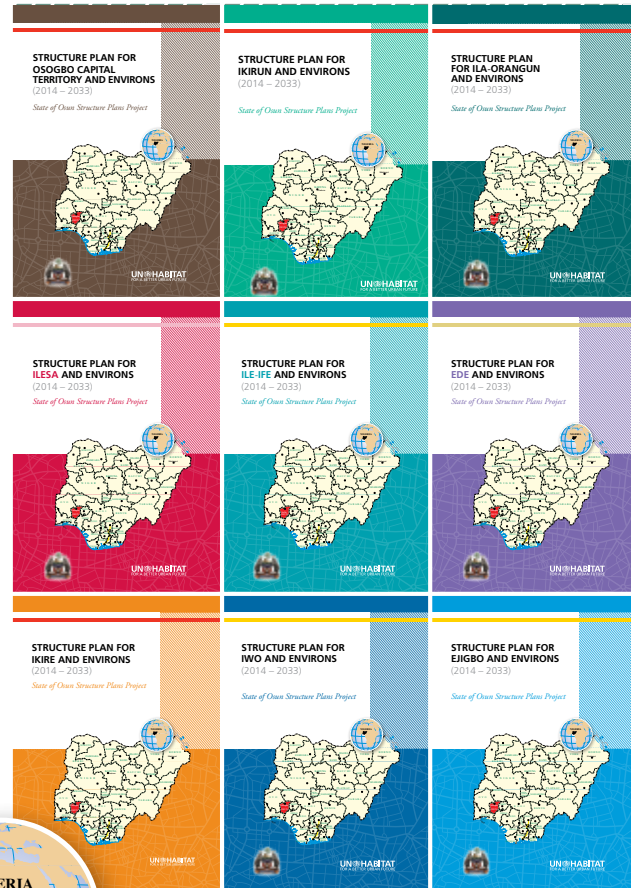


ABRIDGED REPORT

STATE OF OSUN STRUCTURE PLANS PROJECT (2014 - 2033)

*Osogbo, Ikirun, Ila-Orangun, Ilesa,
Ile-Ife, Ede, Ikire, Iwo and Ejigbo*



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Ede, Ikire, Iwo and Ejigbo*



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UN**HABITAT**
FOR A BETTER URBAN FUTURE

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PROJECT MANAGEMENT:

STATE GOVERNMENT OF OSUN

State Governor: Ogbeni Rauf Aregbesola

Honourable Commissioner for Lands, Physical Planning and Urban Development: Arc. Muyiwa Ige

Permanent Secretary: Arc. Wale Ojo

Director, Town Planning: Tpl Oladejo Ezekiel Akintunde

Project Secretary: Tpl (Mrs) O. A. Oluwadare

UN HABITAT

Director, Project Office: Alioune Badiane

Director, Regional Office for Africa: Axumite Gebre-Egziabher

Senior Human Settlements Adviser: Doudou Mbye

UN HAPSO

Habitat Programme Manager: Kabir M. Yari

National Programme Officer: Paul Okunlola (Project Coordinator)

Administrative Assistant: Elizabeth Owolabi

CONSULTANCY TEAM

Chief Technical Adviser: Professor Johnson Bade Falade

Urban Environment/Infrastructure: Arc Olatunji Bolu (Team Coordinator)

Urban, Land Use Planning/Local Economic Development: Tpl Charles Alonge

Governance/Gender/Anthropology: Dr. Boladale Adebowale

Urban Services/Transportation: Eng. Bola Olowe

GIS Assistant: Kazeem Tijani

Design and Layout: Peter Cheseret

FOREWORD



Historically, cities have been acknowledged as major drivers of the national economy, which contribute substantially to the Gross Domestic Product (GDP).

They also attract investments and create wealth, enhance social development, human and

technical resources and are repositories of knowledge and agents of socio-political change. Rapid population growth in the State of Osun, as is typical of Nigeria's South West geopolitical zone, has manifested in haphazard and uncoordinated physical development, overcrowding and diverse adverse consequences for the teeming number of residents who flock to the cities in search of a better life. Consequently, our cities have become generally unsustainable, increasingly difficult to manage, and progressively unable to fulfil their potentials as engines of growth.

On assumption of office, my administration, with a view to reposition the State of Osun to enable it attain the potentials of its development agenda, adopted a Six-Point Integral Action Plan as the foundation for charting future initiatives and programs of the State government of Osun. The Integral Action Plan is hinged on the following six actions:

- Banish Poverty.
- Banish Hunger.
- Banish Unemployment.
- Restore Healthy Living.
- Promote Functional Education.
- Ensure Communal Peace and Progress.

It was obvious that in order to harness the potentials of the State's significant urban population in achieving this laudable objective, the capacity of our cities to support this development agenda and offer better living conditions to their residents had to be significantly enhanced. Hence, the O-Renewal Programme was designed to regenerate a one-kilometre radius of the inner city core areas in the nine largest cities in the State and, on the 9th of July, 2012, the State entered into a collaboration agreement for Technical Assistance with the United Nations Human Settlements Programme (UN HABITAT), for the development and adoption of Structure Plans to guide the growth

and development of these cities and their environs over the next 20 years, spanning the period 2014 to 2033. The participating cities are Osogbo, Ede, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire and Ejigbo.

This fully participatory project, which engaged all levels of stakeholders in the communities, adopted the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology to propose the spatial contexts for promoting social, economic and cultural development of the cities and their environs with respect to the following identified thematic areas: Shelter and slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Basic Urban Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

In addition, the Structure Plans seek to build capacity and aid informed strategic decision-making among local communities, the Local Governments and State Officials by setting the broad structure for the direction of future growth of these cities, providing for the co-ordination of both present and future activities and public services as well as in the provision of key infrastructure items like water, drainage, electricity and roads.

We acknowledge that these Structure Plans would not be expected to solve all problems at the same time and would therefore be subjected to periodic evaluation and review in the course of implementation.

I would like to express the appreciation of the Government of the State of Osun to UN HABITAT and its Executive Director, Dr. Joan Clos, as well as officials in the Regional Office for Africa and the UN HABITAT Programme Support Office in Abuja for the Technical Assistance extended to the State, the outcome of which is this very important document. I would also like to commend all the consultants and technical experts who made tangible contributions to this effort towards ensuring a better future for cities in the State of Osun.

It is my privilege therefore, to recommend the Structure Plan to all stakeholders in the State and urge the full implementation of its recommendations and proposals by all concerned.

Ogbeni Rauf Aregbesola,
Governor, State Government of Osun,
Osogbo, Nigeria

PREFACE



In response to the challenges arising from unsustainable urbanisation in the State of Osun, which is one of the most urbanized of the country's 36 states and in line with the overall thrust of its Six-Point Integral Action Plan, the Ogbeni Rauf Aregbesola administration through the Ministry of Lands, Physical Planning and Urban Development, embarked on a focused urban regeneration programme centred on the following platforms:

- a. A state-wide **O-Renewal Programme** designed to regenerate a one-kilometre radius of the core areas in the nine largest cities in the state, namely **Osogbo, Ede, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire and Ejigbo.**
- b. The preparation of Structure Plans spanning a radius of 25 kilometres from the core of these nine cities as an overall framework to guide their sustainable growth over the period 2014 to 2033.

The preference for the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology adopted for the Structure Plans exercise under the guidance of the United Nations Human Settlements Programme (UN HABITAT), was founded on its inclusive and fully participatory nature, which involves a comprehensive stakeholder mapping and engagement process. Besides, consultants and relevant staff of the Ministry of Lands, Physical Planning and Urban Development officials were also trained on the application of the RUSPS methodology following which extensive Focus Group Discussions and City Consultations were held to ensure validation of the data collection and decision-making components.

These Structure Plans are therefore the outcome of a very comprehensive process which we believe will provide an effective spatial platform for achieving the aims and aspirations of the State of Osun's Six-Point Integral Action Plan.

I would like to especially congratulate the Governor of the State of Osun, Ogbeni Rauf Aregbesola for initiating this collaboration with the UN HABITAT on the execution of this project. I also wish to express our profound gratitude to all who made contributions to the successful outcome of this project, notably the project communities and their leaders for their continued support; the UN-HABITAT Programme Support Office (HAPSO) in Abuja for its supervisory role on this project; the Consultants and other partners and stakeholders for their commitment to delivering a worthy output; and, the entire staff of the Ministry who worked tirelessly on this project.

On behalf of the Ministry of Lands, Physical Planning and Urban Development, we would like to pledge our commitment to ensuring that these Structure Plan proposals/recommendations are conscientiously implemented and periodically reviewed to the best extent possible.

Arc. Muyiwa Ige,

Honourable Commissioner for Lands, Physical Planning and Urban Development, Osogbo.

ACKNOWLEDGEMENTS



This Report has been produced with the kind support and active collaboration of several people, groups and institutions to whom we owe our gratitude, although space would only permit mentioning a few.

First, we would like to acknowledge and appreciate the vision and commitment of the Governor of the State of Osun, Ogbeni Rauf Adesoji Aregbesola, for his commitment to actualising this Technical Cooperation with UN HABITAT and for the full support in providing the necessary operational and logistical resources for seeing this project through to conclusion.

We would also like to appreciate the Honourable Commissioner for Lands, Physical Planning and Urban Development, Arc. Muyiwa Ige, for his passionate commitment and support to ensuring the completion of the project on behalf of the State Government. Similarly, we wish to thank the various officials of the Ministry who provided technical and logistic support, in particular the Special Adviser to the Governor on Lands, Dr. Ayodele Owoade; the Permanent Secretary Ministry of Lands, Physical Planning and Urban Development, Arc. Wale Ojo; his predecessor, Mr. Kola Adetumbi; the Director of Town Planning, Tpl. Ezekiel Oladejo and, the Project Secretary, Tpl O. A. Oluwadare as well as other Directors and Staff of the Ministry. In the same vein, we acknowledge the

cooperation and assistance of all the officials in the various other State Ministries, Departments and Agencies (MDAs) who provided us with relevant data and information for this report.

We specially acknowledge the support and cooperation of the Deputy Governor, Otunba Grace Titilayo Laoye, Obas in Council and community leaders of the various communities covered in this project, namely Ede, Ejigbo, Ijesaland, Ikire, Ikirun, Ila-Orangun, Ile-Ife, Iwo and Osogbo; Executive Secretaries of participating Local Governments; members of community development associations, Women and Youth Groups as well as all trade and professional associations, for attending to the requests for information and their various contributions and assistance to the success of the project, especially through their active participation at the City Consultations in each city.

Finally, we wish to acknowledge the selfless service rendered in various capacities including consultants, Field Assistants and all those too numerous to mention who in diverse ways contributed to the successful completion of the project.

Dr Alioune Badiane
Director, Projects Office
UN-HABITAT, Nairobi

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01

PROJECT BACKGROUND

1.1

PREAMBLE

The State of Osun, located in Nigeria's South West geopolitical zone, ranks among the most urbanized of the country's 36 states, with towns and cities in the state experiencing unprecedented population and spatial growth over the past half Century. This phenomenon, unfortunately, has occurred alongside several undesired consequences, notable among which are haphazard and uncoordinated physical development, overcrowding and congestion within inner city neighbourhoods, inadequate provision of infrastructure and services, as well as deteriorating social and environmental conditions, which make the cities generally unsustainable and unable to fulfill their potentials as engines of growth.

In order to effectively address the challenges of unsustainable urbanisation and adequately position the State of Osun to actualize the objectives of its Six-Point Integral Action Plan, the State Governor, Ogbeni Rauf Aregbesola, through a technical cooperation agreement with the United Nations Human Settlements Programme (UN-HABITAT), initiated a project on the preparation of Structure Plans for nine of the largest cities in the State. The cities are **Osogbo, Ede, Ikire, Ikirun, Ila-Orangun, Ile-Ife, Ilesa, Iwo and Ejigbo.**

This initiative, which would guide the development of participating cities over the next 20 years, was also to follow through on the state's O-Renewal programme designed to regenerate a one-kilometre radius of the core, inner city, areas in these cities. The Structure Plans therefore proposes to integrate elements of the regeneration strategy with proposals for an overall framework to guide their sustainable growth over the period 2014 to 2033.

1.2

OVERALL PROJECT OBJECTIVE

The overall objective of the project is to assist the State of Osun to formulate and adopt long-range Structure Plans for the nine cities that would serve as the framework to guide their development and future growth. The plans are to provide a platform for integrating spatial/environmental development objectives with the economic and social development goals of the

respective cities for the next 20 years over the period 2014-2033. Specifically, the Structure Plans are to focus on:

- Setting the broad land use proposals and structures/parameters for guiding and directing present developments and future growth of these cities, taking account of topographical, environmental and socio-economic opportunities and constraints;
- Providing for the co-ordination of a wide-range of present and future commercial activities and public services (including provision for adequate recreational public/open spaces) affecting economic development, employment, transportation, housing, education, and social welfare/service);
- Providing for a phased development of the cities in particular areas or growth corridors, in order to maximize efficiency in the provision of key infrastructure items like water, sewerage, electricity and roads.

The Structure Plan Project is also expected to achieve the following aims among others:

- Strengthen capacities of relevant state Ministries, Departments, Agencies and other key actors in the State of Osun especially with respect to local participatory planning and geographical Information system (GIS) applications;
- Develop Structure Plans for each of the nine cities in a participatory manner;
- Identify priority interventions in each city for enhancing capacities for strategic urban management and setting up a framework for their implementation;
- Contribute to improved land administration by establishing digital base maps for the nine cities; and,
- Build the capacity of the state to develop a well-reasoned, rationalized and implementable framework for addressing its urbanization challenges in the context of sustainable social and economic growth.

1.3

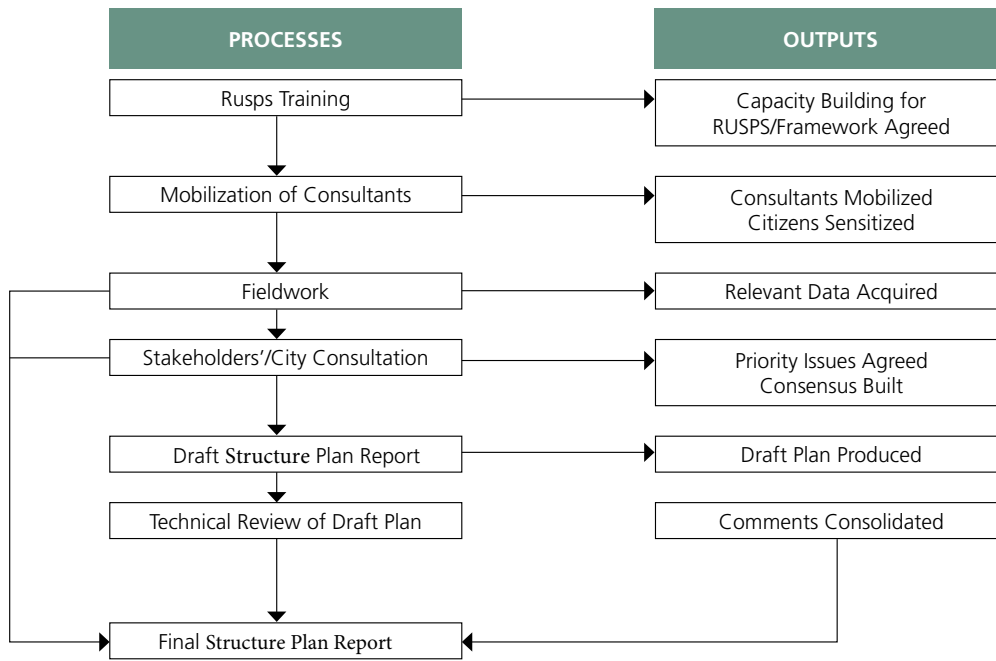
PROJECT METHODOLOGY

Essentially, the approach adopted for the preparation of Structure Plans for participating cities and environs is the participatory Rapid Urban Sector Profiling for

Sustainability (RUSPS) methodology, which presents the spatial contexts for promoting social, economic and cultural development of the area with respect to the following identified thematic areas: Shelter and

slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Basic Urban Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

The RUSPS Processes and Outputs



Source: UN-HABITAT 2009: Structure Plan for Awka and Satellite Towns, Nairobi.

For the purpose of project implementation, the cities were classified into three clusters of three cities each, as follows:

- a. CLUSTER 1: Osogbo, Ikirun, Ila-Orangun.



b. CLUSTER 2: Ilesa, Ile-Ife, Ede.



c. CLUSTER 3: Iwo, Ikire, Ejigbo.



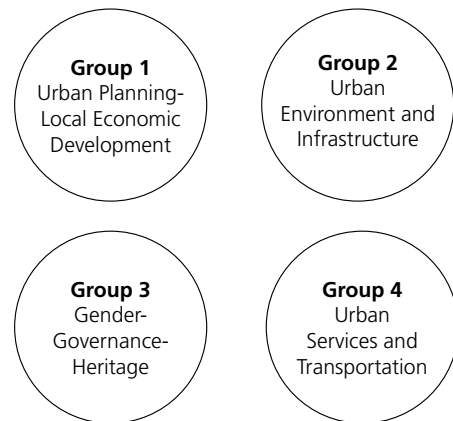
1.4

STAKEHOLDERS' CONSULTATIONS

The method of data collection entailed holding of discussions and consultations with critical stakeholders during the field work undertaken from January-June 2013. Specifically, meetings and discussions were held with stakeholder groups in the Planning Area and at State and Local Government levels from February to March, 2013, following which the Draft Profile Report for the Planning Areas were presented for validation and adoption at City Consultations held in participating cities in the month of July 2013.

The consultation featured technical presentations on each of the thematic issues covered in the RUSPS. Participants at the consultation were subdivided into Syndicate Groups to enable them have detailed discussion on the nine thematic issues.

The Syndicate Groups were classified as follows:



The Reports of the Syndicate Groups were presented at the Plenary. Consensus was reached and the reports were adopted by voice acclamation and a City Declaration was adopted for each city, which contains the collective resolutions as agreed by the participants. The salient recommendations in the City Declaration have been integrated into the Structure Plan.

1.5

LESSONS LEARNED

In applying RUSPS in the preparation of urban Structure Plan for Osogbo Capital Territory Planning Area the following lessons were learnt:

- The methodology provides an opportunity for rapid scoping of urban areas.
- It helps identify key development challenges to be addressed and priority projects.
- RUSPS promotes the adoption of a participatory and integrated approach to data collection and analysis of urban issues. Essentially, the methodology emphasizes involvement of stakeholders (local government officials, traditional councils, communities, professional groups, trade unions and organisations, civil society organisations, among others) in identifying priority issues and obtaining their buy-in for urban planning and management and in monitoring the implementation process.
- It covers the multi-dimensional nature of urban planning and management in the areas of shelter and slum, local economic development, governance, gender, heritage, environment, urban basic services, urban safety, disaster and risk reduction and transportation in order to attain an inclusive city.
- It helps to identify critical areas of capacity gaps that need strengthening for effective urban management.
- RUSPS offers a greater scope for adopting a gender perspective to urban planning and management.
- Positive strong political commitment at the highest level is achieved through the RUSPS methodology.
- It provides the bedrock for carrying out SWOT analysis of the city with respect to the adopted thematic issues.

02

PLANNING AREAS: OUTLINE
OF DEVELOPMENT ISSUES
AND LAND USE PROPOSALS

OSOGBO CAPITAL TERRITORY PLANNING AREA



Osogbo, capital city of the State of Osun
Source: Consultants Survey

2.1 BACKGROUND

Osogbo Capital Territory Planning Area covers the region designated as the Osun State Capital Territory, which covers Osogbo municipality with its two Local governments – Osogbo and Olorunda - and extends to land and settlements that fall within the jurisdiction of six other adjoining local governments, namely Irepodun, Ede North, Obokun, Ifelodun, Boriye, Egbedore and Atakumosa West Local Government Areas. Osogbo town occupies about 18 square kilometres with an average elevation of about 285m above sea level. The area is drained by River Osun which flows through the city in a sinuous fashion with its many tributaries. Other adjoining settlements in the Planning Area include Igbona, Abere, Ido Osun, Ofatedo, Awo, Okinni Ota-Efun, Kobongbogboe, Araromi, Dagbolu, Aba Lasun, Kajola Elesin, Egbeda Market, Makinde and Araromi Ago.

During the first half of the 20th century, Osogbo is said to have experienced rapid expansion and under the colonial era, Osogbo became a Province and was linked with the national railway line from Lagos to Kano, which transformed the city into a major trading centre.

Following the creation of Osun State from the former Oyo State in 1991, Osogbo assumed the status of a State capital and the role of the city expanded to cover additional administrative, educational and cultural activities. Today, the city is known for its School of Art and the Oja Oba Market, which is said to be the location of the former Oba's palace. Osogbo is home to several hotels, a football stadium with a capacity of 10,000 and a second division professional league football team.

The traditional and most common occupations of the people of Osogbo are trading and some farming activities, as the town is the trade centre for the farming region. The locals grow various food crops including yam, maize, vegetables, fruits etc. And also engage in poultry and fish farming. Some of the cash crops grown are cocoa, kolanuts and cotton, which is grown for use by weavers of fabrics.

The busiest and commercial areas of the town are Ayetoro, Ajegunle and the area along and around the Station Road. Commercial activities, which are enhanced by the provision of infrastructure facilities, include trading in building materials, vehicles, clothing, plastic wares, metal wares etc.

Other commercial activities for which Osogbo is famous include production of handmade traditional

woven cloth known as “Aso Oke” and Batiks, cloth dyeing and embroidery, as well as pottery and engagement as goldsmiths. However, Osogbo is probably best most renowned worldwide the unique creativity in the creative arts of different types, such as painting, carving, beadworks, sacred artworks and the performing arts.

The Osogbo Capital Territory Planning Area as defined is spread across nine Local Government Areas. In order to achieve credible population estimates and projections, figures are computed on the basis of Local Governments predominantly in the Planning Area (70

per cent of population) and Local Governments with portions in the Planning Area (30 per cent of population), as reflected in populations estimates for 2014 - 2033 disaggregated by Local Governments.

The computed population figures for Osogbo Capital Territory Planning Area was 460,899 in 2006. However, when disaggregated into short (5 years), medium (10 years) and long term (above 10 years) planning horizons, the projected populations for the Planning Area were estimated at 648333, 764925 and 1077458 respectively.

Population Projections for Osogbo and Environs (2014-2033)

LGA	2006	2014	2018	2023	2033
Osogbo	156694	204747	234044	276631	386462
Olorunda (70%)	92233 (131761)	120518 (172168)	137763 (196804)	162830 (232614)	240092 (324989)
Atakumosa West (30%)	22859 (76197)	29410 (98034)	33359 (111197)	39049 (130165)	53507 (178357)
Obokun (30%)	34953 (116,511)	44970 (149901)	51009 (170029)	59710 (199032)	81816 (272721)
Boripe (30%)	41807 (139358)	54628 (182094)	62445 (208151)	73808 (246026)	103111 (343706)
Ifelodun (30%)	29024 (96,748)	37925 (126417)	43352 (144507)	51240 (170801)	71584 (238614)
Egbedore (30%)	22331 (74435)	29178 (97261)	33354 (111179)	39423 (131409)	55075 (183583)
Ede North (30%)	25149 (83,831)	32357 (107856)	36701 (122338)	42962 (143205)	58868 (196226)
Irepodun (30%)	35849 (119497)	46843 (156143)	53546 (178486)	63289 (210963)	88416 (294721)
Total	460899	567997	648333	764925	1077458

Source: NPC (2006); Consultant (2013)

2.2 MAJOR DEVELOPMENT ISSUES

The traditional urban form of Osogbo reflects the classical elements of a typical Yoruba town, with the Palace and Central Market at the core and other land uses spreading out in radial form from the centre of the town. This form has further evolved over the years though, with the creation of additional markets and different centres of administration for both the local

and state governments, and the city has translated into a multiple-nuclei urban form characterized by a densely built-up central zone, which becomes more sparsely spread as one moves outwards.

The current housing backlog for the Osogbo Capital Territory Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 12,444 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 16,260 persons for the take-off year 2014.

Population and Housing Shortfalls in Osogbo Capital Territory Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
OSOGBO Capital Territory	Osogbo LGA	155,507	35820	4002	460899	16260 (12444)	567997	648333	764925	1077458
	Olorunda	131,649	28116	2864						
	Egbedore	73,969	15978	1598						
	Ede North (30% of Total)	83,831	5512 (18372)	1088 (3628)						
	Obokun (30% of Total)	116,511	7375 (24584)	507 (1689)						
	Ifelodun (30% of Total)	96,444	6129 (20429)	1059 (3531)						
	Boripe (30% of Total)	138,742	8862 (29540)	525 (1749)						
	Atakunmosa West (30% of Total)	22859 (76197)	4975 (16582)	291 (970)						
	Irepodun (30%)	35849 (119497)	793 (2644)	508 (1694)						

The challenge of elevating Osogbo to the status of a befitting State Capital following its selection in 1991, location of a national rail station in Osogbo, as well as its designation as an industrial centre by the Federal Government of Nigeria has seen the establishment of several large scale industries like the Osogbo Steel Rolling Mill and the Machine Tools Industries, both located at the periphery of the town. The city, which also serves as the National Electricity Distribution Centre for the country, has over the years also gained a growing prominence as a tourist destination on account of its rich cultural heritage, notably the Osun Osogbo Festival, the Osun Grove and the renowned Osogbo art forms.

In the absence of a coherent physical development plan or a city development strategy however, Osogbo and its environs have developed in a haphazard manner and now face several land use challenges which the Structure Plan seeks to address. Among these are the growth of inner city slum areas and peri-urban settlements with poor access to good roads, drainage, sanitation, water and general environmental amenity. Hence, the Planning Area is highly built up in the areas around Ede North, Egbedore and Osogbo, with these settlements almost merging with each other but lacking in provision of required urban services due to absence of land use planning.

Land use budget for the projected population

Population in 2014	460,899.0
Projected population to 2033	1,077,458.0
Additional population to plan for	616,559.0
Number of Households at 6 persons per household	102,759.8
Current backlog of Housing in the town	16,260.0
Total land required for Residential use	6,612.2
Space required for Recreation/organised open spaces	185.0
Industrial development	755.7
Commercial land use	850.1
Institutional use	850.1
Circulation, Roads and utilities	2,078.1
Waste transfer and disposal sites	94.5
Total additional land required for future Development (2014 – 2033)	11,425.7

Source: Computed by Consultants, 2014.

2.3

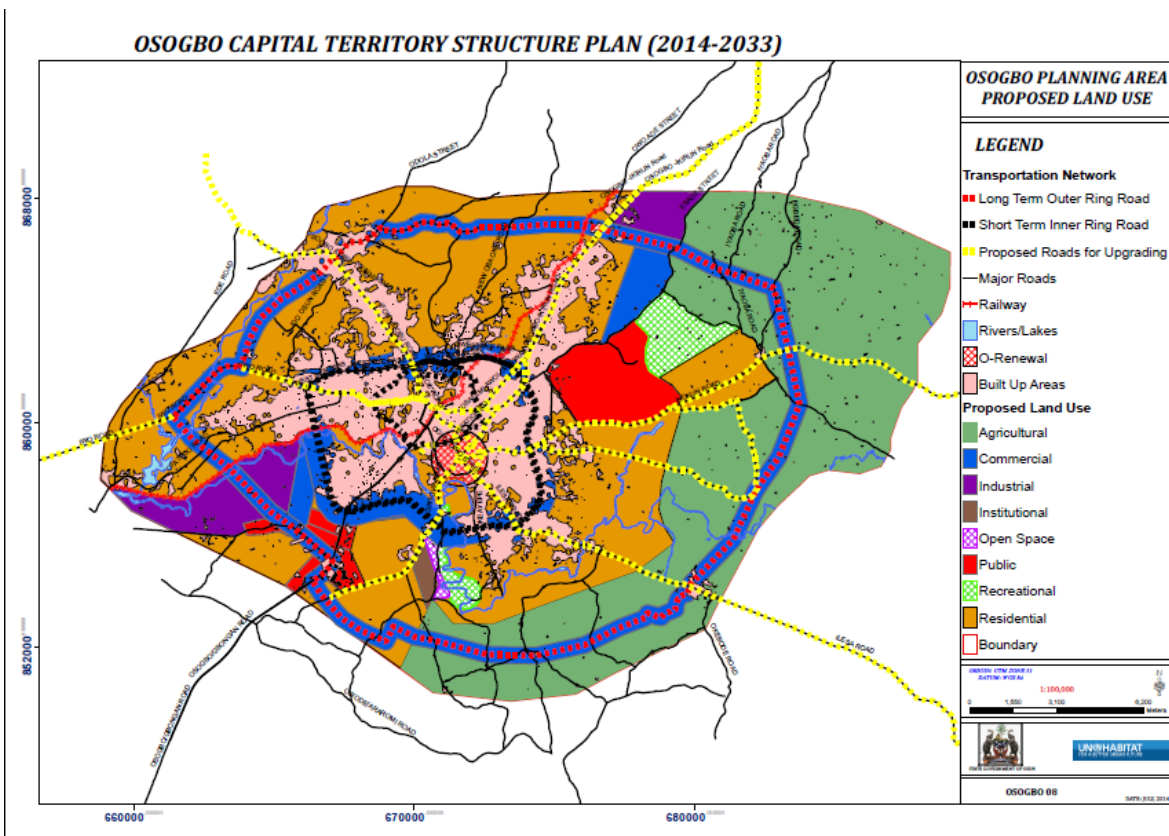
LAND USE PROPOSALS

The Structure Plan for Osogbo Capital Territory Planning Area is aimed at addressing the various development challenges and put the future growth and development of the city on a sound and sustainable basis for the next 20 years. Projections were made on the anticipated population growth for the planning area over the 20-year Plan Period have been adopted as

basis for articulating Land Use Proposals to meet these development needs ahead of the anticipated growth.

Land use planning and design of the Structure Plan is hinged on adopting integrated and participatory approaches to land use budgeting and relating this to the projected population. It also entails advancing broad land use development control measures for regulating architectural design and redesign for development and redevelopment of buildings, as well as strict implementation of the land use proposals as designed. The land use proposals are guided by well-defined principles and identified priorities in line with the goals and objectives of the plan.

Land Use Proposal for Osogbo Capital Territory Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

The goals of the Structure Plan for housing/residential provision include:

1. To rehabilitate identified slum areas through upgrading of present housing stock and its supporting facilities;
2. To develop to a very high standard areas already allocated for housing by Local and State governments;

3. To reserve additional land for the development of new housing to cater for the anticipated population growth that will accompany the creation of new growth poles around Osogbo, outside the new inner Ring road now being constructed; and
4. To comprehensively enforce town planning regulations, particularly to discourage the indiscriminate and un-ethical conversion of residential developments to offices, shops and other commercial and light industrial uses within the built-up areas of the city.

The strategies for promoting housing development and prevention of slums in Osogbo Capital Territory Planning Area shall embrace the following:

- a. Build on the achievements of the ongoing Renewal of inner city areas in the city;
- b. Develop new housing estates;
- c. Support the full implementation of the long-acquired, but moribund local governments Housing Schemes;
- d. Acquire large expanse of land in the outlying areas of the city for housing/residential development, through sites and services programmes; and
- e. Engage in Public-Private-Partnerships in Housing development.

