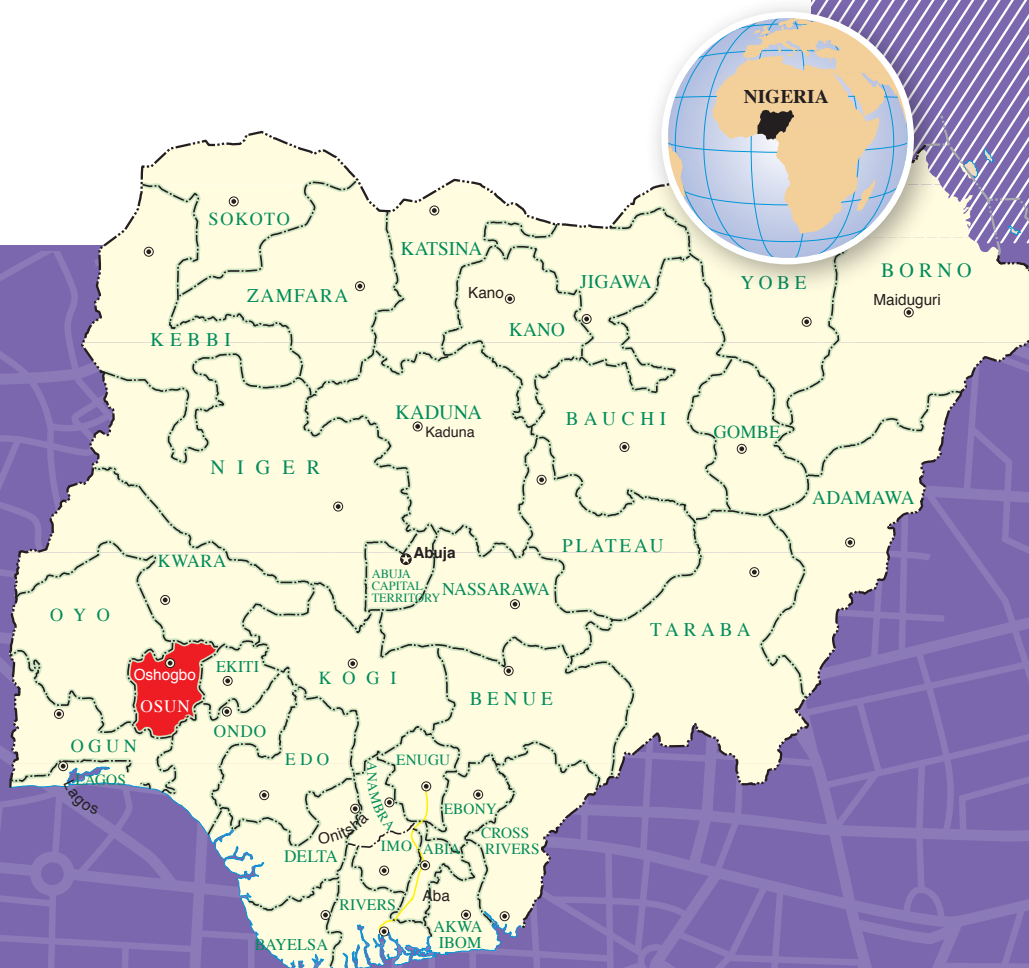


# STRUCTURE PLAN FOR EDE AND ENVIRONS (2014 – 2033)

*State of Osun Structure Plans Project*





STRUCTURE PLAN FOR  
EDE AND ENVIRONS  
(2014 – 2033)

*State of Osun Structure Plans Project*



MINISTRY OF LANDS, PHYSICAL PLANNING  
AND URBAN DEVELOPMENT

**UNHABITAT**  
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# 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 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, adopts 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 towards 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, Programmes Division  
UN-HABITAT, Nairobi

# EXECUTIVE SUMMARY

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 fulfil 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, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire 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 areas in these cities. The Structure Plan for the city of Ede therefore integrates elements of the regeneration strategy with proposals for an overall framework to guide its sustainable growth over the period 2014 to 2033.

Essentially, the approach adopted for the preparation and adoption of the Structure Plan for Ede 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 Ede and 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 Plan seeks to build capacity and aid informed strategic decision-making with main focus on the following:

- Setting the broad structure for the direction of future growth of these cities, taking account of topographical, environmental and socio-economic constraints and considerations;
- Providing for the co-ordination of a wide-range of present and future commercial activities and public services (including provision for adequate recreational public and open spaces) affecting economic development, employment, transportation, housing, education, and social welfare);

Providing for a staged urban development strategy within particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items such as water, sewerage, electricity and roads.

Through the adopted process, consultants and relevant staff of the Ministry of Lands, Physical Planning and Urban Development were trained on the application of the RUSPS methodology developed by UN-HABITAT to collect required data on the agreed thematic areas. Focus Group Discussions and a city consultation were held to enhance inclusiveness and allow validation of the data collection and decision-making processes for the Structure Plan.

## EDE PLANNING AREA

**Background:** Ede Planning Area includes settlements located within Ede North, Ede South and Egbedore Local Government Areas. However, parts of Ede North and Egbedore LGAs fall within the Osogbo Capital Territory planning area as defined by the State Government. 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.

**Population:** According to the year 2006 National Population Census, the total population of Ede Planning Area is 159,866. Settlements in Ede Planning Area, notably in Ede North and Egbedore LGAs, 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 Ede for the plan period was undertaken. The population projection for Local governments in the Planning Area by the end of the plan period (2014 -2033), when adjusted to reflect those with portions of their population falling



outside the Planning Area is 443,844. The implications of the projected figures for meeting the provisions for Education Water Supply, Electricity Supply, Health, Sewage Disposal and Recreation were discussed.

## DEVELOPMENT ISSUES IN EDE PLANNING AREA

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 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.

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.

The various development issues in Ede Planning Area were reviewed through the profile studies and a city consultation was held in the city. The following thematic issues guided the profiling and Structure Plan preparation:

**Shelter and Slums**, which covers issues of sanitation, housing and security of tenure for a better and clean city; **Local Economic Development**, which takes into account the socio economic development, employment situation and local economic base; **Governance** that is characterised by the institutional arrangements for the different kinds of urban governance existing in the planning area; **Gender**, which highlights the

issues of space for economic, political and social activities for women and the vulnerable groups thereby improving their access to opportunities and resources for wealth creation and **Heritage**, which showcases the cultural norms and practices of the planning area while exploring the deep traditional setting that defines their heritage in order to aid their development.

**Environment** covers all issues pertaining to the policy, legislative and institutional frameworks for environmental conservation to address issues that relate to climate change; **Urban Basic Services** features several issues relating to education, water supply, health facilities, electricity, telecommunication, sanitation and solid wastes; **Land Administration** covers the legislative framework for land administration, information and management in the planning area; **Urban Safety; Disaster Risk Reduction; and Transportation** assesses the existing transport system (networks and the different modes) and auto-park facilities within the planning area in order to achieve a sustainable transport development.

Upon analysis of the key issues, the preferred alternative growth pattern proposed for Ede planning area is **The Composite Model**, which allows the development of both the central and outskirt areas. This is based on the goals and objectives of structure plan and it proffers short, medium and long time planning to minimize the cost of relocating a large number of people and buildings.

## STRUCTURE PLAN VISION, GOALS AND OBJECTIVES

The overarching Mission statement for Osun is

*"To provide an excellent, efficient and effective quality Government service that will result in the growth and physical development of the State of Osun as well as in the improvement of the welfare of its citizenry with a positive spill-over to other parts of Nigeria".*

The vision for Ede also reflects the aspirations of the communities and supports the implementation of the local agenda. Therefore the vision for the Structure Plan is based on a thorough analysis and understanding of the evidence from the consultation and the overall vision of the State, in relation to national and international policies. Although the next 20 years is fraught with uncertainty and unforeseen changes are likely, the Structure Plan vision is as follows:

*“By 2033, Ede Planning Area will be a destination of choice made up of thriving communities that provide the full range of residential, commercial, educational and cultural facilities an attractive place to live, work and play”.*

The specific objectives are:

- Improving the overall environment of the city Ede and environs and providing new homes and infrastructure and an improved local environment that will provide support for local businesses;

- Improving the overall environment of Ede and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Ede Core area to provide improved quality and quantity of commercial, residential and recreational uses in an attractive setting;
- Supporting local community life through education and employment opportunities, cultural and sporting assets, community services, healthcare, recreational activities and other infrastructure that meets local needs;
- Making Ede an easy place to get to and around by walking, cycling, public transport and road;
- Reducing the impacts of flooding, waste disposal, traffic congestion, energy costs and utilities infra-structure;
- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;

The implementation of Ede Structure plan will therefore rely on effective partnership between the government, the private sector, NGOS and the public, as well as mobilising the necessary resources to implement the recommendations. These would make Ede a more efficient and sustainable human settlement, which is better able to meet the needs of its residents.

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## ACRONYMS

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ANC	Ante Natal Clinics
BUS	Basic Urban Services
CBOs	Community Based Organizations
CEDAW	Convention on the Elimination of all Forms of Discrimination Against Women
CSR	Corporate Social Responsibility
EU	European Union
FOMWAN	Federation of Muslim Womens Associations of Nigeria
GRA	Government Residential Area
GSM	Global System of Mobile Communication
HIV/AIDS	Human Immunodeficiency Virus/Acquired Immune Deficiency Syndrome Local
LGA	Government Area
LGCs	Local Government Councils
NBS	National Bureau of Statistics
NCMM	National Commission for Museums and Monuments
NDHS	Nigeria Demographic and Health Survey
NGOs	Non-Governmental Organizations
NITEL	Nigerian Telecommunication
NPC	National Population Commissions
NURTW	National Union of Road Transport Workers
O CLEAN	Osun State Agency for Solid Waste Management
OSEPA	Osun State Environmental Protection Agency
OSRUWSSA	Osun State Rural Water Supply and Sanitation Agency
OSWC	Osun State Water Corporation
OVC	Orphan and Vulnerable Children
OWMA	Osun Waste Management Authority
PHCN	Power Holding Company of Nigeria
PPP	Public-Private Partnership
RUSPS	Rapid Urban Sector Profiling for Sustainability
RUWESA	Rural Water Supply and Environmental Sanitation Agency
SACA	State Action Committee for AIDS
SEEDS	State Economic Empowerment and Development Strategy
UNESCO	United Nations Organization for Education, Science and Culture
UN-HABITAT	United Nations Human Settlements Programme
WSSSRP	Water Supply and Sanitation Sector Reform Program





01

INTRODUCTION



Plate 1: View of Ede Town

Source: Consultants Survey

## 1.1 PREAMBLE

The State of Osun ranks among the most urbanized of the 36 states in Nigeria and its major cities have continued to experience rapid population growth over the past 50 years. Population growth in cities like Osogbo, Ilesa, Ile-Ife, Ede, Iwo, Ila-Orangun, Ejigbo, Ikirun and Ikire among others, has in turn led to uncontrolled expansion of their physical growth due to lack of land use plans to guide their development. The pressures for growth have come from two major sources. First is the growth due to natural increase. Second, is the pressure on cities like Ile-Ife, Ede and Ilesa to attract more than their fair share of population growth due to in-migration of population from rural areas into these cities in search of better life. This is due to their multiple functions as local government headquarters and centres of learning, culture and commerce.

Due to their unplanned rapid expansion, these cities have faced several land use problems including slum formation, inadequate infrastructure, housing shortages, unemployment, inadequate solid waste management, loss of good agriculture land to urbanization and the lack of access to adequate and safe drinking water, among others.

The Structure plan project was initiated by the Governor of the State of Osun, Ogbeni Rauf Aregbesola who signed a technical cooperation agreement with the United Nations Human Settlements Programme (UN-HABITAT) for the preparation of Structure Plans for nine major cities in the State. The cities are Osogbo, Ede, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire and Ejigbo. This will build on a related initiative

– the Osun Urban Renewal Project - designed to regenerate the core areas of these cities. The Structure Plan will incorporate elements of the regeneration strategy and a combination of the two will form the development plan for each city.

The overall objective of this project is to support the preparation of Structure Plan for these cities with an overall framework for guiding their development and growth in the next 20 years. The Plans will aid informed strategic decision-making with main focus on:

- Setting the broad structure/parameters for the direction of future growth of these cities, taking account of topographical, environmental and socio-economic constraints and considerations;
- 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 a staged urban development strategy within particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items such as water, sewerage, electricity and roads.

Specifically, the objectives of the project are to embrace:

- Strengthening institutional capacities of relevant state departments, training institutions and other key actors in local participatory planning and GIS applications
- Developing Structure Plans in a participatory manner for the nine cities
- Identification of priority intervention for enhancing urban management and setting up a framework for their implementation
- Contributing to improved land administration by establishing digital base maps for the nine cities.

Where there is no Master or Structure Plan, meaningful development in cities may be compromised. The structure plans are therefore very important, given the need to contribute towards achieving the goals of the State of Osun Integral Action Plan, the Habitat Agenda in relation to providing adequate shelter for all and the Millennium Development Goals, by improving urban management and adopting City Development Strategies. This report presents the plan for Ede Planning Area.

## 1.2 THE NATURE AND OVERALL PURPOSE OF THE STRUCTURE PLAN

A comprehensive land use plan for cities is undertaken by experts working with the community in a participatory manner to come up with a rational view for new urban development, thereby focusing on producing clear statements about the forms and contents of such areas for a period of about 20 years.

The importance of the Structure Plan is to contribute to spatial planning and the achievement of sustainable development. Thus, the Structure Plan is an important tool for integrating the spatial context of national, state and local planning policies and provides strategies for the long-term use of land and buildings, thus providing a framework for local decision-making and the reconciliation of competing development and conservation interests. The Structure Plan aims to ensure that land use changes proceed coherently, efficiently and with maximum benefits for the community.

Development plans indicate clearly how local residents, landowners and other interested parties might be affected by land use change. A Structure Plan is subject to continuous public consultation, ongoing involvement and negotiations. Ideally, once adopted, decisions on planning applications are made in accordance with the Structure Plan unless other material considerations, relating to land use development indicate otherwise. Essentially, a Structure Plan is meant to:

- Generate plans and provide for developments as well as meet the social and economic needs of the residents in the Planning Area in ways which do not compromise the quality of the environment and the quality of life of future generations, in accordance with the principles of sustainability;
- Create for the people of the Planning Area the best possible opportunities for work, housing, shopping, education and leisure and for meeting social and community needs, including assisting those within the community with particular disadvantages to improve their quality of life; and
- Improve and protect the built and natural environment of the Planning Area.

Under the provisions of the Urban and Regional Planning 1992; the revised National Urban Development Policy 2012 as well as the Bill on Urban and Regional Planning for the State of Osun, all land use planning decisions undertaken by a local, state and federal authority must be based on adopted Land Use Plans. Within the context of this legislative and policy framework, the overall purpose of the Structure Plan is to:

- (i) Set out the policies for the control of development; and
- (ii) Make proposals for the development and use of land and, allocate land for specific purposes.

The Structure Plan for Ede Planning Area not only focuses on land-use development and protection but also sets the spatial contexts for promoting social, economic and cultural development of the area for the next 20 years (2014-2033). Considering the range of plans recognized by the Bill on Urban and Regional Planning for the State of Osun, the term 'Structure Plan' can be substituted for 'Urban/Town Plans' (Section 2 (c)). It is also designed to make significant contribution towards achieving the goals of the state of Osun Six-Point Integral Action Plan, the adapted Local Economic Empowerment and development Strategy (LEEDS) by the Local Governments, the National Transformation Agenda and Nigerian Vision 2020 programme, the HABITAT Agenda and the millennium Development Goals (MDGs)

## 1.3 METHODOLOGY

The approach adopted for the preparation of the Structure Plan for Ede is the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology, using questionnaires to collect relevant data and information. This was supplemented by desk study, literature review, and collection of primary and secondary data on the various issues. A Comprehensive Land use survey was undertaken. The city consultations helped in visioning of the city into the future and formed the basis for land use projections and land use design.

### 1.3.1 Overview of the RUSPS Methodology

The UN-HABITAT, in response to various challenges of urbanization facing developing countries, is promoting socially and environmentally sustainable towns and cities with the twin goals of 'providing adequate shelter for all' and 'promoting sustainable human settlements planning, development and management in a rapidly urbanizing world'. In so doing, UN-HABITAT developed a tool for rapid urban assessment upon which immediate and long term intervention can be based. This tool is the Rapid Urban Sector Profiling for Sustainability (RUSPS). It was first developed by UN-HABITAT while working with the European Commission on urban sector profile study in Somalia in 2003 and has since been successfully deployed in several countries including Egypt, Ghana, Liberia, Kenya, Gambia and Nigeria (UN-HABITAT, 2006).

The RUSPS methodology is a quick, cost effective, participatory and action oriented assessment of a city's improvement needs and the identification of areas of capacity gaps to be filled at the city level and upon which solutions should be proffered. It was developed as a tool for formulating urban poverty reduction policies at the local, national and regional levels through rapid, participatory, cross-cutting and holistic and action oriented assessment of needs (UN-HABITAT, 2009).

The RUSPS was first used in Nigeria in 2007 for the preparation of Structure Plans for Awka, Nnewi and Onitsha in Anambra State in 2010. Nasarawa State became the second State in Nigeria to utilize the RUSPS methodology for the preparation of Structure Plan for four cities. In both instances, the adoption of the RUSPS methodology has been hinged on the principle of building the capacity of consultants and the staff of government ministries, (both Federal, State, Local Government) NGOs and community to understand and use RUSPS framework for data collection. To achieve this objective of building national and

local capacity to formulate structure plans for cities in the State of Osun, the UN-HABITAT organized a three-day training on RUSPS, from 24th to 26th September, 2013, to properly train and induct identified experts and selected technical staff of the State of Osun Ministries and Local Governments in the following thematic areas:

- i. Shelter and slums;
- ii. Local Economic Development;
- iii. Transportation;
- iv. Urban Safety/Security;
- v. Disaster and Risk Reduction;
- vi. Basic Urban Services;
- vii. Environment;
- viii. Gender;
- ix. Governance;
- x. Heritage/Historic areas; and.
- xi. Land Administration

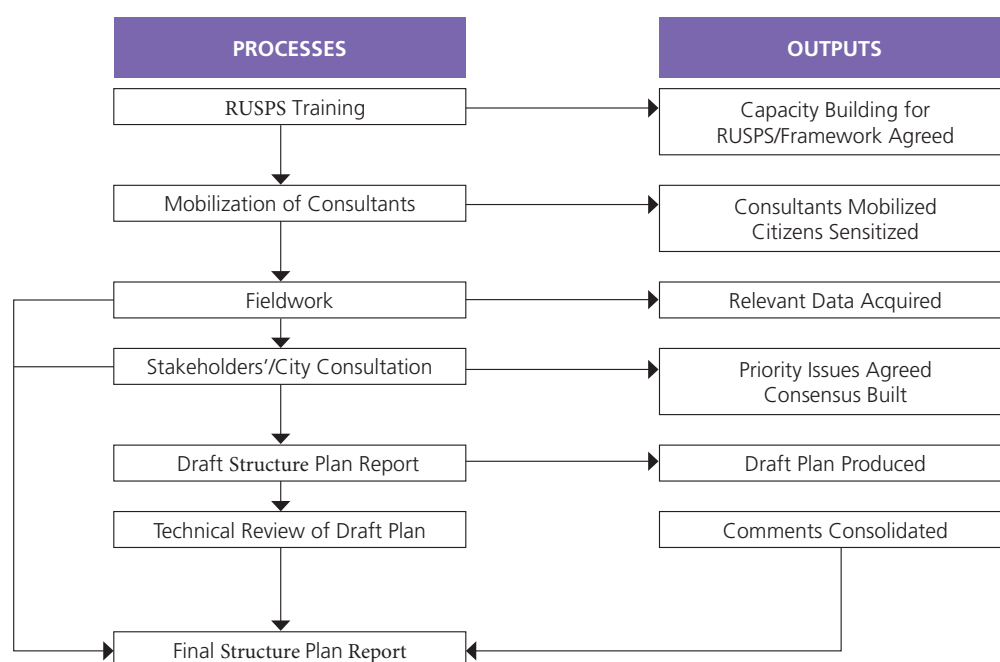
During the training, generic RUSPS framework for data collection was duly reviewed by participants, thereby arriving at an amended and agreed framework for the collection and analysis of data on the agreed thematic issues. The training was declared open by the Honourable Commissioner of Lands, Physical Planning and Urban Development, Arc. Muyiwa Ige.

The objectives of the city profiling studies are to:

- Provide city-wide assessment of the improvements needed in the different thematic areas;
- Develop an understanding of the strengths, weaknesses, opportunities and threats of these cities along the thematic issues, with SWOT analysis prepared based on each of the thematic issues;
- Identify capacity building needs and opportunities for developing enabling local policies, regulations and more effective institutional and financing; and
- Identify priority project areas for intervention including capacity building and capital investment projects with the aim of achieving sustainable development and management of human settlements.

The graphic representation of the methodology is shown in Fig 1.1.

**FIGURE 1.1** The RUSPS Processes and Outputs



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

### 1.3.2 Desk study and Fieldwork

Following the training and in line with the RUSPS framework, consultants undertook desk studies and field work for collection of both primary and secondary data pertaining to the nine thematic issues. The aim of the desk study was to enable the consultants to acquire additional necessary background data and information on the Planning Area. The information collected by the consultants was discussed and analysed to gain a better understanding of the situation in the city. The consultants administered the RUSPS questionnaire to all relevant stakeholders for each of the agreed themes. In addition, focus group discussions were held to collect required qualitative data and information on critical issues of development.

### 1.3.3 Stakeholders Consultations

The method of data collection was essentially participatory. Discussions and consultation were held with critical stakeholders during the field work carried out from January-June 2013. During data collection, meetings and discussions were held with stakeholder groups in the cities and at State and Local Government levels. The Ede City Consultation was held at the Palace of the Timi of Ede on Thursday, July 11, 2013, with 559 participants in attendance.

**TABLE 1.1** Schedule of City Consultations held for Cities in Cluster 2

Date of City Consultation	City	Total Participants	% Women who attended the Consultation
9 July 2013	Ilesa	300	56%
10 July 2013	Ile-Ife	450	70%
11 July 2013	Ede	530	67%

Source: Consultants Reports

The purpose of the City Consultations was to enable participants to validate the data, deliberate on development issues and agree on priority issues of concern for the various cities with a City Declaration adopted for each city. Key issues relating to the thematic areas were discussed during the city consultations with major stakeholders towards assisting the consultants to attain a consensus on identified priority projects for the Planning Area.

Diverse developmental issues were identified and discussed at the meeting based on the findings on different thematic issues. This consultation provided an opportunity for representatives of interest groups to discuss issues affecting Ede community development. The stakeholders were selected from different areas of public interest ranging from representatives of professional bodies, traditional institutions, academic and research institutes, all the local government areas, community development associations, women's groups, trade associations, security agencies, finan-

cial institutions, non-governmental organizations, market group, the media, and civil servants. The forum resulted in adoption of reports and the signing of City Declarations.

Participants were divided into syndicate groups where detailed discussions on issues were negotiated on the nine thematic issues. The groups were classified as follows:

- Group 1: Shelter and Slums/Local Economic Development;
- Group 2: Governance/Gender/Historic and Heritage Site;
- Group 3: The Environment/Urban Basic Services; and
- Group 4: Transportation/Urban Safety.

Following the interactive sessions, the participants, comprising consultants and various stakeholders were optimistic that the structure plan would foster social, economic and cultural sustainable development of their area. Consensus was reached on several development concerns under each of the thematic issues and declarations on the development issues were agreed upon following which land use proposals were developed.

#### 1.3.4 Technical Reporting

Arising from the desk study, profiling studies conducted and the City Consultations held for preparation of structure plans, the consultants for Cluster 2 prepared the following reports:

- i. Inception Report.
- ii. List of Stakeholders.
- iii. Urban Profile Report of each city
- iv. Issues Paper for Consultation for each City
- v. City Consultations Report; and,
- vi. Structure Plan Report for each City

## 1.4

### DEFINING EDE PLANNING AREA

Ede Planning Area includes settlements located within Ede south and parts of Ede North local government council areas (Figure 1.2) as defined by the State Government.

## 1.5

### LESSONS LEARNED

The application of any methodology, especially those that are employed in the preparation of developmental plans come-in-hand with respective benefits and challenges. The application of RUSPS to the preparation of Structure Plan for Ede was not different. The lessons learned in this exercise are as highlighted below.

- The methodology provides 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.



Plates 2-6: Stakeholders participating in group discussions during the Ede City Consultation

## 1.6 STRUCTURE OF THE REPORT

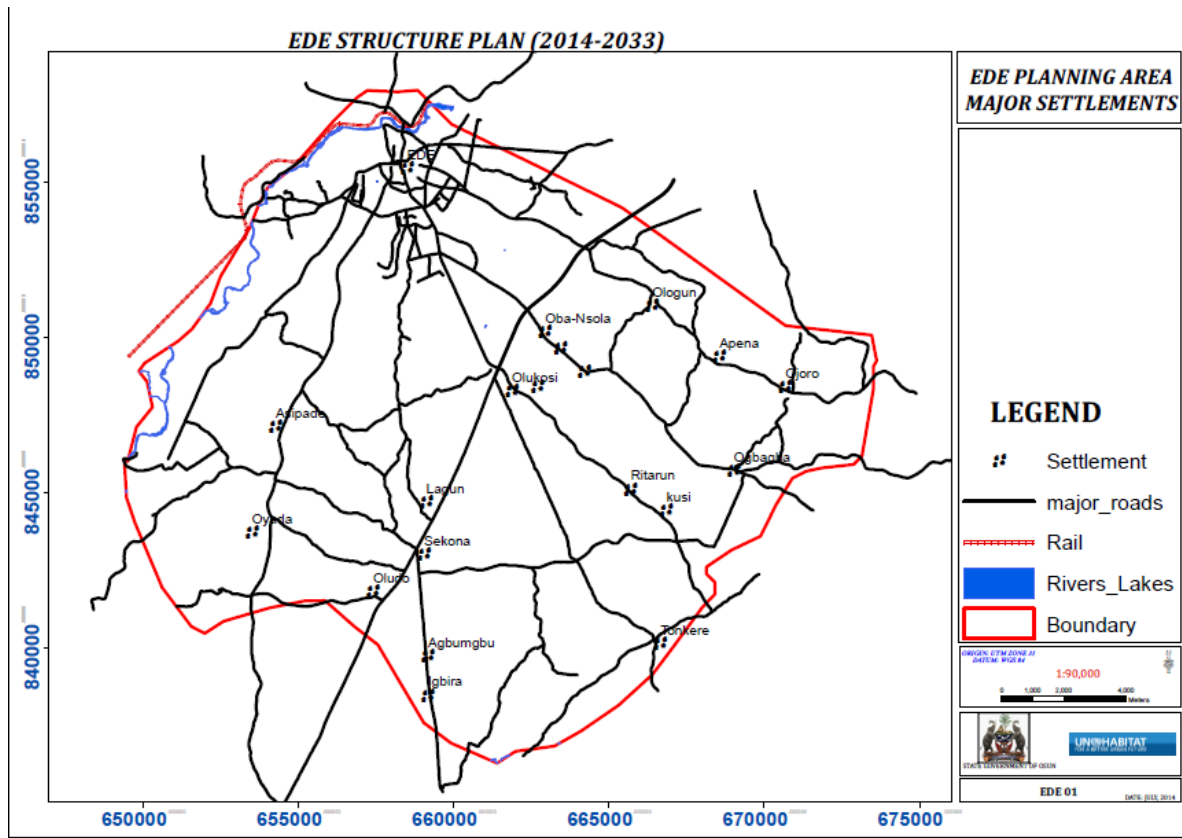
The report is structured into eight chapters. Chapter 1 provides a general introduction and methodology used; Chapter 2 provides background accounts of the Ede Planning Area including location, natural environmental factors, history and development, as well as other settlements in the Planning Area.