Urban Renewal

Basic strategies to be adopted to arrest the proliferation of slums within Osogbo metropolis and environs will include the following:

- Provide support to local government councils, the Property Development Corporation (P.D.C.O.S) as well as private sector housing providers, to acquire and lay out sizeable parcels of land with associated infrastructure in place before planning approvals are given and housing construction commences on the sites;
- Ensure equal access to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;
- Through demonstrated strong political support, promote community participation and institutionalized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;
- Adoption of rejuvenation, rather than total bulldozing of slums as the preferred option for slum upgrading unless such becomes the only feasible alternative;
- Relocation and resettlement of slum dwellers, especially to alleviate the suffering occasioned by their relocation;
- Adopting the principle of subsidiarity i.e. devolving responsibilities and accountability to the lowest appropriate level as a critical factor;
- Involvement of donor agencies in the scheme, as support to national governments in implementation of slum upgrading projects;
- Adopting strict design, engineering and cost standards.

Land for Housing

There is an urgent need for establishment of land banks in the Osogbo Capital Territory Planning Area, for which large pools of land will need to be acquired and reserved for future development. This will ensure that land is available for release when required and at the appropriate time and location. For this purpose, the following locations are to be considered on the north-western and north-eastern flanks of the city respectively, which do not already have substantial housing development, for allocation of land by the State Government to kick-start the scheme:

- i. Identified parcels of land on Oba Road;
- ii. Identified parcels of land on Okinni Road;
- iii. Identified parcels of land on Ibokun/Ilesa Roads.

Land Administration

The following strategies are recommended for enhancing Land Administration in the Planning Area:

- Comprehensive implementation of the digitalization of lands records project which is to also involve training of officers on GIS/LIS, geo-referencing; vectorization etc;
- Capacity building on Land Governance systems for staff of Lands and Town Planning departments as well as Surveyor-General's office, involving collaboration on handling land acquisition, development control, compensation assessment and settlement etc;
- Review of revenue being generated from premium and ground rent on parcels of land leased out, fees chargeable on different land-related transactions and property tax, which account for a proportionately huge percentage of government's annual receipts;
- Improvement of land administration at the local government level by improving efficiency through improved land database administration and recruitment of professionally qualified managers;
- Fast-tracking establishment of *O-LIMS* (i.e. *Osun Land Information Management System*) for all land across the State of Osun;
- Review of staffing positions to mitigate the dearth of competent professionals like town planners, estate surveyors, land surveyors etc. to handle land-related issues proficiently as well as the provision of necessary working implements will bring about improvement in the city's land administration system;
- Development and adoption of pro-poor and gender friendly policies in land administration to cater for the needs of the "vulnerable" strata of society.
- Ensuring support to development of land markets in the State of Osun through investment-friendly policies and regulations by the state government.

Strengthening the Capacity of Planning Agencies

The Structure Plan recommends the following:

- Familiarising all staff of the relevant agencies in the state and local governments about the provisions of the Structure Plan as well as the recommended phasing and implementation strategies.
- Ensure that adequate resources are made available in the annual budgets for the implementation of the plans
- Establish an agreed coordination mechanism, for ministries, department and agencies for the successful implementation of the plans
- Conduct training programmes for all relevant staff on plan implementation and development control.

2. LOCAL ECONOMIC DEVELOPMENT

The economic base of a city is central to its prosperity and to the relative income and employment prospects of its residents. The following recommendations are made with respect to local economic development in Osogbo:

Commercial Land Use

The Structure Plan aims to expand the commercial role of the city to significantly contribute to the growing economy of the State. It provides ample land reserves for development of new commercial activities that are accessible and conveniently located in well planned and managed central business districts to meet the daily needs of the local population. Adequate land is also made available for businesses, offices, community facilities and light industries. The Structure Plan envisages that all existing markets will be developed to a high standard for the convenience of shoppers, market women and vulnerable groups in particular.

Specifically, it is recommended that:

1. The Oja Oba market will be re-planned and upgraded to the status of a modern market. With its land mass of 5,960 sq.m the market is to be redeveloped to contain additional blocks of shops and no fewer than 100 lock-up shops;
2. The market on Ibokun Road is to be redeveloped into a modern market facility. Lock up shops, with adequate parking space, are developed on Isale Osun Road at the LAUTECH junction with street lights, adequate drainage waste collection centre.
3. Other markets to be expanded and upgraded are - Oluode, Dugbe, Adenle, Orisunbare and Oke-Fia. These markets should be provided with ultra-modern stalls, water supply, sanitation, solid waste collection facilities and adequate public parking.

New commercial facilities are proposed by Esade Street to serve the needs of the adjacent public land uses, residential and industrial land uses that have surrounded this area. An extensive commercial area is located around Osogbo – Gbongan road. This will serve the South Western part of the city. A high commercial street/mixed use development is also proposed around the inner ring road. This will promote vibrant city life and ease much commuting to work.

Industrial Land Use

Well planned and managed industrial areas/estates are to be developed in the Planning Area to boost the role of Osogbo as an important national industrial centre. The Structure Plan has made provisions for additional land for industrial development in two strategic locations. These are: the area behind the Osogbo Steel Rolling Mill on the north central part of the city and, an area on the North western part of the city. The following proposals are recommended:

1. Development of well-laid out, small scale industrial estates in designated SME industrial and business parks;
2. Develop fully the existing Industrial Estate on Akede Road, in order to accommodate industrial growth;
3. Create incentives to attract industries to other parts of the State in order to decongest Osogbo.

Small Businesses

Small businesses in Osogbo provide a variety of services to the population and contribute significantly to the economy of the city. They play an important role in destination management when located in residential areas and promote economic benefits to neighbourhoods by boosting shopping activities within the study area. The following proposals are recommended:

1. Develop a central area within each residential region that would serve as the centre for small scale trading;
2. Refurbish central neighbourhood districts for commercial and communal activities;
3. Providing shopping centres and corner shops as part of facilities required within the residential redevelopment area.

Commercial Activities along Major Roads

There is currently a proliferation of commercial activities springing up on major roads in the city, notably along Gbongan Road and Obafemi Awolowo Way. This is indicative of a need which the Structure Plan seeks to meet. However, any proposal to impose limitations on commerce along major roads will have to be carried out with regard to sound planning principles, since not all roads can suitably accommodate shopping without causing traffic congestion. To address the issue of commercial activities along major roads, the following are recommended:

1. Widening of the inner ring road and provision of service roads to segregate fast moving traffic from slow moving traffic as a means of preventing traffic congestion and accidents
2. Expanding Iwo Road link to Gbongan Road to accommodate small stalls and shops;
3. Creation of off-street parking facilities for shoppers adjacent to each designated street;
4. Restricting on-street trade along the Ola-Iya junction;
5. Closure or restriction of designated roads to pedestrian-only activities to accommodate shopping.

Town Centre Redevelopments

As the capital city of the State of Osun, core areas of Osogbo require comprehensive rehabilitation and redevelopment in order to transform the city centre into a befitting central business district as contained in the O' Renewal proposals for this city. In addition, several Sub-CBDs will be redeveloped. It is recommended that:

1. The town centres in Isale Osun, Ajowa and Ifelaju should be upgraded to make way for new and modern high density compact development.
2. The redevelopment of Oja Oba, traditional and herb markets to a modern and organized market with adequate provision for lock up shops and open stalls.

Urban Agriculture

As a deliberate policy, urban agriculture is to be integrated into the economic base of the city. The Department of Planning in collaboration with Department of Agriculture in the respective Local Governments is to identify and demarcate suitable sites and allocate them to potential farmers. Agricultural extension services will be provided to ensure the success of the scheme from the onset. Under the Structure Plan, the sites around rivers and streams in the Planning Area, especially areas with extensive flood plains have been designated for urban agriculture. The urban agriculture scheme is to be integrated with waste recycling, where biodegradable parts of the solid waste will be turned into compost for use on the farms.

3. ENVIRONMENT

Waste Management and Disposal

The Structure Plan the Planning Area seeks to address the absence of approved waste collection centers in Osogbo. Currently, waste is collected at junctions and on road sides by the trucks. With the average volume of

waste generated in Osogbo estimated at about 40 tons per day, more skip eaters are acquired to complement the existing three which are currently functional to convey waste from collection points to the dumpsite.

The only approved dumpsite in Osogbo is located five kilometers from the city center on Iwo Road and cannot meet the needs of the entire Planning Area. Provision is made in the Structure Plan for additional dumpsites or landfill sites in each LGA, in line with state government policy. In addition, provision is made for the central dumpsite to be sited at Osogbo, which is being supported by the Federal Government. This site will function as a centre for an integrated solid waste management process in Osogbo.

There are currently only nine registered non-governmental organizations involved in waste collection and management in the State of Osun. Of these nine, four have offices in the state capital, thereby reducing their efficiency. More NGOs are to be encouraged to operate in the state capital where the need is most pressing, while all NGOs operating in the sector will be required to locate their offices near their collection zone to ensure effective operations.

Improvement of Urban Environment

The beautification and landscaping of the entire 1.2km Olaiya-Oke-Fia Road corridor in progress will significantly enhance the state of the urban environment in Osogbo, with the provision of walkways on both sides of the road laid with paving stone and protective bollards. The dwarf retaining wall erected on each side of the road is an additional feature and the initiative would be expanded to other major highways in the city while the planting of 2.5 million seedlings by students, who will be engaged as primary planters, is to be well supervised to improve the aesthetic quality of cities in the state.

4. BASIC URBAN SERVICES

The Structure Plan aims to improve on the standards for basic urban services by making adequate land reservation for providing new ones to meet backlogs and march future urban growth. The Structure Plan also seeks to ensure equitable access to affordable water, sanitation services, electricity, solid waste management, public toilet, civic Centre, public parking areas, educational institutions and health centers, cemeteries, fire service, recreation and sport facilities etc.

Solid Waste Management

Solid Waste Management Target Projections for Osogbo Capital Territory Planning Area

Activity	Year				
	2009	2015	2020	2025	2030
Waste collection	Nil	40%	70%	100%	100%
Waste sorting	Nil	40%	70%	100%	100%
Waste Disposal	Nil	100%	100%	100%	100%
O & M Recovery	Nil	25%	50%	75%	100%

Source: Urban Renewal Plan for Osogbo (2012)

Based on the existing waste management assessment of Osogbo, the following are recommended:

- Review the oversight responsibilities of the Osun Urban Development Board with respect to solid waste collection; strengthen the capacity of the Local Governments to discharge their statutory role of municipal waste collection and provision of sanitation services;
- Passing of necessary bye-laws by Local Governments within the Capital Territory to ensure proper and adequate disposal of all forms of waste; provide adequate refuse dumping facilities within the capital territory particularly in the commercial areas for prompt evacuation of waste to dumping sites; enforce proper disposal of industrial/workshop, refuse/effluents and dangerous wastes; provide disposal site/facilities for small-scale industries;
- The recently launched monthly environmental sanitation exercise in the state should be adequately effectively implemented;
- Provide public toilets/comfort stations in all public places and in major activity areas;
- Develop and implement both a sewerage plan and solid waste management plan;
- Promote public enlightenment to stop dumping of solid waste along roads and in drains;
- Build capacity of the Osun State Environmental Agency (OSEPA) to carry out statutory functions by recruitment of additional staff for monitoring and provision of required equipment (refuse trucks, compactors, pay loaders and bulldozers);
- Sustaining sanitary landfill sites in strategic places as already planned by the government to ensure proper disposal of waste;
- Encouraging a sustained management of the ONIBUEJA dumpsite on regular basis;
- It is important that goals with timelines are set for all relevant agencies such that by year 2030, the management of solid waste in Osogbo will be effective and self-sustaining;
- In Osogbo, refuse is dumped on the banks of River Okoko and other non-designated locations. The local governments within the capital territory should be responsible for hauling the wastes to waste disposal site(s);
 - Sustainable Public/Private Sector Partnership (PPSP) will be a better option for waste collection and transportation to solid waste disposal sites. The private sector or PPSP involvement

will be on the basis of generating wealth from: Organic fertilizer production; Bio-gas production; plastic recycling; polythene recycling; bottle recycling; metal recycling;

- Sorting of solid wastes at dump sites is to be encouraged in future for recycling of solid wastes within Osogbo.

5. TRANSPORTATION

A comprehensive roads improvement is equally ongoing in the state, especially on Osogbo-Ikirun and Osogbo-Gbongan roads. The National Union of Road Transport Workers (NURTW) and Road Transport Employers Association are collaborating on the project, while the federal road networks are being maintained by FERMA and state agencies as in the case of Ilesha-Osogbo and Osogbo-Ikirun- Ila- Orangun roads.

Recommended projects to enhance transportation activities in the Planning Area include:

- Upgrading of all existing distributor roads – these include Iwo Road, Osogbo – Iwo – Olobu Road, Osogbo – Ikirun Road, Ibadan Road, Ilesha Road, etc.
- Construction of Ring Roads, the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
- Ongoing restoration of Osogbo-Lagos Rail Link (Great Western);
- Pursue the completion of Osogbo airport and ensure the integration of all modes of transport.
- Upgrade Ido-Osun as a cargo transit point and develop Dagbolu-Osogbo-Ikirun trailer park with the assistance of the National Association of Road Transport Owners (NARTO);
- Construct Parking Area close to Osun Recreation Park provide parking facility for tourists visiting the recreation park and for patrons at the Osun Festival;
- Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
- Upgrade the existing motor parks at Oke-Fia, 7UP, MDS, Iwo Road and Ota-Efun Park close to the stadium by providing perimeter fences with concrete base and re-organize the existing motor-parks on Osogbo-Ikirun Road;

- Develop an effective Intra-city Mass Transit System using larger buses along the Ring Road and Abere - MDS - Oke-Fia corridor;
- Encourage private sector-led development/initiative for taxi service system in Osogbo Capital Territory;
- Provide bus-stops (passenger's shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
- Provide pedestrian walkways , traffic lane-markings, road signs and traffic lights on all highways;
- Upgrade existing major traffic corridor on selected streets in Osogbo to 15 metres right of way to serve as second order road within Osogbo. The roads are; Ilesa Road, Isale Osun Road, Oja-Oba - Sabo road. These roads will channel traffic from Osogbo for discharge into the inner ring road which will distribute same to other parts of the town;
- Establish a City transit network along the Ring Road and the Osogbo - Ikirun - Ila-Orangun corridor and replace small buses (blue bases) with large mass transit buses;

- Integrate pedestrian, bicycle and transit facilities on major Osogbo multi-modal transportation corridors (Osogbo – Ede, Osogbo - Ikirun – Ila-Orangun etc.).

Pedestrians

- Complete the provision of sidewalks on all urban roads to provide safe and convenient access for pedestrians;
- Provide for pedestrian crossings (zebra crossing in the short-run and pedestrian bridge) at strategic locations.

Bicycles

- Provide bicycle trails and bicycles lanes to provide direct and continuous connections;
- Construct and maintain underpasses for both pedestrians and cyclists at strategic locations with high volume of traffic to ensure safe and easy access urban populace; and,
- Provide bicycle, tricycle and double- wheel motorized route signage

Mass Transit

- Deploy Community Transit Network (CTN) high frequency bus services along this corridor;
- Construct enhancements at key high frequency transit stops to include transit signs and pavement platforms.

6. HERITAGE, CULTURE AND TOURISM

Several basic urban services within the various heritage sites like the road network within the Osun Osogbo Grove, which had consistently deteriorated over the years, need major improvement if the city is to attain its potential as a major tourism destination of international repute.

Also, the different trades and vocations undertaken in major heritage sites, particularly the Arts and Crafts shops need to be improved upon. In essence, it is proposed that a deliberate improvement programme is designed to upgrade all tourism sites and their associated infrastructure to enhance the city's credentials on the global tourism map.

As part of its responsibilities, the State's Ministry of Culture and Tourism shall ensure that all historical artefacts, monuments and traditional and contemporary worship locations are rehabilitated and or conserved. This will greatly enhance the promotion of culture and eco-tourism in the State of Osun.

7. The strategies for promoting heritage, culture and tourism assets include:

1. Document and preserve significant and contributory heritage assets:
 - The Review lists buildings within the Planning area that are of significance or make a contribution to the overall significance of a heritage area;
 - Any new development in and around heritage sites within Osogbo Capital Territory Planning Area will only be permitted in line with the terms of the Heritage Policy of the state.
2. Encourage the adaptive re-use of heritage buildings:
 - While allowing a change of use for a heritage building, this would also ensure the preservation of significant elements of architectural or historic significance within the urban fabric of Osogbo;
 - Criteria will be spelt out for creative re-use of former industrial buildings within the O-Renewal Heritage Overlay.
3. Consult with traditionalists on how the indigenous, historic, architectural, cultural and social significance of Osogbo can be upgraded and celebrated

Some of the major historical landmarks and heritage sites recommended for immediate conservation in Osogbo include: The Osun Groove; Ataoja's Palaces (old and modern); Idi-Ogun; Busanyin; Idi-Baba; different deities' shrines located across the city.

8. URBAN SAFETY

The rapid and uncontrolled urbanization in Osogbo has often been accompanied by many safety problems and challenges. The inability to resolve such conflicts in a sustainable way has resulted in recurrent damage to the natural environment on the one hand and on the urban economy, health, safety and overall amenity on the other hand. For the purpose of urban safety and security, the following is recommended:

1. Establishment of a fire station close to major commercial and residential areas especially those with a high concentration of filling stations e.g. Iwo Road
2. Establishment of a police station at Oja-Oba - Sabo road and Ataoja Palace due to the sensitive nature of the area
3. Establishment of road traffic safety infrastructures such pedestrian bridges and sidewalks, traffic signs and controls along major roads with high vehicular traffic e.g. Osogbo/Gbongan Road.

IKIRUN PLANNING AREA



Ikirun City Centre
Source: Consultants Survey

BACKGROUND

The Ikirun Planning Area covers two main local government areas, namely Boripe and Ifelodun Local Government Areas encompassing several communities. Ikirun city is located within a valley, on the north-eastern part of Osun State and is surrounded by Obaagun/Gbogi hills to the North and Aafo hill to the south while Idi-Olo and Alaroka mountains lie to its eastern side. Furthermore, Ikirun is centrally located within the Osun North-East zone of the State of Osun and is bounded on its northern side by Inisha (in Odo-Otin local government) on the southern side by Osogbo, the capital city of the State, on the east by Iragbiji (in Boripe Local Government) and on its western boundary by Eko-Ende, a town within the same local government of Ifelodun. Hence major roads to other towns converge at this nodal city. The major communities in the Planning Area include Ikirun,

Iragbiji, Ada, Iree, Iba, Obaagun, Ororuwo, Aagba, Eko-Ende, Eko-Ajala and Sabo.

Ikirun developed organically, as is common with most Yoruba settlements, growing radially from the Oba (Akirun)'s royal palace, the Oja-Oba market and the Ikirun Central Mosque at the centre.

The majority of buildings in Ikirun consist of the old Brazilian-type housing stock, initially constructed of laterite walls and thatched roofs and much later, burnt bricks and lately with cement blocks with plastered-walls and painted. There are two local government Housing Schemes/Estates and a few privately owned schemes in the Planning Area.

The population of Ikirun city according to the 2006 national population Census is 60,826 people, spread over approximately 209 traditional compounds.

Population Projections for Ikirun and Environs (2014 - 2033)

LGA	2006	2014	2018	2023	2033
Boripe (70%)	97550 (139358)	125507 (179296)	142340 (203371)	166642 (238060)	228340 (326200)
Ifelodun (70%)	67724 (96748)	88492 (126417)	100155 (144507)	119561 (170801)	167030 (238614)
Total	165274	213999	242495	286203	395370
OSUN	3423535	4035659	4404660	4936348	6287268

Source: NPC (2006); Consultant (2013)

When disaggregated into short (5 years), medium (10 years) and long term (above 10 years) planning horizons, the projected populations for the Planning Area were estimated at 242495, 286203 and 395370 respectively.

MAJOR DEVELOPMENT ISSUES

Ikirun Planning Area is characterized by mixed land uses with dysfunctional location of residential, commercial and small scale industrial activities. Houses are usually prone to flooding and fire incidents because of sub-standard airspace between buildings. Many houses are also overcrowded single room apartments with a high occupancy ratio.

However, the predominant land use in Ikirun is residential. Over seventy percent of the existing land use is residential. The density and intensity of this land use varies from the central core area, which is densely. Residential density tends to fall as one moves from the center towards the periphery. Commercial land use covers a total area of 9.74ha and accounts for 3.1% of the total land use with a total of 797 properties identified for this category of land use (O' Renewal Report 2013). Ikirun is a commercial nodal centre involving mostly distributive trading for several towns and other smaller settlements in the north-eastern part of Osun.

Findings from the Field study identified chronic housing deficiencies and poor social and environmental conditions characterized by slums and squalor in the core area of Ikirun city. Until the state-wide infrastructure rehabilitation and urban renewal programme recently initiated by the State Government of Osun, growth of Ikirun had been extensive but largely unregulated, inadvertently contributing to the development of slums and shanties in some areas of the city. In most cases, residential and other buildings were constructed haphazardly, with little or no compliance with the extant physical planning regulations, e.g. building and health codes, zoning or sub-division regulations etc. There is also limited presence of public facilities, infrastructure and amenities and the density is 439.98 persons per hectare.

The current housing backlog for the Ikirun Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 3,696 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 4,755 persons for the take-off year 2014.

Population and Housing Shortfalls in Ikirun Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
		IKIRUN	Boripe (70% of Total)	97550	20678 (29540)	1224 (1749)	165274	4755 (3696)	213999	242495
Ifelodun (70% of Total)	96748	14300 (20429)	2472 (3531)							

Land Use Budget for the Projected Population (2014 – 2033)

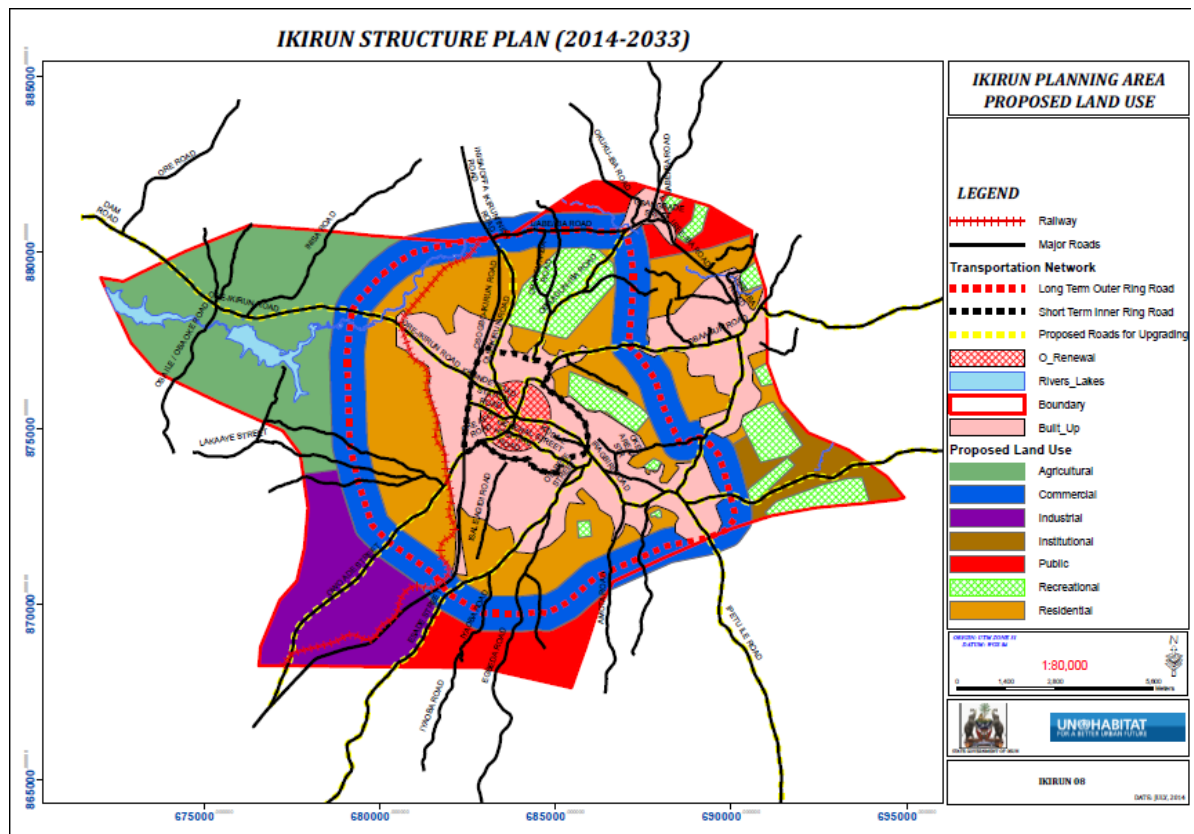
Population in 2014	213,999.0
Projected population to 2033	395,370.0
Additional population to plan for	181,371.0
Number of Households at 6 persons per household	30,228.5
Current backlog of Housing in the town	4,755.0
Total land required for Residential use	1,943.5
Space required for Recreation/organised open spaces	54.4
Industrial development	222.1
Commercial land use	249.9
Institutional use	249.9
Circulation, Roads and utilities	610.8
Waste transfer and disposal sites	27.8
Total additional land required for future Development	3,358.4

LAND USE PROPOSALS

The Land use proposals for the Ikirun Planning Area cover all the key categories of uses such as residential, commercial, industrial, public spaces, recreational etc. The plan has made provisions for agricultural land use in the western part of the town in order to protect the good agricultural land from urban devel-

opment as well as preserve the dam surrounding water courses from pollution. Adequate provisions have been made for residential land, in the form of a planned urban expansion of existing residential areas. Similarly adequate provisions have been made for industrial areas, commercial and public institutions. One unique provision is the compact mixed land use development around the major proposed ring/arterial roads.

Land Use Proposal for Ikirun Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

To meet the housing needs of families in Ikirun, a comprehensive approach to addressing the issue of backlog of housing needs, improvement of existing housing stock and provision of new housing units and serviced land for housing has to be adopted. The Structure Plan for Ikirun therefore adopts a four-fold strategy comprising:

- Upgrading all existing residential areas that manifest the attributes of slums as defined by UN Habitat. This will focus on in-situ upgrading of existing housing together with provision of comprehensive on-site infrastructure such as roads, drainage, sanitation, water supply etc. This proposal is in line with the programme of the state government to carry out urban upgrading within one kilometer radius of the core of Ikirun. Consequently, the activity is to be extended to cover all parts of the town and not just the older parts of the city. Attention will be paid to the proper channelization and dredging of streams which pose a hazard of flooding to residents.
- Introducing in-fill housing programmes in the upgraded areas, where vacant land exist, to maximize the value and benefits of the new infrastructure being upgraded.
- Initiating new housing projects to cater for the expected population increase in the short, medium and long terms. The plan proposes the completion of all uncompleted housing schemes in the city, particularly the housing schemes being developed by the local governments within Ikirun Planning Area, namely the Ifelodun Local Government housing scheme which is about 65% completed; the Eko-Ende Road Scheme (recently renamed Oba Rauf Adedeji Housing Estate); and the estate at Dagbolu Village along Osogbo Road, Ikirun as well as all other proposed schemes already allotted for housing by the local and State governments.
- Improving access to serviced land through construction of additional residential layout schemes and sites and services projects.

New Housing Development

New housing development are recommended for location at the Dagbolu Housing Scheme on Osogbo Road as well as around the Federal School of Science located on old Osogbo-Ikirun Road. This location is in close proximity to the new Dagbolu **O-HUB** Commodity market currently under construction. These shall compliment the already existing Property Development Corporation Estate located at Orisa Elejin area on Osogbo Road, Ikirun.

Since the preferred urban form for Ikirun Planning area is the composite model integrating the mono and polycentric models, new housing would be developed in each in the other communities within the Ikirun Planning Area with each residential development taken as an integrated package provided with essential basic urban services and facilities. In Nigeria, the private sector is the leading provider of housing, being respon-sible for about 84% of the housing stock nationally. Efforts are to be made to get all stakeholders in the housing sector to play their roles effectively.

Urban Renewal

The extension of the O-Renewal slum upgrading programme has been recommended for all blighted parts of Ikirun. This corrective measure will address the existing housing gaps in Ikirun and environs. However, a preventive approach of not allowing slum formation in the first instance is recommended. Building on the experience gained from these and other previous Urban Renewal schemes, basic strategies to be adopted to arrest the proliferation of slums in Ikirun and environs will include the following:

- Provide support to local government councils, the Property Development Corporation of Osun State (PDCOS) as well as private sector housing providers, to acquire and lay out sizeable parcels of land with associated infrastructure in place before planning approvals are given and housing construction commences on the sites;
- Ensure equal access to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;
- Through demonstrated strong political support, promote community participation and institution-alized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;
- Adoption of upgrading and rehabilitation, rather than total bulldozing of slums as the preferred option for slum upgrading unless such becomes the only feasible alternative;
- Relocation and resettlement of slum dwellers, where it is absolutely necessary, especially to alleviate the suffering occasioned by their relocation;

Urban planning issues appear to be stand alone in the state. Although many agencies are involved, there is a tendency for people to expect the anchoring ministry to be the sole agency playing all the roles. Specifically, parts of Ifelodun and Boripe Local Governments are under the Osun State Capital Territory Development Authority (OSCTDA),

hence for the affected areas, the OSCTDA is to initiate broad physical planning policy and programmes within the framework of the State Government policy and programmes for the area designated as Capital Territory; initiating and coordinating infrastructure facilities and services, acquisition of land for the preparation of planning schemes for various land uses and management of same for sustainable development etc and rendering periodic reports of its activities to the Ministry of Lands, Physical Planning and Urban Development.

A dearth of capacity in relation to urban planning was perceived in the two Local Governments in the Planning Area. There is need to build the capacity of Local Government officials in such areas as GIS skills, surveying, facility mapping etc.

The experience of the Urban Renewal programme and the Structure Plan showed clearly that there is need for synergy among all ministries through 'effective' inter-ministerial committees. For urban planning to be meaningful, Akirun's views reflected the need for wide access to information on benchmarks, roadmaps and milestones by all stakeholders including the traditional institutions that represent the interests of the people to a large extent.

2. LOCAL ECONOMIC DEVELOPMENT

There is an urgent need for immediate measures to improve the economic base of Ikirun and raise the income levels of majority of its residents. The Structure Plan strongly recommends adoption of the following measures to boost the local economic base, employment and income.

Commercial Land Use

The Plan recommends the upgrading of all existing markets in the area to make them function properly and effectively as a way of boosting the economy within the Planning Area and providing employment. Currently, commercial land uses are largely unorganized. Commercial activities occur along the major traffic distributors, mainly at the township centre and around the Oba's palace. For a meaningful development more organized commercial activities would be developed around transportation nodes in new areas in addition to the commercial facilities recommended as part of the integrated residential development,

Industrial Land Use

There are few industrial establishments along Ikirun-Osogbo-Offa road. Provision has been made in the plan for adequate land on this axis for industrial area. This area is to be better organized to provide space for relocation of service industries and other industries that would use iron and steel as their raw materials to benefit from clustering and agglomeration.

Small Businesses

Small and informal businesses are the backbone of the economy. As a deliberate policy mixed land uses will be allowed in some new residential neighborhoods to provide good accommodation to small business. In addition it is recommended that trade associations in the town, such as market women associations, transport unions and, building materials traders are organized and provided with training to improve their business management skills. In addition, a special commercial or special use zone will be developed around the proposed outer ring road.

High Street Development

The following high streets are recommended for improvement/upgrading as mixed use zones:

- Ikirun to Iragbiji to Ada in Boripe LGA corridor;
- Ikirun to Eko Ajala to Eko Ende corridor;
- Ikirun to Obaagun to Iree to Iba and Sabo corridor;
- Oke-Afo Street.

A detailed study and design is to be conducted to promote this mixed use proposal with a view to increasing the density of the neighborhoods, creating adequate off street parking and promoting harmonious co-existence of different compatible land uses.

Town Centre Redevelopment

The town centre redevelopment, in line with the O-Renewal programme, is to be expanded with provision of basic facilities like public toilets, markets, library, bus terminus, upgraded township roundabouts and upgrading of Oja Oba, the Akirun's Palace and Square as well as Osere waterfront.

Urban Agriculture

Ikirun has a number of streams running through the city which are at present prone to causing flooding in some neighbourhoods. These river banks and flood plains however provide fertile grounds for both rain-fed and irrigation farming. Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is being integrated into the economic base of the city. The Department of Planning in collaboration with the Department of Agriculture in the respective local governments in Ikirun town and environs are to identify and allot suitable sites for allocation to interested farmers. Agricultural extension services are to be provided in support of the scheme, which could be integrated with a waste recycling scheme by which biodegradable solid waste would be converted into compost for use on these farms.

In addition to urban agriculture, the structure plan strongly recommends the preservation of fertile agricul-

tural land. In this vein, the land on the north western part of the town around the Eko-Ende dam has been allocated for agriculture. This presence of large body of water will ensure an all year round cultivation of crops through both rain fed agriculture and irrigated farming.

3. ENVIRONMENT

Solid and Liquid Waste Disposal

Due to poor maintenance, very poor hygiene practices, ineffective sewages and absence of waste disposal facilities, poor environmental conditions have constituted an eyesore in the Planning Area. The Structure Plan proposes the following to address waste disposal in the Planning Area:

- Provide adequate drainage system (drains) to carry away foul water;
- Adequately plan a waste management system dealing with collection, transportation recycling and safe disposal;
- Allocate and reserve land for waste management systems, including sanitary waste disposal site;
- Provide adequate refuse collection facilities within the area particularly the commercial areas.

- Construct effective sewages that can effectively collect liquid waste
- Practically, explore the issues of waste to wealth in order to provide income and employment through waste sorting, composting and recycling.

4. BASIC URBAN SERVICES

The Structure Plan aims to improve access and coverage to basic urban services by making adequate land reservation to meet backlogs and match future urban growth. The Structure Plan also seeks to ensure equitable access to affordable water, sanitation services, electricity, solid waste management, public toilet, civic Centre, public parking areas, educational institutions and health centers, cemeteries, fire service, recreation and sport facilities etc.

This Structure Plan addresses the following basic urban services among others:

Water Supply

Inadequate water supply is a major problem faced by the residents of Ikirun town. The Eko-Ende dam is the major source of potable water to Ifelodun LGA yet this has proved insufficient in meeting the growing needs for water supply, hence, alternative sources of water have been adopted.

Water Supply: Average Demand in Ikirun, Ila-Orangun and Osogbo Townships

Towns	Average Water Produced (m ³ /day)	Average Water Demand (m ³ /day)	Population Projection (2013)
1 Ikirun and Environs	3,333.70	10,677	290,125
2 Ila Orangun and Environs	2,704.50	9,295	123,188
3 Osogbo and Environs	15,641.67	4,9148	1,067,467

Source: State of Osun Water Corporation (2013)

The following are proposals are made for water supply in Ikirun Planning Area under the Structure Plan:

- Provision of funds for projects to source water from the Eko-Ende dam to other parts of Ikirun town
- Installing functional boreholes to complement supplies
- Rehabilitate existing distribution system and extend water supply to deprived areas.
- Introduce effective system of cost recovery for sustainability of operations

- Re-organization and strengthening of the capacity of the State Water Corporation to carry out its statutory functions
- As a short term measure, the drilling and installation of Hand-Pumps and Motorized Boreholes to bridge the current shortfall.
- Completion of drilling of 36 Hand-Pump Boreholes in Public Primary Schools in 12 LGAs under the same programme. When these projects are completed, it is expected that the water situation will improve tremendously in Ikirun and environs.

Water Projects in Ikirun

PROJECT	LOCATION	REMARKS
1 Relocation of pipeline	Alamisi Market to Eko-Ende road Junction Ikirun	Awaiting release of funds
2 Construction of Walkway on Eko-Ende Dam Gate	Eko-Ende	<ul style="list-style-type: none"> Completed Eko-Ende Water works supply
3 Procurement of Generating set for Eko-Ende Waterworks	Eko-Ende Waterworks	<ul style="list-style-type: none"> Completed For lighting Eko-Ende Waterworks supply

Source: State of Osun Water Corporation (2013)

5. TRANSPORTATION

Land Use and Transportation

Transportation and land use interactions within the Planning Area are to be integrated by making provision for and planning the land required for transportation infrastructure to support the diversity of urban activities such as:

- Administrative activities at the state secretariat, local government headquarters with Osogbo and Environs, Ikirun and Environs, Ila-Orangun and Environs.
- Commercial activities at the various market places (MDS and Oke-fia; settlement areas of Osogbo and Ikirun and Ila-Orangun)
- Industrial activities - haulage of industrial raw materials (scraps etc) along the Osogbo-Ikirun corridor. The sustenance of the present highway expansion will generate travel and need for new facilities.
- Residential land use activities such that additional travel trip to health centres, schools and shops will be discouraged through improved circulation, especially with Class C roads in Oshogbo, Ikirun and Ila-Orangun and environs.
- Improving road surface for Class C roads within Osogbo, Ikirun, Ila-Orangun and environs will decrease travel time by reducing congestion and achieving other mobility-related goals.
- The Structure Plan recommends investments in highway infrastructure as a means of supporting educational development (early arrival at school with congestion) and economic development in general.

The following are recommended for developing multi-modal transportation system in Ikirun, Ila-Orangun and Osogbo Capital Territory Planning Areas:

- Multi-modal transportation system should have integrated institutions, networks, stations, user information and fare payment systems.
- Adoption of variety of transportation improvement options, including improvements to various modes, and mobility management strategies such as pricing reforms and smart growth land use policies. Consider various combinations of these options, such as public transport improvements plus supportive mobility management strategies.
- Review of all significant impacts, including long-term, indirect and non-market impacts such as equity and land use changes. This should at least include: Congestion, Roadway costs, Parking costs, Consumer costs, Traffic accidents, Quality of access for non-drivers, Energy consumption, Pollution emissions, Equity impacts, Physical fitness and health, Land use development impacts, Community livability.
Impacts that cannot be quantified and costed (measured in monetary values) should be described
- Multi-modal comparisons to be both comprehensive and marginal, and should account for factors such as transit system economies of scale and scope.
- Special consideration to be given to transport system connectivity, particularly connections between modes, such as the quality of pedestrian and cycling access to transit stops and stations.
- Special consideration to be given to the quality of mobility options available to people who are physically or economically disadvantaged, taking into account universal design (the ability of transport systems to accommodate people with special needs such as wheelchair users and people with wheeled luggage) and affordability.

- Impacts with regard to strategic objectives, such as long-range land use and economic development to be reviewed.
- Assess use of comprehensive transportation models which consider multiple modes, generate traffic impacts (the additional vehicle traffic caused by expansion of congested roadways), and the effects of various mobility management strategies such as price changes, public transit service quality improvements and land use charges.
- People involved in transportation decision-making (public officials, planning professionals and community members) should live without using a personal automobile for at least two typical weeks each year that involve normal travel activities (commuting, shopping, social events, etc.) in order to experience the non-automobile transportation system.

6. DISASTER RISK REDUCTION

- A sizeable number of dilapidated buildings are to be found within residential areas in Ikirun and environs, some of which are unsafe and unfit for habitation. The drainage systems – primary, secondary and tertiary – especially River Osere and its tributaries also require adequate attention. The existing drainage system and water courses are poorly managed (indiscriminate dumping) and maintained, which results in annual flooding. Attention is also to be paid to the existing gully erosion sites at Ponjo and Oke-Iroko areas, while flood prone areas are to be redeveloped.
- Effective storm water and waste management as well as stringent enforcement of Development Control regulations will be pursued to reduce disaster risks along with enhanced water course management, urban agriculture and landscaping. A setback of 15m is proposed for Osere stream.

ILA-ORANGUN PLANNING AREA



Ila-Orangun City Centre
Source: Consultants Survey

BACKGROUND

Ila-Orangun city, the headquarters of the Ila Local Government Area, shares boundaries with Ora and Oke-Ila Orangun to the north-east, Agbamu, Arandun, Rore, Aran-Orin to the North, Oyan to the West, Otan-Ayegbaju to the South West and Oke-Imesi in Ekiti State to the east.

The Ila-Orangun Planning Area covers two main local governments, namely Ila and Ifedayo Local Governments, with population figures of 62,054 and 37,508 respectively according to the 2006 National Census. Other adjoining settlements in the Ila-Orangun Planning Area include Asanlu, Okella, Ora-Igbomina, Obasinkin, Oyi-Ayegun and Ajobamidele. These settlements are all mainly agricultural communities.

The largest other settlement outside Ila-Orangun in the Planning Area is **Òkè-Ìlá Òràngún (often abbreviated as Òkè-Ìlá)**, an ancient city that was capital of the ancient Igbomina, a Yoruba city-state of the same name. Òkè-Ìlá Òràngún is currently the capital of Ifedayo Local Government Area. The Ifedayo LGA Secretariat is located on the northern outskirts of the town.

The economy of the Igbomina area, as in the South Western part of Nigeria, is highly dependent on agriculture. The popular crops and products include Yams, Kolanut, Cassava, and Maize as well as palm oil production. Game hunting is also popular. The special specie of yam grown in the area, known as *Eleyintu*, is popular and much sought after outside the town for its preferred texture. Maize farmers enjoy a ready market at the Capsfeed Feed mill in Osogbo. Some cassava farmers in Ila sell the tubers to processors of *gari*, *lafun* and *fufu* in Oyan, where the flat rock surfaces are good for drying the cassava products.

A large segment of the population is also engaged in commercial/trading activities, while palm wine tapping is a common traditional profession of the indigenes of Ila-Orangun. The skills for palm wine tapping had been acquired over generations and thus the palm wine industry is lucrative although it has not been effectively exploited sufficiently enough to drive the city's competitiveness and generate growth for the community. The estimated population projections for Ila-Orangun Planning Area which was 99,107 in 2006, when disaggregated into short (5 years), medium (10 years) and long term (above 10 years) planning horizons, is projected at **144631**, **169301** and **231983** respectively.

Population Projections for Ila-Orangun and Environs (2014 - 2033)

LGA	2006	2014	2018	2023	2033
Ila	62049	79831	90551	105996	145240
Ifedayo	37058	47678	54080	63305	86743
Total	99107	127509	144631	169301	231983
OSUN	3423535	4035659	4404660	4936348	6287268

Source: NPC (2006); Consultant (2013)

MAJOR DEVELOPMENT ISSUES

As ancient cities, the two most prominent settlements in the Planning Area, Ila-Orangun and Oke-Ila grew organically, following no discernible pattern that is based on a formal planning blueprint as is known today. The cities, as was common with most Yoruba settlements, grew radially around the Oba's royal palace with the revered Igbonnibi statue/roundabout in Ila-Orangun very close to the Oja-Oba (King's market) and the city's Central Mosque among other landmarks, spreading out to the farthest point of the settlement that existed till the middle of the last century.

Over the years, Ila-Orangun has witnessed substantial spatial and population growth. The establishment of the Osun State College of Education and lately the Mobile Police Training College are important factors which have contributed to urban growth in Igbomina land.

The current housing backlog for the Ila-Orangun Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 1881 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 2420 persons for the take-off year 2014.

Population and Housing Shortfalls in Ila-Orangun Planning Area

Planning Area	LGA	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
ILA	Ila LGA	62,054	13605	1483	99107	2420 (1881)	127509	144631	169301	231983

Field studies by the Consultants have identified chronic housing deficiencies and poor social and residential environments as the major prevailing shelter issues in the core area of Ila-Orangun. Majority of the dwellings within the traditional core of Ila-Orangun city and other settlements are of the old Corridor Access "Brazilian design" (locally called "face-me-I-face-you houses"), several of which date back to the pre-colonial period built without any discernible layout planning. Until recently, urban growth and development in Ila-Orangun was largely unregulated, a situation reflected in haphazard construction of residential buildings and allied uses with little or no compliance with the extant physical planning regulations requiring

adequate setbacks from access routes, airspaces within structures and other building and health codes, including zoning or sub-division regulations.

Other development issues in the Ila Planning Area include absence of public facilities and amenities; rising crime rate and related problems involving social miscreants, robberies, rapes and other anti-social misdemeanor; lack of water or provision for sewage and electricity; overcrowded room occupancy rates and high occupancy ratio; and, high vulnerability to flooding or fire incidents partly due to poor/lack of standard airspace between buildings and inadequate drainages .

Land Use Budget for the Projected Population (2014 – 2033)

Population in 2014	127,509.0
Projected population to 2033	231,983.0
Additional population to plan for	104,474.0
Number of Households at 6 persons per household	1,881.0
Current backlog of Housing in the town	2,420.0
Total land required for Residential use	238.9 Ha
Space required for Recreation/organised open spaces	31.3 Ha
Industrial development	27.3 Ha
Commercial land use	30.7 Ha
Institutional use	30.7 Ha
Circulation, Roads and utilities	75.1 Ha
Waste transfer and disposal sites	3.4 Ha
Total additional land required for future Development	437.5 Ha

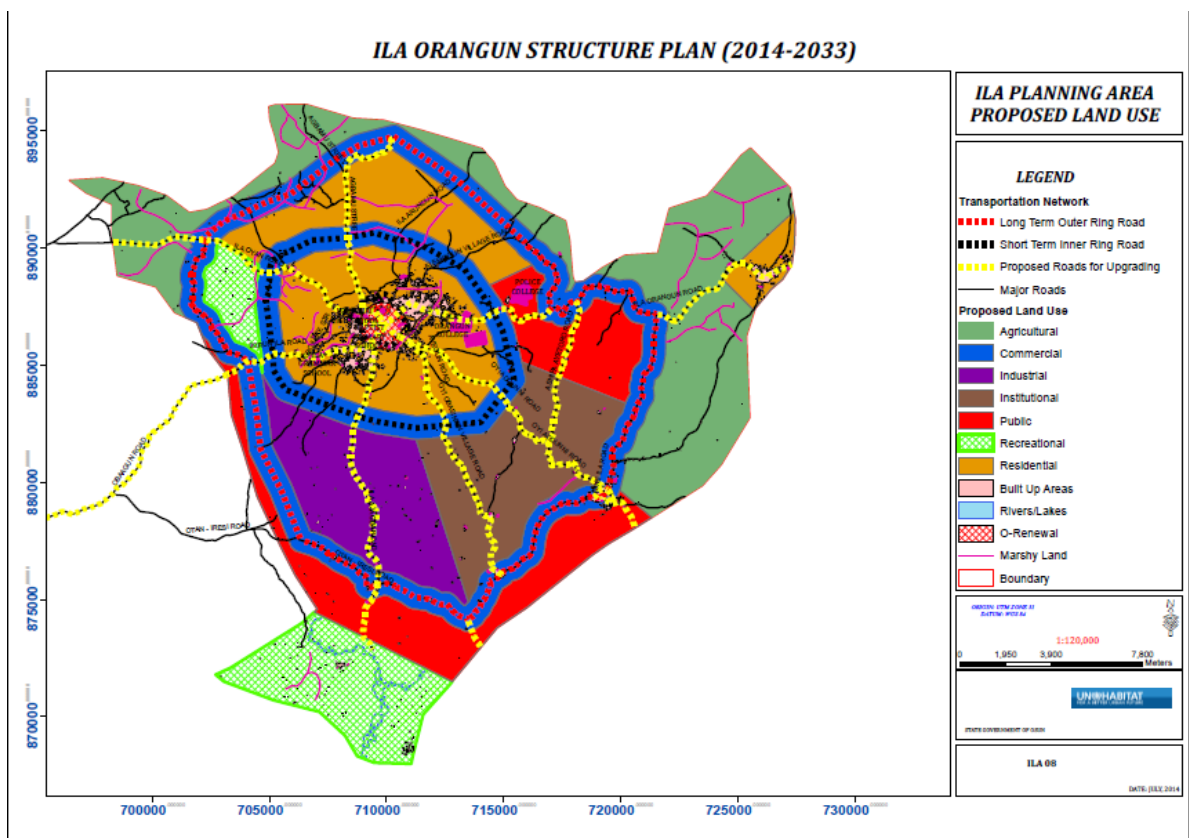
LAND USE PROPOSALS

The Land use proposals for the Ila-Orangun Planning Area covers all the key categories of uses such as residential, commercial, industrial, public spaces, recreational etc. The plan advocates the judicious use of urban land and the preservation of good agricultural land from urban development. Land use in the core old urban area is mainly residential and is recommended to continue, however, with some upgrading and redevelop-

ment. Outside the core area, the city will expand more or less in sectors to cater for the future needs of residential, public/institutional land use, commercial, industrial and agricultural uses.

In addition new, compact mixed used residential development is proposed as a natural extension of the town. The plan has made concrete arrangements for improved transportation to integrate the town and improve efficiency in both the short and medium term.

Land Use Proposal for Ila-Orangun Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

The Structure Plan adopts the following strategies to address the backlog of housing needs, improvement of existing housing stock and provision of new housing units and serviced land for housing in Ila-Orangun:

- Upgrading all existing residential areas that manifest the attributes of slums as defined by UN Habitat. This will focus on in-situ upgrading of existing housing together with provision of comprehensive on-site infrastructure such as roads, drainage, sanitation, water supply etc. This proposal is in line with the programme of the state government to carry out urban upgrading within one kilometre radius of the core of Ila Orangun. Consequently, the activity is to be extended to cover all parts of the town and not just the older parts of the city;
- Introducing in-fill housing schemes in the upgraded area, where vacant spaces exist, to maximize the value and benefits of the new infrastructure being upgraded;
- Prepare detailed layout schemes, opening up of land designated for residential development and construction of roads and other residential infrastructure;
- Initiating housing projects to cater for the expected population increase in the short, medium and long terms;
- Improving access to serviced land through construction of additional residential layout schemes and sites and services projects.

Urban Renewal

In addition to the extension of the O-Renewal slum upgrading programme to all blighted parts of Ila Orangun, the following strategies are to be adopted to arrest the proliferation of slums in Ila-Orangun and environs:

- Ensure equal access to serviced land to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;
- Through demonstrated strong political support, promote community participation and institutionalized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;

- Adoption of a policy on slum upgrading and doing away with slum clearance, total bulldozing of slums.
- Adopting the principle of subsidiarity i.e. devolving responsibilities and accountability to the lowest appropriate level as a critical factor;
- Involvement of donor agencies in the scheme, as support to national and sub-national governments in implementation of slum upgrading projects;
- Adopting strict design, affordable and pro-poor engineering design and cost standards.

A dearth of capacity in relation to urban planning was perceived in the two Local Governments in the Planning Area. There is need to build the capacity of Local Government officials in such areas as GIS skills, surveying, facility mapping etc.

Also, the experience of the Urban Renewal programme and the Structure Plan showed clearly that there is need for synergy among all ministries through 'effective' inter-ministerial committees.

2. LOCAL ECONOMIC DEVELOPMENT

There is an urgent need for immediate measures to improve the economic base of Ila-Orangun and raise the income levels of majority of its residents. The Structure Plan strongly recommends adoption of the following measures to boost the local economic base, employment and income levels.

Commercial Land Use

The Plan recommends the upgrading of all existing markets in the area to make them function properly and effectively as a way of boosting the economy within the Planning Area and providing employment. Currently, commercial land uses are largely unorganized. Commercial activities occur along the major traffic distributors, mainly at the township centre and around the Oba's palace. For a meaningful development more organized commercial activities would be developed around transportation nodes in new areas in addition to the commercial facilities recommended as part of the integrated residential development,

Small Businesses

Small and informal businesses are the backbone of the economy. As a deliberate policy mixed land uses will be allowed in some new residential neighbourhoods to provide good accommodation to small business. In addition it is recommended that trade associations in the town, such as market women associations, transport unions and building materials traders are organized and provided with training to improve their business management skills.

3. ENVIRONMENT

Solid Waste Disposal

Due to poor maintenance, very poor hygiene practices, ineffective sewage management and absence of waste disposal facilities, poor environmental conditions have constituted an eyesore in the Planning Area. The Structure Plan proposes the following to address solid management in the Planning Area:

- Undertake a further study to establish waste generation and characteristics of the town.
- Based on the result of this study, establish an integrated waste management plan that will provide effective and sustainable methods for waste collection, transportation, reuse and recycling.
- Identify, with both the planning and Environmental agency, and allocate suitable land for sanitary landfill site to carter for the waste that has to be disposed.
- Provide adequate waste management equipment and facilities for effective solid waste collection, recycling and disposal.
- Recycle refuse, especially composting, to provide employment through backward integration with agriculture and local fabrication.

Basic Urban Services

The Structure Plan aims to improve on the standards for basic urban services by making adequate land reservation for providing new ones to meet backlogs and match future urban growth. The Structure Plan also seeks to ensure equitable access to affordable and portable water, sanitation services, electricity, solid

waste management, public toilet, civic Centre, public parking areas, educational institutions and health centres, cemeteries, fire service, recreation and sport facilities etc.

This Structure Plan addresses the following basic urban services:

Education

The state government is embarking on the rehabilitation of schools in the Planning Area, though additional infrastructure is required in the educational sector in anticipation of demographic growth and social change in the state. The Structure Plan proposes the extension of the ongoing rehabilitation of all primary schools in Ila-Orangun, which are in poor state of repairs and construction of additional classrooms for public secondary schools to accommodate rising student population. The facilities would be provided with access routes for the physically disabled as well as of libraries, e-library, sick-bay, science laboratories, music laboratory and mini weather station.

Health

The Structure Plan adopts the following proposals for health development in the Planning Area:

- Provision of community health centres in both existing and proposed residential areas as well as improving/upgrading existing health facilities
- Improve and maintain the landscape and buildings of all health facilities (public and private)

Water Supply

Inadequate water supply is a major problem faced by the residents of Ila Orangun, hence, alternative sources of water have been adopted.

Water Supply: Average Demand in Ikirun, Ila-Orangun and Osogbo Townships

Towns	Average Water Produced (m3/day)	Average Water Demand (m3/day)	Population Projection (2013)
1 Ikirun and Environs	3,333.70	10,677	290,125
2 Ila Orangun and Environs	2,704.50	9,295	123,188
3 Osogbo and Environs	15,641.67	4,9148	1,067,467

Source: State of Osun Water Corporation (2013)

The following proposals are made for water supply in Ila-Orangun Planning Area under the Structure Plan:

- Installing functional boreholes to complement supplies
- Rehabilitate existing distribution system and extend water supply to deprived areas.
- Introduce effective system of cost recovery for sustainability of operations
- Re-organization and strengthening of the capacity of the State Water Corporation to carry out its statutory functions
- As a short term measure, the drilling and installation of Hand-Pumps and Motorized Boreholes to bridge the current shortfall.

Electricity Supply

The following recommendations to improve electricity supply in the Planning Area are proposed under the Structure Plan:

- Provision of electricity facilities such as standard poles, advanced transformers and increase in the KVA supply to meet up with the growing population
- Proper maintenance of facilities such as transformers, power lines and power grids
- The planning authority should work with PHCN to ensure that adequate facilities are provided in developing areas
- The state government should explore an investment in the Independent Power Production sector as a way of ensuring an adequate generation of power for commercial and industrial prosperity

Recreation Centres

There are no organized open spaces for recreation in the Planning Area. Similarly, open spaces, especially those within school premises serve as playground for the youth and also serve as venues for week end parties. The following proposals are recommended under the Structure Plan to encourage recreational activities in the Planning Area:

- Development of parks (mini-amusement) and playgrounds in each residential, neighbourhood and communities.
- Provision of a sport hall in city centre.

4. TRANSPORTATION

Land Use and Transportation

Transportation and land use interactions within the Planning Area are to be integrated by making provision for and planning the land required for transportation infrastructure required to support the diversity of urban activities such as:

- Improving roads surface of Class C roads within Osogbo, Ikirun and Ila-Orangun Planning Areas will decrease travel time by alleviating congestion and achieve other mobility-related goals.
- The State Ministry of Transport is to support land development proposals in the Structure Plan through an infrastructure enhancement programme and adoption of transportation-related regulations.
- Introduction of city ring road system to ensure effective connectivity and ease of movement in the town.

Multi-mode Transport System

Multi-mode transportation also known as multi-modalism, refers to a transport system that offers users diverse transport options that are effectively integrated, in order to provide a high degree of accessibility even for non-drivers. Multi-modal transport system involves all the various modes of transportation in singularity (walking, cycling, automobile, public transit, etc.) and the connections among modes. Multi-modal transportation system is complicated because modes differ in various ways, including their availability, speed, density, costs, limitations, and most appropriate uses.

The following are recommendations for developing multi-modal transportation system in Ikirun, Ila-Orangun and Osogbo Planning Areas:

- Multi-modal transportation system should have integrated institutions, networks, stations, user information, and fare payment systems.
- Consider a variety of transportation improvement options, including improvements to various modes, and mobility management strategies such as pricing reforms and smart growth land use policies. Consider various combinations of these options, such as public transport improvements plus supportive mobility management strategies.
- Consider all significant impacts, including long-term, indirect and non-market impacts such as equity and land use charges. This should at least include: Congestion, Roadway costs, Parking costs, Consumer costs, Traffic accidents, Quality of access for non-drivers, Energy consumption, Pollution emissions, Equity impacts, Physical fitness and health, Land use development impacts, Community livability.

- Impacts that cannot be quantified and monetized (measured in monetary values) should be described.
- Multi-modal comparisons should be comprehensive and marginal, and should account for factors such as transit system economies of scale and scope.
- Special consideration should be given to transport system connectivity, particularly connections between modes, such as the quality of pedestrian and cycling access to transit stops and stations.
- Special consideration should be given to the quality of mobility options available to people who are physically or economically disadvantaged, taking into account universal design (the ability of transport systems to accommodate people with special needs such as wheelchair users and people with wheeled luggage) and affordability.
- Indicate impacts with regard to strategic objectives, such as long-range land use and economic development.
- Use comprehensive transportation models that consider multiple modes, generated traffic impacts (the additional vehicle traffic caused by expansion of congested roadways), and the effects of various mobility management strategies such as price changes, public transit service quality improvements and land use charges.
- People involved in transportation decision-making (public officials, planning professionals and community members) should live without using a personal automobile for at least two typical weeks each year that involve normal travel activities (commuting, shopping, social events, etc.) in order to experience the non-automobile transportation system.

5. URBAN SAFETY

Urban safety and effective access to rescue in time of trouble is important. Activities by vigilante groups are to be enhanced, while fire stations and additional Police Stations are to be provided within the palace square. Some peculiar characteristics that need attention include:

- Closeness of buildings to the road
- Poor structural conditions of the building

ILESA PLANNING AREA



Ilesa City Centre
Source: Consultants Survey

BACKGROUND

Ilesa, the largest town and the capital of Ijesa kingdom in the State of Osun, Nigeria, is one of the oldest settlements in Yorubaland. It was founded c.1500 and lies in the Yoruba Hills and at the intersection of roads from Ile-Ife, Osogbo, and Akure.

The history of the Ijesa people with their capital at Ilesa reflects, like the history of the Ijebu and Oyo, the advent of a founding hero with Ifè affiliation. The foundation traditions of the Ijesha, as of the other major kingdoms of the region, take the form of a dynastic migration from Ile-Ife, the sacred centre of Yoruba mythology.

Ilesa Planning Area includes a total of 31 settlements located within Ilesa West, Ilesa East and parts of Ibokun, Oriade, Atakunmosa West and Atakunmosa East Local Government Areas. The communities within the planning area are: Ilesa, Irogbo, Ijebu-Jesa,

Iwaraja, Esa Oke, Aiyegunle, Esa Odo, Ijeda, Oja Oko, Erinmo, Kajola, Ibodi, Ere, Oke Osun, Oke-Ibode, Aiyegbaju, Orita Idominasi, Gada, Iwoye, Irojo, Orita-Ijeda, Imesi-Ile, Owode, Abebeyunmo, Ora, Ereja, Orisa Oko, Iwaraja, Iwikun, Eti Oni, Alagbede, and Isikun.

In order to achieve credible population estimates and projections, figures are computed on the basis of Local Governments predominantly in the Planning Area (70 per cent of population) and Local Governments with portions in the Planning Area (30 per cent of population), as reflected in populations estimates for 2014 - 2033 disaggregated by Local Governments.

The computed population figures for Ilesa Planning Area which was 562,297 in 2006, when disaggregated into short (5 years), medium (10 years) and long term (above 10 years) planning horizons, is projected at **820581**, **960551** and **1316287** respectively.

Average Population Projections for Ilesa Planning Area (2014 – 2033)

LGA	2006	2014	2018	2023	2033
Atakunmosa East (70%)	53338 (76197)	68624 (98034)	77838 (111197)	91116 (130165)	124850 (178357)
Atakunmosa West	68643	88315	100173	117260	160675
Ilesa East	106586	137131	155545	182077	249489
Ilesa West	103555	133232	151122	176899	242395
Obokun (70%)	81558 (116511)	104931 (149901)	119020 (170029)	139322 (199032)	190905 (272721)
Oriade	148617	191208	216883	253877	347973
Total Average	562297	723441	820581	960551	1316287
OSUN	3423535	4035659	4404660	4936348	6287268

Source: Analysis by Consultants

MAJOR DEVELOPMENT ISSUES

Ilesa is considered a classic example of the typical Yoruba town: a large, nucleated settlement that is the centre of a kingdom and itself the primary residence of an overwhelmingly agricultural population. Residential shelter accounts for roughly 60% of the developed area in Ilesa (i.e. the total urban area, excluding open spaces, roads and circulation, rivers, streams and lakes); 15% is for commercial use; 5% for religious use; 6% is for institutional use and 4% for industrial use.