Chapter 3 presents a concise account of the profile studies undertaken and highlights of development issues and the development issues of concern agreed upon at the consultation held and city declaration.

Chapter 4 discusses the alternative growth patterns and urban forms for Ede Planning Area; and provides an evaluation of the alternatives to arrive at a preferred urban form for Ede.

The Structure Plan's vision, goals and objectives are presented in Chapter 5, while policy statements such as National Urban Development Policy 2012, National

**FIGURE 1.2** The Ede Planning Area



Housing Policy 2012; Land Use Act of 1978, Osun Integrated Development Agenda, Nigeria Vision 20:2020, Millennium Development Goals and Goals of Habitat Agenda, among others were reviewed. From these reviews and taking into account the views expressed by the Stakeholders at the City Consultation held in Ede, the vision, goals and objectives for development for new Ede was arrived at.

The main focus of Chapter 6 is the analysis of population growth and future projections for Ede for the 20 years period of the Structure Plan (2014-2033).

Chapter 7 advances proposals for achieving the needs of the projected growth in population during the plan period. This chapter presents the land use proposals as well as strategies and standards for each of the thematic issues. The chapter also defines the action areas and provides policies to achieve effective rural-urban linkages in Ede Planning Area.

Chapter 8, which is the final chapter, dwells on the structure plan implementation. First, it details the different phases of development proposals to improve the existing land uses as well as that of the proposed new development areas. The processes of institutionalizing frameworks for plan implementation, establishing plan implementation committees and procedures for planning approval and development control were examined under the caption-resource mobilization and financing of structure plan. Capacity building needed in the implementation of the structure plan is also highlighted in this chapter. In conclusion and because of their importance to the plan preparation and implementation, issues relating to sustainability of plan implementation, monitoring, evaluation and routine review of the prepared Structure Plan were also adequately discussed in this chapter.



# 02

## BACKGROUND TO EDE PLANNING AREA

## 2.1 LOCATION, NATIONAL AND REGIONAL SETTINGS

The Structure Plan Project is located in the State of Osun, which was created on August 27, 1991 out of the old Oyo State and is one of the 36 states of the Federal Republic of Nigeria. The state is located in the South Western geo-political zone of Nigeria, lying between longitude 4° 00' E to 5° 04' E and latitudes 6° 45' to and 8° 15' N with Osogbo as its capital city. The State of Osun is bounded on the North by Kwara State, on the West by Oyo State, on the South by Ogun and Ondo States and on the East by Ekiti and Ondo States. The State is accessible by road and rail from different parts of the country.

Ede is located just to the south of Oshogbo, the state capital of Osun State, lying geographically between Lat 7° 42' and 7° 47' North of the Equator and Long 4° 21' and 4° 27' East of the Greenwich Meridian. The town is situated on the banks of Osun River, which flows in the north - south direction from Igede town in Ekiti State, going towards Ibadan, Oyo State. The city is practically built along a railroad at the point 112 miles (180km) Southwest from Lagos and at the intersection of roads from Osogbo, Ogbomosho and Ile-Ife.

The State is divided into three Senatorial Districts and 30 Local Government Areas and the Ife East Area Office, M'dakeke (Fig 2.2). The nine cities which are the focus of the Structure Plans Project are spread across the three Senatorial Districts. The cities are: Osogbo, the State capital, Ilesa, Ile-Ife, Ede, Ikirun, Ejigbo, Iwo, Ikire, Ila-Orangun.

**FIGURE 2.1** Map of Nigeria showing the location of the State of Osun



Source: United Nations, Department of Field Support, Cartographic Section

**FIGURE 2.2** State of Osun showing Senatorial Districts and Local Government Areas



Source: State Government of Osun

## 2.2 EDE PLANNING AREA

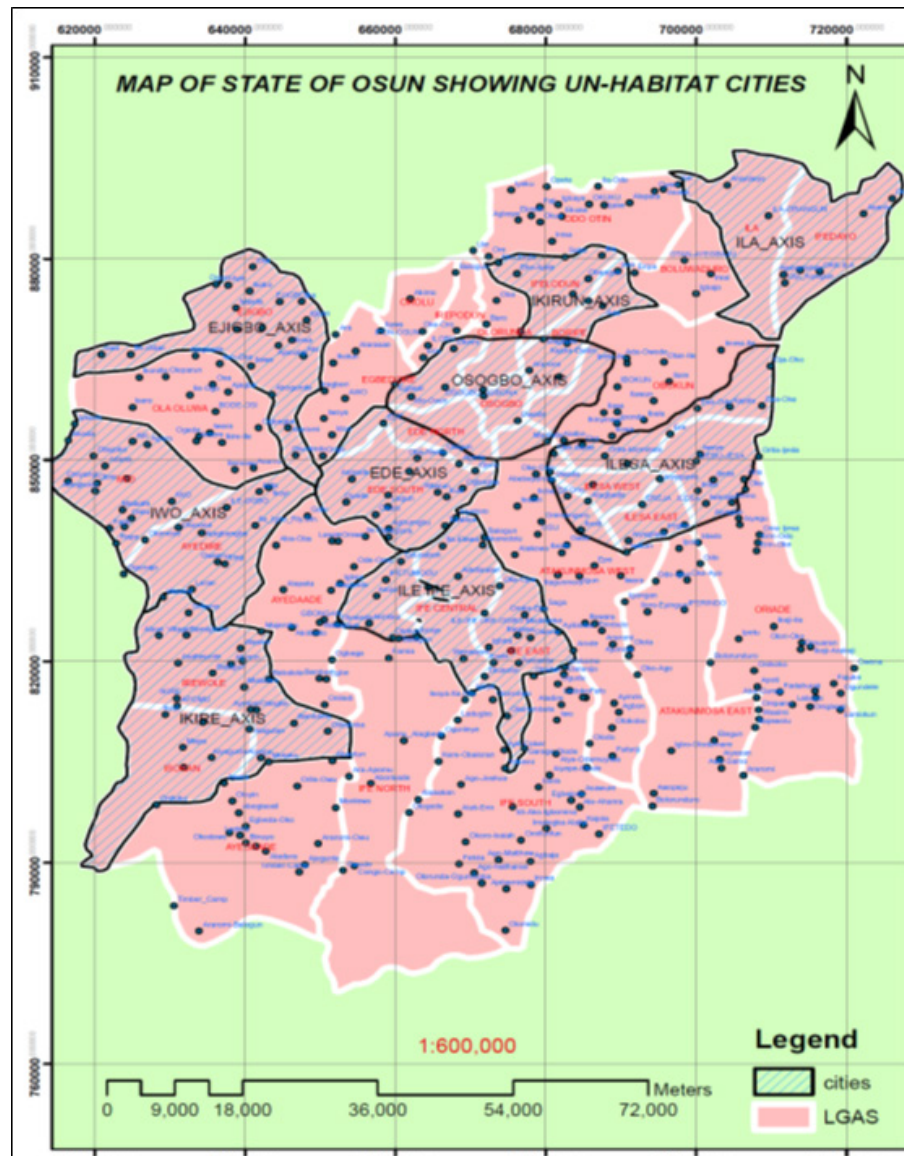
The three Local Governments in the Ede Planning Area are Ede North, Ede South and Egbedore Local Government Areas. However, parts of Ede North and Egbedore LGAs fall within the Osogbo Capital Territory planning Area. Ede North Local Government has its headquarters at Oja Timi and according to the 2006 Population and Housing Census of the National Population Commission has a population of 83,831; it covers a total land area of 112.379 km<sup>2</sup>. Similarly, Ede South Local Government with a population of 76,035, has its headquarters at Ede township covers a land area of about 221.619 km<sup>2</sup> while Egbedore has its headquarters at Awo and covers a land area of 270 square kilometres. The major indigenous ethnic groups in the area are the Yoruba.

## 2.3 NATURAL ENVIRONMENTAL FACTORS

### 2.3.1 Climate and Rainfall

Ede is located in the tropical rain forest belt of Nigeria: Like most parts of the old Western Region, the area is characterized by two distinct seasons, namely the wet and the dry seasons. The annual rainfall received in this region is very high, usually above the 2,000 mm (78.7 in). Ede experiences double rainfall maxima characterised by two high rainfall peaks, with a short dry season and a longer dry season falling between and after each peaks as typical with most area in South West Nigeria (Fig 2.3). The first rainy season begins around March and last till the end of July with a peak in June; this

**FIGURE 2.3** State of Osun Showing Structure Plans Project Cities



Source: Ministry of Lands, Physical Planning and Urban Development, State of Osun 2013

rainy season is followed by a short dry break in August known as the August break which is a short dry season lasting for two to three weeks. This break is broken by the short rainy season starting around early September and lasting till mid-October with a peak period at the end of September. The end of the short rainy season in October is followed by long Dry Season. This period starts from late October and lasts till early March with peak dry conditions between early December and late February. This tropical rainforest climate has a very small temperature range and the temperature range is almost constant throughout the year.

### 2.3.2 Temperature

Temperatures are fairly uniform throughout the year and the differences between day and night are slight.

The hottest months are August and November and the lowest temperature occurs in March and September. Mean daily recorded maximum temperatures at Ede varied from 15°C to 16°C and minimum values ranged from 7°C to 9°C (Fig 2.4).

### 2.3.3 Vegetation

Currently Ede is covered by secondary forest. Originally, it had natural lowland tropical rain forest vegetation, but this has since given way to secondary forest re-growths. Among the reasons for this are fuel wood exploitation, road construction and traditional farming practices. Human interference, by way of cocoa and oil palm plantation, has also contributed to the re-growth of the forest. Hence, the natural tree species have largely given way to oil palm, cocoa and dense thickets.

### 2.3.4 Topography and Drainage

The land surface is generally undulating and descends from an altitude of over 450m above sea level in the northern part of the state (Ijesha areas) to 150m and below in the southern parts (Iwo, Irewole, Ayedire, Isokan). Ede is located around the centre of Osun State and has an altitude of approximately 287m above sea level.

### 2.3.5 Geology and Soil

The soils in Ede as with other parts of the State of Osun belong to the highly ferruginous tropical red soils associated with basement complex rocks. As a result of the dense humid forest cover in the area, the soils are generally deep and of two types, namely, deep clayey soils formed on low smooth hill crests and upper slopes; and, the sandy hill wash soils on the lower slopes. The well drained clay soils of the hill crest and slopes are very important, because they provide the best soils for cocoa cultivation in the state. The lighter loams are more suitable for cultivating the local food crops, such as yam, cassava and maize. Soil degradation and erosion are generally not as serious in Ede as in other part of the State.

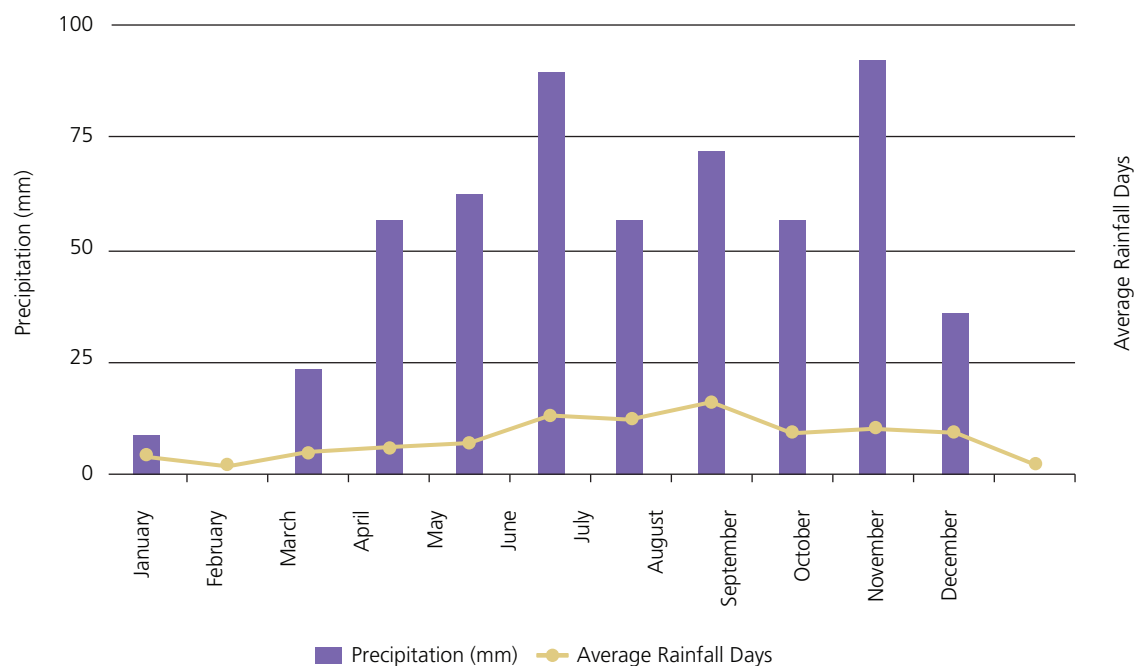
## 2.4 HISTORY AND DEVELOPMENT OF EDE

### 2.4.1 History

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 (Wikipedia, free encyclopedia, June, 2013).

The present location is not the one founded by the famous Timi Agbale-Olofa-Ina. A Statute erected in his memory at Ede is located at a major road intersection in the centre of the town. Like Ibadan, the present Ede was established in the opening decades of the 19th century by the Oyo authorities, but had to be shifted to the other side of the Osun River around 1817 or 1818. This change of location was largely in response to the breakdown of Oyo central authority in 1796, following which

**FIGURE 2.4** Average Rainfall in Ede Planning Area



Source: World Weather Online, 11 June 2013

Yoruba land was thrown into confusion and anarchy, strewn with powerful individuals seeking territory and molesting, as well as, harassing citizens.

With the Fulani conquest of Nupe land in 1816 and Afonja's alliance with the Muslim revivalists in 1817, the security of Ede and her environs became threatened. These developments led to the movement from Ede-Ile and the establishment of 'New Ede', using the Osun River as a natural barrier against Fulani attack. The man who had this political foresight was Kubolaje Agbonran. However, before Agbonran could effectively occupy the present site, tradition has it that he fought a bloody war against a Yoruba group at present location of Timi Agbale Grammar School.

It is probable that the group he fought might have been some fleeing Oyo refugees, seeking a more secure abode after the collapse of internal authority at Oyo around 1796. In a nutshell, Ede, like Ibadan, Ijaye and Abeokuta, was born out of the circumstances prevailing in the late 18th and early 19th centuries.

### 2.4.2 Population Growth in Ede Planning Area

According to the year 2006 population census, the total population of Ede Planning Area, which is made up of Ede North, Ede South and Egbedore Local Government Areas, is 159,866. These LGs have been experiencing rapid population growth and physical expansion of the built up areas, due largely to their

closeness to Osogbo, the state capital. Indeed, in many places, outgrowths of Osogbo have encompassed and flowed into many of the fringe communities of Ede, such as Akoda, Abere (where the Secretariat of state of Osun is located) and Ido Osu, where the old aerodrome is now being developed into an airport.

**TABLE 2.1** Population Distribution of Ede Planning Area

Local Government Area	Male	Female	2006 Census
Ede North LGA	43,190	40,641	83,831
Ede South LGA	39,381	36,654	76,035
Egbedore LGA	38334	36101	74,435
<b>TOTAL</b>			<b>234,301</b>

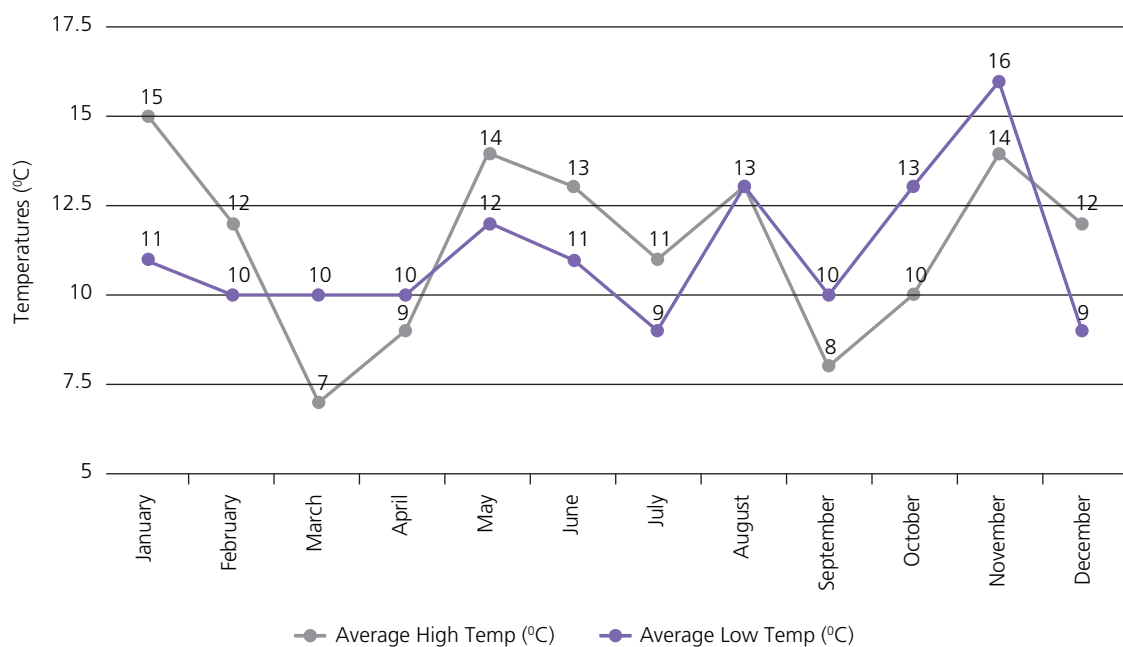
Source: NPC (2006): Population Census 2006

**TABLE 2.2** Population structure of predominant Age Groups in Ede North and Ede South LGAs

LG	Age Groups	Total	Male	Female
Ede North	0 - 4	12.20	12.49	11.90
	5 - 9	12.72	13.20	12.24
	10 - 14	11.60	12.20	10.99
Ede South	0 - 4	12.44	12.58	12.30
	5 - 9	13.26	13.67	12.83
	10 - 14	12.43	13.08	11.76

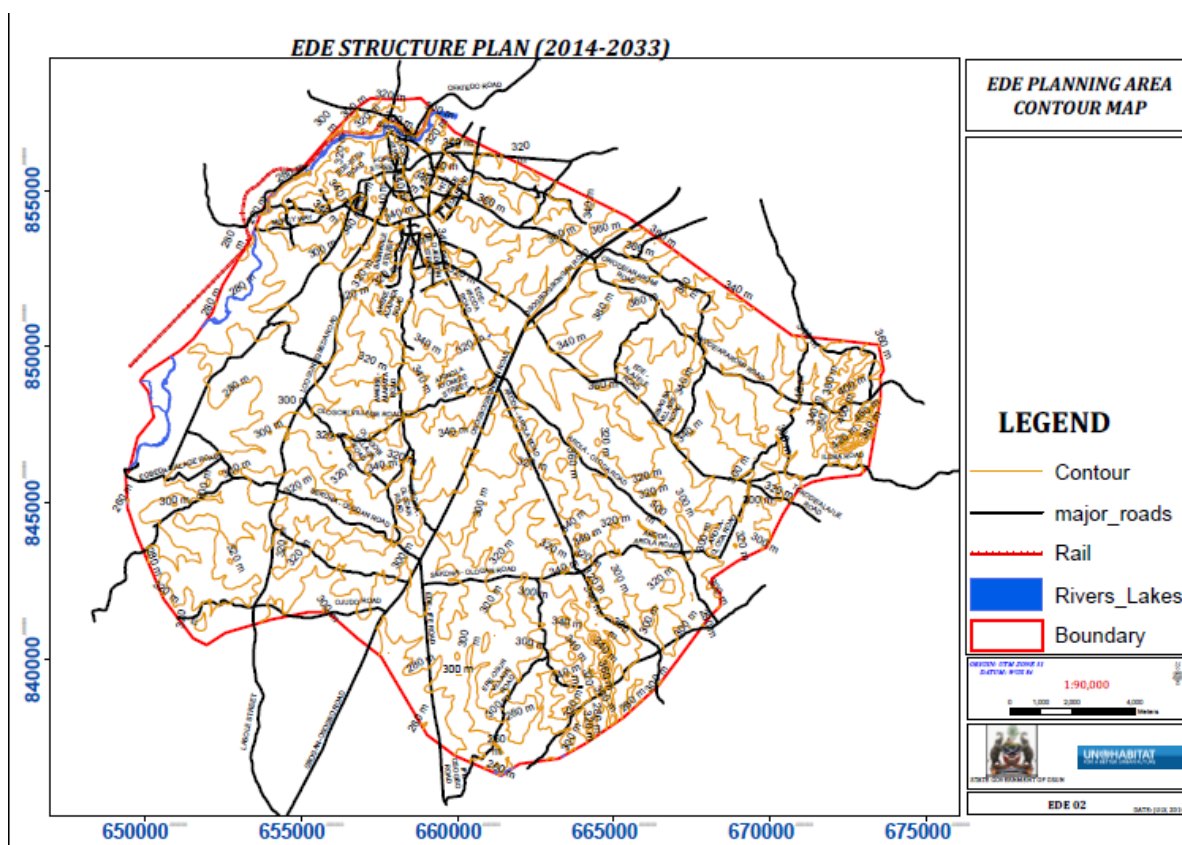
Source: NPC (2006): Population Census 2006

**FIGURE 2.5** Average High and Low Temperatures in Ede Planning Area



Source: World Weather Online, 11 June 2013

**FIGURE 2.6** Topography of Ede Planning Area



### Age Structure of the Population

According to the 2006 Population and Housing Census; Priority Table Vol. IV - Population Distribution by Age and Sex, the age structure of the population in LGs of the Ede Planning Area presents an interesting scenario. While the dominant age groups in the total population of Ede North and Ede South LGs are within the age brackets 0 - 4, 5 - 9 and 10 -14, the male population is more dominant in the two LGs, with age group 5 - 9 carrying a greater percentage.

### 2.4.3 Existing Land Uses in Ede Planning Area

The main categories of land uses identified in Ede Planning Area are:

- Residential
- Public
- Institutional
- Industrial
- Commercial
- Agriculture
- Road/Circulation
- Open Space

By September 2013, the area covered by open space, or uncultivated/undeveloped area made up of mostly natural vegetation was 29,152.54 Hectares, representing about 93.22% of the project area; the most dominant land cover category in the Planning area. This large open space indicates that there is a huge potential for development in the area, since large parcels of land are available for implementation of the Structure Plan. On the other hand, cultivated areas currently put to agricultural use cover 0.18 ha (0.00056%) of land. This indicates that not much agriculture is being carried out in the area.

Similarly, built-up areas comprising mainly residential areas, cover 487.91 ha (1.56%) of the planning area. A summary of the land use types shows that settlements/ built-up areas and farmlands cover approximately 95% of the planning area. This compares well with the findings of A. Adedeji and L. T. Ajibade in their study titled *'The Change detection of major dams in Osun State Nigeria using remote sensing (RS) and GIS Technique'*, in which it was stated that the areal extent of Settlements/ built-up areas and farmlands land use types around the Ede-Erinle reservoirs is about 96.49% as shown in Figure 2.7 below.

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 industrial activity in the area. Commercial land use in the area covers only 2.86 ha (0.00913%)



Plate 7: Timi Agabale Olofa Ina's Statute in Ede

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.

**TABLE 2.3** Classification of land-uses in Ede (in km<sup>2</sup>)

Land use Type	Areal Extent (ha)	%
Residential	487.91	1.560182
Public	8.06	0.025774
Institutional	20.61	0.065908
Industrial	0.05	0.00016
Commercial	2.86	0.009134
Agriculture	0.18	0.00056
Road/Circulation	1,600.24	5.117081
Open Space	29,152.54	93.2212

## 2.5 Other Settlements in Ede Planning Area

Other settlements to be covered under the Ede Planning Area in the Structure Plan project include the following:

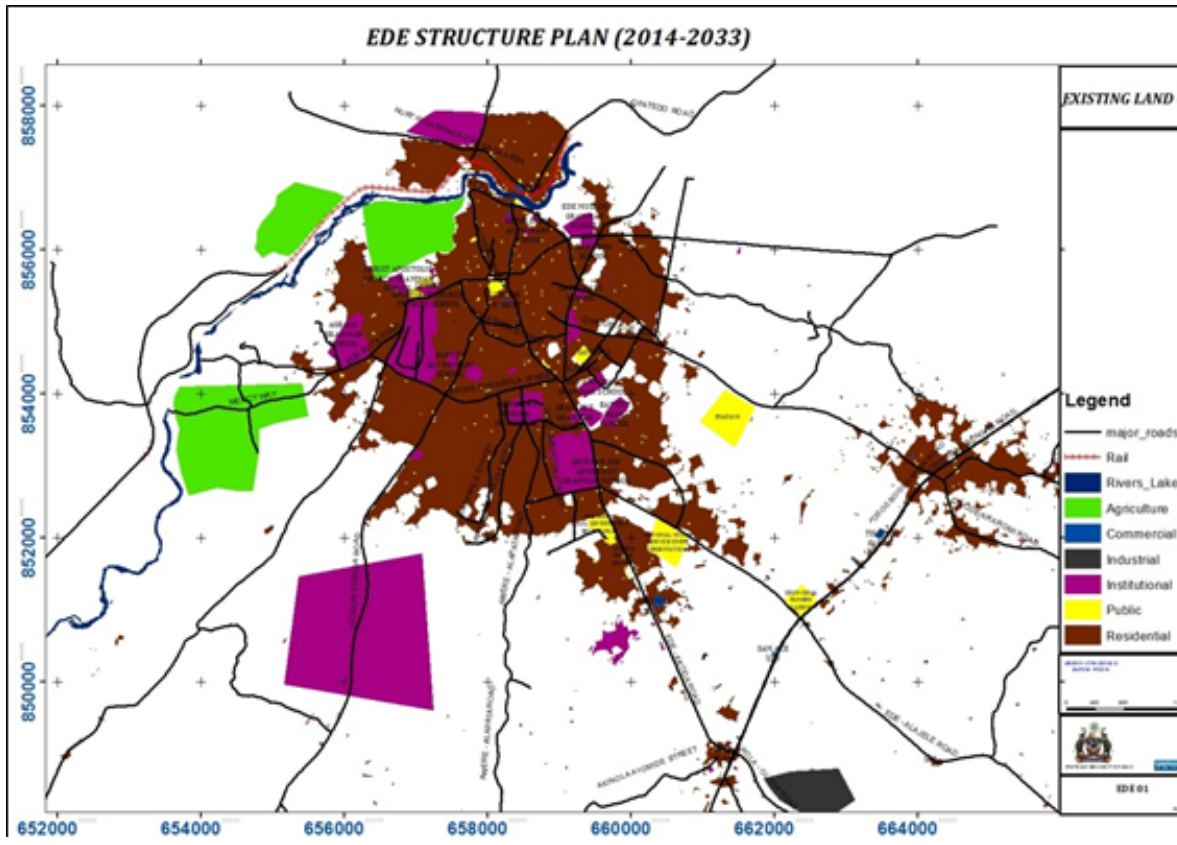
**TABLE 2.4** Communities in the Ede Planning Area

S/N	SETTLEMENT
1.	Ede
2.	Oba-Nso
3.	Ologun
4.	Apena
5.	Oyada
6.	Ojoro
7.	Ogbaagba
8.	Ritarun
9.	Kuso
10.	Lagun
11.	Oludo
12.	Agbumgbu
13.	Ile Ogungbira
14.	Tonkere

Source: Consultants Field Survey



**FIGURE 2.7** Existing Land Use in Ede Planning Area





# 03

DEVELOPMENT ISSUES IN  
EDE PLANNING AREA



Plate 8: Street View of Ede

## 3.1 PROFILING THE EDE PLANNING AREA

### 3.1.1 City Profile Studies

A profile study was conducted covering the Ede Planning Area in the State of Osun to provide a city-wide assessment of the improvements needed in the different thematic areas in Ede and to identify capacity building needs and opportunities for developing enabling local policies, regulations and more effective institutional and financing solutions among other objectives. The purpose of the data, which was collected through a primary survey, focus group discussions, consultations with critical stakeholders and, the findings from a desk study, was to gain a better understanding of the Planning Area. The primary survey made use of the RUSPS questionnaire to collect data based on the 11 thematic issues. The key findings of the Ede Profile Study were disseminated at the Ede City Consultation forum.