From an urban planning perspective, Ilesa has been recognised as one of the earliest planned settlements in Nigeria, but with new developments springing up and the advent of the State of Osun, there has been the influx of many more people into Ilesa. This has extensively affected the pattern and character of the city and its surrounding settlements. The older parts of Ilesa were planned in a grid pattern layout. Though Ilesa planning area has several different types of residential buildings in different density areas, some neighborhoods like Iloro, Omofe, Ayeso, Ikoti, Ifofin, Ereja, Oke Iyin, can be described as slum areas. Households in these neighbourhoods tend to suffer from the attributes of slums, namely poor structural quality of housing, overcrowding, inadequate access to safe water,

inadequate access to sanitation and other infrastructure and lack of secure tenure, as well as the following:

- Poor ventilation;
- Inadequate sewage disposal facilities;
- Indiscriminate waste dumping nearby;
- Restrictions on mobility around the city;
- Pollution from motor vehicles and electricity generating machines; and,
- Incompatible land uses coexisting in the same area (e.g. residential, small and medium scale enterprises and industrial, etc.).

The current housing backlog for the Ilesa Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 13,427 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 17,275 persons for the take-off year 2014.

Population and Housing Shortfalls in Osogbo Capital Territory Planning Area

Planning Area	LGA	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
ILESA	Ilesa West LGA	103,555	23362	7023	562297	17275 (13427)	723441	820581	960551	1316287
	Ilesa East LGA	106,586	22360	1461						
	Obokun LGA (70% of Total)	81558	17209 (24584)	1182 (1689)						
	Oriade LGA	148,617	32141	3082						
	Atakunmosa West LGA	68,643	14398	1150						
	Atakunmosa East LGA (70% of Total)	53338 (76,197)	11607 (16582)	679 (970)						
	Ilesa West LGA	103,555	23362	7023						
	Ilesa East LGA	106,586	22360	1461						
	Obokun LGA (70% of Total)	81558	17209 (24584)	1182 (1689)						

The estimated land use budget required to cater for the needs of the estimated population, comes to roughly some 11,200 hectares of land to be developed around the existing settlements in the Planning area.

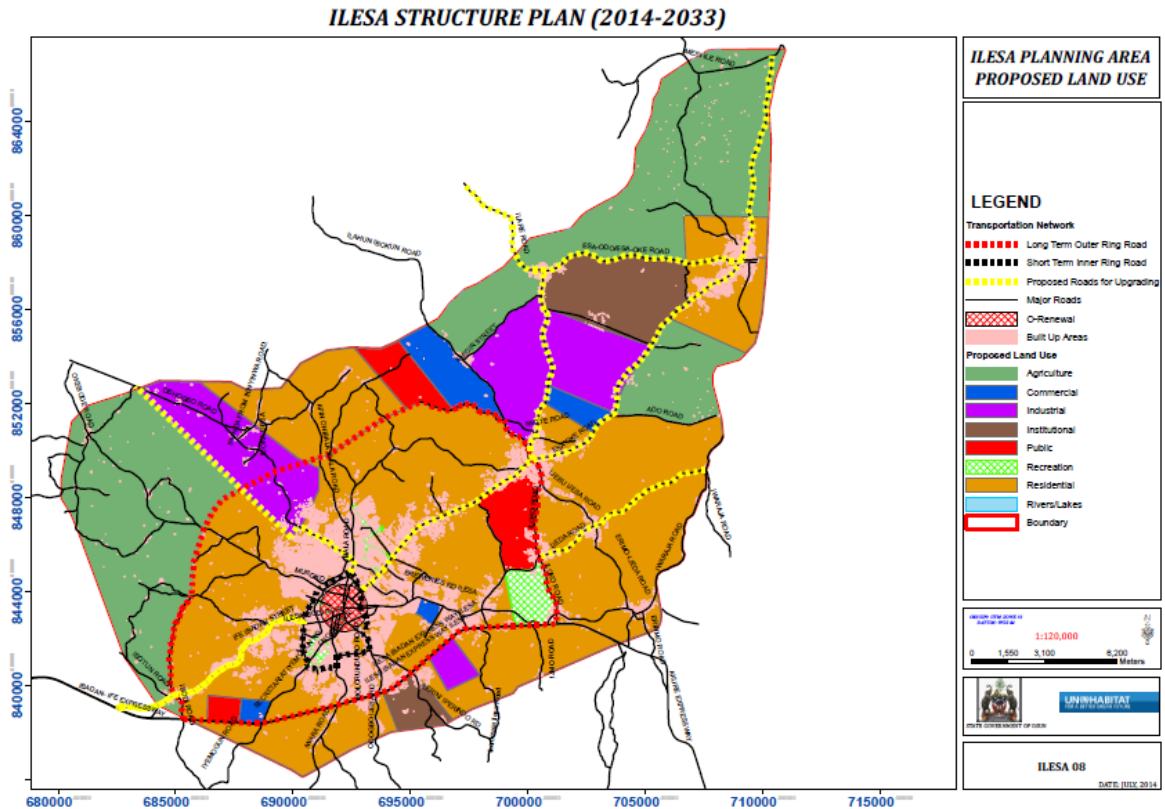
Land use budget for the projected population

Population in 2014	723,441.0
Projected population to 2033	1,316,287.0
Additional population to plan for	592,846.0
Number of Households at 6 persons per household	98,807.7
Current backlog of Housing in the Planning Area	17,275.0
Total land required for Residential use	6,449.0
Space required for Recreation/organised open spaces	177.9
Industrial development	737.0
Commercial land use	829.2
Institutional use	829.2
Circulation, Roads and utilities	2,026.8
Waste transfer and disposal sites	92.1
Total additional land required for future Development	11,141.2

The overall focus of the Structure Plan is to promote the development of a sound economic base through adequate provision of land and basic infrastructure, to make Ilesa and surrounding settlements more prosperous with strong and diverse long-term economic growth. It will also cater for the needs of existing local businesses in order to ensure their viability and compet-

itiveness as well as the future economic prosperity and the provision of jobs for the unemployed, especially young people and women. The plan will also aim to prevent the growth of slums by providing adequate land for housing in advance of development. It will also ensure the upgrading and rehabilitation of existing blighted and slum areas.

Land Use Proposal for Ilesa Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

The aim of the Structure Plan is to provide a mix of housing types, sizes and tenures at the local level towards meeting the needs of all sectors of the community. This will include the provision of family sized and small housing units and, provision for those unable to compete financially in the housing market as well as those with special needs.

The Structure Plan seeks to adopt strategies that will reduce inequalities, create socially mixed communities with greater choices and achieve a better mix in terms of size, type and location of housing available to the whole community. This will require significant upgrading of existing built up areas which are now classified as slums. Improvements already recommended under the Urban Renewal scheme are to serve as the basis for further action.

The plan has made provision for the expansion of the residential areas in almost all directions of existing development due to absence of any major physical constraint. The plan recommends the following strategies for the provision of housing in the area with the plan period:

- Preparation of detailed residential layout schemes to accommodate the planned urban expansion proposed in the plan. The residential clusters and neighbourhoods will be provided with all the necessary on-site infrastructure and also basic residential urban services and facilities including play grounds, schools, basic health centres etc.
- Housing provision targeting sites and services schemes, provision of serviced land and development of affordable housing units.
- Provision of land to real estate developers to build houses for sale to the public, especially the low and medium income earners.
- Consolidation of development in the outlining areas such as Ife - Ibadan Express Road.
- Development of affordable housing by the public sector – state government, local government and Federal Government agencies.

Urban Upgrading

The survey carried out by the O' Renewal programme showed that a substantial number of buildings, especially in the core area of Ilesa are old and dilapidated, with many others in need of repair or rehabilitation. The comprehensive renewal/upgrading of these neighbourhoods under the state government's O' Renewal programme

will be complemented through the repair/rehabilitation of existing housing stock by home owners, towards increasing the housing stock and reducing the existing deficit. The Structure Plan recommends that urban upgrading should not be restricted to the five kilometre radius as recommended in the O' Renewal but should cover the entire build up area.

Since the disposable income available to families is an important factor in housing improvement, the Structure Plan proposes specific recommendations for improving the local economy through enhanced employment and income opportunities for the people of Ilesa. In addition, the state Ministry of Lands, Physical Planning and Urban Development is to explore prospects for initiating a housing rehabilitation scheme in collaboration with the Federal Mortgage Bank of Nigeria and other financial institutions.

2. LOCAL ECONOMIC DEVELOPMENT

Ilesa is a major collection point for the export of cocoa in addition to being a traditional and cultural centre for Ijesa people. Palm oil and kernels, yams, cassava (manioc), corn (maize), pumpkins, cotton, and kola nuts are traded in the local market. The most predominant industry types in the city are small scale and household manufacturing industries and business services.

The overall vision of the Structure Plan is to maintain a sound economic base to make Ilesa and surrounding settlements more prosperous with strong and diverse long term economic growth. The Structure Plan also seeks to cater for the needs of existing local businesses in order to ensure their viability and competitiveness, as well as secure the future economic prosperity of all businesses and provision of jobs for the unemployed, especially young people and women.

Industrial Land Use

At present the industrial base of the planning area is relatively weak, due to the absence of major manufacturing or construction companies in Ilesa and its adjoining areas. Apart from a brewery (International breweries) which produces beer for local and national markets, the few other large to medium employers are: Rainbow Paints, Abiobe Plastics, Shalon Phano, Yinka Oba Foam and Paints. The only other major industry-related business is the Leventis Foundation, which is an Agro-Industrial firm.

Ilesa is believed to have experienced a decline in manufacturing activity over the last 20 years and the proportion of land currently earmarked for industrial use, compared to residential or other uses, is insignificant. The closure of four factories in the last 10 years is a strong indication of the decline of manufacturing activities in the Planning Area. The land designated for industrial use has remained virtually undeveloped and lacks basic

services. The priority for the Structure Plan is to reverse the trend by encouraging the retention of existing industrial land for future use and creating new industrial and business parks that are attractive to investors.

Industrial Park

The area around the disused nail making factory is to be designated an Industrial Park. The area is appropriate for the warehousing and storage industry, due to the good road connections. While it is necessary to ensure that the nail making factory is resuscitated, it is also important to attract new investors by ensuring that all necessary facilities, such as public water supply, electricity and access roads, are provided on the site. This will ensure viability and competitiveness of businesses and security of employment. The provision of diverse employment opportunities is important for the city's future prosperity and also of residents' wellbeing.

Commercial Land Use

A detailed study of the existing office location identified that there is no specific preferred location for offices in Ilesa. Although there are a number of offices in the central area, the west of the city contains a larger proportion of existing offices. Traditionally, offices and public buildings were concentrated in the centre but they have since been dispersed with new offices being located across the city in a haphazard manner. The Structure Plan intends to address this situation by encouraging new office developments in the central area. In addition, the design of the new office blocks will be in the form of multiple floors in order to use the land more intensely, to be commensurate with the land value and prime location. This will be a component of the inner city regeneration.

Small Businesses

The local economy of the Planning Area is to be supported by providing adequate land for the operation of small informal businesses. In line with the society's preference for mixed land use development, some areas of the town will be zoned for such activities. Mixed activities will comprise both residential and commercial land uses, such as houses that accommodate shops or small craft industries.

Town Centre Redevelopment: Ilesa City Centre

Ilesa Central Area has many good attributes, not least the palace, its historic and commercial buildings, but the area is in need of regeneration and new investments to improve its proper function as the Central Business District (CBD). The implementation of the urban regeneration of the one kilometre radius from the city centre under the O' Renewal scheme has already begun. The O' Renewal project will enhance the town centre and surrounding areas, making them more attractive to tourists and local residents.

High Street Developments

The bustling vitality of street markets is part of the traditional shopping character of several streets in the city. Thus, street trading and informal markets, especially the 'Night Markets' along some major roads contribute to defining the character of our cities and this is particularly noticeable within the inner core of Ilesa, where the streets are lined with stores and kiosks. This contributes to the vitality of the local economy and generates income for the people. While this may be desirable to some extent, it leads to congestion and undermines the amenity of the local areas due to the haphazard nature of some of the market stalls and the tendency to encroach on the highway. However, drastic measures to relocate these activities could lead to economic hardship and cause major disruptions in the lives of residents. The Structure Plan aims to regulate this by adopting a design solution with proper controls.

District and Local Shopping Centres

While Ilesa town centre will remain the central focus for comparison (non-food) goods and retailing services and facilities, it will be necessary to ensure that local convenience (food) retail activities are provided within the wider urban area. Ilesa has a number of local shopping centres at different locations. These purpose built district centres are located in all the growth centres identified in the new urban for Ilesa. The Structure Plan makes provision for four district and local centres to be developed at locations indicated. These centres are all located in the new areas. They would comprise community shops which might include small supermarkets, newsagents, post office, pharmacy and Internet café among others. Such neighbourhood centres and convenience retail shops are required within the city and suitable locations should be identified in the built up areas while land will be designated for these activities in new areas.

Markets

Markets provide the main focus for commercial, trading and social activities within the Planning Area. Most markets in the city require major improvements in terms of provision for public parking, water supply, sanitation and solid waste management.

The Main Market (Atakunmosa)

The vitality and buoyancy of the main market is an important economic driver in Ilesa. The urban renewal plan contains proposals for improving the Ilesa main market (Atakunmosa). Although the market was planned and properly laid out, it has since grown beyond its boundaries and trading activities have spilled into adjoining roads and streets. In addition, the market is not provided with adequate sanitation and waste disposal facilities.

The improvement of the market is considered key to the future performance of Ilesa city centre as a regional destination of choice. The market improvement programme is therefore a top priority. All roads leading to the market would be upgraded and rehabilitated while provision will be made for public parking, water supply, sanitation and solid waste management.

Several other markets exist in Ilesa and neighbouring towns. These will also benefit from significant improvements, with a view to creating renewed vibrancy of the economy and the quality of the towns.

Mechanic Village/Auto Centre

The area already designated as a mechanics village is large and capable of accommodating other automobile related activities. The Structure Plan would ensure full utilization of the land for this purpose. The site will be designed to accommodate complementary activities associated with auto repairs, such as auto spare parts sales, scrap metal recycling, tyre vulcanizing and auto painting among others. Facilities to be provided will include restaurants, public conveniences and public car park. Measures will be taken to reduce the risk of contamination and pollution from used engine oils and to improve the quality of the environment.

Urban Agriculture

Urban Agriculture plays a critical role in supporting the rural economy, ensuring food security and reducing poverty. Flood plains of rivers, streams and other marshy lands within the urban fabric of Ilesa provide a good opportunity and source of employment for many people. As a deliberate policy, urban agriculture would be integrated into the economic base of the city. Also, all good agricultural land will be identified and preserved from being taken over by urban development. The plan also recommends the introduction and use of more intensive farming techniques in the Ilesa city region. This will not only ensure food security and employment but also make farming rewarding for farmers. The Departments of Planning in collaboration with the Departments of Agriculture in the respective Local Governments would be mandated to identify and demarcate suitable sites for allocation to prospective farmers. Agricultural extension services would also be provided to ensure the success of the scheme.

3. ENVIRONMENT

The Planning Area is set within a beautiful landscape with hills and rolling terrain. The landscape can be divided into four distinct characters: the wetland, lowland (to the south-west), wooded land and, rocky/hilly area. Apart from the city of Ilesa, other settlements in the Planning Area are rural in nature with beautiful landscapes.

Environmental Quality

The Planning Area had in the past been subjected to uncontrolled development, which resulted in the loss of amenity and environmental degradation. Protecting and enhancing the area's environmental assets, including its landscape and biodiversity while also allowing for new developments to take place is an important part of the Structure Plan's strategy. This is with a view to protecting the natural and built environments as well as the local character by ensuring that development takes place in an environmentally sustainable manner. Prudent use of land and the protection of the natural environment will also help reduce carbon emissions from transportation and minimise flood risks.

Natural Environment

The Planning Area is endowed with a high quality natural environment worthy of preservation for the future. There are also globally acclaimed heritage sites and many open lands that are rich in wildlife habitat and biodiversity within the Planning Area. These natural and built assets, together with the general quality of the rural and urban areas, give the area a very special and valuable character. It is therefore important that this distinct character is not devalued as the quality of the natural and man-made environment requires conservation and/or enhancement.

In order to address the challenges associated with preserving the quality of the environment, the Structure Plan will seek to:

- Minimise the loss of natural habitats and preserve the integrity and significance of designated sites;
- Ensure efficient management of storm water to minimise the risk of flooding and protect water sources from pollution through liquid wastes;
- Preserve good agricultural land; and,
- Conserve historic assets.

Much of the Planning area is rural in nature with a dispersed network of small towns, villages and hamlets. The rural communities and undeveloped land account for a significant part of the area. While much of the Structure Plan focuses, necessarily, on the challenges facing the growth and regeneration of urban areas, it also recognises that there are key issues in the rural areas which need to be addressed.

Built Environment

The built environment is one of the plan area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. There is at present no statutory protection for historic assets apart from shrines and other cultural facilities that have acquired international or national recognition. There

is no comprehensive listing of ancient monuments or buildings of historic and architectural merit. There are also no designated conservation areas and no recognised body – statutory or voluntary – responsible for management of the built environment. Therefore, a considerable number of assets are at risk from the impact of development pressure.

Government and partner organizations will be encouraged to urgently document issues relating to their valuable assets through a comprehensive surveying and exercise. Mechanisms to protect specific assets will be strengthened through policies in this plan.

The relationship between new developments and the existing built form is one that requires careful consideration. New developments will also be encouraged, through proper design, to help reinforce the character of local neighbourhoods which makes them unique.

Open spaces, Parks and Gardens

Although there are some incidental open spaces in Ilesa, there is a dearth of organized open spaces and recreation grounds, as most of the squares and traditional open spaces have been lost to buildings/developments. Also, the variety of types of open space, including parks and gardens, natural and semi-natural greens spaces, amenity green space is also limited. Adequate space is needed for use by children and the other active populations for sports facilities and recreation. The Structure Plan recommends the provision of organized open spaces and sporting facilities at the neighbourhood, district and city level. The facilities to be provided will vary with the level in the hierarchy. In addition, provision will be made in the new areas for multiple uses of open spaces. For example, the neighbourhood can share playing fields with primary schools.

Environmental Pollution Control and Management

The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land without jeopardizing its future value. Hence, activities necessary for societal and economic activities but which may be prone to polluting the environment are to be appropriately located and subject to controls in order to minimise their adverse effects and contain such within acceptable limits.

Under the Structure Plan, planning policies would play a key role in directing development away from areas that may give rise to pollution either directly or indirectly, towards ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution.

Solid Waste Management

The level, composition and nature of waste generated in the Planning Area are changing. The amount of waste generated and the ways in which waste is

managed in the Planning Area are to be carefully considered. At present, almost all waste generated is either dumped in open ditches or thrown away indiscriminately. Reducing the amount of waste generated and maximising the opportunities for turning wastes into assets is part of the Structure Plan's strategy for sustainable development, especially by encouraging recycling and composting.

4. Basic Urban Services

The provision of basic urban services has remained a big challenge for local governments in Nigeria and Ilesa Planning Area is no exception. Generally, the authorities lack the resources and capacity to match urban growth with necessary infrastructure. Most new neighborhoods are not adequately served with basic services and infrastructure like tarred roads, pipe-borne water supply and solid waste management. Hence, most estates, industries and individuals who can afford the costs drill their own boreholes and install overhead tanks to provide water for their use. In other cases, residents have to rely on private vendors for the provision of services.

Educational Facilities

In line with the recently introduced educational reforms adopted by the State Government of Osun, efforts would be made to ensure that:

- Adequate provision is made through land use projections to meet the requirements of all educational facilities in both the short, medium and long term across the state;
- All the schools planned under the education reform are built and made ready in good time, as the state has a high level of literacy in Nigeria and there will be need to increase access to education in the future.

Healthcare Facilities

The health and welfare of the people is paramount and the provision of healthcare facilities is essential for building a healthy community. The Structure Plan aims to improve and expand health care facilities. The provision of adequate healthcare services will help to reduce child and maternal death rates and HIV/AIDS prevalence in the Planning Area. The Structure Plan also recognizes the role of the private sector in providing healthcare facilities and will build on this to encourage establishment of more private hospitals in the Planning Area through adoption of an effective mix of regulations and incentives to encourage private sector participation.

Water Supply

The Structure Plan recognizes that 'Water is life' and that the need to improve access and coverage is imperative. Therefore the Plan recommends that the construction of distribution networks, especially the

reticulation of water pipes in all unserved areas and the rehabilitation of faulty lines in old areas.

All residential estates must provide access to potable water supply towards achieving the MDG targets for 2015 and beyond. The Master Plan recognizes the roles of the different agencies concerned with water supply and the need for them to work in partnership. The cooperation of the Federal Ministry of Water Resources and Ogun/Osun River Basin Development Authority in the development of the water resources potential in the state is critical, in line with the National Water Policy. New developments are to be connected to water supply mains and public-private partnerships would be promoted in the provision of water supply.

4. HERITAGE, CULTURE AND TOURISM

Conservation and Rehabilitation of Sites

There are many heritage and historic sites in Ilesa Planning Area. These include the Ogedengbe Cenotaph at Ilesa which depicts the 19th Century Yoruba war hero in his full military regalia; the Yoruba War Camp Centre at Imesi-Ile (a living and historic testimony to the site where the 1886 armistice to end the 19th century Yoruba wars was ratified); the Olumirin Water Falls in Erin-Ijesa; the Ancient Wall Clock, Ilesa; the Statue of Owa-Obokun; Ipetu-Ijesa Forest Reserve; Ipetu-Jesa Mat Weaving (Native Special) Ipetu-Jesa; Ancient Palace of Owa Obokun Ipole Ijesa; Natural Carved Footprint, Esa-Oke; Mineral Spring, Esa-Oke and, the Imesi-Ile Mysterious Movement of Rock site, among others.

The Structure Plan aims to preserve and rehabilitate these features and to improve and expand access by tourists to these facilities. It is intended that all the sites will be documented and information brochures provided.

A comprehensive survey is proposed for the purpose of identifying and documenting all royal historic buildings, barns, archaeological sites and other important locations. This study will also identify historic resources in critical need of protection and establish a rehabilitation and protection programme, which will lead to adoption of regulations to prevent deforestation, indiscriminate felling of trees, animal poaching, air pollution, removal, alteration of historic buildings, trees, stonewalls or properties except in line with stated standards.

The Structure Plan proposes adequate provision for hotels and commercial development. There is need for construction of a five-star hotel in Ilesa to serve tourists and visitors and also provide a facility for hosting both local and international meetings and conferences. The Structure Plan will positively promote such developments towards expanding economic activities in the city and the entire state.

5. TRANSPORTATION

The Structure Plan aims to remedy identified issues and challenges within existing transportation systems in the Planning Area and integrate transportation and land use development by adopting the following principles:

- Enhance the functionality of highways and roads including traffic flow, while maintaining the quality of life in the community;
- Concentrate development in growth areas (e.g. town centres, neighborhood centres or other defined growth areas) via higher density, mixed use, land development patterns to reduce vehicular trips and lower density development in rural areas;
- Discourage strip development along highways and the proliferation of single lot commercial/industrial development;
- Plan for a community street network that connects to state highways;
- To provide pedestrian walkways to ensure safety of the residents and segregate vehicular and pedestrian traffic;
- Plan and design transportation improvements that fit with community character.

In order to ease movement of people and goods, the structure plan has made several proposals. These include the following among others.

- Upgrading of existing distributor roads within the city – the Ibadan-Ife Express Way that passes by the city, Ife – Akure Road, Esa-Oke Road, Osogbo-Ilesa Road etc.
- Construction of an inner ring road to distribute traffic, increase functional efficiency and reduce congestion at the old city centre.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.

The Structure Plan envisages that the existing national rail line will be expanded to link up with a proposed state level rail network for movement of people, goods, services and rapid access to the airport currently under construction. It is also envisaged that an integrated multi-modal transport system will be developed for the State of Osun to include road and rail transport that will provide rapid access to important areas in the state with the Airport at Ido Osun as a focal point. The existing transportation network is made up of roads and rail.

6. DISASTER RISK REDUCTION

Global warming and the consequences of climate change have raised concerns about flooding and other natural disasters. Though most settlements in the Planning Area are free from the risk of flooding, a few areas located along main water courses, rivers and streams as well as some other marshy low-lying areas are vulnerable. The strategy of the Structure plan is to preserve these sensitive ecosystems by 'greening' the river flood plains. In addition, regular dredging and channelization is recommended.

Forest areas and woodlands provide a wide range of social, environmental and economic benefits. Sustainable and positive woodland management is the key to securing these benefits over the long term. The Planning Area has a relatively high level of tree cover, but this has been under sustained pressure through illegal logging

and poor maintenance. Forests and woodlands also deliver benefits through the creation of diverse habitats by providing recreation opportunities, alleviating flood risk and have the potential to contribute to wider climate change issues such as creating carbon sinks or providing fuel for renewable energy.

The management of run-off water in order to minimise the risk of flooding from either rivers or surface water will ameliorate the threats faced by residents. The impacts of climate change and increased precipitation may, however, lead to increased flooding within the Planning Area in the future and must be addressed. In order to address the potential effects of climate change, Planning Authorities will be required to appraise, manage and reduce flood risk from all sources by prohibiting developments in areas of greatest risk and, where this is not possible, flood risk management strategies will be adopted.

ILE-IFE PLANNING AREA



Ori Olokun Statue in Ile-Ife City Centre
Source: Consultants Survey

BACKGROUND

Ile-Ife was first occupied at least as early as the 1st millennium AD and became the most populous and important traditional birthplace of the Yoruba civilization and culture. The city was a settlement of substantial size between the 9th and 12th centuries, with houses featuring potsherd pavements. Ilé-Ife is known worldwide for its ancient and naturalistic bronze, stone and terracotta sculptures, which reached their peak of artistic expression between 1200 and 1400 A.D. After this period, production declined as political and economic power shifted to the nearby kingdom of Benin which, like the Yoruba kingdom of Oyo, developed into a major empire.

The present day Ile-Ife is made up of about 13 village communities comprising Ido, Iloromu, Ideta-Oko, Odun, Iloran, Oke-Opa, Imojubi, Iraye, Ijugbe, Oke-Awo, Iwinrin, Parakin and Omologun. Each of these communities was recognized with their rulers presiding over them and wearing beaded crowns (Akinjogbin, 1992). These settlements are located within a splendid valley surrounded by steep sided hills (Ozanne, 1968).

From all historical accounts, the 13 communities and their gods are still evident today in the study area and the ancient landmarks are visible around the city.

Ile-Ife Planning Area includes settlements located within Ife Central, parts of Ife East and Ife North Local Government Areas of the State of Osun. Ife Central, with its headquarters in Ile-Ife covers an area of about 112.372 sq.km. Ife East, occupying a land area of about 174.006 sq.km has its headquarters located at Oke Ogbo. Ife North LGA, on the other hand occupies a land area of about 899.929 sq. km with the headquarters located at Ipetumodu.

In all, there are 26 communities under the Ile-Ife Planning Area, namely; Ile-Ife, Olokun Erinje, Tonkere, Oke-Ogbo, Ita Elewa, Modakeke, Balogun, Itanjasa, Akeredolu, Owena, Edunabon, Wanisanni, Ode Omu, Igbira, Ipetumodu, Erefe, Asipa, Awowole, Adefaralana, Ekusobo, Oke-Opa, Igboya, Oroke-Ekun, Okerembete, Oluwada Akinlalu and Garage Olode. Ile-Ife, which is the focus city is located about 56 kilometers from Osogbo, Capital of the State of Osun and 200 kilometers from Lagos, the commercial nerve-centre of Nigeria.

According to the 2006 National Population Census, the total population of the planning area was put at 643,582. This figure was derived from the local government areas that make up the urbanized areas of the communities in the Planning Area. The population projection for the Planning Area by the end of the plan period (2014 -2033) is 1,245,250.

Population Distribution and Projections for Ile-Ife Planning Area (2006 – 2033)

LGA	Male	Female	Total 2006 Census	Projected Population	
				2013	2033
Ife Central	88,403	78,801	167,204	197,880	323,519
Ife East	95,106	93,508	188,614	223,218	364,944
Ife North	76,852	76,422	153,274	181,395	296,566
Ife South	68,450	66,040	134,490	159,164	260,221
Total	328,811	314,771	643,582	761,657	1,245,250

Source: Consultants Analysis

When disaggregated into short (five years), medium (10 years) and long term (above 10 years) planning horizons, the population of the Planning Area is projected to be 860,052, 1,130,136 and 1,245,250 respectively.

MAJOR DEVELOPMENT ISSUES

Ile-Ife is home to the Obafemi Awolowo University, the Natural History Museum of Nigeria, Oduduwa University, Ipetumodu and The Polytechnic, Ile-Ife. However, in the inner city of Ile-Ife, most of the dwellings have deteriorated below acceptable living standards and are considered unfit for human habitation. There is overcrowding, inadequate access to safe drinking water, sanitation and other infrastructure. Currently no fewer than 20 neighborhoods in Ile-Ife could be described as slums as households in these neighborhoods tend to have all the characteristics of the United Nations definition of Slums. Ile-Ife comprises three distinct sectors, mainly:

- The inner-city core, which is largely overcrowded and unplanned with poor infrastructure and prominent features of urban blight and signs of decline in structural soundness and aesthetic appearance of the buildings;
- The sparsely developed peri-urban areas with open land surrounding the houses; and,
- The well planned areas within estates and institutions like Obafemi Awolowo University campus.

Generally, Ile-Ife is faced with various multi-dimensional urban growth problems ranging from infrastructure to socio-economic issues. Most quarters and segments of the city lack basic housing facilities like potable water supply, good environment, motorable roads and community play ground or recreational areas.

Housing status in Ile-Ife is characterized by a generally poor level of secure tenure. Some of the reasons for the low urban percentage of secure tenure were identified as: difficult and cumbersome processes in securing the necessary documents; unavailable and unreliable planning and zoning documents from planning authorities, absence of cadastral and survey plans; multiple transactions and subdivisions for the same piece of land; and, haphazard and uncoordinated land-use functions securing well-defined property rights (those that are exclusive, transferable and enforceable), which are essential for economic growth.

The current housing backlog for the Ile-Ife Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 12,209 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 15,708 persons for the take-off year 2014.

Population and Housing Shortfalls in Ile-Ife Planning Area

Planning Area	LGA	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
ILE-IFE	Ife Central LGA	167,204	31153	6170	417966	15708 (12209)	537748	609954	714078	978348
	Ife East LGA (30%)	56417 (188,614)	12209 (40698)	1179 (3930)						
	Ife North LGA	153,274	32880	3990						
	Ife South LGA (30% of Total)	40601	8759 (29197)	870 (2901)						

The estimated land use budget required to cater for the needs of the estimated population, comes to roughly some 8,600 hectares of land to be developed around the existing settlements in the Planning area.