The local governments in the Ede Planning area are:

- Ede North Local Government
- Ede South Local Government
- Egbedore Local Government

However, parts of Ede North and Egbedore LGAs fall within the Osogbo Capital Territory planning Area.

### 3.1.2 City Consultations in Planning Areas

Following the Profile Study, there was a presentation of the findings to stakeholders at a forum to create awareness and sensitize the various interest groups on the project and efforts of the Government. At the meeting, key developmental issues were identified and discussed. The various stakeholders were informed of the findings of the study and their cooperation and support were solicited by the Consultants for an effective Structure Planning for their city.

The city consultations held as follows:

- Ede Stakeholder's Sensitization Conference was held on February 2013
- The Ede City Consultation was held at the Palace of the Timi of Ede on Thursday, July 11, 2013, with 559 participants in attendance.

In line with the participatory nature of the RUSPS methodology, these consultations were held to enable stakeholders to take advantage of the interaction to contribute to the decision-making process of identifying key priority developmental issues facing Ede community and ultimately contribute to the formulation of the Ede Structure Plan. The stakeholders selected from

across the city included representatives of traditional institutions, Ede North Local Government, Ede South Local Government and Egbedore Local Government Areas, community development associations, women's groups, trade associations, security agencies, financial institutions, non-governmental organizations, market group, the media, and civil servants, met to deliberate on the critical development issues identified in the profile studies with respect to the nine thematic issues. For the purpose of fruitful deliberation, the nine thematic issues were re-classified into four groups and stakeholders were divided accordingly.

The critical contributions of the stakeholders which are of significance to the formulation of the Structure Plan for Ede have been referred to in the appropriate sections of this Report, while the **EDE City Declaration** can be found in Appendix 1

## 3.2 DEVELOPMENT ISSUES AND PRIORITIES

The definition of "slums" by the United Nations refers to areas that manifest any one or a combination more than one of the following attributes:

- Poor structural quality of housing;
- Overcrowding;
- Inadequate access to safe water;
- Inadequate access to sanitation and other infrastructure;
- Lack of secure tenure.

### 3.2.1 Shelter and Slums

Slum Creation is a product of inadequate housing, deferred maintenance of infrastructure and structures, deficiency in housing services provision and unmet expectations.

Many residents of Ede live in environments that can be classified as slums, which creates conditions for poor health and insecurity. While there have been concerted efforts at national, state, local level and local and global levels to eradicate poverty, strategies to effectively extend these drive to reduce the number of people living in slums have either been missing or achieved less than the desire objectives. An assessment of the slum conditions is therefore imperative for devising

appropriate strategies to address poverty reduction and achieve sustainable urbanization. Due to the proximity of Ede to the state capital Osogbo, it is essential that their relationship is closely managed, due to the possibility of Ede and Osogbo merging together or becoming a megacity in the future.

### Settlement Patterns

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.

This pattern of built-up and open areas, which is applicable across most communities in the main town with each of these communities serving dual function, is noteworthy for planning purposes.

### Types of Shelter

There are basically four types of residential shelters in Ede. These are:

1. Face-to-face (Brazilian type) with toilets;
2. Duplexes;
3. Blocks of flats;
4. Shanties.

Furthermore, residential shelter 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.

### Quality of Housing

The quality of residential property varies widely in Ede. The best houses are made from sturdy concrete blocks or bricks and long-span aluminum roof sheets; they usually have water reticulation facilities. Many of these houses are relatively new and located in planned housing estates. They tend to be inhabited by Ede's wealthier residents or government officials and military personnel. Slightly lower quality housing, such as those with corrugated iron roofs and makeshift and "traditional" houses exist mostly in unplanned neighborhoods.

**TABLE 3.1 House Types in Ede Planning Area**

House type	Osun state		Ede South		Ede North		Egbedore	
	No	%	No	%	No	%	No	%
Detached Houses	452,516	61.62	10,960	68.59	12,537	68.24	9,462	59.23
Traditional huts/structure	26,768	3.65	694	4.34	312	1.70	473	2.96
Flats	94,111	12.82	1,540	9.64	1,897	10.33	3,453	21.61
Semi detached	44,614	6.08	929	5.81	776	4.22	1,016	6.36
Rented rooms	95,740	13.04	1,679	10.51	2,579	14.04	1,308	8.19
Informal/improved houses	2,024	0.28	16	0.10	34	0.19	13	0.08
Other	18,543	2.53	161	1.01	237	1.29	253	1.58
<b>TOTAL</b>	<b>734,316</b>	<b>100.00</b>	<b>15,979</b>	<b>100.00</b>	<b>18,372</b>	<b>100.00</b>	<b>15978</b>	<b>100.00</b>

Source: (NDHS (SW), 2008)

**TABLE 3.2 House Types by Ownership Status in Ede Planning Area**

Owners of houses	State of Osun		Ede South		Ede North	
	No	%	No	%	No	%
Household head	452,264	61.94	10,538	65.95	11,463	62.39
Spouse of Household head	21,581	2.96	572	3.58	760	4.14
Other Household members	94,428	12.93	1,244	7.79	1,715	9.33
Relation but not household member	27,696	3.79	587	3.67	451	2.45
Private landlord	98,811	13.53	2,528	15.82	3,137	17.07
Employer Private company	9,090	1.24	108	0.68	138	0.75
Other Private	9,032	1.24	92	0.58	164	0.89
Government	12,399	1.70	154	0.96	489	2.66
Other	4,908	0.67	156	0.98	55	0.30
<b>TOTAL</b>	<b>730,209</b>	<b>100.00</b>	<b>15,979</b>	<b>100.00</b>	<b>18,372</b>	<b>100.00</b>

Source: (NDHS (SW), 2008)

**TABLE 3.3 House Types by Number of Bedrooms in Ede Planning Area**

No of Bedrooms	State of Osun		Ede South		Ede North		Egbedore	
	No	%	No	%	No	%	No	%
No sleeping room	77,643	10.63	1,116	6.98	3,628	19.75	1598	10.00
1 bedroom	54,732	7.49	1,194	7.47	1,748	9.51	776	4.86
2 bedrooms	85,127	11.66	1,564	9.79	1,986	10.81	1548	9.69
3 bedrooms	95,082	13.02	1,659	10.38	1,711	9.31	2445	15.30
4 bedrooms	118,958	16.29	2,629	16.45	2,098	11.42	2473	15.48
5 bedrooms	46,235	6.33	864	5.41	934	5.08	906	5.67
6 bedrooms	110,063	15.07	2,991	18.72	2,397	13.05	2258	14.13
7 bedrooms	22,377	3.06	393	2.46	557	3.03	537	3.36
8 bedrooms and above	120,096	16.44	3,569	22.34	3,313	18.03	3437	21.51
<b>TOTAL</b>	<b>730,313</b>	<b>100.00</b>	<b>15,979</b>	<b>100.00</b>	<b>18,372</b>	<b>100.00</b>	<b>15978</b>	<b>100.00</b>

Source: (NDHS (SW), 2008)

**TABLE 3.4 House Types by Materials for Flooring in Ede Planning Area**

Material	State of Osun		Ede South		Ede North		Egbedore	
	No	%	No	%	No	%	No	%
Earth/Mud/mud block	184,352	25.28	4,325	27.07	3,708	20.18	2,856	17.87
Wood/Bamboo	15,990	2.19	357	2.23	253	1.38	456	2.85
Cement Concrete	495,198	67.91	10,543	65.98	13,592	73.98	11,899	74.47
Stone	6,840	0.94	196	1.23	222	1.21	99	0.62
Burnt brick	6,840	0.94	158	0.99	78	0.42	159	0.99
Vinly tiles	5,878	0.81	140	0.88	150	0.82	175	1.09
Ceramic Marble tiles	6,938	0.95	121	0.76	212	1.15	176	1.10
Terrazo	5,456	0.75	98	0.61	118	0.64	137	0.86
Other	1,689	0.23	41	0.26	39	0.21	21	0.13
<b>Total</b>	<b>729,181</b>	<b>100.00</b>	<b>15,979</b>	<b>100.00</b>	<b>18,372</b>	<b>100.00</b>	<b>15978</b>	<b>100.00</b>

Source: (NDHS (SW), 2008)

**TABLE 3.5** House Types by Materials for Walls in Ede Planning Area

Material	State of Osun		Ede South		Ede North		Egbedore	
	No	%	No	%	No	%	No	%
Mud/reed	176,469	24.16	3,817	23.89	3,099	16.87	2,762	17.29
Wood/Bamboo	17,402	2.38	376	2.35	420	2.29	461	2.89
Stone	6,661	0.91	194	1.21	148	0.81	162	1.01
Cement/Block/Brick	510,823	69.95	11,253	70.42	14,291	77.79	12,263	76.75
Metal/Zinc sheet	14,491	1.98	258	1.61	302	1.64	228	1.43
Other	4,467	0.61	81	0.51	112	0.61	102	0.64
<b>TOTAL</b>	<b>730313</b>	<b>100.00</b>	<b>15979</b>	<b>100.00</b>	<b>18372</b>	<b>100.00</b>	<b>15978</b>	<b>100.00</b>

Source: (NDHS (SW), 2008)

**TABLE 3.6** House Types by Material for Roofing in Ede Planning Area

Material	State of Osun		Ede South		Ede North		Egbedore	
	No	%	No	%	No	%	No	%
Thatch/Palm leaves/Raphia	25,733	3.52	774	4.84	530	2.88	575	3.59
Wood/Bamboo	57,765	7.91	1,611	10.08	1,474	8.02	1042	6.52
Earth/Mud/Mud bricks	31,974	4.38	586	3.67	535	2.91	596	3.73
Corrugated Metal/Zinc sheet	315,349	43.18	7,344	45.96	6,072	33.05	6448	40.36
Slate/Asbestos	193,356	26.48	3,580	22.40	6,804	37.03	4894	30.63
Cement/Concrete	75,679	10.36	1,473	9.22	2,044	11.13	1600	10.01
Roofing tiles	25,433	3.48	514	3.22	806	4.39	662	4.14
Other	5,024	0.69	97	0.61	107	0.58	161	1.01
<b>Total</b>	<b>730,313</b>	<b>100.00</b>	<b>15,979</b>	<b>100.00</b>	<b>18,372</b>	<b>100.00</b>	<b>15,978</b>	<b>100</b>

Source: (NDHS (SW), 2008)

### Housing Estates

The few estates within Ede as can be seen in the table above (as against the rising population there should be a concerted effort by government to establish estates through the public private initiative to meet the growing demand.

**TABLE 3.7** Existing Housing Estates in Ede

	Ede South	Ede North
Total Housing Stock	17,842	12,344
New Housing Estate	1	0
Federal Housing Estate	0	1
Governmental Residential Areas	0	1
Governmental Housing Estate	0	1
Housing Corporation Estates	1	0
Sites and Services schemes	2	1
Private Sector Housing Estate	1	3
Land allocated for future housing	0	0

Source: Consultants Field Survey

### Slum Upgrading

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. Areas with High Quality Housing like Surulere, Oke-Iresi, Oke Gada area do not need such upgrade.

Sites identified with potential for infill developments of three include Logun/Egbeda Road, Alajue Road, Owode, Sekona, and Arola Road, while the possible locations and areas that are suitable for high density developments are at Logun/Egbeda and areas suitable for mixed use development can be located along the Alajue road and Sekona.

### Security of Tenure

The Land Use Act of 1978 vests ownership on land in the state, with interests assigned through either the issuance of Customary Right of Occupancy (CRO) for land in rural areas or the issuance of Statutory Certificate of Occupancy (C of O) for land in urban areas. As an urban area, the Certificate of Occupancy is the operational title for land owners in Ede.

Houses in the Ede urban area are characterized by a generally poor level of secure tenure. Some of the reasons for the low urban percentage were identified as follows:

- Difficult and cumbersome processes in securing the necessary documents

- Unavailable planning and zoning documents held by the authorities
- Absence of cadastral and survey plans
- Multiple transactions and subdivisions for the same piece of land.
- Haphazard and uncoordinated land-use functions securing well-defined property rights (those that are exclusively, transferable and enforceable) are essential for economic growth. Property and land entitlements, not only to provide security and peace of mind but to contribute.

### Land Administration

Generally in Osun State and in its local government areas, there are no government regulations or policies that conflict with national policies with respect to land rights for the poor. However, there is also no current land use plan that promotes access to land for the urban poor for both men and women.

### Ownership and Access to Land

All land in the state is under the control of the State government so in the cities consider the land records used are both land register and land cadastral but unfortunately, these land records are not up to date. The land records available can be best described as incomplete and inconsistent in coverage, this is due to the fact that all these cities do not have approved Structure Plans both in the city centre and at the fringes of the city and also because of the administrative bottlenecks involved in registering a landed property.

Other problems in land registration include lack of a digital map plus the fact that land records in use are not computerized as of now. Spatial units used in managing land information in addition to parcels are plot acres and hectares of land.

Traditionally land was owned by the community and families and this gave individual families a degree of security in a psychological and financial sense. Psychologically, ownership is an extension of the household's confidence that its land will not be encroached upon by others except by agreement and that the family will not be required to surrender the land to others. Financially, ownership is not only a symbol of wealth is the most important actual wealth which most families ever manage to accumulate.

In general terms, land can be divided into three legal categories; occupied, unoccupied and common land. During the pre-colonial period, alienation of plots either by sale or mortgage was not generally known, though the customary tenure did not forbid alienation of land. Formal land transfers considered necessary as the land was available to all and population density was low.

### Land Governance and Administration

The legal land governance framework available in Nigeria, the Land Use Act of 1978, has not been totally effective as there are other traditional systems of tenure system still in use. The Land Use Act is pro-poor in the sense that it does not discriminate between the rich and the poor but allows equal access to land for all.

One of the cardinal principles of land management in Nigeria is that land belongs to all the people and may be held by individuals and or jointly (in southern Nigeria) by families or *Gandu* (in northern Nigeria). In Ede as in other parts of Osun State, the family head, normally the oldest man was regarded as the administrator of land and was responsible for allocating plots of family land. Such allocations were considered to belong to the individuals so granted for their life time since allottees had complete control over land.

The new tenure system introduced is not only contractual but also a dependent type of tenure. While the Governor is empowered to grant statutory rights of occupancy within his State, the Local Governments may grant customary rights of occupancy essentially for agricultural purposes. The grant, however, may not exceed 500 hectares if used for agricultural purposes or 5,000 hectares if used for grazing. Part III of the Act deals with rents, its provisions being dictated by two important policy issues: the need to insulate land from market speculation and the economic imperative of ensuring that available land is 'not banked but used productively' (Uchendu 1979:79).

However, in Part IV (A.55), the Act prohibits the alienation by either 'assignment, mortgage, transfer or possession, sub-lease or otherwise, of customary right of occupancy' without the consent of either the Governor or the Local Government as the case may be. It also prohibits the alienation of statutory right of occupancy without the due consent of the Governor (Land Use Act, 1978: section 21 subsections a and b).

The capacity of Local Governments to administer land is very weak. There appears to be inadequate manpower and some land related positions are not available in the Local Government Area. These include land officers, land surveyors, town planning officers, architects and legal officers. Land sector human capacity gaps identified are inadequate skilled workers, workers not possessing digital skills or computer literacy, inadequate manpower etc. The institutional set up available in the land sector, which includes traditional rulers, town planning and land services, ministry of land and physical planning officials, is not very effective.

### The Use and Control of Land

The State Government and the local councils have great control over land in Ede. Apart from the legal provision contained in the Land Use Decree 1978, a significant



amount of land is owned by the different levels of government of in the planning area. The councils and the state government have responsibility for management and control of the land they own. In addition, various forest reserve and areas of wildlife interests are controlled by the government and the effective control and management of these for agriculture and wildlife habitats will have a major impact on climate change and sustainable development goals. Effective land use administration is necessary for proper planning and environmental management.

### Land Disputes and Conflicts

Land disputes constitute a major source of social, economic and political instability in various parts of Nigeria, including Ede, as people face an uncertain future when they do not possess titles to the land they own or have had access to for several years. The fragmented family structure and lack of central registration system makes land disputes complex and difficult to resolve. The Land Use Act which supposedly transferred land to the State did not lead to full control since families that originally owned land were not compensated and many were not willing to part with their land without compensation.

### Transfer and Sale of Land

In the past, the land and property market had been neglected. Its development can help the government in the mobilization of unused resources. For most people who desire to own land, the option of securing land through savings has been the only viable means available to them. Access to land by women and low income earners is therefore difficult. With the growing scarcity and rapidly rising cost of land, an organized land market is essential. This will not only streamline and stabilize prices, it will also create employment for people in the Community e.g. town planners, architects, Civil engineers, employer labour etc.

#### Major Development Issues and Priorities

- The need for efficient use and management of land by ensuring high quality development in previously developed land in the built up areas.
- The need to increase the efficiency of use and discourage premature use of green field land in order to achieve the right balance between conservation and development.
- The need for additional land for housing must be balanced against the aims of protecting the city's green field land and its existing urban character.

### 3.2.2 Local Economic Development

Apart from farming, the people of Ede 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's economy is supported mainly by its cotton industries as well as the spill-off from its proximity to Osogbo, the state capital, which has physically merged with Ede over the years. Other local industries that contribute to the economy of Ede include cocoa and palm processing, cotton weaving and drum making. The predominant employment types for city residents are in the public and private services, the health and education sector, as well as and petty trading and other business activities and distribution, hotels and restaurants. Of particular note in the course of the Profile Study, was the above average level of people engaged in family businesses.

### Major Employment Areas

Within the city, the main office employment areas are located within the inner core and the local government offices. There are also several employment areas and numerous other smaller enterprises scattered across the city. Significant employers within the city include PHCN, Water Corporation and the state hospital and health centres.

The Federal Polytechnic and the new private university currently being built constitute a magnet for much of the labour force (especially administrative, teaching, commercial and other services).

### Shopping and Major Commercial Areas

The main shopping area in Ede is the inner core of the city and along its major roads. Sitting within the hierarchy are a number local and district shopping centres scattered around the city. The town centre features a range of services and a number of family shops, adding to its variety. Comparison goods (non-food retailing) account for a significant proportion of the total units. Ede unlike Osogbo is under-represented in terms of convenience (food) retailers. New shopping facilities in the form precincts and plazas are being built in different parts of the cities. While some of these are well located, others are not and, most do not have adequate parking facilities, forcing shoppers to park on the main roads thereby causing obstruction to free flow of traffic and other traffic related problems.

In addition to shopping, other activities such as leisure, tourism, cultural and entertainment facilities also add to the vitality and viability of Ede. The city features a range of cultural, social, community and recreational facilities and it is important that these are sustained and developed in the same way as other economic activities and, in particular, that they are supported to meet the future needs of the city's population.

### Markets

There are several markets and smaller local centres in different parts of the city and these provide essential shopping facilities and other services. They also provide an important contribution to the local economy.

However, activities at the most prominent of the markets, the Oje Elerin Market which functions every 17 days and has contributed to the growth of woven textile commerce (Aso Ofi) in Ede town, has been on the decline. It will be essential to revitalise the market to enable it complement the five-day consumables markets (Oja Olonje).

### Banking and Finance

There are a number of banks and financial institutions in Ede. Most prominent among these are Zenith Bank, Guaranty Trust Bank, Eco Bank and First Bank. Other parts of the city are not well served with banks while other financial institutions like micro-finance and credit unions are very few and operate in mixed use properties.

#### a) Identified Development Issues

- There is a need to make sufficient provision for activities that would stimulate additional local jobs within the city and support local economic development, such as promoting additional small business startup units.
- The need for increased employment land must be balanced against the need for additional land for housing, as well as the aims of protecting the City's green field land and its existing urban character.
- The city's employment structure is dominated by the services sector, which accounts for majority of people engaged in formal activities in the city, alongside other areas like businesses, financial services, distribution of goods and the public service. Strategies that would create strong and diverse economic growth and a competitive local economy within which enterprise skills and training are co-ordinated to improve opportunities for local employment are required under the Structure Plan.

#### b) Agreed Priority Issues

The key issues to be addressed, therefore, are how to:

- Provide sufficient land to facilitate employment generation
- Provide good quality facilities that meet the economic and business needs of the area
- Promote new enterprises and encourage the development of local businesses and new job opportunities
- Attract new investments to the City in order to support new business start-ups and to develop existing businesses
- Support the local economy and work with businesses and educational establishments to raise skill levels and training.
- Strike a suitable balance between enabling business

growth and protecting the area's high quality environment

- Safeguard the distinctive character of the city and maintain its vitality and viability
- Promote the growth of central area as the main location for further retail, employment, recreation and leisure facilities in the city, based on the identified needs of the population
- Maintain, manage and continue to enhance the quality of the public realm within the town centre and other local centres that create comfortable, safe and usable places
- Manage car parking and traffic movement in the central area.

### 3.2.3 Governance

Governance in the Ede Planning Area is made up of the traditional governance structures which coexist with the State and Local Government structures. The State of Osun is divided into three Federal Senatorial Districts, each of which comprises two administrative zones. The State also consists of 30 Local Government Areas; all of these share the responsibilities of management, administration and governance in the State.

#### Traditional Urban Administration

Ede is one of the ancient towns in the State of Osun and its traditional governance is headed by the traditional ruler – the Timi Agbale - who presides over the High Chiefs and Baales in other communities. The traditional ruler is the custodian of the people's tradition and culture.

The traditional ruler is assisted by the various Unions, other Chiefs, religious groups, trade group associations (professionals and artisans), and, men's and women's associations among others. These groups also play important roles in traditional urban governance structures by providing strong platforms for initiating self-help development activities and maintaining law and order as well as promoting social, political and religious advancement. Some of them are engaged in community services like building of schools, health centres, maternity homes, orphanages, town halls, water projects, providing credit facilities, scholarship schemes and so on.

#### The Local Government Council

By the Constitution of the Federal republic of Nigeria (1999), Local Governments constitute the third tier of government and are to exercise a measure of autonomy. Each Local Government Area (LGA) is administered by a Local Government Council consisting of an elected chairman who is the Chief Executive of the LGA and other elected members who are referred to



Plates 9 - 12: Activities in Ede Markets – Ofi Market, Total Market, Sekona Market

as Councilors. There is a total of 30 Local Government Areas in the State of Osun; of which three are located in Ede Planning Area. These are:

- Ede North Local Government
- Ede South Local Government
- Egbedore Local Government.

However, parts of Ede North and Egbedore LGAs fall within the Osogbo Capital Territory planning Area.

The Local Government Administration consist of the following departments with varied arrangements in the different LGAs:

- Administration (Personnel Management)
- Works, Housing and Transport.
- Health (including Primary Health Centres and Environment).
- Agriculture and Natural Resources.
- Education and Social Development Departments are usually headed by professionals (Heads of Departments). There are divisions, Sections and Units within each department, overseen by unit heads.

The functions of Local Governments are detailed in the Nigerian Constitution and include:

- Economic recommendations to the State;
- Collection of taxes and fees;
- Establishment, maintenance and regulation of markets, motor parks and public conveniences;
- Control and regulation of out-door advertising, movement and keeping of pets of all descriptions, shops and kiosks, restaurants and other places for sale of food to the public, and laundries;
- Naming of roads and streets and numbering of houses;
- Provision and maintenance of public transportation and refuse disposal;
- Registration of births, deaths and marriages;
- Establishment and maintenance of cemeteries, burial grounds and homes for the destitute or infirm;
- Licensing of bicycles, trucks (other than mechanically propelled trucks), canoes, wheel barrows and carts;

- Construction and maintenance of roads, streets, drains and other public highways, parks, and open spaces; and
- Assessment of privately owned houses or tenements for the purpose of levying such rates as may be prescribed by the House of Assembly of a State.

#### Local Revenues/ Resource Mobilization

Local governments are primarily dependent on funds from statutory allocations from the Federal and State governments and internally generated revenues constitute only a small proportion of local government funds. Internally generated revenue sources include: levies, market taxes, marriage registration fees, registration of business premises, vehicle license fees, bill boards, tenement/property rates, public parking fees, sanitation levies and so on.

At present, Local Governments prepare their budgets in line with guidelines received from the supervising Ministry. Project budgets are prepared by the Local Government Council but approved at the State Government level through the Special Adviser on Local Government Matters. Subsequently, funds are released by the State Government for the purpose of development.

#### Performance: Transparency and Accountability

Administration at the third tier of government has been the subject of widespread discontent among the citizenry. Complaints have ranged from allegations of inefficiency and fraud in revenue collection to political interference, lack of openness and transparency reflected in non-publication of annual accounts, improper auditing of accounts and many others. Nonetheless, in recent times, some procedures have been put in place by the State Government of Osun to promote accountability, thereby improving performance.

The Federal Ministry of Finance publishes the statutory allocations from the Federal Government on a monthly basis but the Local Government budgets are not always published for public viewing making the process non participatory.

In pursuance of better governance, Local Governments propose to implement public sector reforms to ensure greater transparency and accountability and to reduce corrupt practices. Similar efforts will be geared towards improving the various financial management procedures in order to check fraud, wastage and revenue leakages.



Plate 13: Timi Agbale's Palace, Ede  
Courtesy: Osun Structure Plan Survey, 2013.

### a) Identified Development Issues

- Capacity Building and Development: Many of the Local Governments suffer from a dearth of skilled and professional personnel to deliver services efficiently.
- Low remuneration, lack of incentives and limited welfare packages
- Lack of opportunities for staff to attend workshops and training to upgrade their skills, knowledge and capabilities.

### b) Agreed Priority Issues

- Public-Private Partnership should be encouraged and promoted in the State with the State and Local governments providing the enabling environments for it to flourish.
- Proper monitoring and evaluation to keep track of development and ascertain compliance to the set targets.

## 3.2.4 Gender

The United Nations General Assembly in 1979 adopted the Convention on the Elimination of all Forms of Discrimination against Women (CEDAW) and it became operational in 1981. CEDAW defines what constitutes discrimination against women and sets up an agenda for national action to end such discrimination. It also provides the basis for the realization of equality between men and women by ensuring women's access to equal opportunities in all spheres of life; political, economic, social, and cultural. The Nigerian Government ratified CEDAW in 1985. However, it is yet to be domesticated in Nigeria.

In order to promote gender issues in its development programmes, the State Government of Osun has established focal agencies at the State and local government levels. At the State level it has created the State Ministry of Women Affairs and Social Welfare, charged with coordination of programmes for women, children and the vulnerable, implementation of the aims and objectives of Government's Family Support programme, promotion of safe and responsible motherhood and maternal health, elimination of all forms of social, traditional and cultural practices and promotion of gender equality. While at the Local government level, gender issues are addressed by employed staff in the relevant departments.

Generally, the two local governments in Ede operate policies on gender issues and there are separate departments in charge of policy formulation and implementation of gender issues. Priority areas include programmes like "Say No to Domestic Violence against Women", "Say No to Raping", "Say No to Gender Discrimination" and so on. Over the past

years, the program of activities in the local councils has been geared towards achieving equal opportunities to all irrespective of their gender through public enlightenment, mass rallies and appointment of women into political offices among others.

Among the structures and programmes that have been put in place to promote gender issues in the State of Osun's development agenda are:

- Efforts geared towards effective implementation of the National Gender Policy prepared by the Federal Ministry of women Affairs.
- An affirmative action policy of 35%.
- State Action Against AIDS (SACA) adopted in the State of Osun
- Various support programmes are available at the Ministry of Women Affairs and Social Welfare to empower women through skills acquisition seminars, for example – 'Opportunities for Women in Agriculture and Women in Purdah'. So also is the welfare programme to enhance women's access to credit and other productive resources, provided they organize themselves into groups or cooperatives.
- Establishment of Orphan and Vulnerable Children (OVC) Desk Office to cater for their needs.
- Campaign against teenage pregnancy.
- There is Adoption policy in the State and homes established for the abandoned. Free legal services are also provided for the vulnerable groups.
- To curb violence against men and women in the society there are so many agencies that are involved such as CBOs and NGOs within the cities, and the law enforcement agencies (police, civil defense).
- Deployment of Mass Media for several gender sensitization and awareness, and seminars. For example, the "Ojuse Obinrin" with 20 women per ward at each broadcast.

Some of the programmes already implemented include the following:

- Implementation of 30% representation for women into political offices.
- Family Reconciliation Programme that is coordinated by the Ministry of Women Affairs and Social Welfare. The ministry has fully reconciled 23 families.
- The domestication of gender policies is receiving attention in the State House of Assembly.

- Encouragement of female gender to vie for political offices in order to increase the number of women holding public offices<sup>1</sup>.
- Launching of campaign against Rape, Sexual Abuse, as well as Misuse of the Female Gender and Violence in the State in collaboration with the Office of Osun First Lady.
- Empowerment of OVC Desk Officers in the State through training and exposure to the need for child protection policy<sup>2</sup>.

### Women and Governance

Ede Planning Area is located in the South Western part of Nigeria where the Yorubas believe that men are the head of every family and as such are responsible for the welfare of family members. They also acknowledge the place of women in every family set up and women play very important roles in any Yoruba community even though certain traditional privileges are reserved exclusively for the men and these vary from town to town. For example, women can inherit land without restriction in some places but have difficulties to obtain loans to acquire land easily because of the poverty level.

Also, though women are not excluded from political participation in the State Government of Osun, the percentage is not representative of the almost equal population of men and women in the Planning Area. The distribution of office portfolios by gender in the State of Osun shows that there are five women in the executive council out of a total of 20 Commissioners

in the State cabinet. Women are also represented in the State House of Assembly and at different levels in the State agencies.

Women are well represented in the teaching and administrative workforce. Of the two Local Governments in Ede planning area, there is no female chairman or councilor, although women head a number of departments in the Local Government offices visited in the Planning Area. However, data for individual towns are not available.

### Women and Education

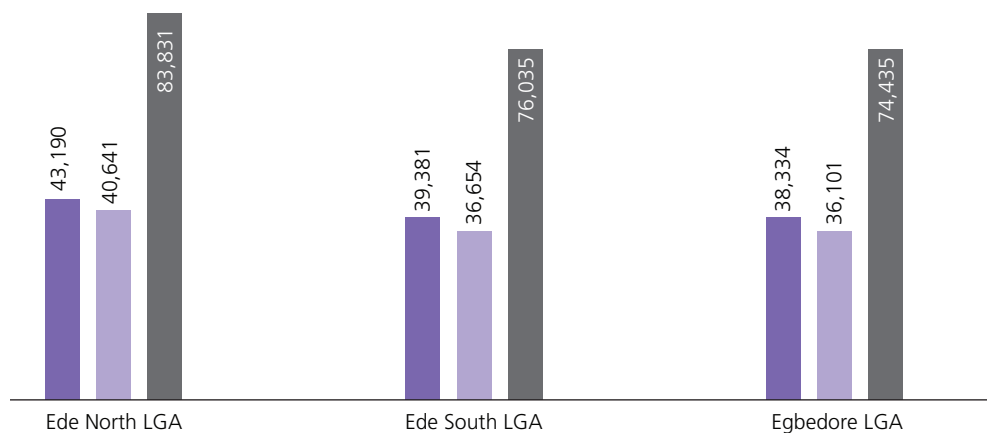
While there is gender balance in enrolment at the primary school level in favour of women, educational statistics from most schools in the planning area show a higher number of males enrolled in schools than females, beyond the primary level. The school dropout rate also remains consistently higher for females than males.

At the national level, access by females to education in Nigeria remains lower than their male counterparts as is clearly validated in available statistics. According to NHDS report 2008, many Nigerians have no formal education - 36% of women aged 15 - 49 years and 19% of men aged 15 - 49 years. Only 9% of women and 14% of men have more than secondary education. Urban residents and those in the South West zone have the highest levels of education and in the State of Osun, the literacy percentage by gender (Table 3.9) is above the national average. However, disaggregated data by cities and communities is currently not available

To address these issues, the government of the State of Osun has established one Women Literacy Centre in Ede North LGA in Ede town to cater for the education needs of women in the community.

1 Osun News Portal. Accessed June 11, 2013.  
2 The Nations Newspaper (2012) - <http://www.thenationonline.net/2011/index.php/newsextra/49725-osun-ngo-train-ovc-desk-officers.html> Accessed June 11, 2013.

**FIGURE 3.1** The Male and Female Population in Ede Planning Area



Source: Osun Structure Plan Cluster 2 Survey, 2013

**TABLE 3.8** The State of Osun: Gender and Governance Structure

Positions/Offices	Female	Male	Percentage		Total
			Female	Male	
<b>Legislature</b> (Hon. Members of the State House of Assembly)	00	26	00	100	26
<b>Judiciary</b>					
Judges	02	18	10	90	20
Customary Court of Appeal	00	04	00	100	04
Judicial Service commission	02	05	29	71	07
<b>Total</b>					<b>31</b>
<b>Political Office Holders &amp; Appointees</b>					
<b>Executive</b>					
Executive Councils	05	15	25	75	20
Special Advisers	03	11	21	79	14
Asst. Chief of Staff	00	03	00	100	03
Snr. Special Assistants	01	04	20	80	05
BCS, Office of the Governor.	00	08	00	100	08
Executive Secretaries (LG Chairmen)	01	30	03	97	31
<b>National Assembly</b>					
Senate	00	03	00	100	03
House of Reps.	01	08	11	89	09
<b>Total</b>					<b>93</b>
<b>State Corporation (Executive Secretaries)</b>	02	15	12	88	17
<b>Permanent* Secretaries</b>	06	29	17	83	35
<b>Heads of Non-Ministerial Departments</b>	00	04	00	100	04
<b>Aggregate Total</b>	<b>23</b>	<b>183</b>	<b>11.2</b>	<b>88.8</b>	<b>206</b>

Source: Osun State Diary, 2013

\* The positions given/occupied by the women are those that are not too powerful and sensitive. These include Home Affairs, Culture and Tourism; Solicitor general & Permanent Secretary, Ministry of Justice; Hospital Management Board; Women Affairs and Social Development; and Public Service Office.

**TABLE 3.9** Percentage of literate women and men age 15–49 (by States/Zone) in Nigeria

National/Zonal/States	Women (%)	Men (%)
Nigeria	54	77
Southwest	80	90
Ekiti	84	92
Lagos	90	96
<b>Osun</b>	<b>78</b>	<b>93</b>
Oyo	70	85
Ogun	68	76
Ondo	75	80

Source: (NDHS (SW), 2008)

**TABLE 3.10** Comprehensive knowledge of HIV prevention in Nigeria

National/Zonal/States	Women (%)	Men (%)
Nigeria (National Average)	23	36
South West GPZ	27	37
Ekiti State	18	42
Lagos State	27	38
<b>Osun State</b>	<b>37</b>	<b>58</b>
Oyo State	25	19
Ogun State	27	40
Ondo State	20	33

Source: (NDHS (SW), 2008)

### Women and Health

In Nigeria, as revealed by the 2008 Nigeria Demographic and Health Survey (NDHS), almost 90% of women and 94% of men have heard of HIV or AIDS. However, less than half (48%) of women aged 15–49 years and about two-thirds of men aged 15–49 years (69%) were aware that HIV can be prevented by using condoms and by limiting sex to one faithful partner. The State of Osun data indicates that the number of people living with HIV rose between 1991 when it had only three positive HIV cases, 4,004 cases in 2004 and recent years where prevalence rate has increased to 2.7%.

Although the incidence of HIV/AIDS in the state of Osun is low compared with other states in the country and geopolitical zones as a result of comprehensive knowledge of HIV<sup>3</sup> prevention in the state, there is need to intensify efforts in prevention, care and treatment which is a challenge for the state in order to reduce the spread and mitigate the impact of HIV/AIDS.

With regard to Child and Maternal mortality, Childhood mortality is generally decreasing in Nigeria (NDHS, 2008). Maternal and Child mortality has improved in recent years as result of improved hygiene

3 Comprehensive knowledge means knowing that consistent use of condoms during sexual intercourse and having just one uninfected partner can reduce the risk of getting HIV, knowing that a healthy-looking person can have HIV, and rejecting the two most common local misconceptions about HIV transmission and prevention (NHDS, 2008).

and sanitation in the major cities of the State of Osun. With respect to the State of Osun, all indicators relating to Child and Maternal Health showed that Child and Maternal mortality rate is very moderate if not significantly reduced. The State and the Local Councils also grant maternity leave with pay for women with new born babes.

### Women and Employment

The 2008 NDHS data relating to female and male consciously avoided underestimating women's employment as some of the activities that women engage in are

often not perceived by women themselves as employment and hence are not reported as such. These activities include work on family farms, in family businesses and other aspects of the informal sector. According to the 2008 NDHS, in Nigeria, seven in 10 married women aged 15 - 49 years (71%) are employed compared with almost all married men (99%). Seventy-one percent of employed women and 56% of employed men receive cash, while 17% of employed women and 30% of employed men are not paid at all. Table 3.6 shows the employment status of Women to Men by state in the South west geo political zone.

**TABLE 3.11** Maternal and Child Health Care in Nigeria

Maternal & Child Health	Nigeria	Southwest	Ekiti	Lagos	Ogun	Ondo	Osun	Oyo
<b>Maternal Care</b>								
Women who gave birth in the last 5 years who received antenatal care from a skilled provider <sup>1</sup> (%)	58	87	93	88	90	70	<b>94</b>	88
Births assisted by a skilled provider (%)	39	77	81	83	72	51	<b>89</b>	76
Births delivered in a health facility (%)	35	70	75	77	64	47	<b>85</b>	67
<b>Child Immunization</b>								
Children 12-23 months fully immunized (%)	23	43	58	53	23	37	<b>59</b>	31
Children 12-23 months with no immunizations (%)	29	13	02	12	27	23	<b>05</b>	09

Source: (NDHS (SW), 2008)

**TABLE 3.12** Employment Status of Women (W) to Men (M) by State

State of residence	Employed in the 12 months preceding the survey				Not employed in the 12 months preceding the survey		Missing/Don't know		Total		Aggregate total	
	Currently employed*		Not currently employed		W	M	W	M	W	M	W	M
W	M	W	M									
Ekiti	55.6	70.5	11.0	0.8	33.4	28.7	0.0	0.0	100.0	100.0	556	261
Lagos	66.7	81.4	0.7	1.1	32.6	17.5	0.0	0.0	100.0	100.0	2,446	1,200
Ogun	77.9	85.7	0.5	0.5	21.5	13.8	0.1	0.0	100.0	100.0	870	284
Ondo	63.4	69.0	1.2	0.6	35.4	30.4	0.0	0.0	100.0	100.0	791	339
<b>Osun</b>	<b>68.8</b>	<b>62.6</b>	<b>0.0</b>	<b>0.5</b>	<b>31.2</b>	<b>36.9</b>	<b>0.0</b>	<b>0.0</b>	<b>100.0</b>	<b>100.0</b>	<b>922</b>	<b>390</b>
Oyo	82.1	75.3	0.4	1.7	17.4	23.0	0.0	0.0	100.0	100.0	1,205	502

Source: 2008 NDHS

\* Currently employed is defined as having done work in the past seven days. Includes persons who did not work in the past seven days but who are regularly employed and were absent from work for leave, illness, vacation, or any other such reason



### a) Identified Development Issues

- The dearth of data on the conditions of women and men in the country has been a hindrance to the achievement of the goals of sustainable development which include attainment of gender equity, economic justice and freedom from discrimination and other harmful practices.
- There are no known laws or existing urban policies that limit women activities except informally which derives from the cultural beliefs and value systems of each individual or family.
- High incidence of poverty
- Lack of awareness on gender related programmes of the Ministry of Women Affairs and Social Welfare
- Lack of access to credit
- Gender discrimination reflected in boy-child preferences which often lead to the neglect of the girl-child in some cases
- The practice of female genital mutilation
- Violence against women such as rape, wife battering and lack of maintenance support
- Maltreatment of widows
- Denial of inheritance rights
- High levels of teenage pregnancy
- Child labour and trafficking of children to be used as house helps in households.
- Lack of resources to compete with men in certain areas such as land acquisition, etc.
- Early marriage
- Lack of political will to implement gender-sensitive policies and programmes
- Gender inequalities in decision-making and implementation.

### b) Agreed Priority Issues

- Capacity Building and Training programmes at the State level to increase sensitivity to gender issues in order to stir up interest in women to take up political appointment and disabuse the mindset of the members of the public against their belief that women cannot hold positions of authority.
- The need to increase accessibility of Local government staff to these programmes. The local councils in conjunction with Non-Government Organi-

zations have been involved in a lot of sensitization programs such as enlightenment campaigns

- Vocational skills acquisition programmes were mounted for unemployed women.

### 3.2.5 Heritage

Heritage assets are not often adequately acknowledged as valuable resources in most cities, due to a general failure to recognise cities as not simply places where people live and work, but as legacies that are visual expressions and symbols of culture, history and tradition. Consequently, the cultural wealth of cities, especially in developing countries, is frequently ignored, neglected or destroyed and historic architectural artefacts are often allowed to deteriorate beyond repair. Meanwhile, these elements are resources with deep intrinsic value for the city as a whole, the population at large and for the well-being and sustainability of the entire community.

Heritage sites are sacred and cultural areas. Tradition plays a crucial part in determining the operation and maintenance of such sites. Its importance is underscored in the existing national policies that were formulated to ensure the preservation of cultural sites. The regulations that guide the development of heritage site are in accordance with Decree 77 of 1979. The regulations at the city level are in conflict with those at the national level. The areas of conflict usually have to do with control and ownership of heritage and historic areas, and are mostly resolved through dialogue and participatory management. Heritage sites are identified by act as special areas, and are treated differently. They are treated as sacred areas which belong first to the host community and the government. These sacred places are held in trust by the host community for the government. The local government area policies compliment state and federal government policies to encourage the development of heritage sites to attract tourist inflow.

Ede Township, which is one of the ancient cities in Yoruba land, has special days in the course of the year which are designated as periods or seasons for specific sacrifices and traditional festivals.

The heritage and historic sites in Ede planning area are made up of the palace, shrines, folklore, historic and traditional practices. Some of these major places, shrines and historic practices include:

- **Sango Timi Temple:** Located at the Timi's (King's) Palace.
- **Agbale Groove:** Located at Ede Ile, along Osogbo Road, Ido Osun/Aerodrome area
- **Egungun Shrines:** Sited at different locations and family compounds responsible for bearing the masquerades in their seasons of celebration.

There are several traditional festivals held annually in Ede. Some of the notable festivals are:

1. **Orisa Ojo (god of rain):** The festival celebrating the god of rain takes place between the 11th days of February and March. It is usually facilitated by designated high chiefs like the “Ajagemo” and “Oluwin”, who perform different kinds of sacrifice.
2. **Oro Festival:** Oro festival comes up yearly in the month of May. This is one of the few festivals in the community that women are not allowed to participate in its worship. It is forbidden for women to see the person of “Oro” throughout the festive period.
3. **Egungun Festival:** This festival comes up between May 29 and September 14 each year. It mainly involves the parade of selected masquerades, namely: *Ondoru, Alupe, Anikulapo, Epete, Imomoran, Adegboro* among others. Each of them would dance and parade for the Kabiyesi (The King) at the market centre before proceeding with the carnival to the city centre.
4. **Ifa Festival:** This is commonly performed simultaneously with Egungun festival due to similarities in the nature of their rituals in certain aspects. Ifa festival takes place annually between July 22 and September 11. It involves the worship of “Opa Oranmiyan”, “Ogiyan deity”, “Ipedi Timi (introduction of yam into the market)” and consultation of the Ifa oracle at the palace of Timi of Ede. All Ifa priests are expected to dance throughout the entire town and conclude the celebration at the Timi’s Palace.
5. **Sango Timi Festival:** This is a major festival in the land of Ede. It comes up between the 7th and 23rd of October each year. This festival is characterized with “Odun Iyan”, “Ipedi-Timi”, “Odun Awon Ayaba”, “Sango Iyapo”, visit to Sango Timi’s coupled with a lot of parades and display of masquerades to mark the occasion.

### Regulations and Legislation Guiding Heritage/Historic Sites

With the creation of Osun State in 1991, Osun State tourism board was established as a unit under the Ministry of Commerce and Industry. In 2003, the Board attained the status of a full-fledged board/parastatal with powers to revive and promote tourism. The state, since 2007, has had a full-fledged Ministry of Tourism and Culture. The Ministry is structured into five departments. They include Museum and Monuments; Field Research and Documentation; Hotels and Hospitality; and Finance and Administration. The Ministry oversees the functions of its parastatals including the State Tourism Board, State Council for Arts and Culture and the Center for Black Culture and International Understanding.

In the State and the country in general, there are no proper regulations with respect to heritage/historic

sites (Filani, 2003). In spite of this however, several efforts have been made to encourage, protect, manage and develop the sites in accordance with UNESCO requirements and guidelines by the Federal Government. Some of these include:

- The establishment of Nigerian Antiquities Service in 1943 which paved way for the collection and preservation of works of art, especially sculptures in metal, wood, stone, terracotta and ivory also necessitated research and documentation.
- In 1953, the Antiquities Ordinance provided legislation for the protection of Nigerian antiquities; while the Antiquities Department and Antiquities Commission were created in 1953 and 1954, respectively.
- Other legislations was later promulgated, such as the Antiquities (Amendment) Decree of 1969, the Antiquities (Prohibited Transfers) Decree No. 9, of 1974 and the National Commission for Museums and Monuments Decree No. 77, of 1979 which expanded the responsibilities of the Commissions to include, among others, administering National Museums, Antiquities and Monuments; establishing and maintaining national Museums and other outlets for, or in connection with, but not restricted only to, antiquities, science and technology, warfare, African, Black, and other antiquities, arts and crafts, architecture, natural history and education services.
- The private sector is encouraged and allowed/invited to participate with the government to develop any of the tourist centers to a profitable level. Example is the partnership with EDP for promotion and investment in the state’s tourism assets.
- All heritage/historic sites are the properties of both the Federal and State Governments of Nigeria.
- There is the Nigerian Cultural Policy of 1988 which states that ‘The State shall preserve as Monuments old city walls and gates, sites, palaces, shrines, public buildings, promote buildings of historical significance and monumental sculptures’.
- The local community is allowed to exercise its cultural rights.
- The community’s traditional responsibilities and cultural rights are exercised through the Oba and his Council and the Community Cultural Heritage Council.
- Under the Land Use Act of 1990 the Federal Government of Nigeria confers on State government’s trusteeship of protected lands in urban areas with the involvement at local level by the Local Governments in the area.

- The National Commission for Museums and Monuments (NCMM) is empowered to manage the heritage sites under the terms of a 1979 Decree, which vested it with custodianship of all monuments shrines and antiquities (Osun-Osogbo Sacred Grove (Nigeria) No 1118, 2004).

### Agreed Priority Issues

Though the State Government of Osun has consistently embarked on projects to preserve and promote the various historic and heritage sites in the State, the following are considered areas of priority:

- Rehabilitation of roads leading to various sites.
- Renovation of hospitals, clinics and maternity centers.
- Creation of employment opportunities for people in the host communities.
- Provision of requisite infrastructure facilities for the host communities to enhance tourist visits.

### 3.2.6 Environment

There are regulations guiding management of environmental issues in urban areas, such as waste management, pollution control, urban agriculture and management of farm settlements. These regulations and policies are in respect of daily and weekly collection of wastes, prosecution of defaulters, enforcement of safe urban agriculture practices as well as the establishment and enforcement of farm settlement schemes among others. These policies have varying degree of effectiveness; for instance, daily collection of refuse was found to be very effective, prosecution of defaulters was found to be partly effective, while the implementation of the farm settlement scheme was found to be least effective.

The main environmental challenges facing the city include the indiscriminate dumping of refuse, most especially in the city centre and slum areas which leads to emission of offensive odours and creation of viable sites for breeding of disease-causing pathogens; burning of uncollected refuse at dump sites close to living quarters thereby polluting the environment through the emission of smoke into the atmosphere; poor methods of solid and liquid waste disposal/management which cause contamination of ground water; air pollution through traffic and industrial activities that release poisonous gases into the atmosphere, which are harmful to human health and also cause global warming; and, polluted water bodies which lead to transmission of water borne diseases.

Local governments are involved in the regulation of policies, enablement of private sector participation and, undertaking activities through its departments

in responding to urban environmental issues. The local government authorities also usually partner with public agencies like the Osun Waste Management Agency (OWMA).

Local governments usually assess the severity of environment issues through carrying out of impact Assessments, health surveys and a yearly general health impact on members of the community.

Resource mobilization to support environmental projects involves the use of participatory approach in terms of launching programs, donations, special levies, special grants from government and multinational organization.

### Agreed Priority Issues

The key issues to be addressed are to:

- Reduce emissions in the city
- Promote environmentally sustainable patterns of development
- Minimise waste and promote reuse and recycling
- Promote and increase the use of energy efficiency measures
- Reduce the risk from flooding and the impact of flooding on development
- Improve water quality and reduce air pollution
- Encourage carbon neutral development
- Increase the use of renewable energy technologies
- Promote the use of transport modes other than the private car, such as walking and cycling

### 3.2.7 Basic Urban Services

The basic urban services (BUS) considered in this report are in two categories, namely Infrastructure and Social Services. Infrastructure services include water, roads and drainage, telecommunications, electricity, gas, sewerage and sanitation and Social Services include education, hotels and hospitality centers, health facilities, recreation and tourism, commercial offices among others.

Several government agencies are involved in the delivery of basic urban services in the State of Osun. These agencies include:

- Osun State Water Corporation (OSWC) for urban water supply,
- Osun State Rural Water Supply and Sanitation Agency (OSRUWSSA) for rural water supply and sanitation

- (iii) Power Holding Company of Nigeria (PHCN) for electricity supply,
  - (iv) Osun Waste Management Authority (OWMA)
  - (v) Osun State Ministry of Works and Transport (MWT) for roads, drainages etc,
  - (vi) Osun State Ministry of Health (MOH), for health facilities;
  - (vii) Osun State Ministry of Lands, Physical Planning and Urban Development
  - (viii) Osun State Ministry of Environment,
  - (ix) Osun State Ministry of Education (MOE), for education
  - (x) Osun State Ministry of Commerce and Industry
  - (xi) Local Governments for health, education, roads etc,
- It is apparent that due to the large number of agencies involved in the provision of these services, the standard of delivery of basic services varies with the different agencies. As such, there is a need for effective coordination of their efforts.

### Infrastructure

The services considered under infrastructure include Water, Roads and Drainage, Telecommunications, Electricity, Gas, Sewerage and Sanitation.

### Water Supply

Under the Nigerian Constitution, all tiers of government have responsibilities in the provision of water supply. In Osun State, three principal agencies were responsible for the provision of water supply and sanitation. They are the Ministry of Water Resources and Rural Development, Osun State Water Corporation (OSWC) and the Rural Water Supply and Environmental Sanitation Agency (RUWESA). The Ministry of Water Resources and Rural Development, which is now defunct, coordinated water and sanitation activities; OSWC has been responsible for the construction and maintenance of headworks, small and mini water schemes in urban and semi-urban areas, including small towns.

RUWESA has been responsible for rural water schemes and sanitation services at the state level. LGCs, the private sector and donors complement the activities of both the Federal Government and the state government in the Water and Sanitation Sector. However, the responsibility for the provision of water supply to the teeming urban population of Osun State is the sole responsibility of Osun State Water Corporation (OSWC). On the other hand, Osun State Rural Water Supply and Sanitation Agency (OSRUWSSA) has the responsibility for rural water supply and sanitation. Apart from the efforts of OSRUWASSA, other arms of government in Nigeria, (i.e. Federal and Local Governments) are also active in the provision of potable water supply through shallow wells, hand pump boreholes and motorised boreholes.

In a review of the water and sanitation sector in the State of Osun for the period 2005-2009, the European Union/UNICEF evaluated the performance of the State Government in both water supply and water-related sanitation and hygiene for the period of the

Water Supply and Sanitation Sector Reform Program (WSSSRP) in EU focal States.

During the review period, access to improved water sources in Osun State was higher than the national average at 78 percent, compared with 54.2 percent at the national level. However, the State of Osun was grossly lacking in respect of access to improved sanitation facilities at 16 percent compared to the national average of 31.2 percent. The trends show that state aggregate expenditure in the Water and Sanitation Sector is increasing at the rate of about 16 percent per annum. Recurrent expenditure accounted for about one-third of state spending in the Water and Sanitation Sector, while capital expenditure accounted for about two-thirds.

Operationally, the state government has been unable to meet its water and sanitation targets; the operational efficiency of water schemes was only about one-quarter of the installed capacity; cost per unit of water supply rose; and the proportion of connections that were metered was less than five percent. Technical, financial and administrative constraints face the water schemes. Although there are several institutions for the coordination of inter-governmental activities in Nigeria, including water and sanitation, a number of challenges remain in this regard such as inadequate specification of policy parameters for tiers of government, including water quality. The agency with responsibility for provision of water supply to the urban population of Osun State is the Osun State Water Corporation (OSWC), while the Osun State Rural Water Supply and Sanitation Agency (RUWSSA) has responsibility for rural water supply and sanitation.