Land use budget for the projected population

Population in 2014	537,748.0
Projected population to 2033	978,348.0
Additional population to plan for	440,600.0
Number of Households at 6 persons per household	73,433.3
Current backlog of Housing in the town	15,708.0
Total land required for Residential use	4,952.3
Space required for Recreation/organised open spaces	132.2
Industrial development	566.0
Commercial land use	636.7
Institutional use	636.7
Circulation, Roads and utilities	1,556.4
Waste transfer and disposal sites	70.7
Total additional land required for future Development	8,551.1

LAND USE PROPOSALS

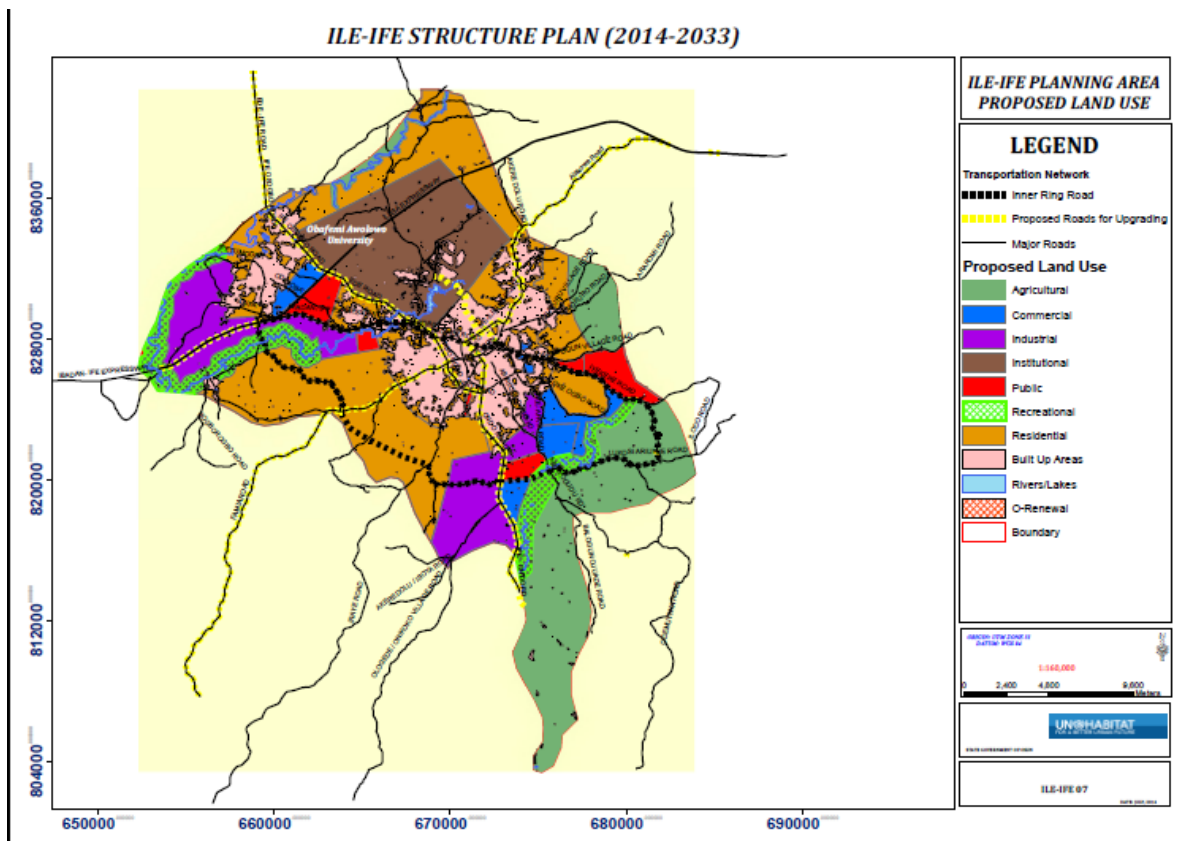
The overall focus of the Structure Plan is to promote the development of a sound economic base through adequate provision of land and infrastructure, to make

Ile-Ife and surrounding settlements more prosperous with strong and diverse long term economic growth. It will also cater for the needs of existing local businesses in order to ensure their viability and competitiveness as well as the future economic prosperity and the provision of jobs for the unemployed, especially young people and women. The plan will also aim to prevent the growth of slums by providing adequate serviced land and affordable housing to keep pace with demand and meet the needs of the population. It will also ensure the upgrading and rehabilitation of existing blighted and slum areas.

The proposed Land Use Plan is based on three Spatial Strategies:

- Protect what is good and valued: historic sites, green spaces and maintain closer link between closer existing patterns of development and new ones;
- Regenerate those areas most in need of improvement and investment, especially in Ile-Ife core area; and,
- Ensure balanced land use provision in the Planning Area to attract major commercial and businesses to areas with the highest potential in Ile-Ife as well as provide housing to meet the needs of the population.

Land Use Proposal for Ile-Ife Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

A significant number of people within Ile-Ife town live in overcrowded and substandard housing. Many areas within the inner core have the appearance of slums due to their poor physical condition and inadequate basic services and facilities. The aim of the Structure Plan is to provide a mix of housing types, sizes and tenures to meet the needs of all sectors of society. This includes the provision of small and medium size housing units, provision for those unable to compete financially in the housing market sector as well as those with special needs.

The Structure Plan seeks to reduce inequalities, create socially mixed communities with greater choice and better mix in size, type and location of housing to represent the needs of the whole community. As much as possible, mixed land use development will be

encouraged in many old and new neighbourhoods to reduce travel demand and provide work places within easy access from residences.

The Plan has made provision for the expansion of the residential areas towards the Northern and Southern parts of the city. These will facilitate natural expansion of these contiguous areas. However, the river on the eastern part with its wide flood plain creates a constraint for further expansion of the city in that direction. Similarly, the large institutional land of Obafemi Awolowo University restricts residential development in the North West direction. However, provisions were made for some residential development behind the university.

The Plan also recommends that the new areas coming up in the south eastern part of the city should be consolidated and infrastructure such as roads and drainage provided. The area should also be re-planned to enable development to be more compact and mixed density.



Area Recommended for re-planning and densification
(Source: Google Earth 2014)

In the area of urban upgrading, all neighbourhoods that are blighted with characteristics of slums will be upgraded and rehabilitated. Comprehensive plans initiated under the O' Renewal scheme are already being implemented under the Urban Renewal project. However, the O' Renewal project covers only a one kilometre radius from the centre of the town. The Local Governments should carry out further work in areas outside this catchment area.

It is recognised that housing demand will fluctuate over the lifetime of the plan as demographic and economic changes occur and as more homes are built to cater for different sections of the population. Developments will be phased to ensure that city authorities match population growth with infrastructure provision.

2. LOCAL ECONOMIC DEVELOPMENT

Economic Development

The overall vision of the Structure Plan is to maintain a sound economic base within the city as well as cater for the needs of existing local businesses in order to ensure their viability and competitiveness. The city of Ile-Ife has become a major trading route. Apart from farming, the residents are mainly traders, artisans and craftsmen. Their other occupations include making of hand-woven textiles, tie and dye clothes, leather work, calabash carving and mat-weaving. The city earns its economy mainly from its cotton industries. There are certain other local industries that contribute to the economy of Ile-Ife, which include cocoa and palm processing, cotton weaving and drum making. In terms of the types of industry within the city, the most predominant industry type is small scale and household manufacturing industries and business services.

Industrial Land Use

At present, the industrial base of the planning area is very weak due to the absence of major manufacturing or construction companies in Ile-Ife and environs. The absence of any major manufacturing firm to take up the skilled work force has contributed to mass unemployment and gaps in knowledge. There are pockets of local firms producing such products as building materials, plastics, mattresses, bags, detergents, soap and clothes. There are also small scale businesses owned by individuals or families.

Agro allied products such as cocoa and timbers provide a good base for industrial development, but the advantage of this is yet to be exploited. The state government's commitment to economic development with the proposed improvement in the energy sector is expected to shift balance in favour of inward investments in the future. Agriculture also provides a vital springboard for industrial development and Ile-Ife is blessed with good agricultural land. The Structure Plan aims to attract industrial investment to the city by

allocating designated land for industrial development. While seeking the retention of existing industrial land for future use it will create new industrial and business parks that are attractive to new investors.

Industrial Park

The area of land between the toll gate and the Ilesha - Akure junction of the Ibadan-Ife road would be designated as industrial park. This area is attractive with its excellent road connections and the advantage of the Ibadan - Ife expressway which will provide a good link to Lagos, Ibadan and the Osogbo, the State capital. This will ensure viability and vitality of businesses and security of employment. The provision of diverse employment opportunities is important for the city's future prosperity and residents' wellbeing. Provision has been made for two light industrial areas.

The first is on Ondo Road and the one on the Ibadan-Ife Expressway just as you are entering Ife from Ibadan. These areas need to be properly designed to serve as incubation centres as well as clusters for the promotion of small scale industrial development in this town. However, the presence of a metal melting factory, with its attendant air pollution propensity within this area would have to be addressed so that it would not constitute a disincentive.

Commercial Land Use

A detailed study of existing office locations in the city indicates that there is no specific preferred office district in Ile-Ife. Although there are a number of offices in the central area, the west section of the city however houses a higher number of existing offices. Traditionally, offices and public buildings were concentrated in the city centre, but the policy of dispersal encouraged new offices to be located in haphazard manner. The Structure Plan intends to redress this situation by encouraging new office developments in the central area.

Areas outside the city centre are not sustainable locations for strategic scale office development as they do not have the extent of resident population to support employment growth on a large scale, resulting in in-commuting and unsustainable patterns of travel. However, new office developments at an appropriate scale will support the economy and help alleviate out-commuting to larger centres

Town Centre Redevelopment: Ile-Ife Town Centre

Ile-Ife Central Area has many positive attributes, not least the palace and its historic buildings, but the area is in need of regeneration and new investments to improve its proper function as the Central Business District (CBD). The implementation of the urban regeneration of the one kilometre radius from the city centre under the O' Renewal scheme has already begun. The O' Renewal project will enhance the town centre and surrounding areas, making them more attractive to tourists and local residents.

High Street Developments

The bustling, vitality and the choice of street markets are part of the traditional shopping character of several streets in the city. Thus, street trading and informal markets, especially the 'Night Markets' along some major roads contribute to defining the character of cities and this is particularly noticeable within the inner core of Ile-Ife, where most of the streets are lined with stores and kiosks. This contributes to the vitality of the local economy and generates income for the people. However, while this may have some benefits, it causes congestion and undermines the functionality of amenities in the local areas due to the haphazard nature of the market stalls and the tendency to encroach on the highway. However, drastic measures to relocate these activities could lead to economic hardship and cause major disruptions in the lives of residents. The Structure Plan aims to regulate this by adopting a design solution with proper controls.

District and Local Shopping Centres

Ile-Ife has local shopping facilities and purpose built commercial centres located at various neighbourhoods in the town. The structure plan recommends district and local neighbourhood centres should be developed in appropriate and sustainable locations especially around major motor parks. As part of the comprehensive development, certain neighbourhood commercial and shopping facilities are included in the neighbourhood residential land. A district centre has been recommended along the Ife - Ibadan expressway just before the university. Another is located on the Ife - Ondo Road.

Markets

Markets play important economic and social functions. They are indeed the key economic drivers in Ile-Ife. The town serves as a regional centre for learning, culture and as an economic hub. The most prominent of these markets is Odo-Ogbe Market. The O' Renewal plan has already initiated projects with respect to the revitalisation of markets around the city centre. The Structure Plan supports these initiatives by encouraging the provision of a range of facilities that will enhance the economic buoyancy of these markets.

3. BASIC URBAN SERVICES

Water Supply

According to the National Population and Household Survey 2006, by the year 2033, the population of the planning area would have grown to about 1,245,250 and consequently the total water demand in the planning area would have risen to 149,430 cubic meters per day. This implies that the requirement would be about two and a half times the capacity of the New Ife Urban Water Supply project. Therefore to meet the immediate needs of the people in the short term period by 2018, there is need to immediately increase available supply to meet the anticipated future water supply needs of the area.

The Structure Plan recognizes that 'Water is life' and the need to improve access is very imperative. Therefore the Plan would ensure that the supply and distribution of water to Ile-Ife Planning Area is significantly improved and access is provided for all residents.

All residential estates must be provided with potable water towards achieving the MDG target for 2015 and beyond. The Structure Plan recognizes the roles of the different agencies concerned with water supply and the need for them to work together in partnership. The cooperation of the Federal Ministry of Water Resources and Ogun/Osun River Basin Development Authority in the development of the water resources potential in the state is critical, in line with the National Water Policy. New developments are to be connected to water supply mains and public-private partnerships would be promoted in the provision of water supply.

Electricity Supply

The supply of electricity to Ile-Ife Planning area is derived from the national grid, with the National Distribution Center located at Osogbo the State capital. Power is supplied to the area through five injection substations located in different areas within and in surrounding towns of the Planning Area. The total available distribution capacity in Ile-Ife distribution zone is 52MW distributed through 347 transformers of various capacities. However the operating capacity is currently only about 20MW.

The current demand for electricity in Ile-Ife Planning Area is 130 Mw and this is expected to grow to about 748 MW by the year 2033. This current demand is not being met by the Ibadan Energy Distribution Company (IBDEC) district office due to inadequate power generation and distribution facilities. It is therefore imperative that capacity of supply be improved to meet the immediate and future needs of the area.

4. HERITAGE CULTURE AND TOURISM

Ile-Ife is regarded as the cradle of Yoruba race and culture. However, areas of concern in the development and preservation of the heritages of Ile-Ife planning area are the many historic buildings, shrines, palaces among others. The Structure Plan aims to preserve and rehabilitate these features and to improve and expand access of tourist to these facilities. It is intended to document all the sites and provide information brochures. The Plan proposes a comprehensive survey to identify and map all royal historic buildings, barns, and archaeological sites, and other important sites. This study will determine historic resources in critical need of protection, and establish a rehabilitation and protection programme. This will lead to adopting regulations to prevent deforestation, indiscriminate felling of trees, animal poaching, air pollution, removal, alteration of historic buildings, trees, stone walls or properties except in line with stated standards.

Conservation and Rehabilitation of Sites

Ile-Ife Planning Area is blessed with many heritage and historic sites as detailed in Chapter three and the city profile report. The Structure Plan aims to preserve and rehabilitate and document all the site's features; and to improve and expand access of tourist to the City. Also, the resources for promoting tourism are still at the rudimentary level in Ile-Ife planning area.

The Structure Plan has made adequate provision for establishment of hotels and commercial development. It is imperative to provide good quality hotels to make the city a tourist destination and a major centre of attraction for holding both local and international meetings and conferences. The Structure Plan will positively promote development that will expand economic activities of the city and the state at large in tourism and enhance economic growth.

The Structure Plan aims to preserve and rehabilitate these features and to improve and expand access of tourists to these facilities. It is intended to document all the sites and provide information brochures. The Structure Plan proposes the conduct of a comprehensive survey to identify and map all royal historic buildings, barns, archaeological sites and other important locations. This study will identify historic resources in critical need of protection and establish a rehabilitation and protection programme. This will inform the adoption of regulations to prevent deforestation, indiscriminate felling of trees, animal poaching, air pollution, removal, alteration of historic buildings, trees, stonewalls or properties except in line with stated standards.

5. TRANSPORTATION

The provision of transportation is key to achieving functional and accessible land use development. The provision of a functional transportation system and infrastructure are critical for the movement of persons, goods and services. The profile study showed that the situation with existing transportation does not fulfill this key principle. The Structure Plan aims to achieve the desired relationship between transport provision and land use development by adopting the following:

- Enhance the functionality of highways and roads including traffic flow, while maintaining the quality of life in the community.
- Concentrate development in growth areas (e.g. town centres, neighborhood centres or other defined growth areas) via higher density, mixed use, land development patterns to reduce vehicular trips and lower density development in rural areas.

- Discourage strip development along highways and the proliferation of single lot commercial/industrial development.
- Limit development along arterial highways in rural areas.
- Plan for a community street network that connects to state highways.
- Require Structure Planning including roadway and pedestrian way planning for large tracts of land.
- Plan and design transportation improvements that fit with community character.

In order to ease movement of people and goods, the structure plan has made several proposals. These include the following among others.

- Upgrading of existing distributor roads within the city – the Ibadan-Ife Road, Famia Road, Ife–Osogbo Road, Alakowe Road, etc.
- Construction of an inner ring road to distribute traffic, increase functional efficiency and reduce congestion at the old city centre.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.

Multi-mode transport system and Communications

Public transportation facilities are inadequate for the people who commute daily to work, in most cases to the campus of Obafemi Awolowo University and to Osogbo the state capital. Many people wait at bus stops for hours for transportation to their places of work. Most buses and other transport vehicles are old, posing safety challenges for passengers.

The Structure Plan envisages that the existing national rail line will be expanded to link up with a proposed state level rail network for movement of people goods and services and rapid access to the airport that is under construction at Ido-Osun. It is also envisaged that an integrated multi-mode transport system will be developed for Osun State to include road and rail transport that will provide rapid access to important areas in the state with the airport as a focal point. The existing transportation network is made up of roads and rails.

EDE PLANNING AREA



Plate 1: View of Ede Town
Source: Consultants Survey

BACKGROUND

Ede is one of the oldest towns of the Yoruba race. Traditional accounts have it that Ede was founded about 1500 years ago by Timi Agbale, a hunter and warlord sent by Alaafin (king) Kori of old Oyo (Katunga), then the capital of Oyo empire. He was sent to establish a settlement to protect the Oyo caravan route to Benin, a purpose similar to that behind founding of other Nigerian towns. The traditional ruler is eulogized after Timi Agbale, popularly referred to as Timi Agbale Olofa-Ina who, according to the myth, is the man whose arrow brings out fire.

Ede Planning Area includes settlements located within Ede South and parts of Ede North and Egbedore Local Government Council Areas. In all, there are 14 communities in Ede Planning Area. These are Ede, Oba-Nso, Ologun, Apena, Oyada, Ojoro, Ogbaagba, Ritarun, Kuso, Lagun, Oludo, Agbumgbu, Ile Ogungbira and Tonkere.

The total population of Ede Planning Area is 159,866, according to the year 2006 National Population Census. Ede North and Ede South LGs have been experiencing rapid population growth and physical expansion of the built up area, due largely to its closeness to Osogbo, the Capital of the State of Osun. The projection for population growth of the Planning Area by the end of the plan period (2014 -2033) is 309,321.

Disaggregated Population Projections for Ede Planning Area (2014 - 2033)

LGA	Population		
	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
Ede North	85637	100244	137358
Ede South	110,960	129,888	177,978
Egbedore	77825	131409	183583
Total	274422	322118	443844

Source: NPC (2006): Population Census 2006

MAJOR DEVELOPMENT ISSUES

The settlement pattern of Ede town comprises two distinct sectors namely, the built up older portion, which is overcrowded with unplanned road system and, the sparsely developed areas with open land which has been primarily used for agriculture. Residential land use accounts for roughly 87% of the developed area in Ede town (i.e. the total urban area, excluding open spaces, roads and circulation areas, rivers, streams and lakes); 8% for commercial uses; 2% for religious use; 1.5% for institutional use; and 1.5% for industrial purposes.

Also, the present land cover for industrial area is only 0.05 ha (0.00016%), which is the smallest category in terms of land use coverage. This implies that there is not much large scale industrial activity in the area.

Commercial land use in the area covers only 2.86 ha (0.00913%) of the land area. This is because, on account of the Ede Planning Area's close proximity to Osogbo, the State capital, it serves mainly as an outgrowth of the residential population of Osogbo, as many people live in Ede and commute daily to work or carry out their commercial activities in Osogbo.

The current housing backlog for the Ede Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 4,845 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 6,234 persons for the take-off year 2014.

Table 6.3: Population and Housing Shortfalls in Ede Planning Area

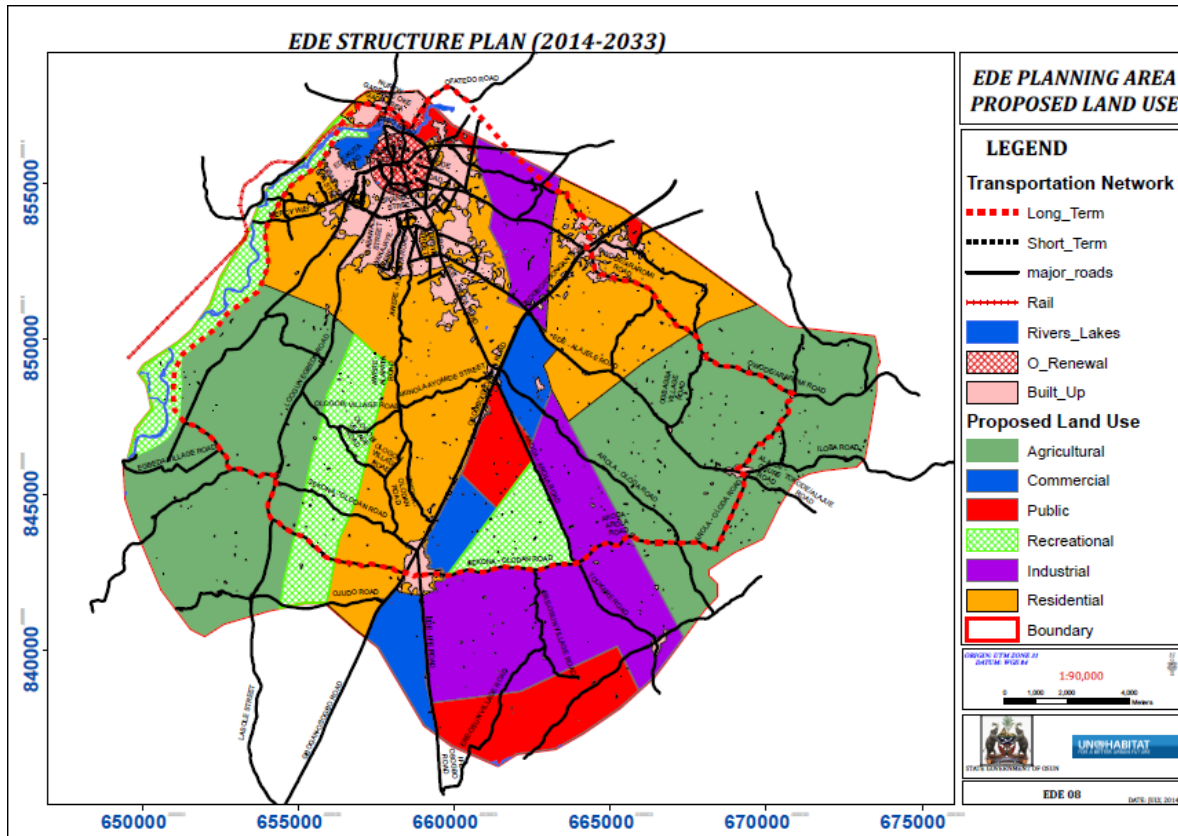
Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
EDE	Ede South LGA	76,035	15979	1116	186822	6234 (4845)	241387	274422	322118	443844
	Ede North LGA (70% Total)	58682	12860 (18372)	2540 (3628)						
	Egbedore LGA (70%)	52105	11185 (15978)	1189 (1598)						

Slum upgrading is an essential strategy with potential for improving the landscape and scenery of Ede because of the number of dilapidated and poorly maintained houses in the town. To achieve this, community mobilization and participation will be crucial. Areas with a large number of such houses include remote areas like Oja Timi, Olu Obinu, Baara.

Land use budget for the projected population (2014 – 2033)

Population in 2014	241,387.0
Projected population to 2033	443,844.0
Additional population to plan for	202,457.0
Number of Households at 6 persons per household	33,742.8
Current backlog of Housing in the town	6,234.0
Total land required for Residential use	2,220.9
Space required for Recreation/organised open spaces	60.7
Industrial development	253.8
Commercial land use	285.5
Institutional use	285.5
Circulation, Roads and utilities	698.0
Waste transfer and disposal sites	31.7
Total additional land required for future Development	3,836.3

Proposed Land Use Map for Ede Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

A significant number of people in Ede live in overcrowded and substandard housing. Many areas within the inner core have the attributes of slums due to their poor physical condition and inadequate facilities. The aim of the Structure Plan is to provide a mix of housing types, sizes and tenures at the local level towards meeting the needs of all sectors of the community. This will include the provision of family sized and small housing units and, provision for those unable to compete financially in the housing market as well as those with special needs.

The Structure Plan seeks to adopt strategies that will reduce inequalities, create socially mixed communities with greater choices and achieve a better mix in terms of size, type and location of housing available to the whole community. This will require significant upgrading of existing built up areas which are now classified as slums. Improvements already recommended under the Urban Renewal scheme are to serve as the basis for further action.

Housing Demand

It is recognised that housing need will fluctuate over the lifetime of the plan with demographic and economic

changes and as more homes are built to cater for the sections of the population formerly in need. While the Structure Plan seeks to meet identified housing needs where possible, this will not be done at the expense of achieving a mix of different dwelling sizes, types and tenures within neighbourhoods. Schemes will be encouraged where they contribute to improving the mix of housing type or tenure to facilitate mixed communities.

2. LOCAL ECONOMIC DEVELOPMENT

The overall vision of the Structure Plan is to maintain a sound economic base to make Ede and surrounding settlements more prosperous with strong and diverse long term economic growth. The Structure Plan also seeks to cater for the needs of existing local investors in order to ensure their viability and competitiveness, as well as secure the future economic prosperity of all businesses and provision of jobs for the unemployed, especially young people and women.

Commercial Land Use

A detailed study of existing office locations identified that there is no specific preferred office location in Ede. The outer areas within the Planning Area are not sustainable locations for strategic scale office development as they do not have the extent of resident population to support employment growth on a

large scale. This will only result in in-commuting and unsustainable patterns of travel. However, new office development of an appropriate scale will support their economies and help alleviate out-commuting to larger centres. In particular the area around Akoda will become a prime office location when the airport becomes operational and the Redeemers University commences operations at their permanent campus located in the area. New Office developments will also be directed to Sekona and Owode due to their proximity and direct access to Osogbo, made possible by the Gbogan - Osogbo dual carriage way which passes through them.

Small Businesses

The nearness of the planning area to Osogbo, the state capital makes it well placed to receive development outgrowths from Osogbo, which will support the economy of the basically rural communities in the area. This will encourage rural diversification, whilst respecting the environmental quality and character of the rural areas. The Structure Plan will help to secure establishment of sub-city centres that will provide both the space and opportunity for commercial activities.

Urban Agriculture

Agriculture, horticulture and forestry play important and varied roles in supporting the rural economy, including the maintenance and management of the countryside and most valued landscapes. The agricultural sector is an essential part of the local economy and it is important that the sector is supported to become more competitive and sustainable in order to adapt to changing markets and to comply with new legislation.

Town Centre Redevelopment: Ede Town Centre

Ede Central Area has many good attributes, not least the palace and its historic buildings, but the area is in need of regeneration and new investments to improve its proper function as the Central Business District (CBD). The implementation of the urban regeneration of the one kilometre radius from the city centre under the O-Renewal scheme has already begun. The O-Renewal project will enhance the town centre and surrounding areas, making them more attractive to tourists and local residents.

Markets

Markets provide the main focus for commercial and trading activities within the Planning Area. The vitality and buoyancy of the main markets is an important economic driver in Ede. The most prominent of these is the Oje Elerin Market, which functions every 17 days and has contributed to the growth of textile commerce (Aso Ofi) in Ede town, has gone to 'sleep.' Most of the markets in the area are dated and require major improvements. The Urban renewal plan has indicated already made suggestions on the way forward with respect to the revitalization of market in the city.

The Structure Plan aims to support these initiatives by encouraging the provision of a range of facilities that will enhance the economic buoyancy of these markets. The programme for market improvement is a top priority as the market is the location for higher level services and facilities and its improvement is seen as key to Ede centre's future performance as a regional destination of choice.

High Street developments

The bustling, vitality and the choice of street markets are part of the traditional shopping character of several streets in the city. Thus, street trading and informal markets along main road contribute to character of our cities and this is particularly noticeable within the inner core of Ede. Most of the streets are filled with store and kiosks. This contributes to the vitality of the local economy and provides employment for the people. While this may be desirable to some extent, it leads to congestion and undermines the amenity of the local areas due to the haphazard nature of some of the market stalls and the tendency to encroach on the highway. However, drastic measures to relocate these activities could lead to economic hardship and cause major disruptions in the lives of residents. The Structure Plan aims to regulate this by adopting a design solution with proper controls.

District and Local Shopping Needs in Ede

While Ede town centre would remain the focus for comparison goods (non-food) retailing and main services and facilities provision for local convenience (food) retail provision is to be addressed within the wider urban area. Ede has local shopping at different locations with some purpose built district centres located in and around Ede. The Structure Plan makes provision for additional district and local centres at appropriate locations, especially around motor parks. Local centres would contain small shops which would provide such facilities as small supermarket, newsagent, small post office, pharmacy, internet café and so on. The boundaries of District and Local Centres would be defined in detail in the local action plans.

Industrial Land Use

At present the industrial base of the planning area is very weak due to the absence of major manufacturing or construction companies in Ede and environs. The absence any major manufacturing firm has contributed to the high unemployment rate. There are pockets of local firms producing such products as local building materials, plastics, mattresses, bags, detergents, soap and clothes. These are small scale businesses owned by individuals or families.

The manufacturing base of Ede was severely weakened by closure of the Cocoa Products Industry. While it was in operation, it was the largest manufacturing firm in the city and provided employment for a large number of people. The State Government's commitment to

reopening facility will provide a vital springboard for other agriculture related industries in the area. Energy shortages and lack of infrastructure has been said to be partly responsible for the failure of the city to attract industrial investment. The land designated for industrial use has remained virtually undeveloped and lacks basic services. The priority for the Structure Plan is to reverse the trend by encouraging the retention of existing industrial land for future use and creating new industrial and business parks that are attractive to investors.

3. BASIC URBAN SERVICES

The provision of basic urban services has remained the big challenge for all the local governments in Nigeria and Ede Planning is no exception, especially with its nearness to Osogbo, the state capital and the rapid rate at which the current state government is tackling provision of such services all over the state. Most often, the few neighbourhoods that have adequate on-site services and infrastructure are also negatively affected by the absence of adequate off-site or city-wide infrastructure and the authorities lack the resources and capacity to match urban growth with necessary infrastructure. Hence, most estates, industries and individuals who can afford the costs drill their own boreholes and install overhead tanks to provide water for their use. In other cases, residents have to rely on private vendors for the provision of services.

Water Supply

According to the National Population and Housing Census of 2006, about 57% of the total households in Ede planning area obtain the water supply from the municipal water supply that is the New Osogbo-Ede Scheme, whilst only about 19% rely on shallow wells. By 2033, the total population of the Planning Area has been projected to be 309,321. There will therefore continue to be a great reliance on public water supply by the people of the Planning Area. However, due to old age, water supply from this scheme is epileptic. The State government is currently making efforts to

rehabilitate this scheme to bring it back to its design capacity of 180,000 cubic meters per day. When this is eventually completed, treated water will be more available to the planning area.

The Structure Plan recognizes that 'Water is life' and the need to improve access is very imperative. Therefore the Plan would ensure that the supply and distribution of water to Ile-Ife Planning Area is significantly improved and access is provided for all residents.