The National Policy on water supply and sanitation service requires each State of the Federation to establish a regulatory commission that will be empowered to issue licenses for the provision of water supply service by both government and private sector entities. Efforts to satisfy this requirement are ongoing in the State of Osun. As part of the efforts to meet this requirement, the State Water Corporation of Osun State, with the assistance of the European Union, has prepared a Water Policy and Institutional reform document aimed at improving its water governance, with the specific objective of increasing access to safe, adequate and sustainable water and sanitation services in the State.

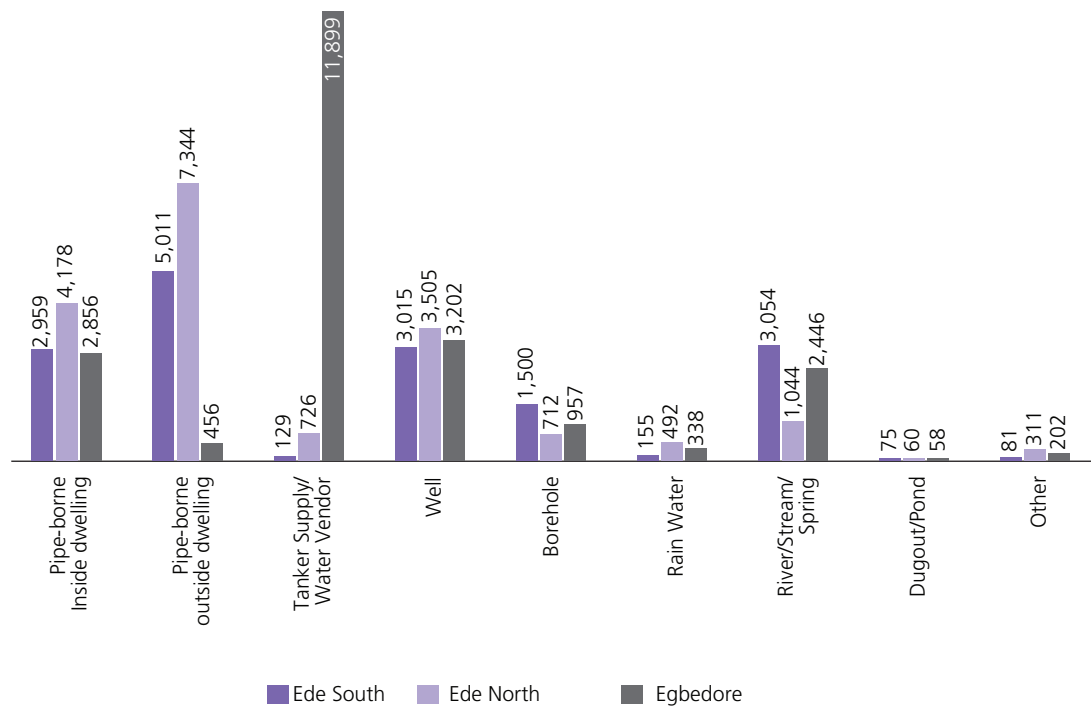
Sources of water supply in Ede Planning Area include mains water supply and groundwater. There is not much dependence on rainwater as a viable source. For Ede however, due to the presence of the New Osogbo-Ede Water Supply Scheme, the people depend mostly on supply of water derived from the scheme.

Data available from the National Population Commission indicate the distribution of regular households in the planning area by sources of water supply for domestic purpose (Figure 3.2).



Plate 14: The Osogbo-Ede Dam on Erinle River in Ede

**FIGURE 3.2** Distribution of Regular Households by Water Source for Domestic Purpose



Source: NPC (2006): Population and Housing Census 2006

National Population Commission data indicate that about 57% of all households in Ede Planning Area obtain the water supply from the municipal water supply, which is potable water from the New Ede-Osogbo Scheme, whilst only about 19% rely on shallow wells. There is therefore a great reliance on public water supply by the people of the Planning Area.

### Telecommunications

In Nigeria, available forms of telecommunications are fixed land lines, which used to be provided by the moribund NITEL and most recently by private service providers and through the Global System of Mobile Communication (GSM). There are as many as five licensed GSM operators operating in the Planning Area, the most popular ones being MTN, GLO, AIRTEL, and ETISALAT.

### Electricity

Availability of electric power supply is critical to social and economic life and development of any community. The problem of erratic power supply caused by low generation capacity, inadequate, poorly maintained

transmission systems and low coverage of the distribution systems are major problems facing Nigeria in this sector, though the Federal Government is working on improving the situation all over the country.

The problems confronting adequate and reliable supply of electricity in the State of Osun in both the urban and rural areas, according to the State Economic Empowerment and Development Strategy (SEEDS II) covering the period of 2008 to 2011 for the State State of Osun are as follows:

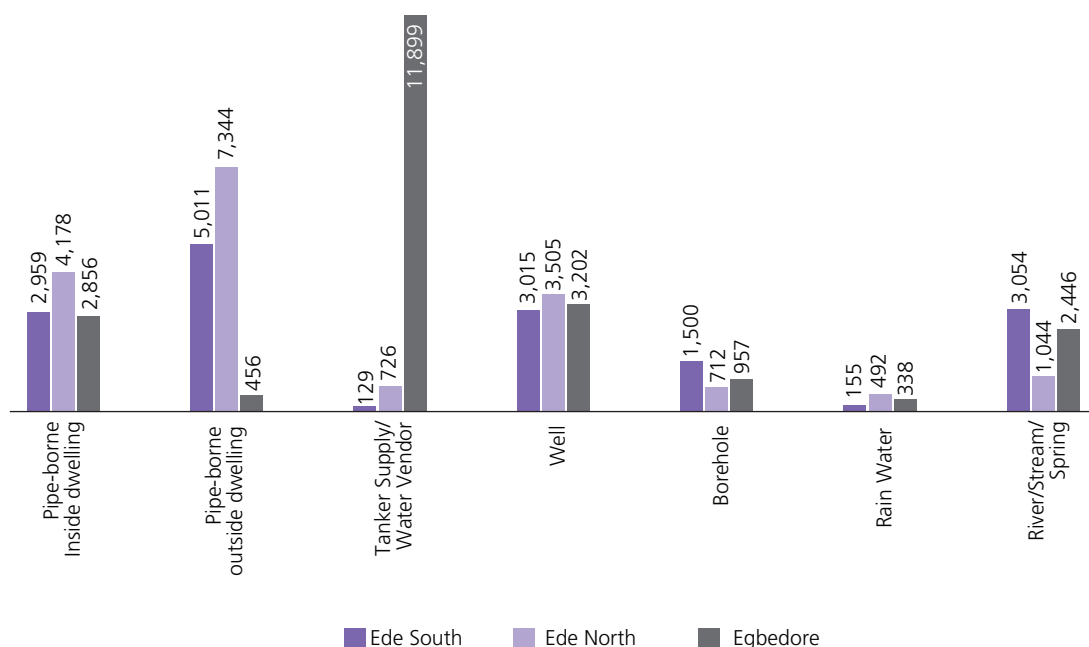
- (i) Insufficient power generation, which is a national issue;
- (ii) Usage of substandard poles by PHCN;
- (iii) Poor response of PHCN to public complaints;
- (iv) Poor service attitude of PHCN leading to raising of crazy bills which some customers of PHCN refuse to honour; and
- (v) Poor attitude of people to maintenance of PHCN installations.

Policies and strategies developed by the state to address some of these problems include:

**TABLE 3.13 Electrification Policies and Strategies in State of Osun**

POLICIES	STRATEGIES
<p><b>Urban Electrification</b> (i) Ensuring equitable distribution of electricity with a view creating an enabling environment for the private sector to thrive in the state.</p>	<ul style="list-style-type: none"> <li>(i) Extension/rehabilitation of street lights in Ilesa, Ikirun, Iwo, Ile-Ife, Ede and Osogbo Zones;</li> <li>(ii) Provision of traffic light at major roads in urban centres;</li> <li>(iii) Provision of electrical and mechanical services for government public buildings;</li> <li>(iv) Maintenance of 7.5MVA Injection Sub-Station and External Electrification at new Secretariat Complex;</li> <li>(v) Provision of lightning arrester on government buildings;</li> <li>(vi) Provision of solar and bio-gas energy sources for electrification projects;</li> <li>(vii) Purchases of five mobile generating sets;</li> <li>(viii) Construction of 3 x 1000KVA central power station for New Secretariat Complex;</li> <li>(ix) Reinforcement and relocation of 33KV line (Osogbo-Ikirun-Ila); and</li> <li>(x) Extension of 33KV feeder line from: <ul style="list-style-type: none"> <li>(a) Ile-Ife - Ifetedo (60km)</li> <li>(b) Iwo - Ejigbo (40km)</li> <li>(c) Iwo - Icier (16km)</li> <li>(d) Osogbo-Idominasi-Iboku (20km)</li> <li>(e) Olode-Faforiji (10km)</li> </ul> </li> </ul>
<p><b>Rural Electrification</b> (i) Provision of electricity for 40 rural communities.</p>	<ul style="list-style-type: none"> <li>(i) Effective collaboration with all stakeholders in the power supply sector (both public and private)</li> <li>(ii) Applying demand driven approach to provision of rural/semi-urban electrification schemes, whereby the communities will participate in the investment and maintenance of projects;</li> <li>(iii) Organizing study tours (national and international) so as to learn best practices in alternative power supply;</li> <li>(iv) Adequate monitoring and supervision of projects; and</li> <li>(v) Holding of sensitization meetings with Community Development Associations in the Local Government;</li> <li>(vi) Provision of transformer for rural electrification through the constituency project of House of Assembly</li> </ul>

**FIGURE 3.3** Access to Telephones in Ede Planning Area



Electricity supply to the Ede Planning Area is derived from the national grid, through the National Distribution Center located close by 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 (Fig. 3.5). 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.

Also due to the proximity of the planning area to Osogbo, the state capital, population of the area is increasing at a fast rate and so is the amount of electricity required, which is not being adequately met. Hence, most consumers resort to the use of electricity generating sets, solar powered sets and the use of firewood, kerosene and other less sustainable means to meet their energy requirements, thereby making PHCN supply a stand-by, if and when it is available. Figure 3.6 shows the distribution and type of energy supply sources being used by resident in the planning area. Electricity and Kerosene are the most popular sources.



Plate 15: An 11KVA transformers in the Ede Planning Area

During the implementation of SEEDS I, in order to ease the problem of poor supply of electricity attention was focused on rural electrification and provision of transformers across the state.

Recently, the Federal Government, as part of its privatization agenda, unbundled PHCN into generating, transmission and distribution companies across the geopolitical zones of the country. The Ibadan Distribution zone, under which the State of Osun is located, was sold to Integrated Energy Distribution and Marketing Company. The company has since taken over and with the private sector involvement in the electricity generation and distribution in the country, supply of electricity to the State is expected to improve over time.

### Education

The State Government of Osun recently introduced educational reforms throughout the state. The educational system has been reformed into three categories, namely Elementary Schools, Middle Schools and High Schools.

The Elementary is a neighborhood school for students in the First Grade to the Fourth Grade, the present Primary One to Four. It will comprise pupils from ages six to nine years. Each elementary school will accom-

modate 900 pupils. About 100 Elementary Schools are planned for the State.

The Middle School is for the Fifth to the Ninth Grade, which is Primary Five to Junior Secondary School (JSS III) and comprises of ages 10 to 14 years, now classified as Grades 5-9, and the High School level. The state plans to build 50 Middle Schools across the State with each having the capacity to accommodate 900 pupils.

The High Schools comprise students from 10th Grade to 12th Grade, which is Senior Secondary School (SSS) I to III. The age range will be between 15 and 17 years. The High Schools will accommodate 3000 students each. The High Schools are designed as a mega structure each having three schools in one location with facilities for all subjects in the Sciences, Arts and Social Sciences, including state of the art laboratories, recreation centres and a food court. There will be 20 of such schools located across the State.

Educational attainment for male and female household population in the state of Osun as at 2006 is shown in Table 3.16. About 66.1% of women have had one form of education or the other, ranging from primary education to secondary school while for men, the percentage is 89%. In essence there are more educated men than women in the State of Osun.

**TABLE 3.14** Educational attainment for male and female household population in the State of Osun

Gender	No education	Some primary	Completed primary	Some secondary	Completed secondary	More than secondary	Don't know/missing	Total	Number	Median years completed
Female	33.0	16.6	15.9	13.8	13.5	6.3	0.9	100.0	2354	33.0
Male	10.7	22.1	12.3	19.6	21.5	13.9	0.0	100.0	1503	10.7

Source: Nigeria Demographic and Health Survey, 2008. National Population Commission

**TABLE 3.15** Educational Institutions in Ede Planning Area

Description	Ede South		Ede North		Total
	Public	Private	Public	Private	
Primary Schools	Public	34	Public	28	62
	Private	18	Private	21	
Secondary Schools	Public	19	Public	13	32
	Private	2	Private	7	
Colleges/Polytechnics		0		1	1
Universities	Public	0	Public	0	2
	Private	1	Private	1	
Adult Literacy Centers		6		0	6
Women Literacy Centers		0		1	1
Youth Literacy Centers		0		0	0
Vocational Centers		0		11	11

Source: Consultant's Field Survey (2013)



**FIGURE 3.4** Distribution of energy supply sources in Ede

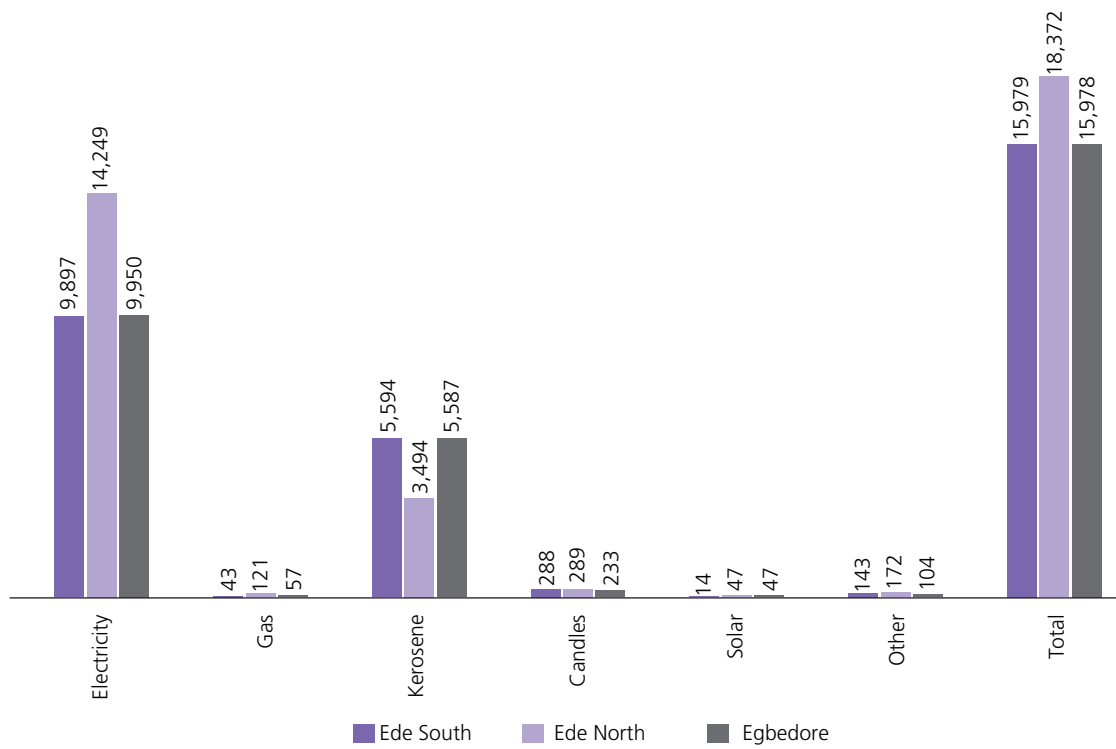


Plate 16: Redeemer's University Ede (under construction)



Plate 17: Adeleke University, Ede



Plate 18: Entrance gate to The Federal Polytechnic, Ede

### Health

The provision of health facilities in Ede is considered generally inadequate, both in quantity and quality as the Planning Area is not effectively served by hospitals, particularly State hospitals. Most of the infrastructure and equipment in the hospitals and primary health centers are old and require urgent refurbishment and in some cases complete replacement. Similarly, the location, distribution, design and equipment found in many of the private hospitals and clinics deserve more attention.

There is no Federal Medical Centre or Teaching Hospital in the planning area, but there is a State Hospital and about 37 Primary Health Care Centers. There is no accurate data on privately owned hospitals, herbal homes and pharmacy stores in the planning area.

### Hotels and Guest facilities

Despite the proximity of the planning area to Osogbo, the state capital, there is no government presence with respect to amenities like hotels and guest facilities. The private sector has been the sole provider of the several



Plate 19: A Private Hospital - New Royal Hospital, Ede

hotels, guest houses, eateries, fast food facilities and other public places in the Planning Area.

For instance, there are eight privately owned hotels within the Planning area, namely *De Prince Hotel*, *Palm Crest Hotel*, *Dignity Hotel*, *Babs Hotel*, *Banuso Hotel*, *Africana Hotel*, *K.T. Hotel*, and *Flora Motel*.

Similarly, there are two privately-owned guest houses and resort centers, namely Camp Young and Baptist Women Center both located within Ede North LGA. However, there are no government-owned hotels and motels in the planning area. There are also numerous bars and two restaurants, namely *Fries and Grills*, and *Captain Cook*.

#### a) Identified Development Issues

Some constraints encountered in the provision of social services include:

- Poor service delivery of public servants due to lack of required skill,
- Inadequate facilities and poor access to basic services.
- **Willingness to pay for water supply:** Willingness of the community to pay for water supply provided by government agencies.

#### b) Agreed Priority Areas

- **Improved access to basic services:** Improve access to urban basic services in terms of priority needs and access to education, health, water etc.
- **Improved management of infrastructure and facilities:** Improve the management of infrastructure and communal facilities.
- **Use of PPP delivery of basic services:** Public-Private-Partnerships for delivery of Urban Basic Services.

- **Inadequate electricity supply:** Adopt a adequate measures to address massive shortfall in power supply against demand, and low voltage when available

- **Enforce development control for infrastructure:** Removal of illegal structures and compensation paid for demolition of all buildings obstructing public infrastructure.

- **Rehabilitate State Hospital and Primary Health Centers and provide more state hospitals:** Rehabilitate the only state hospital and the 37 primary health centres in the area, so that they can perform successfully the functions.

- **Improve electricity supply:** Improve electricity supply and encourage the use of alternative and safe energy source.

- **Refurbishment of heritage sites:** The heritage sites such as those of Sango, Oya, Esu. There is need to refurbish and provide for recreational facilities.

- **Safeguard and ensure provision of sufficient land for infrastructure** to meet the needs of the current and future community;

- **Ensure timely provision of infrastructure** to accompany development;

- **Ensure that proposals for new developments** make appropriate contributions towards the provision of infrastructure;

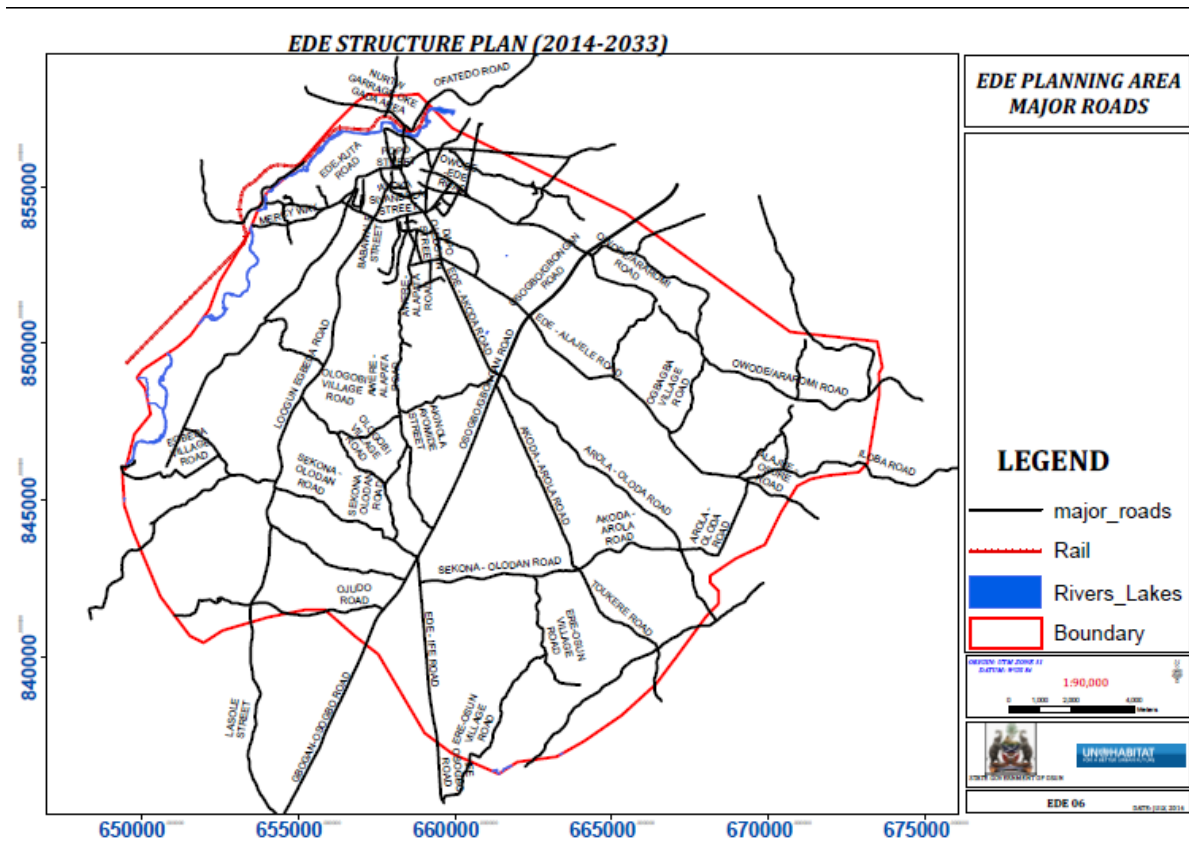
- **Ensure development is restricted** in areas where infrastructure and other services are inadequate and there are no proposals for future improvements;

- **Improve access to facilities**, particularly for young people, the elderly and the disabled people infrastructure.



Plate 20: Camp Young Guest Houses and Resort Centre

**FIGURE 3.5** Major Roads in Ede Planning Area



### 3.2.8 Transportation

The National Transport Policy has been promulgated to guide the development the transportation sector nation-wide. However, the State of Osun is yet to adopt the initiative and prepare its own transport policy. On the other hand, the State government has initiated a comprehensive road infrastructure programme which is currently being implemented.

The State government of Osun considers the development of infrastructure as key to its vision of establishing Osun as a commercial hub for the south west of Nigeria. As such, a physical infrastructure development programme to open up the state as a viable route for the transportation of goods and services between the hinterlands of Nigeria and Lagos State (Nigeria’s Business Capital) is currently being implemented. This programme involves the construction and expansion of various roads in several categories. These include, Boundary Highways, Inter City Roads, Township Roads, Local Government Roads and Rural Roads. These projects are currently being implemented in an integrated manner, to provide the state with a road network system that will facilitate easy movement of goods and services from the North, (through neighboring Kwara State) towards Lagos (through neighboring Ogun State, Ijebu Igbo Axis).

To complement, the road network system, the state government is developing Business Infrastructures that

will support the opportunities which the emerging road network and commercial hub will bring. As such, the Osun-Hub (O-Hub) initiative is being implemented to address this need.

O-Hub seeks to deepen the position of Osun as a commercial hub, through the building of a robust logistics system to connect Osun with Lagos (Nigeria’s Business Capital). The programme entails the construction of a network of Warehouses in Osun and Lagos, to facilitate the storage and movement of Goods and Services between Lagos and the hinterland of Nigeria using the PPP (Public and Private Partnership) Model. A dedicated rail service, wherein goods and services can be moved between Lagos and Osun will be a key component of the O-Hub initiative.

In the Ede Planning Area, the transportation network consists essentially of road transportation. There is also no water transportation service in the Planning Area. There is a general lack of public transport service in the Planning Area.

Public transportation in the Planning Area is through a combination of mini buses, private cars used temporarily for commercial purposes (kabukabu), tricycles and commercial motor cycles (*okada*). The dominant mode of transport within the settlements is mini buses and the *okada*. These provide door-to-door services but the *okada* has continued to pose problems of safety

as they have been associated with accidents and other crimes. Most buses and other transport vehicles are old, posing safety challenges for passengers. There is no state-owned public transport in the state and as such none in the Planning Area.

### Road Transportation

There are three classes of roads in Nigeria, namely the Federal, State and Local Roads. However, the present government in the state under its road infrastructure development programme has reclassified these roads into the following road network to cover the entire state:

- Boundary Highways
- Intercity Roads
- Township Roads
- Local Government Roads
- Rural Roads

### Federal Roads

Federal roads, also referred to as Class A roads are those roads that interconnect major towns and cities, particularly the State Capitals with each other. These major or trunk roads are provided by the Federal Government of Nigeria. In the Ede Planning Area, the Gbongan (Akoda - Ede) - Osogbo Federal Highway

passes through Ede and links Osogbo, the capital of the State of Osun with other parts of the country, notably Ibadan and Lagos. This road, under the state's road infrastructure programme has been classified an Intercity Road and was recently upgraded to a dual carriage way. There is also the Iwo-Osogbo Road, which also links Ibadan to Osogbo, through Ede town. This road is in poor shape.

### State and Local Roads

Within Ede Planning area there is a network of secondary roads, some of which either branch or feed into the main Akoda-Ede Road which connects Ede town with the Gbongan-Osogbo Expressway, thus providing a vital link to Ede town and other parts of the Planning Area. In all, the total length of state roads in the planning area is about 325.8 kilometres (Table 3.16), comprising mostly asphalt roads in fair or poor conditions.

Apart from state roads, there are also local government roads. There are about 10 in number and most of them are earth roads with a total length of 120 kilometers. The roads are mainly in poor condition.

Growth within the Planning Area, due to its proximity to Osogbo, the State capital is sporadic without any form of planning. There is little integration between land use and transportation planning. Generally, due to informal nature of urban development, there is no defined hierarchy of roads in most areas.



Plate 21: Minibuses, Okada and Kabukabu used for public transport in the Ede Planning Area

**TABLE 3.16** List and conditions of Roads in Ede Planning Area

SN	NAME OF ROAD	LENGTH (KM)	TYPE OF SURFACE	CONDITION	REMARK
1	Ede-Ara Ejigbo Road	23	Asphalt	Fair	
2	Ede-Awo-Ejigbo	30	Asphalt	Fair	
3	Ede-Egbedi-Erin Road	8	Asphalt	Poor	
4	Ede-Kuta Road	18	Earth	Poor	
5	Ede-Alajue-Osu Road	20	Asphalt Earth		Currently Under Construction
6	Ejigbo-Iwo Road	15	Asphalt		
7	Ejigbo-Ife Odan-Owu Ile Road	30	Asphalt Earth	Fair	
8	Ejigbo-Ika/Aro Road	25	Earth	Poor	
9	Aato-Ilaro Road	20	Earth	Poor	
10	Oguro-Idewure Road	14	Earth		
11	Ola-Olokoru Road	14	Earth		
12	Ido-Osun-Okinni Road	7	Earth		
13	Awo-Ogbagba-Iwo Rd(Ede Portion)	16	Asphalt		
14	Ede (College Hospital) Aisu Rd	3.4	Asphalt		
15	Oluobinu-Oja Timi Road	4.5	Asphalt		
16	Osogbo-Iwo Road	23	Asphalt		
17	Ara-Ikotun Road	9	Earth		
18	Mosifa-Isoko-Aye Road	20	Surface Dressing		
19	Ola-Isundurin Road	13	Earth		
20	Oguro-Idewure-Ejigbo Road		Earth		
21	Ede-Ojoro-Abere Road	8.8	Asphalt		
22	Ojularede Road Ede	2.8	Asphalt		
23	Royal Hotel Road Ejigbo	1.3	Asphalt		
<b>Total Length of Roads</b>		<b>325.8</b>			

Source: Ministry of Works and Transport, Osogbo

### Rail (Monorail and Light Rail)

Though the North-South (Plate 21) rail line passes through the Planning Area, there is no form of local rail transportation system, such as monorail or light rail. The rail line passing through the area is not in good condition and rail traffic is very low. Except for the infrequent traffic from Lagos to the north, the State government sponsors transportation of indigenes from Lagos to Osogbo during festivities. However, the Federal Government is making efforts to rehabilitate the system and the State government, as part of its Osun-Hub (O-Hub) initiative is planning to implement a dedicated rail service, wherein goods and services can be moved between Lagos and Osun, passing through the Planning Area.

### Airports

The first airport to be built in the West African sub-region is located in Ido Osun, Ede North/Egbedore Local Government Area. The airport, which had been neglected for several years without any form of functional air transportation, is now being reconstructed, as the State government has initiated a project to upgrade the airport to an international airport (Plate 22) named MKO Abiola International Airport. The airport when completed, will serve human and cargo transportation.

### a) Identified Development Issues

- **Ineffective coordination of road provision among tiers of government:** Lack of effective coordination of the role of Federal State and Local Governments in the provision of roads.
- **Poor relationship of transport provision with land use development:** Lack of relationship between transport provision and land uses.
- **Unsafe use of roads by all users:** High rate of road accidents involving motorcyclists (*okada*) when compared with other road users, coupled with poor provision for cyclists parks, rights of way and affecting safety of pedestrians, cyclists and motorcyclists
- **Absence of road development strategies and standards:** Absence of strategies and design and construction standards for development of urban roads as entry point.
- **Poor Traffic Management:** Strategies for coordination of road/traffic management agencies, establishment of support services/facilities and enforcement of traffic rules and regulations.



Plate 22: Gbongan (Akoda - Ede) to Osogbo Federal Highway



Plate 23: The Akoda - Ede link road

■ **Poor funding of transportation:** Investment in transportation services at state and local government level.

#### b) Agreed Priority Issues

■ **Provide ultra-modern motor parks:** Construction of standard motor parks at four major transport axes in major cities in the planning area

■ **Expand road improvement programme:** In extending the O-Renewal and Road Upgrading programme, township and intra road systems should be improved to facilitate commercial and social life of residents.

■ **Reduce traffic congestion and ensure safety of pedestrians:** Construction of overhead bridges to reduce vehicular congestion due to pedestrian traffic, particular along the Gbongan-Osogbo road and the Akoda-City center roads.

■ **Provision of airports and development of rail stations:** Resuscitation of Railway service to enhance movement of goods and services.

■ **Improve road design and construction standards:** Raising of central island on expressway to discourage illegal turns by drivers and motorcycle riders.

■ **Regulation of Parking:** Promulgation of bye-laws regulating street parking and provision of modern parking facilities.

■ **Review role of Traffic management agencies:** Resolution and harmonization of operational conflicts between Federal Road Safety Corps and Vehicle Inspection Officers

■ **Establish Driving schools to train drivers:** Establishment of Driving Schools and enforcement of drivers' registration documentation.



Plate 24: Virtually abandoned rail line passing through the Planning Area



Plate 25: Artist Impression of MKO Abiola International Airport, Ido Osun

Source: State of Osun Official Website

### 3.2.9 Urban Safety

The most major security issues facing the city are robbery, assault, kidnapping people for rituals, and car theft, while members of the community do not have facilities to get information across to the security authorities like the police, vigilante etc. The main causes of crime/violence in the city are poverty, ignorance, cultism, low level of education and increase in unemployment rate. There is no crime victimization survey/safety assessment for the city and any published crime prevention policy or strategy.

The community department of the local government is concerned with security issues. Besides the Nigeria Police Force, the Local Government Authority with the assistance of the Landlords Associations is also

responsible for ensuring safety/security of residents, though the police work together with local government authorities and other stakeholders on security issues.

#### Institutional Setup

The local government collaborates with vigilante groups to provide adequate security for the city. In order to regulate activities that affect urban safety, laws are passed occasionally to regulate and restrict movement at certain times, usually at night.

### 3.2.10 Disaster Risk Reduction

There is no regulation or policy relating to urban disaster risk. Fire is the most important factor responsible for individual hazards while flooding and landslides are the main disaster risks facing Ede. Disasters that have struck in the past and their causes include:



**TABLE 3.17** Recent Disasters in State of Osun

	DISASTER EVENT	CAUSE	AGREED PRIORITY ISSUES
1	Flooding	Poor Drainage Infrastructure	<ul style="list-style-type: none"><li>• Provision of adequate drainage system</li></ul>
2	Fire	Carelessness and lack of approved layout plans, building plans, and inadequate ventilation	<ul style="list-style-type: none"><li>• Public awareness media services like the radio and television on disaster risks, immediate steps to take whenever they foresee a risk, and steps that can be taken to prevent these risks.</li></ul>
3	Building collapse	Use of poor/improper materials building materials and personnel	<ul style="list-style-type: none"><li>• Enforcement of legislation on conduct of Environmental Impact Assessments (EIA); setting up of committee which monitors building materials during construction</li><li>• The local community helps to notify any authority whenever there is a disaster e.g. PHCN, fire service etc.</li></ul>



# 04

## URBAN FORMS AND ALTERNATIVE GROWTH PATTERNS FOR EDE PLANNING AREA

# 4.1

## URBAN FORMS AND LAND USE PLANNING

Essentially, urban form is a function of two elements. First is the **nature of land use**, which relates to places where activities are taking place. The second is the **level of spatial accumulation**, which indicates the intensity and concentration of the various land uses (Rodrigue, 2009). The former relates to location, while the latter relates to area of land built. For instance, central areas have a high level of spatial accumulation and corresponding land uses, such as retail, while peripheral areas have lower levels of accumulation.

Most economic, social or cultural activities imply a multitude of functions, such as production, consumption and distribution. These functions take place at specific locations and are part of activity systems which have a spatial imprint. Some land use forms are routine activities, because they occur regularly and are thus predictable, such as commuting and shopping. Others are institutional and irregular, shaped by lifestyle (e.g. sports and leisure), or special needs such as healthcare. Yet others are productive activities relating to manufacturing and distribution and whose linkages may be local, regional, national or even global.

**Functional land use** considerations in any city are based on decisions of individuals, organizations and agencies. The way the land uses are arranged will determine issues of efficiency and function in that settlement. With adequate planning, compatible and complementary land uses are grouped together while incompatible uses are separated. In the same vein, uses that require great access to function such as markets and retail shops, schools and other social services are located where they can be easily accessed by the community.

In addition public transportation is properly integrated with land use. This brings about efficiency, in terms of movement and carrying out of day to day activities in that city. Lack of adequate land use planning on the other hand brings chaos and confusion and unnecessary travel demand.

### 4.1.1 The Case for More Compact Settlements

#### Density

The amount of land available to any country, city or settlement is fixed. However, population is growing daily. This means the amount of land per head is reducing over time. This makes planning and efficient use of land resources for the benefit of present and future generations inevitable. One way to bring this about is to use land more intensely, otherwise increase its density.

Density in an urban context means more or less numbers of people served by urbanization in a certain area. The higher the density, the more efficient the layout will be, because more people will be served by the same length of public service lines. This reduces the construction cost of physical infrastructure such as road, electricity, telephone, water and sewerage systems. A higher density allows more people to live closer to public spaces, schools, hospitals, places of worship and community facilities. This will ensure better transit conditions over time, shorten trip distances, save travel time and preserve millions of square kilometres of arable land<sup>4</sup>. The Structure plan strongly encourages the development of higher densities to minimize expenditure per capita on urban infrastructure.

#### Compactness

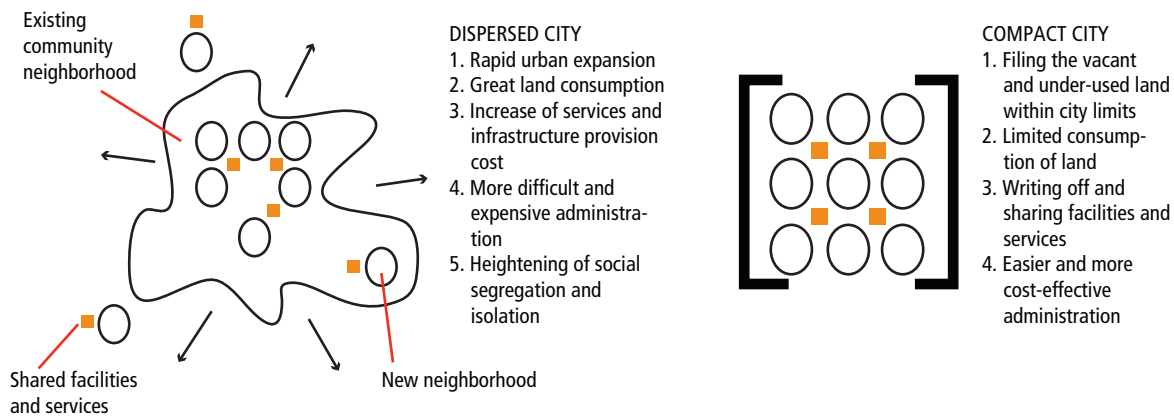
Cities authorities have choices on how they want their cities to grow. Allowing new developments to grow in sprawling, extensive and low density development will only succeed in taking good agricultural land for urban development and at the same time place burden on transportation. City planners can avoid this by locating compact new sub-centres within or adjacent to existing cities. Most cities have land that is no longer needed for its original purpose. Cities need to first create incentives to develop such land, before driving development to distant green fields. In addition to protecting arable land, this strategy significantly decreases the cost of providing transit utilities and other services to new locations, while reducing most residents' daily commute<sup>5</sup>.

Many cities in the State of Osun are benefitting from the comprehensive "O Renewal Programme", covering one kilometre radius from the city centre. This programme presents the best opportunity for inner city redevelopment on a case by case basis. As much as possible development would be consolidated in existing developed parts of the city before opening other new areas in the urban periphery.

4 UN- HABITAT (2012) Planning Urban Settlements in South Sudan

5 Ibid

**FIGURE 4.1** Illustration of the Dispersed City concept and the Compact City concept



### 4.1.2 Urban Forms

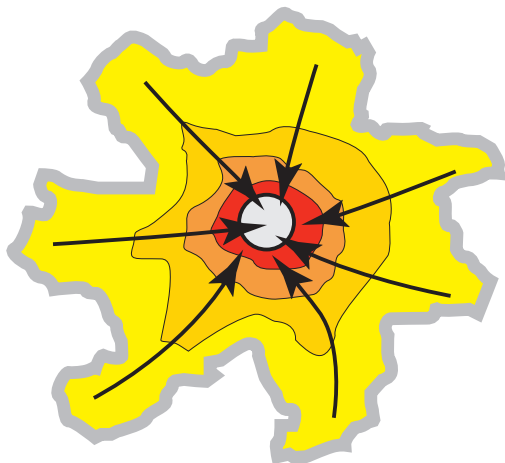
#### FORM 1: MONOCENTRIC MODEL

This model proposes a strong high density city centre with concentration of commercial activities, jobs and amenities. This will demand daily movement of people from the periphery to the centre. Most Yoruba cities demonstrate this urban form, with all streets radiating from the Oba's palace and with markets and commercial activities in front of the palace. This model will require adjustments since most of the streets leading to the city centre are not wide enough to efficiently handle the traffic and transportation demands. There is also the need to provide employment closer to where the people live to reduce unnecessary travels, pollution and traffic congestion.

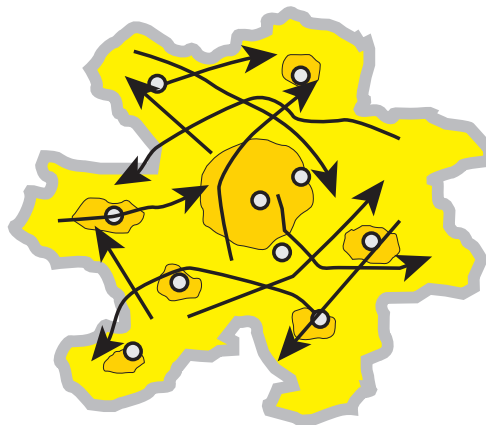
#### FORM 2: THE POLYCENTRIC MODEL

In the polycentric model there is no dominant city centre. There are sub-centres, Jobs and amenities distributed in a near uniform manner across the built up area. There is therefore no organized pattern of movement. There is random movement of people across the urban area. This model happens when some villages close to each, especially located on a major highway merge together but each has its distinct authority and identity. This model is not efficient and is not recommended.

**FIGURE 4.2** Monocentric Model



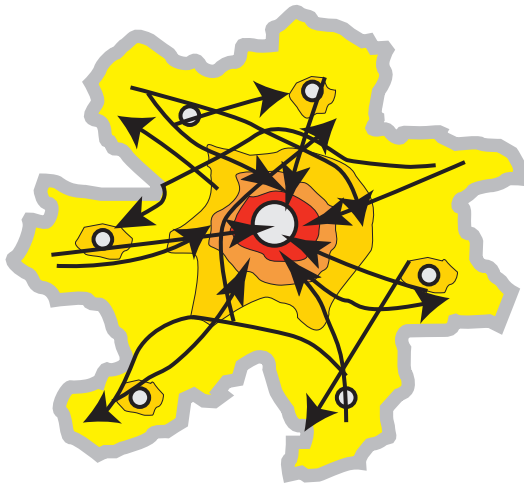
**FIGURE 4.3** Polycentric Model



### FORM 3: THE COMPOSITE MODEL

This model has a dominant centre and multiple sub-centres. These sub centres would be self-supporting with employment opportunities. There will be organized and movement of people across the urban area. This option would result in the sub centres supporting the existing Central Business District and the growth of multiple activity areas. It would also encourage employment in areas presently deficient in job opportunities and achieve a balanced growth of the city.

**FIGURE 4.4** Polycentric Model



## 4.2 PREFERRED URBAN FORM FOR EDE PLANNING AREA

Ede metropolis, made of the city and its immediate region, covers two local government areas namely Ede South and Ede North Local Governments. Ede, also, has boundaries with Osogbo, the state capital, to the north on Iwo-Osogbo Road and to the east the State Secretariat. Ede needs to be planned to take advantage of this proximity. It is also important to plan the land efficiently, because with development, more and more of agricultural land will be converted to urban development, posing a serious challenge of food security to the present peasant farmers who have to contend with less farm lands.

The need to plan more efficient and befitting Ede town, in accordance with our cultural heritage and taking advantage of its proximity to the state capital, makes **FORM 3 - THE COMPOSITE MODEL** more appropriate. This is the recommended model upon which the planned land uses would be based. It involves the rehabilitation of the existing urban core, the Central Business District, and the creation of several land activity sub-centres for expanding the urban form. This proposal would ensure balanced development and enable the smaller settlements engulfed by urbanization keep their identity and specializations. Transportation networks will be carefully planned to link the core city centre with sub-centres to be created.

# 05

STRUCTURE PLAN  
VISION, GOALS AND  
OBJECTIVES

## 5.1 CONTEXT OF THE STRUCTURE PLAN

The vision of the Structure Plan cannot be set without reference to current global, national and local agenda. The need for adoption of sustainable development principles, international concerns on climate change and the goal of ensuring cleaner and safer cities set the bench mark for any future planning policy. There are national and international strategic objectives that impact on the delivery of sustainable cities which should underpin the strategic vision and specific objectives of the Structure Plan for Ede.

## 5.2 THE EXISTING FRAMEWORK FOR HOUSING AND URBAN DEVELOPMENT

The Structure Plan's vision reflects the thrusts of a number of key international, national and State policy documents and initiatives. These provide the basis for broad and long-term perspective of how the towns and cities should be planned and managed.

The second United Nations Conference on Human Settlements (Habitat II 1996) addressed two themes of equal global importance: "Adequate shelter for all" and "Sustainable human settlements. The Agenda provides a practical roadmap to an urbanizing world, setting out approaches and strategies towards the achievement of sustainable development in urban areas. The agenda recognizes the imperative need to improve the quality of human settlements, which profoundly affects the daily lives and well-being of people.

The United Nations (UN) in 2000, made a declaration adopted the Millennium Development Goals towards ensuring environmental sustainability, eradication of poverty, ensuring global partnership for development and the provision of social services. These were designed to improve education, combat diseases, eradicate hunger promote gender and reduce child mortality. These goals remain valid but are yet to be achieved in Nigeria.

Nigeria's National Housing Policy was first introduced in February 1991 with the goal of ensuring that all Nigerians own or have access to decent and affordable housing by 2000. Although this was never translated into a concrete programme, the broad aim

remains and forms the basis for the recent National Urban Development Policy (NUDP 2012). The goal of the NUDP is to promote a dynamic system of urban settlements which fosters sustainable economic growth, promote efficient urban and regional planning and development and, ensures improved standards of living and wellbeing of Nigerians.

It is expected that by the year 2020, Nigeria would rank among the world's 20 largest economies. The concept of Nigeria's economic potential is well recognized, being the biggest economy in Africa and the 26th in the World; yet little in the form of economic explosion has occurred. This is due to the failure to sustain previous efforts at planning and visioning, thereby leading to economic stagnation, declining welfare, social instability and insecurity.

The thrust of the Federal Government's Housing and Urban Development Policies is to ensure that all Nigerians own or have access to a decent, safe and sanitary housing located in healthy environment with infrastructural services at affordable cost and a secure tenure. The provision of affordable housing through public and private sectors in a unified and integrated manner with adequate infrastructure is of prime consideration

The State of Osun's Six-point Integral Action Plan is its State Economic Empowerment and Development Strategy (SEEDS) derived from the National Economic Empowerment and Development Strategy (NEEDS). Although its focus is towards poverty reduction, it also identified major problems militating against the economic growth, the provision of infrastructure and urban development.

The Six Point Integral Action Plan derives from the cardinal development action points defined by the Ogbeni Rauf Aregbesola administration to realize the development agenda for the State. The focus is to: Banish Hunger, Banish Poverty, Banish Unemployment, Promote Healthy Living, Promote Functional Education and, Promote Communal Peace and Progress.

These six points are defined as integral because the delivery of the development vision requires a combined implementation of each of these points. As such, to engender the development promise of 'freedom for all, life more abundant', the people must be able to:

- Easily feed themselves **so as to banish hunger**
- Sustain a dignifying lifestyle **so as to banish poverty**
- Have a job to be engaged with **so as to banish unemployment**



- Easily access health care services **so as to promote healthy living**
- Acquire market relevant skills **so as to promote functional education**
- There should be peace and harmony for the benefit of the people, visitors and businesses in the state **so as to promote communal peace and harmony.**

The State consciously pursues both social and economic programs in an integrated manner because of its resolve to use human capital as the primary agent of change for its development plan. It therefore becomes imperative that human capacity be developed and nurtured to sustainably propel economic and infrastructure programs.

The ambitious goal of rapid economic development is expected to have significant impact on towns and cities within the State. Orderly development and the provision of infrastructure and other amenities are preconditions for economic growth. Therefore the challenge remains to lay the foundation for industrial competitiveness through rapid development.

## 5.3 THE STATE OF OSUN'S OVERALL VISION

### 5.3.1 Mission statement

The overarching Mission statement for Osun is:

*“To provide an excellent, efficient and effective quality Government service that will result in the growth and physical development of the State of Osun as well as in the improvement of the welfare of its citizenry with a positive spill-over to other parts of Nigeria.”*

This Mission Statement, besides reflecting the aspirations of the people, encapsulates the Millennium Development Goals (MDGs) and the broad aim of the central government in terms of urban development and human settlement policies and programmes.

### 5.3.2 The Objective of the State of Osun:

The objectives are to:

- Ensure that human settlements develop without discrimination. Town and cities should offer equal opportunities for a productive and freely chosen livelihood; equal access to economic resources, including the right to inheritance, the ownership of land and other property. The empowerment of women and their full participation on the basis of equality in all spheres of society, whether rural or urban, are fundamental to sustainable human settlements development.
- Eradicate poverty by meeting the basic needs of all people, especially those living in poverty and disadvantaged and vulnerable groups, particularly in the developing countries where poverty is acute, as well as enable all women and men to attain secure and sustainable livelihoods through freely chosen and productive employment and work.
- Promote sustainable development by giving full consideration to the needs and necessities of achieving economic growth, social development and environmental protection.
- Improve the environment and quality of life through good design, aesthetics and land-use patterns. The process of design, management and maintenance of human settlements should be guided by people's need for community and their aspirations for more livable neighbourhoods and settlements.
- Ensure high quality of life of people. This will involve protecting public health, providing for safety and security, education and social integration, promoting equality and respect for diversity and cultural identities, increased accessibility for persons with disabilities, and preservation of historic, spiritual, religious and culturally significant buildings and districts, respecting local landscapes and treating the local environment with respect and care.
- Preservation of the natural heritage and historical human settlements, including sites, monuments and buildings, particularly those protected under the UNESCO Convention on World Heritage Sites, should be assisted, including through international cooperation.

## 5.4

### THE VISION, OBJECTIVES AND STRATEGIES FOR THE STRUCTURE PLAN

#### 5.4.1 Vision

The vision for Ede as contained in the aspirations of the Community and the state and local governments' is:

*"By 2034 Ede will be a thriving city providing opportunities to all its residents to have decent housing, jobs and adequate income."*

#### 5.4.2 Objectives

The specific objectives are:

- Improving the overall environment of Ede and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Ede Core area to provide improved quality and quantity of commercial, residential and leisure services in an attractive setting;
- Supporting local community life through education and employment opportunities, cultural and sporting assets, community services, healthcare, recreational activities and other infrastructure that meets local needs;
- Making Ede an easy place to get to and around by walking, cycling, public transport and road; Reducing the impacts of flooding, waste disposal, travel congestion, energy costs and utilities infrastructure;
- Improving the overall environment of Ede and environs and providing new homes and infrastructure and an improved local environment that will provide support for local businesses;
- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;
- To replace the various degree of old, decayed and congested buildings and infrastructures which are characteristics of old city;
- Conservation, protection and enhancement of heritage assets to encourage local distinctiveness, including raising awareness and improving the interpretation of and signage heritage and historic places; and
- Preserve the distinct local character of heritage sites by encouraging new developments that complement the Planning Area through high quality sustainable design.

#### 5.4.3 Strategies of the Structure Plan Programme

In order to achieve the above, the state and local government would need to enter into real partnerships with the community and international bodies towards building capacity through joint ownership and local management of policies and programmes. Training and sensitization of key staff and equipping relevant government agencies at State and Local Government levels would be given special attention during the plan period. In particular the specific strategies would among other things include:

- Promoting sustainable development and physical appearance of the old city; ensure major development through improvements to the public realm new homes will be progressing on key sites in and around the Palace. Increased employment opportunities will be available in the east of the borough through interventions from the Economic Development Strategy;
- Improving the built environment by replacing old, run-down or under-utilized urban areas with new developments which are properly planned and, where appropriate, provided with adequate transport and other infrastructure and community facilities;
- Ensuring good quality and mix of homes, new health and leisure facilities and improved public realm to make Ede an attractive location for people to live and visit with a vibrant community. New developments will also be meeting environmental standards, minimizing energy use and costs across Ede. These improvements will play a part in improving quality of life in Ede.
- Improving provision for culture, sports and leisure, parks and open spaces, arts and creative activities and industries, libraries, promoting equality of access to increase local spending power in the area and support thriving local businesses, generate more jobs and make Ede more economically resilient.

# 06

## POPULATION GROWTH AND LAND USE PROJECTIONS (2014 - 2033)

## 6.1 POPULATION AND LAND USE PROJECTIONS FOR THE PLANNING AREA

Projections for future needs are central to land use planning as means of ensuring that the needs of the growing population are adequately met. Essentially, land use planning projections for the Planning Area are required to make provision for the needs of both the current and future populations, especially with respect to, housing, recreation, mobility and requirements for basic urban services. The current and anticipated growth in population and in particular demographic characteristics are functions of the demands for housing, work, recreation, basic urban services and transportation.

### 6.1.1 Basic Assumptions for Population Projections

The assumptions for population projections under the Structure Plan include the following:

- a. That future growth in the population of Ede Planning Area through natural increase and migration, will occur on an annual growth rate of 3.2%. Going by the 2006 Census, the National Population Commission has estimated the National Population Growth Rate at 3.2 per cent, which is the same as the Growth Rate for the State of Osun.
- b. That the population projections for Ede Planning Area was undertaken using compound growth rate method of population projection using the following formula as set out below for which the result of the projections is set out in Tables 2.4 below:

$$P^n = P_o (1+r/100)^n$$

Where,  $P_n$  = Population in year  $n$ .

$P_o$  = Population of base year;

$r$  = annual growth rate; and

$n$  = number of years

- c. That the land required for commercial use is estimated using a number of methods such as the per capita space standards and facility space requirements.

- d. That land use projection for industrial land use will radically improve on the existing amount of land allocation, which is too low and to substantially increase this figure to contribute to goal of diversifying the economy of the state of Osun to embrace manufacturing and provision of goods and services.
- e. Land needed for transportation is based on the conventional 40% of total land use reserved for circulation and 15% additional for social infrastructure as the operational guide.
- f. Land for housing is based on housing demand especially the total population, household size and existing shortages.
- g. Projections for provisions of basic services such as education, health, is based on planned population and spatial scales including neighborhoods, districts and the town concepts in a hierarchical fashion using the central place theory concept for their spatial distribution.
- h. That land use allocation will be based on a set of standards to ensure equitable distribution of uses.

### 6.1.2 Population Growth Rate

From the foregoing, in order to estimate the future population of Ede people, it is necessary to establish the growth rate of the population, taking into consideration all factors that influence population growth.

The factors, which influence growth rates, include the following:

- i. Changes in birth rates;
- ii. Reliability of the population census figures;
- iii. Immigration rates from rural areas to the urban centres;
- iv. Socio-economic factors;
- v. Improved medical and sanitation conditions.

There are various estimates of population growth rates in Nigeria. The National Population Commission (NPC) has come out with some figures for high, medium and low ranges for growth rates. These have been calculated over a period of 70 years, in bands of five-year periods, starting from 1990 to the year 2060. The projected data from 2005-2030 has been extracted and is shown in Table 6.1 below.

**TABLE 6.1 Population Projections for Ede Planning Area (2014-2033)**

LGA	2006	2014	2018	2023	2033
Ede North (70%)	58682 (83831)	75499 (107856)	85637 (122338)	100244 (143205)	137358 (196226)
Ede South	76035	97825	110960	129888	177978
Egbedore LGA (70%)	52105 (74435)	68063 (97261)	77825 (111179)	91986 (131409)	128508 (183583)
Total Average	186822	241387	274422	322118	443844
OSUN	3423535	4035659	4404660	4936348	6287268

Source: National Population Commission

For the purpose of this report, population growth will be projected using the average rates determined using the low, medium and high range of population growth rates. Thereafter estimated values for population growth in the short, medium and long term in Planning Area will be determined.