All residential estates must be provided with potable water towards achieving the MDG target for 2015 and beyond. The Structure Plan recognizes the roles of the different agencies concerned with water supply and the need for them to work together in partnership. The cooperation of the Federal Ministry of Water Resources and Ogun/Osun River Basin Development Authority in the development of the water resources potential in the state is critical, in line with the National Water Policy. New developments are to be connected to water supply mains and public-private partnerships would be promoted in the provision of water supply.

Electricity Supply

Electricity supply to Ede Planning Area is derived from the national grid, with the National Distribution Center located nearby at Osogbo, the State capital. Power is supplied through a 15 MVA Injection Station located in Ede. Ede North and South Local Government areas are supplied from this station via 4.5 MV feeders, which distribute power through 11 KVA transformers, located within each local government area. This Injection Station also supplies other towns that are located outside the planning area. These include Ofatedo, Ifon Osun, Iwo, Ejigbo, Ogbagba, Ilobu, Oroki Estate thereby resulting in overloading of the Ede Injection Station. The current electricity demand, as indicated in Chapter 6 is about 31 MW and is to grow to 274 MW by the year 2035. From the foregoing, the present supply is grossly inadequate and there is need to increase supply to the area.

IWO PLANNING AREA



Main entrance to the Palace of the Oluwo of Iwo

BACKGROUND

Iwo, the headquarters of Iwo LGA, covers a land area of 245 square kilometres. The city is the “traditional” headquarters of Iwo Land (Kingdom). Other LGAs in Iwo Land are Ayedire and Ola Oluwa, with their respective headquarters at Ile-Ogbo and Bode-Osi.

Going by the National Population Census figures for both 1999 and 2006, Iwo Local Government has the largest concentration of people in the State of Osun. According to the 1991 Population Census, there were a total of 105,401 persons in Iwo Local Government Area, made up of 50,356 males and 55,045 females with 87.08% (91,791 - 43,696 male and 48,095 female) of the entire Local Government Population residing within the city. Iwo city is demarcated into four quarters, namely Isale Oba, Molete, Oke-Adan and Gidigbo comprising such areas as Araromi, Fesu, Olukotun, Oke-Odo, Adegbodun and Kajola among others. Similarly, the population in Ayedire comprises of 19,640 males and 21,996 females.

The 1991 population data also indicates that only three of the 98 identified localities within Ayedire LGA had populations of above 5,000 people. These were Kuta

(5,405; 2,485 males and 2,920 females), Olupona (9,275; 4,364 males, and 4,911 females) and Ile-Ogbo (13,152; 6,024 males and 7,128 females). In other words, a total of 27,832 people representing 58.64% population of Ayedire LGA lived-in these three localities. The 2006 National Census put the population of Iwo Local Government Area at 191,377, comprising 98,312 (51.4%) males and 93,065 (48.6%) females.

On the other hand, the population of Ayedire Local Government Area in 2006 was 75,846 with females accounting for 48.9% of this figure. The 2006 census figures did not provide any data on the number of people living in the city, projections indicate that population growth rate increased from 2.83% between 1991 and 2006, to 3.20% by 2007 to date. Thus, populations of the identified localities (Iwo, Olupona, Kuta and Ile-Ogbo) were computed from 1991 census figure using annual growth rate of 2.83% for the period between 1991 and 2006 and 3.20% for 2007 to date.

The projected population for Iwo Planning Area disaggregated by Local Governments, which is estimated at **343,804** in 2014, has been projected to reach **625,496** by 2033.

Population Projection for Iwo Planning Area (2014-2033)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Iwo	246222	254101	262232	270623	279283	288220	297443	306962	316784	326921
Ayedire	97582	100704	103927	107253	110685	114227	117882	121654	125548	129565
Total	343804	354805	366159	377876	389968	402447	415325	428616	442332	456486

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Iwo	337383	348179	359321	370819	382686	394931	407569	420612	434071	447961
Ayedire	133711	137990	142405	146963	151665	156519	161527	166697	172030	177535
Total	471094	486169	501726	517782	534351	551450	569096	587307	606101	625497

MAJOR DEVELOPMENT ISSUES

Housing accounts for largest land use in the city. Generally, however, many of the houses are of poor quality. The Profile studies showed that there is proliferation of slums in the Planning Area. A survey conducted for the Osun Urban Renewal Program for Iwo in 2012 revealed that the city is made up of about 70% high density residential buildings, with over 45% of such buildings concentrated within the core area. However, the housing situation within the city centre (the core area) is undesirable. In many houses, there is no distinction between the living room and the sleeping room as well as the kitchen and the store. In others, residents are usually crowded in very limited space and the rooms usually lack adequate ventilation. The state of most dwellings units and housing environment, in general, within the core area of the town are very poor.

The current housing backlog for the Iwo Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 6,759 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 8,696 persons for the take-off year 2014.

There is however improvement in the physical condition of houses in other parts of the city, such as area outside the traditional core. The condition of buildings in the periphery indicates improvement in terms of the building construction materials (wall, floor and roof), size of room and number of person per area of land, building design, among others.

A large proportion of residents within the Planning Area live in houses that are in life and health-threatening conditions; lacking adequate provision for safe, sufficient and potable water, sanitation, drainage and the removal of garbage. Data from the 2006 Census indicate that only 23.7% of households in the Planning Area have access to improved water, compared with the national average figure of 67%. Likewise, only 19.4% of all households in Iwo Planning Area had access to piped water, which is much lower than the national average of 33%.

Population and Housing Shortfalls in Iwo Planning Area

Planning Area	LGA	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
IWO	Iwo LGA	191,377	40958	5147	267223	8696 (6759)	343804	389968	456486	625496
	Ayedire LGA	75,846	16462	1612						

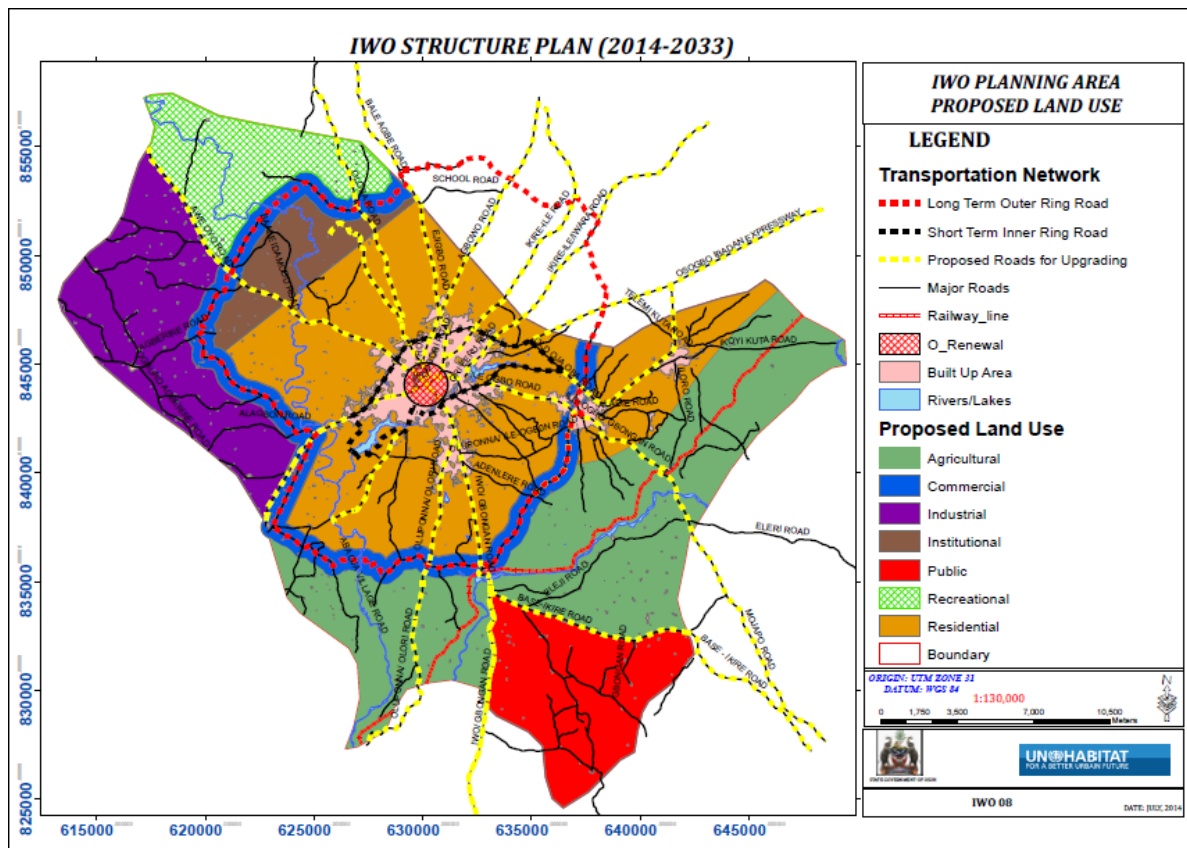
Land Use Budget for the Projected Population (2014 – 2033)

Population in 2014	343,804.0
Projected population to 2033	625,497.0
Additional population to plan for	281,693.0
Number of Households at 6 persons per household	46,948.8
Current backlog of Housing in the town	8,696.0
Total land required for Residential use	3,091.4 Ha
Space required for Recreation/organised open spaces	84.5 Ha
Industrial development	353.3 Ha
Commercial land use	397.5 Ha
Institutional use	397.5 Ha
Circulation, Roads and utilities	971.6 Ha
Waste transfer and disposal sites	44.2 Ha
Total additional land required for future Development	5,339.9 Ha

Source: Computed by Consultants, 2014.

LAND USE PROPOSALS

Land Use Proposal for Iwo Planning Area



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

New Housing Development

The development of new housing in the Planning Area will focus on the development of residential layouts and sites and services schemes. In addition, construction of affordable housing estates by both the public and private sector as well as Public-Private-Participation (PPP) schemes will be encouraged.

Strategies for promoting housing development and prevention of slums in Iwo Planning Area and the policy implications are as follows:

- Existing land acquired for development of low-cost housing in Iwo will be developed and existing low-cost housing scheme reviewed for effective implementation;
- Additional land to be acquired for the development of sites and services scheme in Kuta, Ile-Ogbo and Olupona;
- Additional land is to be acquired by the Local Planning Authorities in the Iwo Planning Area and made available to developers, particularly women, to meet the anticipated population growth. Also, Planning Approvals for all new buildings will be granted only subject to the provision of essential services before commencement of building operations.

Urban Renewal

The Structure Plan is conceived to build on the Urban Renewal programme (O' Renewal) currently being implemented in the State of Osun, which covers a range of one kilometre-radius from the core of Iwo. Hence, the following measures will be adopted:

- Slum upgrading schemes are to be extended to the newer residential areas outside the one kilometre radius such as the traditional/core area of Kuta, Olupona and Ile-Ogbo, while the participatory planning process adopted under the RUSPS methodology is to be institutionalised in order to ensure wider public participation in housing/urban policy formulation and implementation;
- Households will be enlightened and encouraged to rehabilitate old traditional family houses in Iwo, Kuta, Ile-Ogbo and Olupona;
- Buildings in contravention areas such as under high-tension electricity cables, are as prone to flooding and those in violation of road setbacks to be removed;

- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Iwo and environs;

- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.

Going by lessons learnt from past experiences, the following are imperatives for successful implementation of urban renewal schemes under the Structure Plan:

- Strong political support at all levels of government;
- Community participation, ownership and empowerment through institutionalized community driven initiatives;
- Implementation of sustained, progressive developments as opposed to one-off interventions;
- Enforcement of the National Building Code, by-laws and appropriate land use standards; and,
- In-situ upgrading of degraded areas and use of slum clearance only where inevitable and with the consent and relocation of slum dwellers.

Land for Housing

The goal of the State of Osun land policy is to make serviced land with secure tenure readily available, accessible, and transferable at affordable prices for housing development. To achieve the above goal in Iwo Planning Area, the following are proposed:

- Judicious use of urban and rural land through effective physical planning;
- Facilitate the provision of serviced lands at affordable price through sites and services schemes and strengthening and co-ordination of Land Registration and administration through a geo-referenced land information system to ensure security of tenure.
- Support the proposal to amend the LUA;
- Effectively administer the use of urban and rural land through effective physical planning;
- Facilitate the availability of serviced lands at affordable price;
- Ensure security of tenure;
- Strengthen and co-ordinate land registers at all tiers of government to adopt a robust, dynamic, compatible and geo-referenced land information system for

efficient land administration and housing delivery;

- Establish and keep proper records of land transactions through the establishment of land registries and production of cadastral and township maps;
- Develop and maintain a title insurance system.

2. LOCAL ECONOMIC DEVELOPMENT

The major economic activities within Iwo Planning Area are agriculture and commerce. For effective local economic development in the area, the following should be given adequate consideration:

Commercial Land Use

All existing markets in Iwo Planning Area are to be rehabilitated and provided with modern sanitary facilities in addition to the following:

- Rehabilitation of the chaotic Central Business District around the Oluwo's (King's) Palace and the Central Mosque in Iwo in line with the O' Renewal programme.
- Rehabilitate and redesign of Odo Ori market to a modern market;
- Allocation of land to private investors and or the local government for construction of planned markets, shopping malls and small businesses in strategic locations in the Structure Plan Area;
- Revitalising economic activities through the adoption of mixed land use planning.

Industrial Land Use

Being endowed with agricultural land, the Structure Plan for Iwo Planning Area will promote the development of agro-based industrial activities through the following:

- Allocation of land in Iwo, Ile Ogbo, Oluponna and Kuta for small cottage industries involved in palm oil processing, gari processing, block making, bakeries and sawmills
- Designation of industrial layouts by the LGAs to encourage investments by private entrepreneurs and indigenes in Diaspora to invest in industries and agriculture businesses;
- Allocation of land for the establishment of silos and other forms of storage facilities for farm produce in the Planning Area.

Small Businesses

Small formal and informal businesses are the major pillar for local economic development in the city and region. The Structure Plan proposes:

- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation; and,
- Concessionary allocation of land to co-operative and thrift societies in Iwo, Ile-Ogbo, Oluponna and Kuta for establishment of businesses by members and to beneficiaries of the LGAs' CDA grant support programmes and the State of Osun's Cooperative programmes for farmers and SMEs.

High Street Development

Currently, unregulated mixed use developments in the Iwo Planning Area have contributed largely to chaotic state of the city centre due to lack of adequate planning. The structure plan therefore proposes:

- The reclassification of high streets as high density zones to sustain the threshold for effective commercial activities;
- The adoption and designation of appropriate land use classifications on identified high streets;
- The design and enforcement of appropriate Rights-of-way along the designated high streets.

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is to be integrated into the economic base of the city. Under the Structure Plan, the sites around rivers and streams in the Planning Area, especially areas with extensive flood plains have been designated for urban agriculture. The urban agriculture scheme is to be integrated with waste recycling, where biodegradable components of the solid waste will be turned into compost for use on the farms.

3. ENVIRONMENT

The Natural Environment

The Structure Plan will support the preservation of the natural environment in Iwo Planning area by preventing further deterioration through the following:

- Enforcement of land use standards with regards to percentage of land designated for functional open spaces, parks and garden;
- Enforcement of development control regulations by the local Planning Authority in Iwo;

- Implementation of public awareness programmes propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and
- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture.

Preservation of Agricultural Land

Deforestation will be discouraged in the Planning Area alongside the preservation of agricultural land while the Lands and Forestry Departments at both State and LG levels would be adequately staffed and provided with adequate equipment to discourage illegal felling of trees. Similarly, areas designated as forest reserve and buffer zones would be protected through development control.

The Built Environment

The built environment in the traditional core and new residential developments in Iwo are beset with several challenges associated with poor environmental quality, lack of sanitation facilities and the prevalence of deteriorating and dilapidated buildings.

To improve the condition of the built environment, the Structure Plan proposes the following:

- All existing dilapidated buildings in the Planning Area are to be rehabilitated through a special programme of the State Government of Osun;
- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Local Government Departments of water and Sanitation will be developed with trained staff and adequate equipment for effective monitoring of the environment.

Open Spaces, Parks and Gardens

There are limited functional organised open spaces, parks and gardens in Iwo town. The Structure Plan will identify and designate open spaces, parks and gardens as well as the following:

- Ensure new residential neighborhoods in Iwo are provided with open spaces, parks and recreational grounds;
- Plots designated as open spaces, parks and gardens will be protected by legislation;
- Public awareness programmes will be Implemented to educate residents on the inherent advantages of

compliance with rules and regulations governing open spaces, parks and gardens; and,

- A department in the local government will be charged with responsibility for developing and maintaining all proposed open spaces.

Climate Change and Flooding

The State of Osun is not immune to the adverse impacts of Climate Change, which are characterized by flooding, increased production of greenhouse gases (GHGs), loss of biodiversity and increased prevalence of extreme weather disasters and risks.

The Structure Plan proposes the following to address issues related to Climate Change:

- Capacity building for officers of the State ministries of Environment and, Physical Planning and Urban Development on management of Climate Change and the attendant consequences;
- Education and enlightenment of residents towards imbibing environment-friendly behavior in day-to-day activities such as cooking, lightning and transportation among others; and,
- Adoption by the State Government of Osun of modalities for effective measurement and monitoring of GHG emissions from cities in the state.

Pollution Control

Levels of pollution in Iwo Planning Area are relatively low. Among the prevalent types of pollution are: Noise pollution from use of outdoor public address equipment as well as surface and ground water pollution through residential and commercial activities. Industrial pollution is not prevalent in Iwo.

The structure plan addresses pollution related issues through:

- Adoption and enforcement of zoning regulations to separate non-congruous activities;
- Enforcement of the existing pollution control legislations especially with regards to noise and air pollution; and,
- Implementation of public education and enlightenment programmes on use of environmentally harmful biological waste and chemicals in agriculture among others

Solid Waste Management

Air, land and water pollution in the Planning Area have been attributed to poor solid waste disposal, which also contributes to the incidents of flooding. This is evident from the open dumps generated along the major streets, river banks and open spaces in the town.

Due to limitations of available staff and equipment, Local Government Departments of Water and Sanitation have not been able to provide effective solid waste management in Iwo and currently, the people have had to rely on the use of open dumps as there are no properly constructed sanitary landfill sites.

To facilitate the adoption of acceptable standards of waste management, the following steps will be taken:

- Identification and acquisition of sites for sanitary landfills in the local government areas;
- Introduction of private sector participation in the collection, transportation and disposal of solid wastes and introduction of service charges through collection service at the primary source of generation for sustainability;
- Promotion of recycling activities (through purchase of machines) in collaboration with private operators;
- Introduction of composting of agricultural waste.

4. BASIC URBAN SERVICES

Educational Facilities

Given the projected population growth in Iwo Planning Area over the Plan period, additional public schools will be required in new development areas while some existing schools will require land for expansion. While the Structure Plan makes provision for residential growth areas which incorporates land for educational institutions, subsequent District Plans will make adequate provision for establishment of public and private primary, junior and senior secondary schools and other educational facilities.

Health Services

The general hospital, which is about the largest health care centre in the Planning Area, is in need of equipment and additional staff. The Structure Plan proposes the construction of additional hospitals at Kuta and Ile-Ogbo as well as adequately staffing the existing primary health care centres with doctors, nurses and other paramedical staff. It is expected that houses will be built to accommodate resident doctors and facilitate prompt delivery of services as required from time to time.

Water Supply

The water supply and distribution system in Iwo Planning Area is generally considered poor and inadequate. A functional mains state water scheme is required in Iwo. Water pipe lines should be extended to new unserved development areas. Private donors like the Iwo indigenes in Diaspora, international donors and of other Non-government agencies would be encour-

aged to sink wells and bore holes to complement efforts of the state government while a public enlightenment campaign on water sanitation will be implemented, as the second most widely used source of potable water in Iwo Planning Area are rivers/streams and springs.

Electricity supply

Electricity in Iwo Planning Area is supplied through the national grid from Osogbo step-down station. As in most parts of the state, electricity supply in Iwo and environs is inadequate. The electricity supply framework was constrained by manpower shortages, insufficient cables and transformers problems. It is however envisaged that the privatization of PHCN will improve the electricity supply nationally and in the Planning Area.

The use of non-grid renewable energy sources especially solar energy is recommended to complement electricity from the national grid. The uses could range from solar powered street lights, solar powered boreholes among others. Solar dryers could also be used in food processing.

Communal Facilities

One of the communal facilities in Iwo Planning Area, the city hall has recently been completed, though the Oluwo's Palace requires a facelift to make it more befitting for the city and the traditional ruler. The Structure Plan makes land available for social facilities and recreational parks in accessible locations for residents.

5. TRANSPORTATION

Major roads in Iwo are currently undergoing rehabilitation and efforts by the Federal, State and Local Governments are noticeable in this regard. It is recommended that all other roads connecting other settlements in the Planning Area to the city centre should also be rehabilitated and provided with adequate drainage systems.

Multimodal Transport System

The most used public transport modes in Iwo Planning Area are motor cycles (*Okada*) and mini buses. The unregulated use of motor cycles is considered a menace but has become inevitable for economic and security reasons as most young men and school leavers who are unable to continue with their education are engaged in this activity. However, since the operation of motor-cycles is reckless and unsafe in the Planning Area, regular capacity building is proposed to educate the riders on safety and how to reduce accidents. Private investors would be encouraged to invest in minibuses to improve intra and inter urban mobility, while introduction of tricycle as a mode of transportation could serve as an alternative to *Okada*.

Roads and Design Standards

The Structure Plan for Iwo Planning Area advances the development of a hierarchy of roads based on types, speed, land texture or gradient and capacity. The roads in urban areas follow the nomenclature as indicated in **Buchman** (Traffic in towns).

- **Primary distributors:** these roads form the primary network for the town as a whole. The longer distance traffic movement to, from and within the town are linked to the primary distributors.
- **District distributors:** these roads distribute traffic within the residential and the principal business districts of the town and environs. They form the link between the primary network and the local roads.
- **Local roads:** they are roads that distribute traffic within neighborhoods and particular sectors in the town.
- **Access roads:** - these roads give direct access to building and land in the towns.

Recommended projects to enhance transportation activities in the Planning Area include:

- Construction of Ring Roads, the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
- Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
- Encourage private sector-led development/initiative for taxi service system in Iwo Planning Area;
- Provide bus-stops (passenger's shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
- Provide pedestrian walkways, traffic lane-markings, road signs and traffic lights on all highways;
- Upgrade existing major traffic corridor on selected streets in Iwo to 15 metres right of way to serve as second order road within the city;
- Integrate pedestrian, bicycle and transit facilities on major multi-modal transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

Safety standards will be enforced on commercial motor cycle riders. Also, all major roads, particularly at the city centre, will be provided with pedestrian walk ways and expanded where possible, while markings and road signs will delineate roadway centerlines, lane boundaries, no passing zones, pavement edges, roadway transitions, turning patterns and crosswalks among others in central areas of Iwo. This will reduce conflict points at intersections and ultimately the number of accidents.

6. HERITAGE, CULTURE AND TOURISM

Historic monuments in Iwo Planning area as well as architectural monuments and historic artifacts like the Oluwo's Palace and the various shrines, are to be preserved. Efforts will also be channeled towards promoting culture of the people by allotting land to activities that support heritage and boost tourism through development of employment opportunities and income.

7. URBAN SAFETY

Iwo, like other major towns in the State of Osun, is faced with a number of security challenges. However, the Structure Plan proposes the following:

- A comprehensive Street naming and house numbering scheme is to be implemented to enhance identification of locations and conduct of security operations around the city;
- All streets in the city are to be provided with street lighting;
- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;
- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;
- The Nigerian Police will be supported through the provision of adequate and modern equipment.

8. DISASTER RISK REDUCTION

Disaster risk reduction and management strategies are yet to be adopted by both Iwo and Ayedire LGAs. Under the Structure Plan, the State and LGAs will embark on participatory development of community emergency/preparedness plans for Iwo Planning Area. In the light of this, it is proposed that:

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Iwo and Ayedire LGAs through dedicated Departments in the LGAs which will also re-establish the moribund multi-sectorial Emergency Management Committees;
- Emergency action plans will be developed for all communities in Iwo and Ayedire LGAs while appropriate funding and land will be set aside to develop a functional emergency relief warehouse that will attend promptly to local emergency
- Participatory community emergency/preparedness action plans will be developed for all communities in Iwo and Ayedire LGAs while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergencies.

IKIRE PLANNING AREA



Ikire City Centre

BACKGROUND

Ikire is the headquarters of the old Irewole Local Government Area created in 1976 following the Local Government Reform of that year. In 1989, the present Ayedade Local Government was created, followed by Isokan Local Government Area in 1996 out of the old Irewole Local Government. Hence, while Ikire remains the local government headquarters of Irewole, Apomu became the headquarters of Isokan.

The most predominant activities in Ikire Planning Area are agricultural and agro-allied businesses. The people have specialized in the production of cash and food crops, notably cocoa, oil palm, kola-nuts, coconut and fruits. Some of the food crops are yam, cocoyam, cassava, sweet potato and grains (maize, corn, and cowpea). They also engage in large poultry farms, fishery, animal husbandry, palm produce and saw-milling industries among others.

Ikire and some other major settlements in the Planning Area such as Ikoyi and Apomu do not have the traditional market popularly known as 'Oja Oba' which is usually located at the center of the town, in the front of the palace. Rather, there are a handful of other markets where commercial activities take place, such as Total, Owode and Obada markets among others.

Some of these markets are daily markets patronized from morning till evening, but mostly in the evenings. Indeed, such night markets are a prominent feature of the Ikire local economy and social life and offers potential as a basis for economic interventions. Some markets also operate on periodic basis, attracting merchants from other major Yoruba town and beyond.

Major industrial activities in Ikire are the sawmill industries (timber business), bakeries, and sand-granite-gravel building materials. Ikire is also very famous for the production of a local delicacy from plantain, called "*Dodo Ikire*". Today, 'Dodo Ikire,' a small ball of fried ripe plantain sprinkled with pepper and onion has become the centre of a thriving household industry and is prepared for consumption as snacks both within and outside Nigeria. Sellers of this genre of snack are found in all nooks and cranny of the Planning Area.

Ikire Planning Area comprises two of the 30 local government areas in the State of Osun, namely Irewole and Isokan Local Government Areas, with respective headquarters at Ikire and Apomu. The Planning Area covers 641,526,879.20 square metres land area and is bounded by major settlements and land mass such as Gbongan in the North-East; Shasa River and Ife North Local Government in the East; and, Osun River and Asejire in the West. It also shares boundary with two other

local government areas in the State, namely Ayedire and Ayedaade, in the North and South respectively.

Accordingly, the 2006 Population Census, there were a total of 143,599 people in Irewole LGA and 103,177 in Isokan LGA. The different districts that made up the city are Ikoyi, Apomu, Ikire, Wasimi and Kajola, Asejire, Ayetoro, Apata. The projected population of the

Planning Area by the end of the structure plan period (2014-2033) is 577,633, comprising 336,125 for Irewole and 241,508 for Isokan LGAs respectively.

The projected populations for Irewole and Isokan LGAs over the period of the structure plan 2014-2033 is as presented below.

Population Projection for Ikire Planning Area (2014-2033)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Irewole	184,751	190,663	196,764	203,060	209,558	219,264	223,184	230,326	237,697	245,303
Isokan	132,745	136,992	141,376	145,901	150,570	155,388	160,361	165,492	170,787	176,253
Total	317,496	327,655	338,140	348,961	360,128	371,652	383,545	395,818	408,484	421,556

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Irewole	253,153	261,254	269,614	278,242	287,145	296,334	305,817	315,603	325,702	336,125
Isokan	181,893	187,713	193,720	199,919	206,317	212,919	219,732	226,763	234,020	241,508
Total	435,046	448,967	463,334	478,161	493,462	509,253	525,549	542,366	559,722	577,633

MAJOR DEVELOPMENT ISSUES

The existing land use of Ikire Planning Area is punctuated by residential, public and commercial uses. Broadly, the land use in the Planning Area can be categorized into two: the built-up areas and the un-built (natural) areas. Constituting the built up area are the three major centres of Ikire, Apomu and Ikoyi. The predominant land use in the built up areas is residential, punctuated in places with public, education and commercial land uses. There is a prevalence of mixed land uses within the residential neighborhoods of these three major centres. For instance, it is common to find corner shops, traditional markets or informal mechanic yards coexisting in the residential neighborhoods or even within the same residential building. Institutional land uses are made up of primary, secondary and tertiary uses.

The situation within the Ikire city centre (the core area) is particularly poor, as several residents within this area live in life and health-threatening homes which are in very poor physical condition; lacking adequate,

safe, sufficient and potable water supply and, do not have access to sanitation, drainage and the removal of garbage. The prevalence of these conditions indicate that the city is characterized by widespread slum environments and households.

The estimated land use budget required to cater for the needs of the estimated population has been estimated at roughly 4,900 hectares of land to be developed around the existing settlements in the Planning area (Table 6.3).

The current housing backlog for the Ikire Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 5,469 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 7,036 persons for the take-off year 2014.

Table 6.2: Population and Housing Shortfalls in Ikire Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
IKIRE	Irewole	143,599	29966	2972	246776	7036 (5469)	317496	360128	421556	577633
	Isokan	103,177	21912	2497						

A major development issue is the Ife-Ibadan Expressway which bisects Ikire and the Planning Area. This has significant implications for planning and management of the city's functionality and growth. There are also implications for the design and adoption of transportation systems to link the two sides of the highway in a safe and effective manner that will not restrict the social interactions between different sections of the community.

Land Use Budget for Ikire Projected Population (2014 – 2033)

Population in 2014	317,498.0
Projected population to 2033	577,637.0
Additional population to plan for	260,139.0
Number of Households at 6 persons per household	43,356.5
Current backlog of Housing in the town	7,036.0
Total land required for Residential use	2,799.6 Ha
Space required for Recreation/organised open spaces	78.0 Ha
Industrial development	320.0 Ha
Commercial land use	359.9 Ha
Institutional use	359.9 Ha
Circulation, Roads and utilities	879.9 Ha
Waste transfer and disposal sites	40.0 Ha
Total additional land required for future Development	4,837.3 Ha

Source: Computed by Consultants, 2014.

LAND USE PROPOSALS

Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

New Housing Development

Existing Layout Schemes within the Planning Area are the Ikire Development Scheme, Apomu/Ikoyi Industrial and Residential Estate, Molagbo Residential Scheme and, Apomu Residential Scheme. Currently, both the Ikire Development Scheme and the Molagbo Residential Scheme attract very low patronage due to absence of basic services on site, the Apomu Residential Scheme is still at the proposal stage.

The development of new housing in the Planning Area will focus on the development of sites and services schemes. Strategies for promoting housing development and prevention of slums in Ikire Planning Area and the policy implications are as follows:

- Existing land acquired for development of low-cost housing in the Planning Area will be reviewed for more effective implementation and development;
- Additional land will be acquired for the development of sites and services scheme in Ikire, Apomu and Ikoyi. Land will also be acquired within other axes of the Planning Area, such as along Iwo, Ibadan and Ile-Ife Roads, for the purpose of providing affordable housing stock to the populace.
- Households should be enlightened and encouraged to rehabilitate old traditional family houses in Ikire, Apomu and Ikoyi;
- Buildings in contravention areas such as under high-tension electricity cables, areas prone to flooding and those in violation of road setbacks to be removed;
- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Ikire and environs;
- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.