### 6.1.3 Disaggregated Population Projection for Ede Planning Area

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 Ede Planning Area, therefore, which is was 186,822 in 2006 has been projected to be 443,844 by 2033.

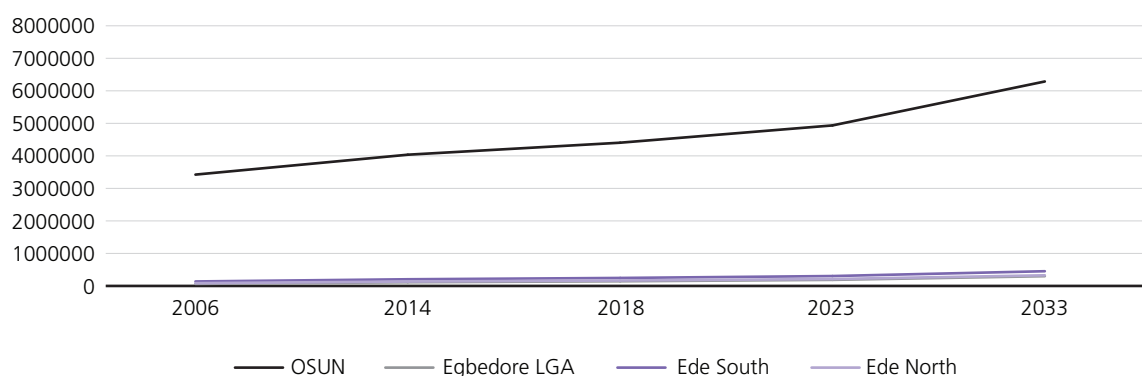
The projected average population for each of the constituent LGAs in the Planning Area in the year 2033 is as shown in Table 6.2 below.

According to the official gazette of the Federal Republic of Nigeria in 2007, has a population of Ede North 83,831 (Male - 43,190; Female - 40,641), whilst the population of Ede South is 76,035 (Male - 39,381; Female - 36,654) which gives the approximate population of Ede Planning comprising of these two local government to be about 159,866.00 in 2006. When this is projected to the current year, the present average population of the Planning Area in the year 2014 will be about 101,634. This is expected to rise to 309,321 in the year 2033. A summary of the demographic statistics of Ede North and Ede South LGs is presented in Table 6.2 and Figure 6.1.

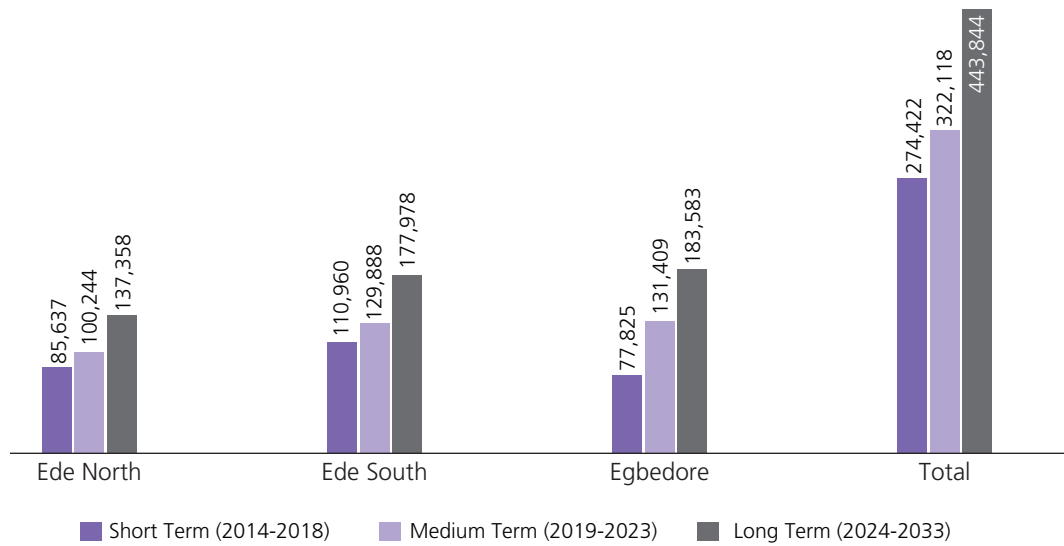
**TABLE 6.2 Disaggregated Population Projections for Ede Planning Area (2014 - 2033)**

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	<b>274422</b>	<b>322118</b>	<b>443844</b>

Source: NPC (2006): Population Census 2006

**FIGURE 6.1 Population Projections for Ede Planning Area (2014 – 2033)**

**FIGURE 6.2** Disaggregated Population Projections for Ede Planning Area (2014 - 2033)



When disaggregated into short (5 years), medium (10 years) and long (above 10 years) term planning horizons, the projected populations were found to be 213,637, 273,172 and 309,321 respectively as shown in Table 6.3 and Figure 6.2.

## 6.2 LAND USE BUDGET FOR EDE PLANNING AREA

### 6.1.2 Population Projection for Ede Planning Area

Making future projections are central to land use planning as a means of ensuring that the needs of the growing population are met. Essentially, land use planning projections for the Planning Area has to focus on current and future population, especially focusing on needs of the projected population for work, housing, recreation, and other pursuits, movement and requirements for basic urban services. The current and anticipated growth in population and in particular demographic characteristics is a function of the demands for housing, work, recreation, basic urban services and transportation.

Table 6.4 shows the estimated land use budget required to cater for the needs of the estimated population, which comes to roughly some 3,900 hectares of land to be developed around the existing settlements in the Planning area.

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	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)
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)						
	Ede South LGA	76,035	15979	1116						
	Ede North LGA (70% Total)	58682	12860 (18372)	2540 (3628)						
	Egbedore LGA (70%)	52105	11185 (15978)	1189 (1598)						
	Ede South LGA	76,035	15979	1116						
	Ede North LGA (70% Total)	58682	12860 (18372)	2540 (3628)						
	Egbedore LGA (70%)	52105	11185 (15978)	1189 (1598)						

## 6.3 PROJECTIONS FOR BASIC SERVICES

### 6.3.1 Projections for Educational Facilities

A breakdown of the projections for educational facilities in terms of classrooms to be provided over short, medium and long term periods in Ede Planning Area is shown in Table 6.4.

### 6.3.2 Water Supply Projections

According to the National Water Policy of January 2000, areas with populations greater than 20,000 inhabitants (classified as urban areas) require a water supply provision of 120 litres per capita per day. As such, in line with the projected population of the Planning Area, water demand projections for Ede Planning Area are as shown in Table 6.4 below.

The table shows that total water demand in the Short (2014 - 2018), Medium (2019 - 2023) and Long Term (2024 - 2033) will be 25,636, 32,781 and 37,118 m<sup>3</sup>/day respectively.

**TABLE 6.4** 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

**TABLE 6.5** Water Demand Projections for Ede Planning Area

Year	litres/day	m3/day	Year	litres/day	m3/day
2006	19,183,920	19,184	2020	26,920,336	26,920
2007	19,648,810	19,649	2021	27,587,748	27,588
2008	20,125,775	20,126	2022	28,272,768	27,588
2009	20,615,142	20,615	2023	28,975,877	28,976
2010	21,117,248	21,117	2024	29,697,573	29,698
2011	21,632,442	21,632	2025	30,438,367	29,698
2012	22,161,078	22,161	2026	31,198,784	31,199
2013	22,703,524	22,704	2027	31,979,364	31,979
2014	23,260,157	23,260	2028	32,780,662	32,781
2015	23,831,364	23,831	2029	33,603,248	33,603
2016	24,417,542	24,418	2030	34,447,710	34,448
2017	25,019,102	25,019	2031	35,314,652	35,315
2018	25,636,463	25,636	2032	36,204,692	36,205
2019	26,270,060	26,270	2033	37,118,470	37,118

### 6.3.3 Electricity Demand Projection

It is difficult to give a deterministic value for electricity demand, however, according to the Energy Commission of Nigeria (ECN, 2005), taking a growth scenario of 7%, electricity demand in Nigeria is expected to have reached 15,730 MW by 2010 and 28,350 by 2015. This implies that by 2012, the demand should be about 23,302 MW. So with present population of approximately 160 million people, electricity consumption per capita in Nigeria would be 145 W as at 2012. This value may not be generally applicable when it is considered that the socio-economic development of the various states in Nigeria differs.

Therefore, using per capital demand of 145W, the annual power requirement for the Planning Area was calculated as shown in Table 6.4. This estimate is based on the assumption that electricity demand will grow at 7% annually. The computation shows that electricity demand in the Planning area will vary from 43 MW at the moment to about 69 MW in the short term, 173 in the long term and 274 Mw in the long term by 2033.

**TABLE 6.6** Electricity Demand Projections (MW) for the Planning Area

Year	Growth in Electricity Demand	Demand Projections (Mw)
2012	0.00015	40
2013	0.00016	43
2014	0.00017	47
2015	0.00018	52
2016	0.00019	57
2017	0.00020	63
<b>2018</b>	<b>0.00022</b>	<b>69</b>
2019	0.00023	75
2020	0.00025	82
2021	0.00027	90
2022	0.00029	99
2023	0.00031	109
2024	0.00033	119
2025	0.00035	131
2026	0.00037	143
2027	0.00040	157
<b>2028</b>	<b>0.00043</b>	<b>173</b>
2029	0.00046	189
2030	0.00049	208
2031	0.00052	228
2032	0.00056	250
<b>2033</b>	<b>0.00060</b>	<b>274</b>



07

STRUCTURE PLAN FOR  
EDE PLANNING AREA  
(2014-2033)

## 7.1 PREAMBLE

Urbanisation and urban growth in Ede have not only brought about diverse challenges in the Planning Area, but also opened up different areas of opportunities. The challenges include difficulties associated with the provision of decent housing and basic urban services, enhancing local economic development, eradication of poverty and, development of a compact, inclusive and integrated city. However, if well managed and guided, urbanization also presents opportunities for improving the welfare of the people and their communities by creating settlements that are more functional, healthy and attractive for both present and future generations.

However, there is a dearth of sufficient technical capacity and adequate resources to manage urbanisation effectively among public authorities, state and local governments managing the city. The Structure Plan for Ede seeks to remedy these issues and put the future growth and development of the city on a more productive and sustainable basis. This will be achieved by ensuring land uses are complementary to each other and are well coordinated and integrated with transportation planning. The land use proposal for Ede is shown in Figure 7.1 below.

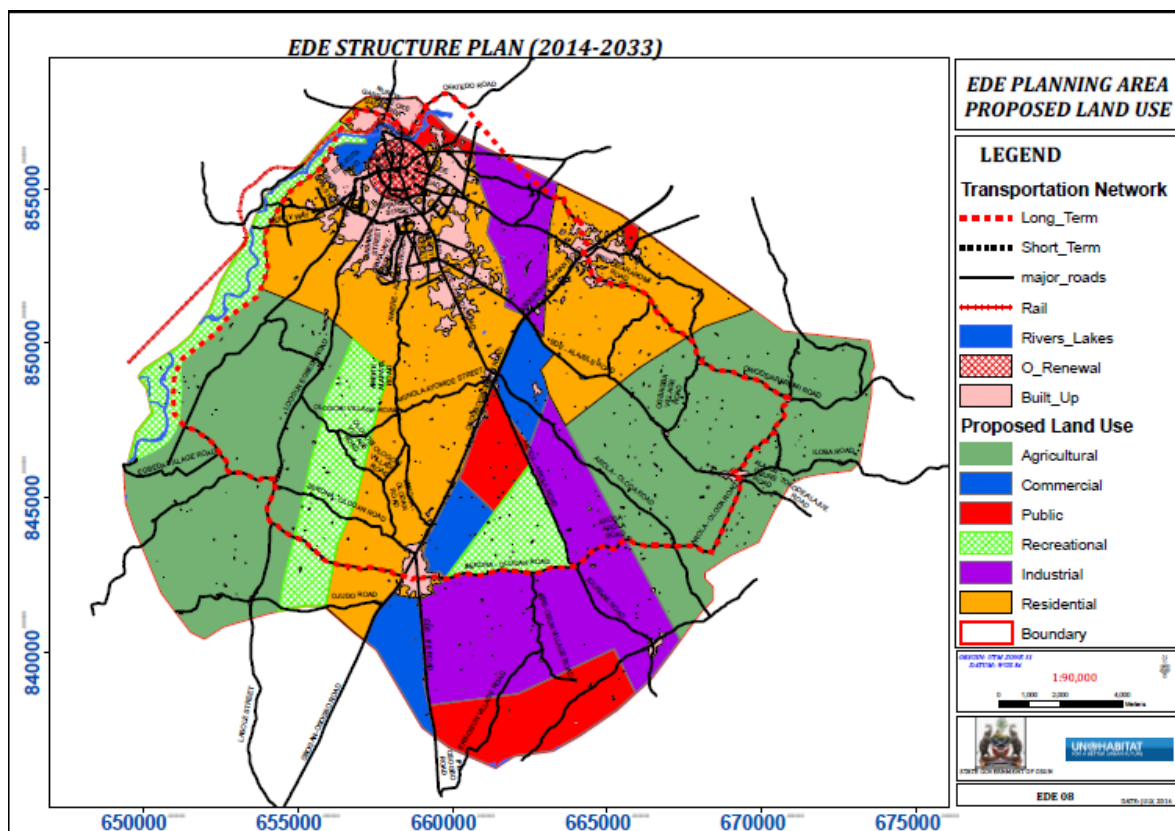
## 7.2 LAND USE PROPOSALS

The overall focus of the Structure Plan is to promote the development of a sound economic base to make Ede 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 land for housing in advance of development. It will also ensure the upgrading and rehabilitation of existing blighted and slum areas.

The proposed land use plan is based on the following spatial strategy:

- i Protect what is good and valued: historic sites, fragile environments and green spaces.
- ii Maintain closer link between existing patterns of development and new ones;
- iii Make proposals to rehabilitate/regenerate those areas most in need of improvement and investment, especially in Ede core area;

**FIGURE 7.1** Proposed Land Use Map for Ede Planning Area



- iv provide adequate and strategic sites for major activity centres, commercial and businesses, in areas with the highest potential in Ede

## 7.2.1 Residential Land Use

### Housing Provision

Access to decent and affordable residential accommodation is a major factor in improving the quality of life. Housing standards and affordability have strong influences on quality of life, including determining access to health and education facilities, employment etc.

A significant number of people within 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.

### Housing Finance

The intention of the Structure Plan is to provide strategies aimed at bringing about social improvement, economic growth and environmental sustainability in communities in the Planning Area. The strategy is to identify and develop financing mechanisms to be accessed by individuals, private concerns and the public sector for financing a wide range of development initiatives. This will range from provision of basic services to redevelopment of commercial centres and upgrading/rehabilitation of dilapidated housing. A detailed study

is to be carried out to determine local mechanisms for financing in the city as well as available opportunities in both the capital market and development finance institutions.

## 7.2.2 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 a diverse but vibrant economy, with a dynamic town centre that supports rural economic development through a range of local employment opportunities to meet the needs of the existing and new population.

### 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.

#### **Development Finance and Investments**

The intention of the Structure Plan is to provide strategies aimed at bringing about social improvement, economic growth and environmentally sustainable communities. The strategy will set out high-level principles and actions designed to secure transformational change through partnership working. Neither private nor public funds will be sufficient to bring about the desired outcomes. It is therefore necessary to explore every opportunity for future funding.

#### **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 of 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.

#### **Industrial Park**

The area around the disused cocoa factory should be designated as industrial park which will be attractive to the warehouse and storage industry due to its excellent road connections. Whilst it is necessary to ensure that the nail factory is made operational, it is important to attract new investors by ensuring that all necessary facilities are provided on the site. This will ensure viability and vitality of businesses and security of employment. The provision of diverse employment opportunities is important for City's future prosperity and the residents' wellbeing. Provision is made through the Structure Plan to ensure that a range of job opportunities can be delivered.

### **Trailer Park**

The concept of creating a special area for freight and long haulage firms is supported towards development into a major centre for exchange of goods. It is also to be linked with the railway route for easy communication. Engaging in partnerships with the haulage firms and transporters will ensure in future that the site creates inward investment, high value-added employment as well as opportunities for residents. Further land around the site is to be acquired for other uses.

### **7.2.3 Urban Governance**

Promoting good urban governance and planning practice are interdependent and mutually reinforcing as shown in the profile studies carried out for the planning exercise. UN-HABITAT's Global Campaign on Good Urban Governance puts forward some principles that characterize good urban governance, namely sustainability, subsidiarity, equity, efficiency, transparency and accountability, civic engagement and citizenship, and security. These principles can be applied in most stages of the strategic planning process: when conducting situation analyses, facilitating stakeholder consultations, drafting action plans or urban development plans, and when implementing projects.

### **Land Governance and Administration**

To maintain and revitalise the economic viability of Ede and adjoining settlements, one of the cardinal principles is to manage land efficiently. Key to the principle of sustainable development is the maintenance of a reasonable balance in land allocation for different uses, including commercial and industrial development, food production, minerals extraction, new homes and other buildings, while ensuring environmental sustainability.

Whilst the control of urban land under the Land Use Act 1978 has been vested under the control and management of the Governor of the State, this has so far not led to judicious and effective allocation and use of land. In the rural areas, Local governments' capacity to administer land is also very weak. The legal status, security tenure and access to land have not always been guaranteed. At present the economic interests and benefits of 'statutory rights of occupancy' are severely limited. The Structure Plan seeks to ensure that land is made available for future growth and development in the Planning Area.

Orderly development and effective management of land provide an opportunity for combating climate change. Accommodating new developments sustainably and minimising land wasted will address the impacts of climate change.

Preference would be given to the development of sites within built-up areas before considering the development of green field sites. As much as possible, efforts would also be made to conserve land by encouraging

the use of already developed areas in the most efficient way, while making them more attractive places to live and work

### **Harmonization of the roles of Planning Agencies**

Local Governments in the Planning area have not been effective in the delivery of urban basic services as provided in the Constitution, partly because they do not enjoy autonomy and partly due to encroachment on their roles by higher authorities.

The Structure Plan will require a review of the existing legal, policy, organizational structure, processes, staffing, job descriptions in Ede community and the local government planning areas with a view to harmonizing their operations to promote effective Urban Governance in Ede and ensure efficient city-wide service delivery. Essentially, this exercise will form the basis for adoption of functional institutional framework, procedures and mechanisms for ensuring effective governance of service delivery at urban and LG levels in Ede.

### **7.2.4 Environment**

#### **Environmental quality**

In the past, the Planning Area has been subject to uncontrolled development and this has 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 development to take place is an important part of the Structure Plan Strategy. There is the need to ensure the protection of the natural and built environment and local character by ensuring that development takes place in an environmentally sustainable manner.

#### **Natural environment**

The need to conserve the natural environment, to protect cultural heritage and historic buildings and to maintain local distinctiveness that underpins the sustainable development agenda, is an ethos now globally embraced. The planning area is endowed with a high quality natural environment worthy of preservation for the future. A number of Ancient Monuments and Shrines are present in different parts of the planning area and these also constitute part of the natural environment

There also globally recognised heritage sites and many open lands 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 valued character. It is therefore important that this distinct character is not devalued. The quality of the natural and manmade 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 water to minimise the risk of flooding from either rivers or storm water;
- Protect water sources from pollution;
- Preserve good agricultural land; and,
- Conserve historic assets.

Much of the plan area is rural in nature with a dispersed network of small town, 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.

The response to climate change is cross-cutting issue in all areas of policy. It is therefore important to that all new developments take account of all the relevant policies within the plan. Prudent use of land and the protection of the natural environment will help reduce the carbon emissions from travel and minimise Flood Risk. Achieving sustainability is therefore a core objective in all proposals for development and this approach will underpin the commitments made by government and the people.

### **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 them unique.

### **Open spaces, parks and gardens**

Although there are large expanses of open land within the Planning Area, they do not necessarily indicate a sufficient level of tailored open space for recreational activities required by residents for recreational activities. Most of the squares and traditional open spaces have been lost to building development, while a number of other local sites and other designated open spaces which provide habitats for wildlife have been facing development pressure, both as a result of new developments and the wider impacts of climate change. Hence, the variety of types of open space, including parks and gardens, natural and semi-natural green spaces as well as amenity green space are limited. Public spaces, play lots for children, sports facilities, allotments and community gardens, cemeteries and churchyards and green corridors and civic spaces are also in short supply.

The Structure Plan therefore seeks to not only protect, enhance and manage the adaptation of existing sites, but also to restore and create habitats, especially those that are important to the wider green infrastructure network to enable wildlife to freely thrive. Functioning ecosystems also provide significant beneficial effects such as flood risk management, carbon stores; and crop pollination. The Structure Plan's priority is to manage green infrastructure within the planning area and improve the linkages between green spaces and the built form.

### **Environmental Pollution Control and Management**

The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land. 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.

There are national and state legislation and policies in place to help control pollution. These give the necessary powers to control pollution, including ways to address the cumulative impacts of development.

Air quality, in particular, is a pressing concern in many areas within the plan area, but is of particular concern in urban areas where there are heavy flows of traffic. The indiscriminate use of generators and crude equipment for industrial processing contribute greatly to poor air quality and ground water contamination. There is at present no Air Quality Monitoring equipment in the planning area.

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 and composition 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 disposed of indiscriminately. Reducing the amount of waste generated and maximising the opportunities for turning waste into assets is part of the Structure Plan's strategy for sustainable development, especially by encouraging recycling and composting.

### **7.2.5 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.

#### **Educational Facilities**

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

- i. Adequate provision is made through land use projections, for the requirements of all educational facilities in both the short, medium and long term across the state;
- ii. 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 in order to build a healthy community. The Structure Plan aims to improve and expand health care facilities. The provision of healthcare 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 facil-

ities and will build on this to encourage more private hospitals for the planning area.

### **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 Ede 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.

## 7.2.6 Heritage, Culture And Tourism

### Conservation and rehabilitation of sites

Traditionally, Ede Township could be categorised as one of the ancient towns in Yoruba land and tradition plays a crucial part in determining the operation and maintenance of such sites. The areas of concern in the development and preservation of the heritage of Ede planning area are the many historic buildings, shrines, palaces among others.

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.

## 7.2.7 Transportation

### Relating use development with transportation networks

The provision of transportation is key to achieving efficient and functional human settlements. Transportation systems and infrastructure are critical for the movement of persons, goods and services. The profile study highlighted the prevalent issues and challenges within existing transportation systems in the city. The Structure Plan aims to remedy these problems and integrate transportation and land use development by adopting the following principles:

- i. Enhance the functionality of highways and roads including traffic flow, while maintaining the quality of life in the community.
- ii. 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.

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

### Multi-mode transport system and Communications

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.

### Roads and Design Standards

The lack of designated bus-stops and off-street parking areas on major highways has encouraged commuter buses to pick and drop passengers at will, causing traffic congestion particularly during the market days. As such, motorists waste valuable time in traffic jams as a result of traffic congestion. The Structure Plan aims to improve and expand on the functionality of the existing transportation networks, made up of roads and rail to meet local and regional mobility needs. The existing roads are not wide enough and do not follow reasonable and acceptable standards for design, construction and maintenance. The implementation would require the establishment of an effective framework for collaborative intervention between Federal, State and Local Governments for promoting road planning, construction and rehabilitation and provide incentives to attract private sector participation in the sector

The Structure Plan envisages the development and maintenance of high standards of design, construction and maintenance for the various categories of roads serving the Planning Area comprising Federal, state and local roads. The Structure Plan would ensure that all existing roads are improved in a phased manner. New developments will be undertaken based on the recommended design standards (See Appendix 3) and in line with the following key policies:

- i. Give priority to maintaining and preserving existing roads and rights-of-way ahead of developing new roads.
- ii. Prevent any proposed road widening or straight-



- ening project that might negatively impact the natural, historic and cultural resources unless there is no other feasible alternative.
- iii. Preserve narrow and curved roads and the rural character of the township roads while not compromising public safety.
- iv. Encourage projects that aim to decrease through-traffic on local roads and in residential neighborhoods by maximizing the use of primary transportation corridors.

### Safety of Pedestrians, Cyclists and Motorcyclists

The need to ensure the safety of all road users including motorists, pedestrians, cyclists and motorcyclists is sacrosanct. However, the use of motorcycles for commercial transport and the associated high accident rates have given rise to considerable concern over its value as a profitable mode of transport. Some states have taken the decision of out-right prohibition of the use of motorcycles for commercial transport. The Structure Plan will favour the implementation of road rehabilitation projects that will increase the safety of pedestrians, cyclists and motorcyclists in the area. It will also support new developments that will provide roads, alleys and walkways to increase pedestrian, cyclists and motorcyclists safety and provide additional rights-of-way for pedestrian walkways, bicycle/motorcycle and planting of trees along roadways and walkways so that people can be separated from vehicular traffic.

The Structure Plan will ensure:

- i. Dedication of land or a pedestrian path easement and the installation of pedestrian paths or walkways setback or separated from paved roads in all new developments to provide safe pedestrian movement.
- ii. Provision for and proactively manage a town pedestrian walkway or trail greenbelt system with trails that protect resources and are sensitive to property owners.
- iii. Provision for recreational activities along roads and trails, such as walking, jogging, stretching/exercising, biking, cross-country running and cycling.
- iv. Use of natural paths and walkways along river banks to accommodate the needs of pedestrians and bicyclists.

### 7.2.8 Urban Safety

Community safety principles are at the heart of planning, the overall aim of which is to create places and spaces in which to live and work that are secure and functional, in both urban and rural areas. Design of facilities must also incorporate sustainable building techniques to help combat climate change and to help reduce the vulnerability to crime and make places safer.

Community safety, including crime reduction, is addressed under different aspects of the Structure Plan. Measures addressing issues relating to counter terrorism, community safety and security are to be incorporated into the design of buildings and spaces, particularly public spaces, that are likely to attract crowds.

Further guidelines on the design of sustainable developments in both rural and urban areas are to be developed as an action plan. In order to maximise community safety, development control regulations are to be reviewed to ensure buildings and public spaces are designed to reflect security considerations.