Urban Renewal

The Structure Plan is conceived to build on the Urban Renewal programme (O' Renewal) currently being implemented in the State of Osun, which covers a range of one kilometer-radius from the Akire's Palace (the core and traditional residential area). The plan has already been adopted for implementation. In addition, it is proposed that slum upgrading scheme should be extended to the core area of Apomu and Ikoyi. Furthermore, the following measures will be adopted:

- Slum upgrading schemes are to be extended to the newer residential areas outside the one kilometre radius such as the traditional/core area of the city, while the participatory planning process adopted under the RUSPS methodology is to be institutionalised in order to ensure wider public participation in housing/urban policy formulation and implementation;
- Additional land is to be acquired by the Local Planning Authorities in the Ikire Planning Area and made available to developers, particularly women, to meet the anticipated population growth. Also, Planning Approvals for all new buildings will be granted only subject to the provision of essential services before commencement of building operations.

Land for Housing

The goal of the State of Osun land policy is to make serviced land with secure tenure readily available, accessible, and transferable at affordable prices for housing development. To achieve the above goal in Ikire Planning Area, the following are proposed:

- Judicious use of urban and rural land through effective physical planning;
- Facilitate the provision of serviced lands at affordable price through sites and services schemes and strengthening and co-ordination of Land Registration and administration through a geo-referenced land information system to ensure security of tenure.
- Support the proposal to amend the Land Use Act;
- Effectively administer the use of urban and rural land through effective physical planning;
- Facilitate the availability of serviced lands at affordable price;
- Ensure security of tenure;
- Strengthen and co-ordinate land registers at all tiers of government to adopt a robust, dynamic, compatible and geo-referenced land information system for efficient land administration and housing delivery;
- Establish and keep proper records of land transactions through the establishment of land registries and production of cadastral and township maps;
- Develop and maintain a title insurance system.

2. LOCAL ECONOMIC DEVELOPMENT

The major economic activities of residents within Ikire Planning Area are agriculture and commerce, involving trade in general, agricultural and industrial goods. For effective local economic development in the area, the structure plans gives adequate consideration to the following:

Commercial Land Use

- Establishment of a central business district for Ikire and activity nodes in Apomu and Ikoyi. The traditional markets, namely Naira and Kobo Market and Olorisa Oko Market would be redesigned and rebuilt, as well as the Total Market in Apomu. These decisions will achieve the following:
 - Enable the population of the city to continue their lives and economic activities unaffected by relocation;

- Redesign the market to achieve a more compact and high density development to use the land more intensively;
- Provide opportunity for street traders to have spaces in the market as a result of increased density;
- Provide adequate parking spaces, sanitation and waste management services in the markets;
 - New markets will be built in new districts as the town expands over time.

Industrial Land Use

The most significant industrial activity in the Planning Area is saw-milling. The area is also fertile for the development of Agro-based industries. The Structure Plan for Ikire Planning Area will promote the development of industrial activities through the following:

- Allocation of land for the establishment of silos and other forms of storage facilities for farm produce in the Planning Area.
- Allocation of land for expansion of saw-milling and related activities.

Small Businesses

Small formal and informal businesses are the major pillar for local economic development in the city and region. Such small businesses are scattered in space in Ikire, Apomu and Ikoyi. These businesses need to be brought together to enable them derive the benefits of agglomeration.

The Structure Plan proposes:

- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation; and,
- Establishment of shopping areas at important nodes in the settlements.

Town Centre Development

The redevelopment of the Ikire town centre is already underway through the on-going Osun O' Renewal Project restoring the area within one kilometre radius of the Akire's Palace. This programme will be extended to Ikoyi and Apomu core areas.

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is to be integrated into the economic base of the city. Under the Structure Plan, the sites around rivers and streams

in the Planning Area, especially areas with extensive flood plains have been designated for urban agriculture. The urban agriculture scheme is to be integrated with waste recycling, where biodegradable components of the solid waste will be turned into compost for use on the farms.

3. ENVIRONMENT

The Natural Environment

The Structure Plan will support the preservation of the natural environment in Ikire Planning Area by preventing further deterioration through the following:

- Enforcement of land use standards with regards to percentage of land designated for functional open spaces, parks and garden;
- Enforcement of development control regulations by the local Planning Authority in Ikire;
- Implementation of public awareness programmes propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and
- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture;
- Land acquired for any use should be designed to integrate functional open spaces, parks and recreational spaces;
- Capacity building for the officers from the Department of Town Planning and Land Services in Irewole and Isokan LGAs;
- Adequate environmental education for residents on benefits of a conducive environment and cultivation of tree planting culture. Plant nurseries will be established by the local governments to support this initiative.

Preservation of Agricultural Land

Deforestation will be discouraged in the Planning Area alongside the preservation of agricultural land while the Lands and Forestry Departments at both State and LG levels would be adequately staffed and provided with adequate equipment to discourage illegal felling of trees. Similarly, areas designated as forest reserve and buffer zones would be protected through development control.

Built Environment

The built environment that makes up the Ikire Planning Area (the Residential core and the new residential developments) is beset with several challenges. In Ikire, Apomu and Ikoyi, a high proportion of the houses in core area are without toilets and in poor environ-

ment sanitation condition. Furthermore, the existence of dilapidated buildings is a major feature in the built environment of the Planning Area.

To improve the condition of the built environment, the structure plan proposes the following:

- Implementation of government plan on rehabilitation of dilapidated buildings in Irewole and Isokan LGAs;
- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Capacity building programmes will be implemented for officers of the Irewole and Isokan Local Government Department of Water, Environment and Sanitation. Similarly, the Department will be equipped with the right number and quality of personnel for effective monitoring of environmental sanitation exercises.
- Reintroduction of the services of Sanitary and Health Inspectors (*Wole-Wole*), with adequate institutional back-up and legal support.

Open Spaces, Parks and Gardens

Functional and dedicated open spaces, parks and garden are not common in major settlements within the Planning Area. The Structure Plan will incorporate open spaces, parks and gardens through the following:

- Ensure new residential neighbourhoods in Irewole and Isokan LGAs are provided with open spaces, parks and recreational grounds;
- Plots designated as open spaces, parks and gardens will be protected by legislation;
- Public awareness programmes will be Implemented to educate residents on the inherent advantages of compliance with rules and regulations governing open spaces, parks and gardens; and,
- A department in the local government will be charged with responsibility for developing and maintaining all proposed open spaces.

Climate Change and Flooding

The State of Osun is not immune to the adverse impacts of Climate Change, which are characterized by flooding, increased production of greenhouse gases (GHGs), loss of biodiversity and increased prevalence of extreme weather disasters and risks.

The Structure Plan proposes the following to address issues related to Climate Change:

- Capacity building for officers of the State ministries of Environment and, Physical Planning and Urban Development on management of Climate Change and the attendant consequences;
- Education and enlightenment of residents towards imbibing environment-friendly behavior in day-to-day activities such as cooking, lightning and transportation among others; and,
- Adoption by the State Government of Osun of modalities for effective measurement and monitoring of GHG emissions from cities in the state.

Pollution Control

Levels of pollution in Ikire Planning Area are relatively low. Among the prevalent types of pollution are noise pollution from use of outdoor public address equipment as well as surface and ground water pollution through residential and commercial activities. Industrial pollution is not prevalent in Ikire.

The Structure Plan addresses pollution related issues through:

- Adoption and enforcement of zoning regulations to separate non-congruous activities;
- Enforcement of the existing pollution control legislations especially with regards to noise and air pollution; and,
- Implementation of public education and enlightenment programmes on use of environmentally harmful biological waste and chemicals in agriculture among others.

Solid Waste Management

Air, land and water pollution in the Planning Area have been attributed to poor solid waste disposal, which also contributes to the incidents of flooding. This is evident from the open dumps located along the major streets, river banks and open spaces in the town.

Due to limitations of available staff and equipment, Local Government Departments of Water and Sanitation have not been able to provide effective solid waste management in Ikire and currently, the people have had to rely on the use of open dumps as there is no properly constructed sanitary landfill sites.

To facilitate the adoption of acceptable standards of waste management, the following steps will be taken:

- Identification and acquisition of sites for sanitary landfills in the local government areas;

- Introduction of private sector participation in the collection, transportation and disposal of solid wastes and introduction of service charges through collection service at the primary source of generation for sustainability;
- Promotion of recycling activities (through purchase of machines) in collaboration with private operators;
- Introduction of composting of agricultural waste.

4. BASIC URBAN SERVICES

Educational Facilities

Given the projected population growth in Ikire Planning Area over the Plan period, additional public schools will be required in new development areas while some existing schools will require land for expansion. While the Structure Plan makes provision for residential growth areas which incorporates land for educational institutions, subsequent District Plans will make adequate provision for establishment of public and private primary, junior and senior secondary schools and other educational facilities.

Health Services

The only General Hospital located on the Ikire-Ife expressway in the Planning Area is in a state of disuse and in need of a comprehensive refurbishment, while the site of the health facility currently in use is inadequate for the needs of Ikire and environs. The Structure Plan proposes the construction of additional hospitals and comprehensive health centres to effectively serve residents of Ikoyi and Apomu as well as adequately staffing of the existing primary health care centres with doctors, nurses and other paramedical staff. It is expected that houses will be built to accommodate resident doctors and facilitate prompt delivery of services as required from time to time.

Water Supply

The resolution of the long-drawn dispute between Osun and Oyo States over payment-related issues is a priority activity in order to restore the supply of potable water at least cost to residents of Ikire, Apomu and Ikoyi and environs. Concerted efforts by relevant town unions in Diaspora, international donors and other non-government agencies in collaboration with the State Government and the Irewole and Isokan LGAs are strongly recommended for a resolution of the payment dispute. Also proposed is the conduct of a public enlightenment campaign on water use and sanitation as the second most utilized source of water in Ikire Planning Area are untreated rivers/streams and springs.

Electricity supply

Electricity supply to the Ikire Planning Area is through the national grid from Osogbo step down station. As in most parts of the state and indeed in Nigeria, electricity

supply in Ikire, Apomu and Ikoyi and environs is inadequate. The electricity supply framework was constrained by manpower shortages, insufficient cables and transformers problems. It is however envisaged that the privatization of PHCN will improve the electricity supply nationally and in Ikire Planning Area.

The use of non-grid renewable energy sources especially solar energy is recommended to complement electricity from the national grid. The uses could range from solar powered street lights, solar powered boreholes among others. Solar dryers could also be used in food processing.

Communal Facilities

Most major communal facilities in Ikire Planning Area, such as town halls and palaces are in need of renovation as they are not in conditions that are befitting for the city and the traditional rulers. Appropriate sites are earmarked at locations accessible to residents for use as community facilities and other social facilities like recreational parks.

5. TRANSPORTATION

Major roads in Ikire are currently undergoing rehabilitation and efforts by the Federal, State and Local Governments are noticeable in this regard. The major roads in Ikire and its environs include Awala, Obanile Owo, Oke-Olomi, Naira and Kobo-Itamerin Roads. Others are Akire Palace - Oke – Ada C.H.S, Obada Market - Idi Ada Roads, Iyana Egba - Sabo [Court Area] Road, Iso Arobo – Molak Road and Oke – Ada – Islamiyah Roads. A number of roads in the area are in fairly good conditions but need improvement. Most of these roads will be widened and provided with adequate drainage system, while bridges that have collapsed will be rehabilitated. District Plans emanating from the Structure Plan will designate sites for both interstate and intra urban loading/offloading of passengers and goods in the towns.

A major development issue is the Ife-Ibadan Expressway which bisects Ikire and the Planning Area. This has significant implications for planning and management of the city's functionality and growth. There are also implications for the design and adoption of transportation systems to link the two sides of the highway in a safe and effective manner that will not restrict the social interactions between different sections of the community.

Also, the growth pattern for Ikire over the years has tended towards some development poles, notably towards along Iwo, Ikoyi, Ile-Ife and Ibadan Roads where new residential and commercial development like petrol stations, worship centres and micro industrial sites have been springing up. Transportation links in these areas will be upgraded and widened to accommodate the growing traffic.

Multimodal Transport System

The mostly used public transport modes in Ikire Planning Area are the mini buses with a capacity for seven passengers each (*Alake*) and the commercial motor cycles (*okada*). The unregulated use of motor cycles is considered a menace but has become inevitable for economic and security reasons as most young men and school leavers who are unable to continue with their education are engaged in this activity. However, since the operation of motor-cycles is reckless and unsafe in the Planning Area regular capacity building is proposed to educate the riders on safety and how to reduce accidents. Private investors would be encouraged to invest in minibuses to improve intra and inter urban mobility, while introduction of tricycle as a mode of transportation could serve as an alternative to Okada.

Roads and Design Standards

The Structure Plan for Ikire Planning Area advances the development of a hierarchy of roads based on types, speed, land texture or gradient and capacity. The roads in urban areas follow the nomenclature as indicated in Buchman (Traffic in towns).

- Primary distributors: - this roads form the primary network for the town as a whole. The longer distance traffic movement to, from and within the town are linked to the primary distributors.
- District distributors: - these roads distribute traffic within the residential and the principal business districts of the towns and the other towns in the environs. They form the link between the primary network and the local roads.
- Local roads: - they are roads that distribute traffic within neighborhoods and particular sectors in the town.
- Access roads: - these roads give direct access to building and land in the towns.

Recommended projects to enhance transportation activities in the Planning Area include:

- Construction of Ring Roads, the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
- Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;

- Encourage private sector-led development/initiative for taxi service system in Ikire Planning Area;
- Provide bus-stops (passenger’s shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
- Provide pedestrian walkways , traffic lane-markings, road signs and traffic lights on all highways;
- Upgrade existing major traffic corridor on selected streets in Ikire to 15 metres right of way to serve as second order road within the city;
- Integrate pedestrian, bicycle and transit facilities on major multi-modal transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

Safety standards will be enforced on commercial motor cycle riders. Also, all major roads, particularly at the city centre, will be provided with pedestrian walk ways and expanded where possible, while markings and road signs will delineate roadway centerlines, lane boundaries, no passing zones, pavement edges, roadway transitions, turning patterns, crosswalks etc in central areas of all cities including Ikire, Ikoyi and Apomu. This will reduce conflict points at intersections and ultimately the number of accidents.

6. HERITAGE, CULTURE AND TOURISM

Historic monuments in Ikire Planning area as well as architectural monuments and historic artifacts like the Akire’s Palace and the various shrines, are to be preserved. Efforts will also be channeled towards promoting culture of the people by allotting land to activities that support heritage and boost tourism through development of employment opportunities and income. The tourism potentials of Atamora Bird Viewing Centre, Ajagajigi Rock and other heritage sites in the Planning Area will be a priority.

7. URBAN SAFETY

Ikire, like other major towns in the State of Osun, is faced with a number of security challenges. However, the Structure Plan proposes the following:

- A comprehensive Street naming and house numbering scheme is to be implemented to enhance identification of locations and conduct of security operations around the city;

- All streets in the city are to be provided with street lighting;
- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;
- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;
- The Nigerian Police will be supported through the provision of adequate and modern equipment.

8. DISASTER RISK REDUCTION

Disaster risk reduction and management strategies are yet to be adopted by both Irewole and Isokan LGAs. Under the Structure Plan, the State and LGAs will embark on participatory development of community emergency/preparedness plans for Ikire Planning Area. In the light of this, it is proposed that:

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Irewole and Isokan LGAs through dedicated Departments in the LGAs which will also re-establish the moribund multi-sectorial Emergency Management Committees;
- One of the natural hazards in Ikire is the problem of flooding. A comprehensive study of the situation will be conducted as the basis for preparation and implementation of a comprehensive integrated “Drainage Plan” for Ikire Planning Area that will address the problem on a permanent basis.

Participatory community emergency/preparedness action plans will be developed for all communities in Irewole and Isokan LGAs while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergency

EJIGBO PLANNING AREA

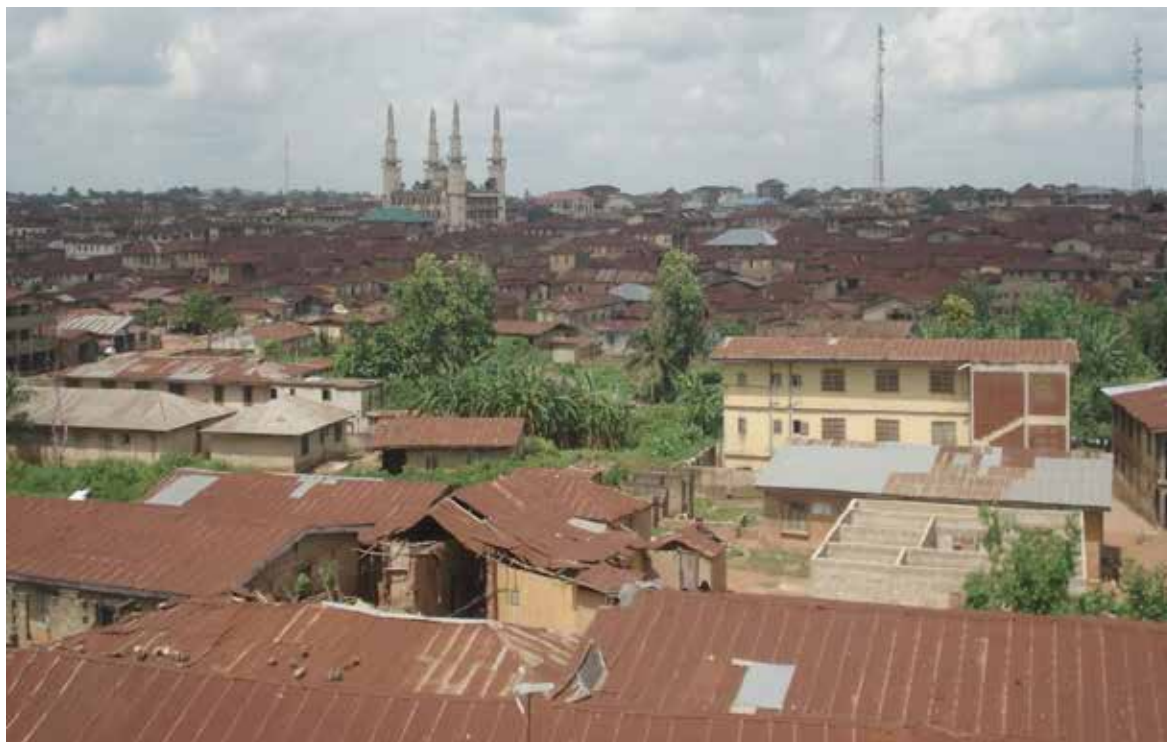


Plate 1: Aerial view of Ejigbo

BACKGROUND

Ejigbo, the headquarters of Ejigbo Local Government Area covers an approximated land area of 373 square kilometres and bounded on the north and west by Surulere and Ogo-Oluwa LGAs in Oyo State respectively and shares boundaries on the east with Egbedore LGA and on the south with Ola Oluwa LGA, both in the State of Osun. Indigenes of Ejigbo are well-travelled and have settled widely across the West Africa coast, notably Côte d'Ivoire and in several Franco-phone West Africa countries, including Cote d'Ivoire (Abidjan), Togo and Republic of Benin, as well as other Anglophone countries like Ghana. Other settlements in the Planning Area are Isoko, Ola, Masifa, Isundunrin, Ilawo, Ife-Odan, Aato, Inisa, Oguro, Igbon, Olosinmo, and Ika, Ijimoba, Songbe, Osuntedo and Iwata, among others.

Farming constitutes the traditional economy in Ejigbo and essentially involves the production of such food crops as tubers (yam, cassava, cocoyam and potato), grains (maize, guinea corn) and cowpea as well as cash crops like oil palm, coconut and varieties of fruits. The land on which the crops are farmed is of the tropical dry forest and savanna which has not been very useful for large-scale cultivation of cash crops like cocoa, kola-nut and others as obtains in other forested parts

of Yoruba land. Modernization has however assisted in improving farming activities and other agricultural processing in Ejigbo. Hence, large poultry, fishery and animal husbandry farms have been established in the Planning Area. In 2008, Ejigbo was ranked highest producer of life Cat fish in the State. However, because the farmlands are not located very far from the town the people have always largely been urban dwellers.

According to the 1991 Population Census, there were a total of 69,366 in Ejigbo Local Government Area comprising 33,409 males and 35,957 females. Specifically, 48.22% (16,111) of the male and 49.88% (17,936) of the female population were resident in Ejigbo town. By 2006, the population of the Local Government Area stood at 132,641, comprising 65,916 males and 66,725 females (NPC 2008). Although, there was no record of the number of people living in the city during the 2006 Census exercise, the Census figures show that the population of Ejigbo Local Government Area increased by 52.30% between 1991 and 2006, indicating an annual growth rate of 3.48 per cent.

According to the 2006 National Population Census, the population of Ejigbo Local Government Area was 132,641 and the projected population by the end of the Structure Plan period (2014-2033) is 310,476.

MAJOR DEVELOPMENT ISSUES

Residential land use forms the bulk of the development in the built up area in Ejigbo. The city grew inorganically over the years with each compound or house built independent of the other but linked with a small footpath or lane as the case may be. The courtyard system of building is predominant in the settlement. Each house is therefore a collection of single rooms often rectangular in shape built around an open space, which is usually used for passive recreation at night. In addition to the residential land use in Ejigbo, other existing land uses are commercial, institutional, industrial and religion, public, agriculture, circulation and recreation.

The residential area in Ejigbo can broadly be classified into two: the old (core residential area) and the newer (sub-urban residential area). Buildings in the core/

traditional residential area are mostly old and dilapidated, due to the construction materials used, age and neglect. Many also lack basic amenities especially for general human conveniences and the general housing environment in the traditional area generally poor. The situation however is different in the newer sub-urban areas, where there is a clear improvement in the building design, material, size of rooms and general environment, among others.

The current housing backlog for the Ejigbo Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 2,067 persons did not have any rooms at all, is taken as the housing deficit for 2006. This, when projected to 2014 at the same population growth rate gives an estimated backlog of 2,659 persons for the take-off year 2014.

Population and Housing Shortfalls in Ejigbo Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
EJIGBO	Ejigbo	132,641	28,184	2067	132,641	2659 (2067)	170,653	193,567	226,585	310,476

Only a few households in the Planning Area have access to improved water supply, piped borne water and improved sanitation. From all indication it can be deduced that many households in the Planning Area are slum households, and there is the likely hood that they are located within slums.

Land Use Budget for the Projected Population (2014 – 2033)

Population in 2014	170,654.0
Projected population to 2033	310,477.0
Additional population to plan for	139,823.0
Number of Households at 6 persons per household	23,303.8
Current backlog of Housing in the town	2,659.0
Total land required for Residential use	1,442.4 Ha
Space required for Recreation/organised open spaces	41.9 Ha
Industrial development	164.8 Ha
Commercial land use	185.4 Ha
Institutional use	185.4 Ha
Circulation, Roads and utilities	453.3 Ha
Waste transfer and disposal sites	20.6 Ha
Total additional land required for future Development	2,494 Ha

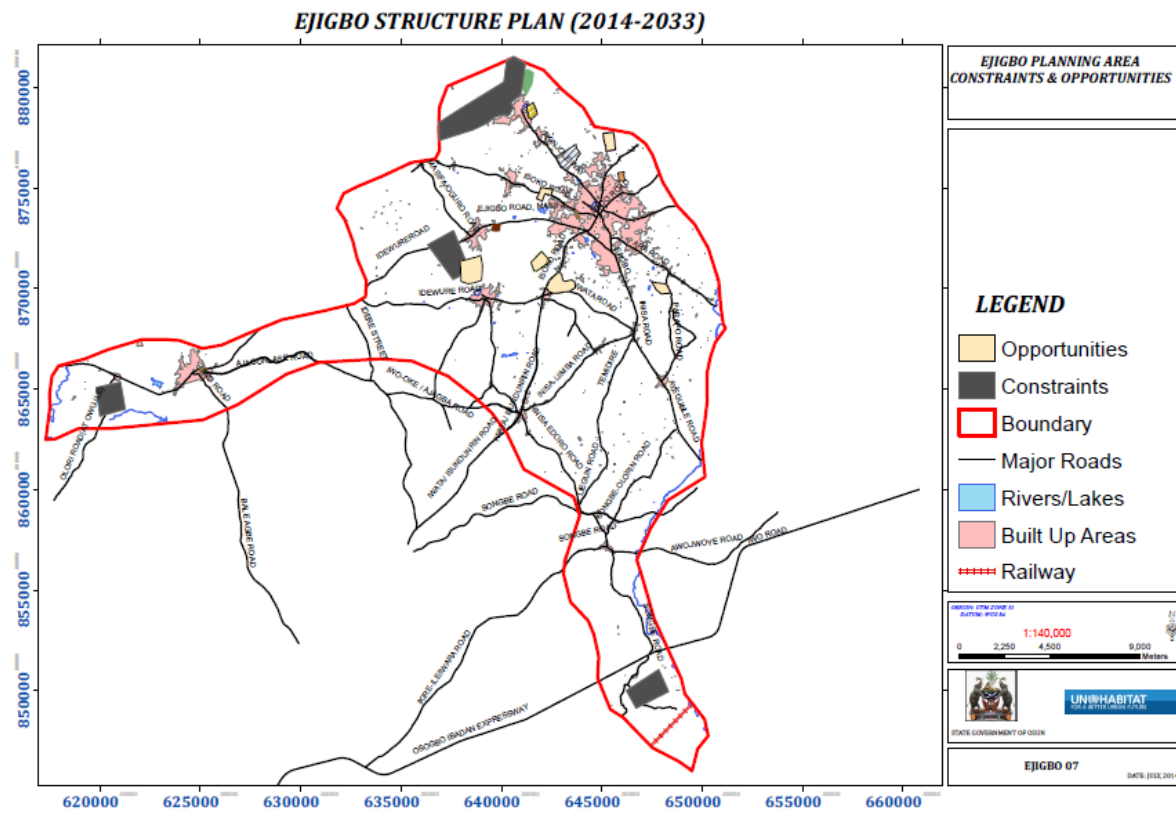
Source: Computed by Consultants, 2014.

LAND USE PROPOSALS

The Land Use proposals for the Ejigbo Planning Area covers all the key categories of uses, such as residential, commercial, industrial, public spaces, recreational etc. The topography of Ejigbo will affect the direction of future growth of the town as the major development constraints in the town are rivers and streams. There are also hills in the northern part of the town. In building

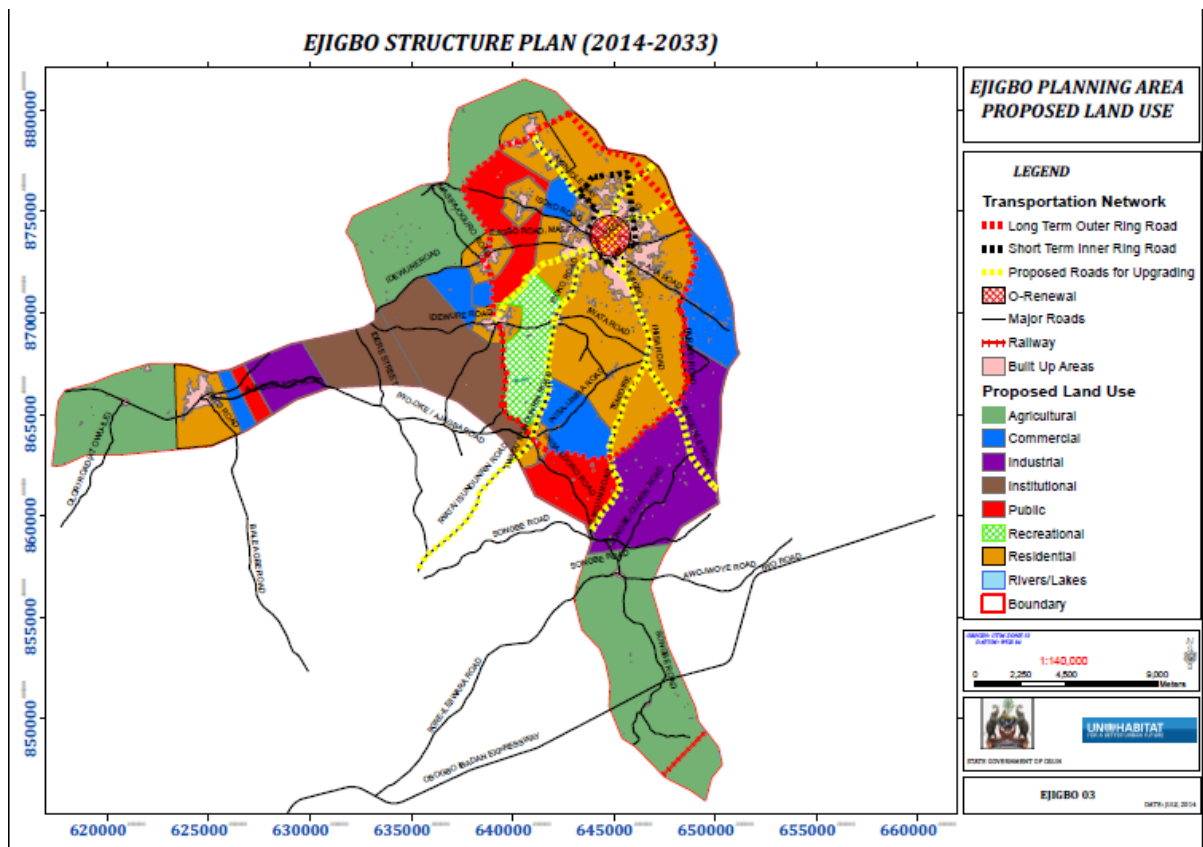
a resilient community, the flood plains of rivers and streams must be recognized, respected and factored into the plans in order to avert flood disasters as well as the need to protect fragile ecosystems. Under these circumstances, the natural growth and extension areas for the town are in the north western parts towards Iwo and Awo Roads and the western part towards Oguro and Ife Roads.

Development Constraints of Ejigbo Planning Area



Orderly development will be achieved in the Ejigbo Planning Area by locating land uses to complement each other and ensuring that land use and transportation are properly coordinated and integrated. Land use planning and design under the Structure Plan is hinged on adopting integrated and participatory approaches to land use budgeting and relating this to the projected population.

It also entails advancing broad land use development control measures for monitoring architectural design and redesign, building development and redevelopment, as well as strict implementation of the land use proposals as designed. The land use proposals are guided by well-defined principles and identified priorities in line with the goals and objectives of the plan.



Among the key areas of strategic focus for Land Use Planning under the Structure Plan are:

1. SHELTER AND SLUMS

New Housing Development

New housing provision in Ejigbo Planning Area will focus on the development of residential layouts, sites and services schemes and construction of affordable housing estates. The housing estates could be built by the public (state or local government) and private sector or through well-structured public-private-partnerships (PPP). The structure plan has made proposals and land available for new housing/residential development. While taking advantage of contiguity with existing residential areas, efforts are also made to steer housing and other development activities away from good agricultural and environmentally sensitive land.

As a design guideline, the new residential neighborhoods will consist of residential plots and other necessary on-site residential infrastructure: piped water supply, roads and drainage, convenient shopping, schools, organised open spaces etc. Also, residential plots will be of different sizes and density to cater for the different needs of income groups of the population.

As a matter of policy, mixed land use would be encouraged in the designs to make the new residential areas livelier and in accordance to the traditional ways of life of the people. However, care should be taken not to locate incompatible uses next to each other.

Strategies for promoting housing development and prevention of slums in Ejigbo Planning Area and the policy implications are as follows:

- Due to the construction of a Mega School on the site of the existing residential layout located on Ejigbo-Inisa Road, some allottees have been displaced from their plots. New acquisitions are proposed under the Structure Plan within Ejigbo and at Ola and Masifa, where such displaced allottees would be re-settled along with new buyers;
- Households will be enlightened and encouraged to rehabilitate old traditional family houses in Ejigbo and at Ola and Masifa;
- Buildings in contravention areas such as under high-tension electricity cables, areas prone to flooding and those in violation of road setbacks to be removed;

- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Ejigbo and environs;
- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.

Urban Renewal

The Structure Plan is conceived to build on the Urban Renewal programme (O' Renewal) currently being implemented in the State of Osun, which covers a range of one kilometer-radius from the core of Ejigbo. Hence, the following measures will be adopted:

- Extension of the slum upgrading plan beyond the core residential areas of Ejigbo to include Masifa, Ife-Odan and Ola;
- Widening of Ejigbo-Oko, Ejigbo-Iwo, Ejigbo-Ede roads among others, including the widening of drainage channels, provision of potable water, street lighting and where applicable spot clearance.
- Enforcement of Planning Approvals for all new housing development, which will be on the basis of the provision of essential services prior to commencement of the construction activities;

Going by lessons learnt from past experiences, the following are imperatives for successful implementation of urban renewal schemes under the Structure Plan:

- Strong political support at all levels of government;
- Community participation, ownership and empowerment through institutionalized community driven initiatives;
- Implementation of sustained, progressive developments as opposed to one-off interventions;
- Enforcement of the National Building Code, by-laws and appropriate land use standards; and,
- In-situ upgrading of degraded areas and use of slum clearance only where inevitable and with the consent and relocation of slum dwellers.

Land for Housing

The goal of the State of Osun land policy is to make serviced land with secure tenure readily available, accessible, and transferable at affordable prices for housing development. To achieve the above goal in Ejigbo Planning Area, the following are proposed:

- Judicious use of urban and rural land through effective physical planning;
- Facilitate the provision of serviced lands at affordable price through sites and services schemes and strengthening and co-ordination of Land Registration and administration through a geo-referenced land information system to ensure security of tenure.
- Support the proposal to amend the Land Use Act;
- Effectively administer the use of urban and rural land through effective physical planning;
- Facilitate the availability of serviced lands at affordable price;
- Ensure security of tenure;
- Strengthen and co-ordinate land registers at all tiers of government to adopt a robust, dynamic, compatible and geo-referenced land information system for efficient land administration and housing delivery;
- Establish and keep proper records of land transactions through the establishment of land registries and production of cadastral and township maps;
- Develop and maintain a title insurance system.

2. LOCAL ECONOMIC DEVELOPMENT

The major economic activities within Ejigbo Planning Area are agriculture and commerce. For effective local economic development in the area, the following should be given adequate consideration:

Commercial Land Use

All existing markets in Ejigbo Planning Area are to be rehabilitated and provided with modern sanitary facilities, car parking, loading and off-loading spaces in addition to the following:

- Upgrading of market around Ogiyan's palace and the Central Mosque in line with the O' Renewal programme;
- Allocation of land to private investors and or the local government for construction of planned markets, shopping malls and small businesses in strategic locations in the Structure Plan Area;
- Revitalising economic activities through the adoption of mixed land use planning;
- Designation of accessible locations around the CBD for use by Commercial Banks to enhance the socio-economic activities in Ejigbo.

Industrial Land Use

Being endowed with agricultural land, the Structure Plan for Ejigbo Planning Area will promote the development of agro-based industrial activities through the following:

- Designation of land in Ejigbo and environs for the various agricultural programmes in the O'REAP such as the O' Cattle and the spin-off Agribusiness and Agro allied industries associated with them;
- Designation of industrial layouts by Ejigbo LGA in Masifa, Ife Odan, Isundunrin, and Isoko for small cottage industries that are involved in palm oil processing, soap making and gari processing
- Allocation of land for the establishment of silos and other forms of storage facilities for farm produce in the Planning Area.

Small Businesses

Small formal and informal businesses are the major pillar for local economic development in the city and region. The Structure Plan proposes:

- Allocation of land for the development of informal sector small business in Ejigbo Planning Area at Ejigbo, Masifa, Ife Odan, Isundunrin, Isoko and other settlements;
- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation;
- Providing support to trade groups and associations in the Planning Area towards establishment of Cooperative Societies in addition to existing ones like *Karowosaye* Co-operative Society, as a means of affordable business and housing loans;
- Establishment of institutional mechanism to better manage the existing and rehabilitated markets, ensure all traders are given stalls in the market and the phenomenon of street trading is done away with.

Town Centre Development

The redevelopment of the core areas of Ejigbo town centre is already underway through the on-going Osun O' Renewal Project restoring the area within one kilometre radius of the Ogiyan's Palace. This programme will be extended to other developed and emerging outlying areas of the town as well as other settlements in the Planning Area.

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is to be integrated into the economic base of the city.

Under the Structure Plan, the sites around rivers and streams in the Planning Area, especially the extensive flood plain of River Opadere and its tributaries are to be designated for urban agriculture – vegetable farming and fish farming/aqua culture. Measures would be taken to improve collection of solid waste and the dumping of waste in water courses and rivers. Getting the rivers and water courses cleaned will improve the quality of the water and hence the small dams in the town can boost fish production.

The urban agriculture scheme is to be integrated with waste recycling, where biodegradable components of the solid waste will be turned into compost for use on the farms. Fish and vegetable farmers are to be organised into cooperatives in order to benefit from modern techniques of production and management as well as better funding from micro finance institutions.

3. ENVIRONMENT

The Natural Environment

- Enforcement of land use standards with regards to percentage of land designated for functional open spaces, parks and garden;
- Enforcement of development control regulations by the local Planning Authority in Ejigbo;
- Implementation of public awareness programmes propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and
- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture;
- Land acquired for any use should be designed to integrate functional open spaces, parks and recreational spaces;
- Capacity building for the officers from the Department of Town Planning and Land Services in Ejigbo LGA;
- Adequate environmental education for residents on benefits of a conducive environment and cultivation of tree planting culture. Plant nurseries will be established by the local governments to support this initiative.

Preservation of Agricultural Land

Deforestation will be discouraged in the Planning Area alongside the preservation of agricultural land while the Lands and Forestry Departments at both State and LG levels would be adequately staffed and provided with adequate equipment to discourage illegal felling of trees. Similarly, areas designated as forest reserve and buffer zones would be protected through development control.

Environmental Quality

Environmental quality of cities in Nigeria like its counterpart in Africa is faced with a plethora of problems. These include rapid rate of urbanization and population growth, urban sprawl, decaying inner city, inadequate housing, rising costs of services in addition to their supply, unemployment, poverty, incessant flood, fire disaster, crime and filthy urban environment as a result of heaps of uncollected solid waste. All these problems that affect urban environmental quality are present at Ejigbo. Each of the problems mentioned above and others are addressed in this structure plan through concrete proposals.

Built Environment

The built environment in Ejigbo (the Residential core and the new residential developments) is beset with several challenges. In Ejigbo, a high proportion of the houses in the core area are without toilets and in poor environment sanitation condition. Furthermore, the existence of dilapidated buildings is a major feature in the built environment of Ejigbo.

To improve the condition of the built environment, the Structure Plan proposes the following:

- All existing dilapidated buildings in the Planning Area are to be rehabilitated through a special programme of the State Government of Osun;
- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Local Government Departments of water and Sanitation will be developed with trained staff and adequate equipment for effective monitoring of the environment.

Open Spaces, Parks and Gardens

There are limited functional organised open spaces, parks and gardens in Ejigbo town. The Structure Plan will identify and designate open spaces, parks and gardens as well as the following:

- Ensure new residential neighborhoods in Ejigbo are provided with open spaces, parks and recreational grounds;
- Plots designated as open spaces, parks and gardens will be protected by legislation;
- Public awareness programmes will be Implemented to educate residents on the inherent advantages of compliance with rules and regulations governing open spaces, parks and gardens; and,

- A department in the local government will be charged with responsibility for developing and maintaining all proposed open spaces.

Climate Change and Flooding

The State of Osun is not immune to the adverse impacts of Climate Change, which are characterized by flooding, increased production of greenhouse gases (GHGs), loss of biodiversity and increased prevalence of extreme weather disasters and risks.

The Structure Plan proposes the following to address issues related to Climate Change:

- Capacity building for officers of the State ministries of Environment and, Physical Planning and Urban Development on management of Climate Change and the attendant consequences;
- Education and enlightenment of residents towards imbibing environment-friendly behavior in day-to-day activities such as cooking, lightning and transportation among others; and,
- Adoption by the State Government of Osun of modalities for effective measurement and monitoring of GHG emissions from cities in the state.

Pollution Control

Levels of pollution in Ejigbo Planning Area are relatively low. Among the prevalent types of pollution are: Noise pollution from use of outdoor public address equipment as well as surface and ground water pollution through residential and commercial activities. Industrial pollution is not prevalent in Ejigbo.

The structure plan addresses pollution related issues through:

- Adoption and enforcement of zoning regulations to separate non-congruous activities;
- Enforcement of the existing pollution control legislations especially with regards to noise and air pollution; and,
- Implementation of public education and enlightenment programmes on use of environmentally harmful biological waste and chemicals in agriculture among others

Solid Waste Management

Air, land and water pollution in the Planning Area have been attributed to poor solid waste disposal, which also contributes to the incidents of flooding. This is evident from the open dumps located along the major streets, river banks and open spaces in the town. Due to limitations of available staff and equipment, Local Government Departments of Water and Sanitation have not been able to provide effective solid waste

management in Ejigbo and currently, the people have had to rely on the use of open dumps as there are no properly constructed sanitary landfill sites.

The structure plan calls for a change of approach as far as solid waste management is concerned. Solid waste is now seen as a resource, where recovery can take place. This explains the preference for the term solid waste “management” as against solid waste “disposal”. Contemporary practice evolves an “integrated” and holistic approach in the management of municipal solid waste and entails the reduction of waste at the source, recycling and re-use of waste. Composting of bio-degradable waste, incineration and landfilling are practiced to ensure getting value from waste as well as minimizing any environmental impact.

It is strongly recommended that a sector study, on solid waste management in Ejigbo Planning Area, be conducted to establish the following:

- The amount of waste generated in the town;
- Characteristics of the waste content in terms of biodegradable and non-biodegradable, waste materials, moisture content, density etc.;
- Existing solid waste recovery and recycling in the town;
- Establish, with the stakeholders, the preferred solid waste management methods from waste collection, sorting, transportation, and disposal;
- Site selection for sanitary landfills for the town. The sites must be carefully chosen to ensure that sites would not contaminate ground water or nearby surface water bodies. Care should also be taken to ensure that the site would not present offensive odours and insect nuisances to residents; and,
- Exploring the use of the private sector in solid waste management through structured PPP arrangements.

4. BASIC URBAN SERVICES

Educational Facilities

Given the projected population growth in Ejigbo Planning Area over the Plan period, additional public schools will be required in new development areas while some existing schools will require land for expansion. While the Structure Plan makes provision for residential growth areas which incorporates land for educational institutions, subsequent District Plans will make adequate provision for establishment of public and private primary, junior and senior secondary schools and other educational facilities.

Health Services

The Baptist Medical Centre in Ejigbo is the largest health care facility in the Planning Area. The Structure Plan proposes the construction of a General Hospital or upgrade of the existing Comprehensive Health Centre at Popo Ward 2 to that status. New hospitals are also proposed to be built in the Oremeji and Agbale Omole districts as well as adequately staffing of the existing primary health care centres with doctors, nurses and other paramedical staff. It is expected that houses will be built to accommodate resident doctors and facilitate prompt delivery of services as required from time to time.

Water Supply

The water supply and distribution system in Ejigbo Planning Area is considered poor and inadequate. Priority attention is to be given to the resuscitation of the state mini water scheme located at Odan along Ejigbo – Ara – Ede road and water pipes extended to new development areas. Development partners, inter-national donors, Non-governmental organisations and private donors like the Ejigbo indigenes in Diaspora, would be encouraged to sink wells and bore holes to complement efforts of the state government. Public enlightenment campaigns on water and sanitation would be initiated to emphasize issues of hygiene, water conservation and the protection of water courses from pollution.

Electricity supply

Electricity supply to the Ejigbo Planning Area is through the national grid from Osogbo step down station. As in most parts of the state and indeed in Nigeria, the electricity supply in Ejigbo and environs is inadequate. The electricity supply framework was constrained by manpower shortages, insufficient cables and transformers problems. It is however envisaged that the privatization of PHCN will improve the electricity supply nationally and in the Planning Area.

The use of non-grid renewable energy sources especially solar energy is recommended to complement electricity from the national grid. The uses could range from solar powered street lights, solar powered boreholes among others. Solar dryers could also be used in food processing.

Communal Facilities

Most communal facilities in Ejigbo particularly the city hall are in deplorable condition and are in need of renovation or reconstruction. The Ogiyan’s palace is also in need of a facelift to make it more befitting for the city and the traditional ruler. The Structure plan designates appropriate sites at locations accessible to residents for use as community facilities and other social facilities like recreational parks.

5. TRANSPORTATION

Most major Roads in Ejigbo, notably Oba Omowon-uola, Alebiosu, Ikeolu and Ejigbo-Ika roads among others are in deplorable conditions and require immediate intervention. Besides, the three major roads that converge at the centre namely Ejigbo-Ede, Ejigbo-Iwo and Ejigbo-Ogbomoso roads are to be widened and provided with adequate drainage system. Ejigbo-Masifa, Oke-Oyo, Orita court- Isoko, Ejigbo-Illawo, Adegeebo-secretariat, Omowonuoluwa and Odo-Ori Bridges are to be rehabilitated.

In order to adequately integrate the emerging development poles in Ejigbo, such as Ejigbo - Ola road and Ejigbo - Masifa roads, where new residential and commercial developments like petrol-stations and micro industrial sites have been springing up, appropriate road hierarchy is proposed and transportation links in these areas will be upgraded and widened to accommodate the growing traffic

Multimodal Transport System

The mostly used public transport modes in Ejigbo Planning Area are the mini buses with a capacity for seven passengers each (*Alake*) and the commercial motor cycles (*Okada*). The unregulated use of motor cycles is considered a menace but has become inevitable for economic and security reasons as most young men and school leavers who are unable to continue with their education are engaged in this activity. However, since the operation of motor-cycles is reckless and unsafe in the Planning Area regular capacity building is proposed to educate the riders on safety and how to reduce accidents. Private investors would be encouraged to invest in minibuses to improve intra and inter urban mobility, while introduction of tricycle as a mode of transportation could serve as an alternative to Okada.

Roads and Design Standards

The Structure Plan for Ejigbo Planning Area advances the development of a hierarchy of roads based on types, speed, land texture or gradient and capacity. The roads in urban areas follow the nomenclature as indicated in **Buchman** (Traffic in towns). The standard for road lanes and widths is presented in Appendix 3.

- **Primary distributors:** - these roads form the primary network for the town as a whole. The longer distance traffic movement to, from and within the town are linked to the primary distributors.
- **District distributors:** - these roads distribute traffic within the residential and the principal business districts of the towns and the other towns in the environs. They form the link between the primary network and the local roads.

- **Local roads:** - roads that distribute traffic within neighborhoods and particular sectors in the town.
- **Access roads:** - roads give direct access to building and land in the towns.

Recommended projects to enhance transportation activities in the Planning Area include:

- **Construction of Ring Roads,** the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
- **Road Hierarchy** in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
- **Establish and enforce parking standards and regulations** for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
- **Encourage private sector-led development/initiative** for taxi service system in Ejigbo Planning Area;
- **Provide bus-stops** (passenger's shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
- **Provide pedestrian walkways**, traffic lane-markings, road signs and traffic lights on all highways;
- **Upgrade existing major traffic corridor** on selected streets in Ejigbo to 15 metres right of way to serve as second order road within the city;
- **Integrate pedestrian, bicycle and transit facilities** on major multi-modal transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

Safety standards will be enforced on commercial motor cycle riders. Also, all major roads, particularly at the city centre, will be provided with pedestrian walk ways and expanded where possible, while markings and road signs will delineate roadway centerlines, lane boundaries, no passing zones, pavement edges, roadway transitions, turning patterns, crosswalks etc. in central areas of the city to reduce conflict points at intersections and ultimately the number of accidents.

6. HERITAGE, CULTURE AND TOURISM

Historic monuments in Ejigbo Planning area as well as architectural monuments and historic artifacts like the Ogiyan's Palace and the various shrines, are to be preserved. In addition the "Orisa Ogiyan" festival

which is held at the beginning of the harvest of new yams, usually in the rainy season should be better organised to boost tourism in the area.

Efforts will also be channeled towards promoting culture and tourism of the people by allotting land to activities that support heritage and boost tourism especially budget and boutique hotels that are decent and affordable. Provision for these will be made in all new district centres.

7. URBAN SAFETY

Ejigbo, like other major towns in the State of Osun, is faced with a number of security challenges. However, the Structure Plan proposes the following:

- A comprehensive Street naming and house numbering scheme is to be implemented to enhance identification of locations and conduct of security operations around the city;
- All streets in the city are to be provided with street lighting;
- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;
- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;
- The Nigerian Police will be supported through the provision of adequate and modern equipment.

8. DISASTER RISK REDUCTION

Disaster risk reduction and management strategies are yet to be adopted by Ejigbo LGA. Under the Structure Plan, the State and LGAs will embark on participatory development of community emergency/preparedness plans for Ejigbo Planning Area. In the light of this, it is proposed that:

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Ejigbo LGA through dedicated Departments in the LGA which will also re-establish the moribund multi-sectorial Emergency Management Committees;
- Emergency action plans will be developed for all communities in Ejigbo LGA while appropriate funding and land will be set aside to develop a functional emergency relief warehouse that will attend promptly to local emergency
- Participatory community emergency/preparedness action plans will be developed for all communities in Ejigbo LGA while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergencies.

03

FRAMEWORK FOR
IMPLEMENTATION OF
STRUCTURE PLANS PROJECT

PREAMBLE

The execution of a Structure Plan requires the adoption of an effective implementation framework that will facilitate the harnessing of all required resources to ensure that its stated objectives are achieved. As such, a strategic plan with legal backing will be required for its implementation, either directly by organs of the State government or in partnership with others. The policies contained in the Structure Plans will be implemented by the State Government, Local Governments and organizations responsible for making and influencing decisions affecting land use. In doing this, some basic strategies to be considered to achieve effective implementation of the State of Osun Structure Plans Project are:

- Adoption of integrated and participatory approaches to implementation of policies relating to Shelter and Slums, Environment, Gender, Basic Urban Services, Local Economic Development, Urban Safety Governance and Heritage;
- Formulation of Policy and legal land use reforms and institutional framework required;
- Empowerment of the various agencies and individuals that have roles to play in the implementation process through general and specific capacity building in the different thematic areas;
- Articulation of fiscal policies for resources mobilization and implementation of the Structure Plan. Resources may be drawn from Government's Annual Budgets, Nongovernmental organizations, Public Private Partnership (PPP) and Community based fund raising procedures, e.g. cooperative and micro-finance funds;
- Establishment of a management base and regulatory structure for implementation and monitoring of the structure plan.

Strategic Implementation of the Structure Plan

In order to achieve the proposals contained in the Structure Plans Project, the following strategic measures will be put in place:

- Preparation of detailed land use plans and layout schemes as recommended by the Structure Plan;
- Continuous monitoring and updating of the physical development activities in accordance with the Structure Plan;
- Encouragement of Public Private Partnerships (PPP) in funding and provision of both physical and social infrastructure;

- Strict compliance and enforcement of regulations;
- Involvement of government agencies and parastatals in providing the regulatory framework for the actualisation of the Structure Plan.

Phasing Of Structure Plans

The planning horizon for State of Osun Structure Plans Project is the 20 years period 2014 - 2033 and it will be implemented progressively over the period. A five year periodic review of the Structure Plan and its implementation strategies would be adopted to ensure effective execution of the development projects. This is to be carried out jointly by technocrats and other stakeholders.

For effective phasing of the plan in order of priority importance, consideration has been given for flexibility and practicable implementation of the proposal. The proposed phases of the Structure Plan have therefore been classified into short term (2014-2018), medium term (2019-2023) and long term (2024-2033) scenarios. This will assist government agencies in preparing their annual development plans.

RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

In order to achieve effective and smooth implementation of any plan or project, the development of a financing structure that would assist in the mobilization of funds will be of vital importance. Adequate funding is to be made available in the yearly budget of the state government to accommodate the proposed phasing activities. In addition, the government is to make available all necessary operational and logistics support for the implementation. These will involve adoption of programmes to encourage private investment through public-private-partnership arrangements, collaboration with non-governmental organisations and support from international donor funding institutions.

Sources of Funding

The success of this structure Plan is anchored on appropriate funding and allocation of resources from government and private initiatives. This will include mobilization of resources from the following:

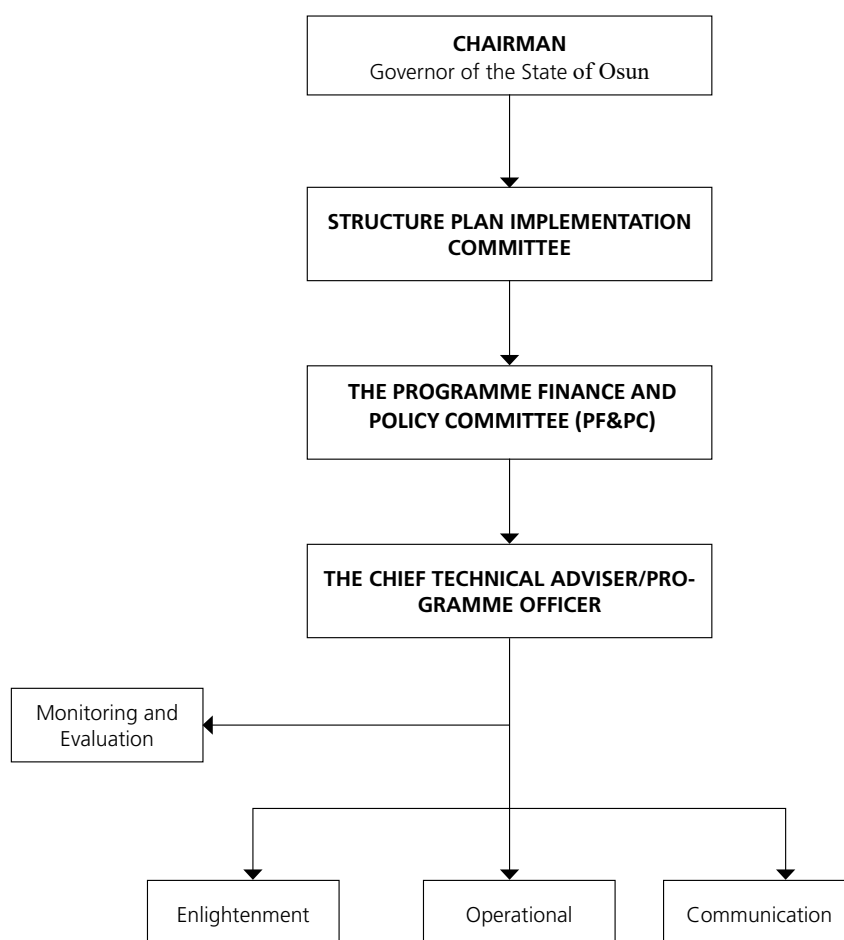
- The Government of the State of Osun
- Participating Local Governments
- Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)

- Build Operate and Transfer (BOT) arrangements
- Build Operate and Own (BOO) arrangements
- International Donor Agencies
- Corporate organizations and private Individuals

INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION

Effective implementation of the Structure Plan requires an intergraded approach that will involve both the government and the other stakeholders. The establishment of a strong Institutional framework is therefore very important to achieving the designed objectives of the Structure Plan. The organization structure for the implementation of the Structure Plans is shown below.

Organisational Structure for Implementation of Structure Plans



Structure Plan Implementation Committee (PIC).

For efficient and effective implementation and management of the plan, a Project Implementation Committee (PIC) comprising both government and key stakeholders, which will allow for a participatory approach in the implementation process should be put in place. Membership will include the following:

- The Executive Governor of the State, who will be the Chairman of the Committee
- Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
- The Permanent Secretary, MLPPUD
- The Director of Town Planning, MLPPUD
- The Surveyor General of the State
- The Director of Lands, MLPPUD
- A Director from each of the following State Ministries: Agriculture; Finance; Health; Education; Environment and Works and Transport
- A Chairman from one of the Local Governments in the Structure Plan Area
- Directors from the following Departments at the Local Government level:
 - Community Development
 - Public health
 - Education
 - Works and transport
 - Town Planning and Land Services
 - Finance, Budget and Administration
 - Urban renewal Agency and
 - Two representatives of the community

The PIC will meet on a quarterly basis to approve work plans and review the programme for implementation. It will also provide annual budget estimates to be considered by the Programme Finance and Policy Committee (PF&PC).

It is proposed that a Chief Technical Adviser, who would double as Programme officer, be appointed to ensure effective participation and coordination of all relevant State Ministries and departments of Local Governments, CBOs, NGOs, the traditional institution and the organized private Sector.

The Programme Finance and Policy Committee (PF&PC):

The implementation of the Structure Plan will require the input of both the executive and legislative arms of government as well as the support of stakeholders down to the grassroots. This committee will include the following:

- The Deputy Governor of the State - Chairman
- Chairman, Budget Committee of the State Assembly
- Honourable Commissioner for Lands, Physical Planning and Urban Development
- Honourable Commissioner for Finance
- Honourable Commissioner for Environment
- Honourable Commissioner for Health
- Honourable Commissioner for Justice
- Honourable Commissioner for Women Affairs
- Honourable Commissioner for Works & Transport
- Chairman, Local Government Service Commission
- Representative of the Head of Service
- Auditor General of the State
- Auditors General of participating Local Governments
- The Secretary to the State Government - Secretary

This committee will approve the annual budget for the project and give policy direction for implementation of the project. The Honourable Commissioner for Lands, Physical Planning and Urban Development will be custodian and overall manager of the Structure Plan Project.

The Chief Technical Adviser/Programme Officer:

The responsibilities of Chief Technical Adviser/Programme Officer will include the following:

- Advisory, managerial and technical support to the MLPPUD, the Planning Permit Authority and the Urban Renewal Agency,
- Provision of work plans,
- Monitoring and evaluation of work done,
- Preparation of quarterly and annual project reports,

- Liaison with the Ministry and participating agencies to prepare all necessary documentation for the consideration of the PIC and PF&PC.

PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL

The department responsible for Plan Approval and Development Control is the Planning Permit Authority (PPA) located in the State MLPPUD. The PPA would establish District Planning Permit Offices (DPPO) and Local Planning Permit Offices (LPPO) at the Local Government Level. These authorities and offices are to process plans for approval and monitor developments in the state.

CAPACITY BUILDING

Training and re-training of human resources is vital to the growth of any organization. Potentials of staff are to be fully harnessed for the successful implementation, enforcement and monitoring of the plan.

The capacities of the offices of state MLPPUD and Plan Permit Authority are to be enhanced through regular training. The PPO at the Local Government Level and DPPO at the district level will need to be strengthened through provision of equipment and training of staff. This will ensure that applications for permit are processed and approved within a specified time to facilitate development. The capacity needs have been identified in various sections of this plan. Table 8.2 below shows some of identified capacity building preferences.

SUSTAINABILITY OF PLAN IMPLEMENTATION

Sustainable implementation of the Structure Plan would involve the general cooperation of the State Government and other stakeholders. Implementation procedure must be guided with vigor, commitment and transparency. Technical support would be sought by the State Government where necessary and cooperation of non-governmental organizations as well as bilateral and multilateral institutions would be explored.

MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

For the Structure Plan to respond effectively to emerging scenarios, it would be necessary to provide opportunities for monitoring, evaluation and review of the plan from time to time. It is recommended that a quarterly monitoring schedule and an annual review of the performance of the plan are adopted. As may be expected in any monitoring and review exercise, it may be necessary to input new plans and projects into the Structure Plans, particularly when the need for such developments arises. The project implementation committee would be responsible for developing indicators for plan performance, evaluation and review from time to time.

Table 8.2: Capacity building activities (2014-2033)

Proposed capacity building programme	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
Participatory approaches to urban planning management, transparency and accountability	√	√	√
Gender in Developmental process	√	√	√
Land tenure security for the land income	√	√	√
Development process control, monitoring and Evaluation	√	√	√
Application of GIS in land use Planning, information storage and retrieval and urban info management	√	√	√
Creating awareness and developing the capacity of NGOs, FBOs, CBOs and CBAs that will assist people at the grassroots level to engage their LGs for effective governance.	√	√	√
Workshops on Disaster Management, security issues, climate change, deforestation, pollution, flooding etc	√	√	√

ABRIDGED REPORT

State of Osun Structure Plans Project (2014 - 2033)

Unprecedented population and spatial growth experienced over the past half Century in the State of Osun, South West Nigeria, has resulted in various undesired conditions in its cities. These include haphazard and uncoordinated physical development, overcrowding and congestion within inner city neighborhoods, inadequate provision of infrastructure and services, as well as deteriorating social and environmental conditions, which make the cities generally unsustainable and unable to support the state's development objectives anchored on its Six-Point Integral Action Plan.

The Osun Structure Plans Project was therefore initiated to address the challenges of unsustainable urbanization using the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology and also guide the development of the nine largest cities over the next 20 years, as a follow-up to the ongoing 'O-Renewal' regeneration programme for core areas in these cities. The Planning Areas are: Osogbo Capital Territory and Environs; Ikirun and Environs; Ila-Orangun and Environs; Ilesa and Environs; Ile-Ife and Environs; Ede and Environs; Iwo and Environs; Ikire and Environs; and, Ejigbo and Environs.

The Structure Plan for each Planning Area also seeks to build capacity and aid strategic decision-making with main focus on setting the broad structure for the direction of future growth of the city, taking account of topographical, environmental and socio-economic constraints and considerations; providing for the co-ordination of present and future commercial activities and public services as well as proposing a staged urban development strategy within growth corridors to maximize efficiency in the provision of key infrastructure and services.

This Abridged Report presents the Project Background, Outline of Development Issues, as well as the major Development Issues and Land Use Proposals for each Planning Area.

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UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME
P.O.Box 30030,Nairobi 00100,Kenya;
Tel: +254-20-7623120;
infohabitat@unhabitat.org