### 7.2.9 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.

## 7.2.10 Summary Of Implementation Policies And Strategies

POLICY	GUIDELINES
<b>HOUSING POLICY 1</b>	<p><b>URBAN PLANNING AND MANAGEMENT</b></p> <p>Proposals for new homes and infrastructure including new building schemes and redevelopment proposals to be located in socially mixed and sustainable neighbourhoods. Physical regeneration and effective use of space in the inner city is to be promoted</p>
<b>LOCAL ECONOMIC DEVELOPMENT POLICY 1</b>	<p><b>EXISTING AND NEW INDUSTRIAL AREAS</b></p> <p>Existing and allocated employment sites and industrial estates in Ede will be retained and change of use to other uses will be resisted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• The site is no longer economically viable for employment purposes in the long term;</li> <li>• There is a clear conflict with adjoining uses, or</li> <li>• Its release would offer significant benefits to the local area.</li> </ul>
<b>LOCAL ECONOMIC DEVELOPMENT POLICY 2</b>	<p><b>NEW INDUSTRIAL PARK</b></p> <p>New Industrial Park will be located near to the disused Cocoa Factory in Ede. This will comprise:</p> <ul style="list-style-type: none"> <li>• New Factories</li> <li>• Ware Housing and Storage</li> <li>• Technology Park</li> </ul> <p><b>TECHNOLOGY PARK</b></p> <ol style="list-style-type: none"> <li>As well as maintain the existing foundation other major agricultural institutions will be encouraged to be located in Ede and adjoining areas.</li> <li>The area designated as mechanic village and shown in the proposals map will also be used for other related activities providing this detrimental to the primary use of the site.</li> <li>New office development will also be directed to Ede central area to support its regeneration and sustainable urban living.</li> <li>Small businesses will be supported through the creation of innovation centre and training establishment at various locations in the city and surrounding areas</li> </ol>
<b>LOCAL ECONOMIC DEVELOPMENT POLICY 3</b>	<p><b>MARKET IMPROVEMENT</b></p> <p>The main market should be rehabilitated through high quality and innovative design and landscaping. there should be:</p> <ul style="list-style-type: none"> <li>• Proper demarcation with a perimeter fence to discourage.</li> <li>• Market stalls to prevent spilling over to the highways and has spread into adjoining residential areas</li> <li>• Stalls with permanent structure</li> <li>• Proper drainage</li> <li>• Refuse and litter bins</li> <li>• Toilet facilities</li> <li>• Adequate water provision</li> </ul> <p>In the designated trading areas the following conditions will apply:</p> <ul style="list-style-type: none"> <li>• All stalls and kiosks should be of appropriate standards and quality approved by the planning authority.</li> <li>• No trading activities should encroach on the highway</li> <li>• New development should be of high quality urban design and public realm should retain its heritage attributes;</li> <li>• New district and local shopping centres should be located around the exiting motor park and at such sustainable location as indicated in the proposals map. such development should include a range of complementary shops and a full range of services and facilities including health and leisure centres with adequate parking facilities for customers</li> </ul>
<b>ENVIRONMENT POLICY 1</b>	<p><b>ENVIRONMENT AS PUBLIC ASSETS</b></p> <p>In environments where valued heritage assets are at risk, the asset and its setting will be protected and managed. In order to secure and retain the significance of the area's heritage assets and their settings development in areas of known historic importance will be required to:</p> <ul style="list-style-type: none"> <li>• Sustain and enhance the features which contribute to the character of the area including:</li> <li>• Significant historical landscapes;</li> <li>• Protect locally and nationally significant buildings and structures be sympathetic to locally distinctive landscape features, design styles and materials</li> </ul>

<b>ENVIRONMENT POLICY 2</b>	<p><b>PROTECTION OF NATURAL RESOURCES</b></p> <p>The unique landscape of the city and the surrounding areas natural assets, including shrines of national and international importance should be protected. Development proposals which negatively affect feature such as green infrastructure networks; archaeological remains; wetland; wildlife havens birds' colonies should not be allowed unless it can be demonstrated that this will bring wider environmental, economic and social benefits that outweighs the loss of the sites</p>
<b>ENVIRONMENT POLICY 3</b>	<p><b>PROTECTION OF RURAL ECONOMY AND ENVIRONMENT</b></p> <p>In order to sustain rural economy proposals which can lead to significant loss agricultural land will not be supported.</p> <p>Farm land and open land deemed to be good for farming would not be designated for other uses unless it can be demonstrated that such development will contribute to the operation and viability of the farm holding.</p> <p>In certain circumstances the use of land for agriculture, forestry and agricultural activity may be supported by small-scale tourism proposals, including visitor accommodation</p>
<b>ENVIRONMENT POLICY 4</b>	<p><b>THE BUILT ENVIRONMENT</b></p> <p>The Built Environment is part of the state's assets and this will be protected and enhanced in recognition of their contribution to city's sense of place.</p> <p>In environments where valued heritage assets are at risk, the asset and its setting will be conserved and managed in proportion to the significance of the asset.</p>
<b>ENVIRONMENT POLICY 5</b>	<p><b>BIODIVERSITY</b></p> <p>In addition to maintaining and protecting existing open and green spaces opportunity making significant addition to the number and quality of open spaces in the planning area will be sought through new developments.</p> <p>Developments which do not make sufficient provision for open space will not be permitted.</p> <p>Developments that have the potential to harm existing open space designations or that will lead to a net loss in habitat and biodiversity will not be permitted</p>
<b>ENVIRONMENT POLICY 6</b>	<p><b>FOREST AND WOODLAND</b></p> <p>Creative measures to enhance existing woodlands and create new woodlands in the planning area will be supported. In recognition of their importance to the character and biodiversity of the planning area, existing forest reserves will be protected and new ones created. Developments that would lead to further fragmentation or result in a loss of forest reserves and woodland will not be permitted.</p>
<b>ENVIRONMENT POLICY 6</b>	<p><b>POLLUTION CONTROL</b></p> <p>Proposals for new developments will be required to demonstrate that they address existing pollution issues that are a barrier to achieving sustainable development and healthy communities, including:</p> <ul style="list-style-type: none"> <li>• Deterioration of air quality;</li> <li>• Water quality; and</li> <li>• Contaminated land.</li> </ul> <p>Developments that would result in a deterioration of environmental quality, either individually or cumulatively would be discouraged.</p> <p>Alternative means of waste disposal besides open dumping would be considered while efforts would be made to minimise the generation of waste and maximise opportunities for recycling and composting.</p> <p>All new developments should seek to achieve the highest standards of design with respect to safety and security</p>
<b>ENVIRONMENT POLICY 7</b>	<p>Development of a suitable people-oriented environmental protection plan to harness economic development in the Planning Area will be a priority</p>

<p><b>BASIC URBAN SERVICES POLICY 1</b></p>	<p><b>EDUCATIONAL FACILITIES</b></p> <p>Ensure the maintenance and upgrade of existing facilities and promote a high standard for new educational facilities in suitable locations for elementary, middle, high and tertiary educational facilities and vocational training centres for human development, towards achieving entrepreneurial and economic empowerment and social welfare.</p> <p>The following measures would be taken into account in development of new facilities:</p> <ul style="list-style-type: none"> <li>• Maintain and expand existing education facilities to cope with population growth. By the year 2033, existing elementary, middle and high school facilities will be double the present number.</li> <li>• Encourage establishment of schools in school residential areas/districts are not properly served to correct the imbalances in collaboration with the state ministry of education and local government education departments and other appropriate planning authorities.</li> <li>• Equip both old and the new primary and secondary schools with modern teaching and learning facilities and ensure they are well staffed for efficiency.</li> <li>• Rehabilitate existing buildings and improve the landscapes of all schools in line with promoting high standards of teaching and providing state of the art facilities in these schools, with state, local governments and communities working together to achieve this.</li> <li>• Develop additional early child care development centres and ensure that they are all functional and well equipped.</li> <li>• Make existing vocational centres functional and provide more in the area</li> </ul>
<p><b>BASIC URBAN SERVICES POLICY 2</b></p>	<p><b>HEALTH FACILITIES</b></p> <p>Maintain, upgrade and ensure access for men and women to existing health facilities and promote a high standard for developing new facilities including hospitals, primary health care facilities, health centres and clinics etc in accessible locations.</p> <p>The following measures would be taken into account in development of new facilities:</p> <ul style="list-style-type: none"> <li>• Maintain and expand existing health facilities to adequately cover all people in the planning area. Since existing public hospitals are inadequate, additional state hospitals are to be established in the planning area</li> <li>• Provide adequate modern equipment in both old and new hospitals and in clinics, with modern teaching and learning facilities and well-staffed for high standard of health delivery.</li> <li>• Rehabilitate existing buildings and improve the landscapes of all facilities towards promoting high standards of healthcare.</li> <li>• Promote health education among men and women.</li> <li>• Improve and upgrade existing health facilities in the existing state general hospital in Ede.</li> <li>• Promote landscape development and maintenance of hospitals, clinics and health centres.</li> <li>• Encourage the development of community health centres in existing residential areas in the Planning Area and ensure easy access for both men and women, including the disabled.</li> <li>• Develop a dispensary and a maternity clinic in each neighborhood, which will be provided with HIV/AIDS test kits as tool for reducing the rapid spread of the disease</li> </ul>
<p><b>BASIC URBAN SERVICES POLICY 3</b></p>	<p><b>WATER SUPPLY</b></p> <p>Equal access to water supply would be ensured for all inhabitants of the Planning Area, both male and female alike. However since there is already a viable source providing water supply to the area, the Structure Plan will ensure the following:</p> <ul style="list-style-type: none"> <li>• Continuous maintenance of the existing facilities and expanding service provision to underserved areas and new developments;</li> <li>• Reorganization and strengthening of the state water corporation to enable it carry out its statutory functions of providing sustainable water supply to people of the state.</li> <li>• Harmonisation of the roles and activities of the various stakeholders in the provision of water supply in the state, such as OSRUWASSA and state water corporation to ensure effectiveness and efficiency of service and remove areas of overlap and reduce waste of resources.</li> <li>• Installation of pipe mains by government to facilitate water supply directly into homes with cost recovery through metering</li> <li>• Installation of stand pipes within each compound to facilitate public water supply, with cost recovery through metering.</li> </ul>

<b>BASIC URBAN SERVICES POLICY 4</b>	<p><b>ELECTRICITY SUPPLY</b></p> <p>Ensure that electricity supply lines are provided in all developed parts as well as extension of services to proposed housing, industrial and commercial areas by:</p> <ul style="list-style-type: none"> <li>• Installation of pre-paid meters in homes, industries and commercial places</li> <li>• Replacement of old wooden electricity poles, aged power cables and transformers with concrete poles and new cables. Additional transformers are to be widely supplied in the area to ensure extension of power to un-served areas.</li> <li>• Ensuring that the provision of necessary infrastructure is integrated with new developments.</li> <li>• Promoting the use of alternative sources to meet present and future energy needs.</li> <li>• Promoting the use of solar energy for street lighting and domestic energy supply.</li> </ul>
<b>BASIC URBAN SERVICES POLICY 5</b>	<p><b>COMMUNITY FACILITIES</b></p> <ul style="list-style-type: none"> <li>• Ensure adequate provision of facilities such as meeting places, events centres, community centres, play centres as part of new developments.</li> <li>• Rehabilitate and improve the central Muslim and Christian cemeteries</li> <li>• All new churches and mosques to provide basic facilities such as parking spaces, toilets, water meeting rooms and cemeteries/burial grounds</li> </ul>
<b>TRANSPORTATION AND COMMUNICATION POLICY 1</b>	Ensuring provision of transportation is related and reinforces land use proposals and development. It also contributes to achieving environmental protection and sustainability.
<b>TRANSPORTATION AND COMMUNICATION POLICY 2</b>	All new development should provide a safe, attractive, environmentally compatible and efficient multi-mode transportation system that is balanced with sustainable land use policies to enable the movement of people and goods to meet local, regional and national transportation and mobility needs.
<b>TRANSPORTATION AND COMMUNICATION POLICY 3</b>	<p>Provide for a balanced and functional road network including arterial, collector and local roadways, and pedestrian and bicycle/motorcycle ways. the structure plan would promote and ensure efficient provision of road transportation facilities that will include the following:</p> <ul style="list-style-type: none"> <li>• Upgrading and rehabilitation of all the existing roads in Ede Planning Area and explore the opportunities for providing a system of internal arterial roads linking various zones to enhance free flow of traffic within these zones in the planning area.</li> <li>• Additional access roads required to link the rural areas around Ede with the main city in order to facilitate transportation</li> <li>• Adoption of appropriate standards for road design, construction, traffic management and management</li> <li>• Provision of Zebra-crossings around school areas</li> <li>• Provision of over-head bridges across all major dual carriage ways</li> <li>• Provision of Drainage channels on all roads</li> <li>• Adoption of appropriate standards of road design, construction, traffic management</li> <li>• Provision of appropriate parking spaces</li> <li>• Provision of urban buses to replace commercial motorcycle operators in urban centres</li> <li>• Establishment of public complaints centres within the zone for receiving complaints regarding condition of roads and drainages and for lodgment of complaints regarding contractors falling short of expected performance</li> <li>• Expansion of access roads into all markets and upgrading of all motor and motorcycle parks including the provision of necessary facilities</li> <li>• Provision of Pedestrian walkways, street lights and parking spaces on all roads</li> <li>• Developing and implementing an intra-city mass transit system and encourage private sector-led development/initiation of decent taxi service system for Ede.</li> <li>• Provision of bus stops, bus bays, lay-bys and pedestrian crossings at appropriate locations on all major roads with provision of pedestrian walk ways.</li> <li>• Ensuring that traffic lane markings, road signs and traffic lights are provided at reasonable locations on all roads.</li> <li>• Provision of Motor Park at Akoda to cater for students of the proposed Redeemers University and the growing number of residents in the area.</li> <li>• Ensure provision for and enforcing strict parking standards for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries.</li> </ul>
<b>TRANSPORTATION AND COMMUNICATION POLICY 4</b>	Ensure safety of pedestrians, cyclists and motorcyclists along all roads in Ede Planning Area.
<b>HERITAGE POLICY 1</b>	Maintain, protect and enhance heritage sites in Ede in accordance with UNESCO requirements and guidelines by the Federal Government and ensure that artifacts of historic significant in the rural and urban community are preserved.

<b>HERITAGE POLICY 2</b>	Create conducive environment by ensuring good infrastructure such as opening new road networks, strengthening small and medium-scale entrepreneurs and investments around the heritage sites to boost tourism.
<b>HERITAGE POLICY 3</b>	Encourage and promote public-private partnerships for promoting and investing in the state's tourism assets and cultural heritage.
<b>DISASTER RISK POLICY 1</b>	<b>DISASTER-PRONE AND VULNERABLE AREAS</b> All new developments will be required to respond to existing and future flood patterns and disaster risks. In areas vulnerable to flooding or natural disasters, special measures will be adopted for effective protection, risk reduction and management as well as implementation of such measures as sustainable drainage systems and opportunities for strategic food storage

08

**STRUCTURE PLAN  
IMPLEMENTATION FOR  
EDE PLANNING AREA**

# 8.1

## PREAMBLE

The implementation 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 Plan 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 that should be considered to achieve effective implementation of the Structure Plan for Ede are as follows:

- i. Integrated and Participatory Approaches to Shelter and Slums, Environment, Gender, Basic Urban Services, Local Economic Development, Urban Safety Governance and Heritage.
- ii. Policy and legal land use standard reforms and institutional framework required must be formulated.
- iii. General and specific capacity building in the different thematic areas for empowerment of the various agencies and individuals that will be included in the implementation process.
- iv. Articulate fiscal policy for resources mobilization for the structure plan. Resources may be drawn from Government's Annual Budgets, Non-governmental organizations, Public Private Partnership (PPP) and Community based fund raising procedures, e.g. cooperative and micro-finance funds.
- v. It will be necessary to have a management base and regulatory structure for the implementation and monitoring of the structure plan.

### 8.1.1. Strategic Implementation of the Structure Plan

In order to achieve the proposals contained in the Ede Structure Plan, the following strategic framework has to be put in place.

- Continuous monitoring and updating of the physical development in accordance with the structure Plan;
- Encouragement of Public Private Partnership (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.

### 8.1.2. Phasing of the Structure Plan

The planning horizon for Ede Structure Plan is for a period of 20 years (2014 - 2033) and will be implemented progressively over the period.

A five (5) year periodic review of the Structure Plan and its implementation strategies would be adopted for effective execution of the development projects. This is to be carried out by technocrats and 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, medium and long term scenarios. This is to assist government agencies in preparing their annual development plans. The suggested phasing scenario of Ede Structure Plan is as shown in Table 8.1.

**TABLE 8.1** Phasing of Ede Development Plan (2014-2033)

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
<b>1. SHELTER AND SLUMS</b>				
a. New Housing Development:				
• Housing Estates	✓			State/Federal
• Government Reservation Area		✓		State
• Site and Service Schemes			✓	
• (Not more than 200 plots of different sizes, low, medium & high densities).			✓	PPP/State/LG
• Improvement to existing Government Estates			✓	State
b. Urban Renewal - O renewal	✓			State
<b>2. LOCAL ECONOMIC DEVELOPMENT</b>				



a. Integrated Waste recycling project				State
b. Industrial land use				
• Business Parks	✓			State/PPP
• Industrial Parks	✓			State/PPP
• Small scale Industrial park	✓			State/Multilateral Agencies
• Agriculture				
• Mat Weaving				
• Drum making				
• Free Trade Zone	✓			State/PPP
• Cocoa Products Industry		✓		State
• Warehouse Storage facilities by Train Station		✓		State/Federal
c. Improvement of Train Station	✓			
d. Trailer Park near train station	✓			
e. Office development:				
- Ede Town Centre	✓			State
- Sekona Central Area		✓		State
- Akoda Central Area		✓		State
- Owode Central Area		✓		State
f. Market Improvement:				
- Babani Market		✓		State
- Agate Market		✓		State
- Oja Timi	✓			State
- Babasanya Market by Oju Larede Road				State
- Oje Elerin	✓			State
- Sekona yam/fruits Market	✓			State
g. Shopping Mall:				
- Ede	✓			State
- Akoda				
h. Service Stations		✓		Private
i. Food stalls		✓		Private
j. Petrol station	✓	✓	✓	Private
k. Auto Mechanic Workshops	✓	✓	✓	Private
l. Post Offices with Internet Cafes	✓	✓	✓	Federal/State
m. Old People's Homes	✓	✓	✓	State/LG
n. Hotels	✓	✓	✓	Private
o. Courts	✓	✓	✓	State/LG
<b>3. ENVIRONMENT</b>				
a. Solid Waste Management project	✓	✓	✓	State
b. Protection of unique Landscape	✓	✓	✓	State
c. Beautification of:				State
- Ede Town				
- Sekona				
- Akoda				
- Owode				
d. Protection of Wetlands along Cottage Road, Ede	✓	✓	✓	State
e. Protection of Wildlife	✓	✓	✓	State/PPP
f. Open Spaces, Parks and Gardens	✓	✓	✓	State/PPP
g. Flood Risk Management in Ede	✓	✓	✓	State
h. Protection of Forest Reserves	✓	✓	✓	State
i. Clean up of Water bodies	✓	✓	✓	State
j. Management of National Resources	✓	✓	✓	Federal/State
k. Conservation and Development of Natural Features with a view of enhancing their Environmental Value	✓	✓	✓	Federal/State/LG
<b>4. BASIC URBAN SERVICES</b>				
a) Education				
- Completion and Construction of Elementary and Middle Schools (62)		✓	✓	State
- Completion and Construction of High Schools (32)		✓	✓	State
- Upgrading of existing schools	✓			State
- Equip with modern teaching and learning facilities and staff all schools	✓	✓	✓	State
- Vocational/Skills acquisition centres (two per LGA)	✓			State/LG/NGO/CBO

- Adult Literacy Schools (two per LGA)	✓			State/LG/NGO/CBO
- Establish Tertiary Institutions	✓	✓	✓	State/Private
<b>b) Water Supply (Total Demand):</b>				
- 47,824.29cm/day	✓			State/Federal
- 27,127.77cm/day		✓		State/Federal
- 33,819.87cm/day			✓	State/Federal
<b>c) Continuous maintenance of the existing facilities and expanding service provision to deprived areas and new developments</b>	✓	✓	✓	State
<b>d) Expansion of the existing New Osogbo-Ede scheme</b>		✓		State/Federal
<b>e) Reorganization and strengthening of the State Water Corporation</b>	✓	✓	✓	State
<b>f) Installation of stand pipes within each compound to facilitate public water supply, with cost recovery through metering</b>	✓	✓		State
<b>g) Electricity Supply:</b>				
• Increase Total Demand				
- 45.97 Mw	✓			PPP
- 92.04 Mw		✓		PPP
- 248.08 Mw			✓	PPP
• Rehabilitate Erinle Power Station		✓	✓	State/PPP
• Installation of pre-paid meters in homes, industries and commercial places	✓	✓	✓	PPP
• Replacement of old wooden electricity poles, aged power cables and transformers with concrete poles and new cables	✓	✓	✓	PPP
• Exploring the use of alternative sources of energy	✓	✓	✓	State/PPP
<b>5. TRANSPORTATION</b>				
<b>a. Road Transportation</b>				
- Rehabilitation and Construction of new standard motor parks in: o Ede o Sekona o Akoda o Owode	✓	✓	✓	State/Federal/LG
- Construction of overhead Pedestrian bridges: o Gbongan-Osogbo road o Akoda-Oke Gada road	✓	✓		State/Federal
- Dualisation of Akoda - Oke Gada Road and develop as a high street for shopping, offices and commercial centres	✓	✓		State/PPP
- Dualisation of Oke Gada (Ede City Center) - Airport Road( Ido Osun)	✓			State
- Widening of Oke Gada - Iwo Road		✓		State
- Develop an integrated multi-modal transport system for Osun State to include road and rail transport for rapid access all over the state with the Airport at Ido Osun as a focal point.		✓	✓	State
- Develop intra community and intercity Mass transit System		✓		State
- Widen: i) Cottage Road i) Sekona - Ile-Ife Road	✓	✓		State State
- Upgrade Oke Gada Motor Park and Akoda Motorcycle Park and provide with necessary facilities and amenities	✓	✓		State
- Construct a new motor park at Akoda	✓			State
- Expand access roads into and in all markets	✓	✓		State
- Provide pedestrian walkways, street lights and parking spaces on all major roads within the planning area	✓	✓	✓	State
<b>6. HERITAGE, CULTURE AND TOURISM</b>				
a. Preserve Statue of Timi of Ede (Sango)	✓	✓	✓	State
b. Establish Embroidery Works and Display Centre	✓	✓	✓	State
c. Promote Talking Drum Industry	✓	✓	✓	State
d. Preserve Agbale Groove	✓	✓	✓	State

e. Sports Centres- Each LG Headquarters	✓	✓	✓	State/LG
f. Parks in all districts (Wards)	✓	✓	✓	LG
g. Multipurpose Ground/Parks all wards	✓	✓	✓	State/LG
h. Amusement parks in Ede	✓	✓	✓	State/LG
<b>7. HEALTH CARE FACILITIES</b>				
- Maintain and expand existing health care facilities	✓	✓	✓	State
- Establish another State Hospital in Ede South Local Government		✓		State
- Provide adequate modern equipment in both old and the new hospitals	✓	✓	✓	State
- Rehabilitate existing buildings and improve the landscapes of all Health facilities	✓	✓	✓	State
- Promote health education within the community	✓	✓	✓	State
- Develop Community Health Centres in existing and proposed residential areas and provide with HIV/AIDS test kits as tool	✓	✓	✓	State
<b>8. URBAN GOVERNANCE</b>				
a. Training Establishments	✓	✓	✓	State
<b>9. DISASTER AND RISK REDUCTION</b>				
a. Drainage and Flood Control in	✓	✓	✓	State
- Ede				
- Akoda				
- Sekona				
b. Improvement/Construction of Fire Stations at:	✓	✓	✓	State
- Improvement of Ede Fire Service Station				
- Construction of Sekona Fire Service Station				
- Construction of Akoda Fire Service Station				
c. Orphanage/Children's Centre	✓	✓	✓	State/LG
d. Public Enlightenment of prevention and control of Fire outbreak	✓	✓	✓	State
e. Disaster Management Centre in each local government	✓	✓	✓	Federal/State/LG
<b>10. URBAN SAFETY</b>				
Remand Home for Delinquent Juvenile	✓	✓	✓	State/LG

## 8.2 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.

### 8.2.1 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:

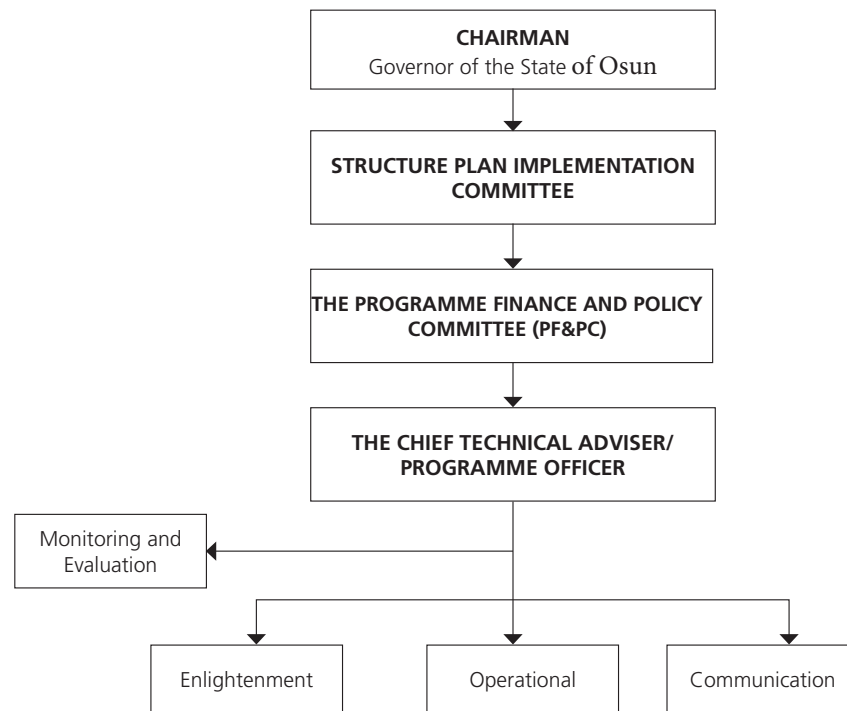
- i. The Government of the State of Osun
- ii. Ede South and Ede North local governments
- iii. Partnerships, such as:
  - Donations
  - Public Private Partnerships (PPP)
  - Build Operate and Transfer (BOT) arrangement
  - Build Operate and Own (BOO) arrangement
  - International Donor Agencies
  - Private Individuals and Corporate Organizations

#### 8.2.1 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. Figure 8.1 shows the organisation structure for the implementation of the Structure Plan.

**1) Structure Plan Implementation Committee (PIC):** For efficient and effective implementation and management of the plan, a Project Implementation Committee (PIC) comprising both government and

**FIGURE 8.1** Organisational Structure for Implementation of the Structure Plan



key stakeholders, which will allow for a participatory approach in the implementation process should be put in place. Membership will include the following:

- i. The Executive Governor of the State, who will be the Chairman of the Committee
- ii. Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
- iii. The Permanent Secretary, MLPPUD
- iv. The Director of Town Planning, MLPPUD
- v. The Surveyor General of the State
- vi. The Director of Lands, MLPPUD
- vii. A Director from each of the following State Ministries: Agriculture; Finance; Health; Education; Environment and Works and Transport
- viii. A Chairman from one of the Local Governments in the Structure Plan Area
- ix. Directors from the following Departments at the Local Government level:
  - a. Community Development
  - b. Public health
  - c. Education
  - d. Works and transport
  - e. Town Planning Permit authority
  - f. Finance, Budget and Administration
  - g. Urban renewal Agency and
  - h. 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.

**2) 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:

- i. The Deputy Governor of the State - Chairman
- ii. Chairman, Budget Committee of the State Assembly
- iii. Honourable Commissioner for Lands, Physical Planning and Urban Development
- iv. Honourable Commissioner for Finance
- v. Honourable Commissioner for Environment
- vi. Honourable Commissioner for Health
- vii. Honourable Commissioner for Justice
- viii. Honourable Commissioner for Women Affairs
- ix. Honourable Commissioner for Works and Transport
- x. Chairman, Local Government Service Commission
- xi. Representative of the Head of Service
- xii. Auditor General of the State
- xiii. Auditors General of participating Local Governments

xv. 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.

## 8.4

### 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.

**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	√	√	√

## 8.5 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.

## 8.1 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.

## 8.2 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 is adopted. As may be expected in any monitoring and review exercise, it may be necessary to input new plans and projects into the Structure Plan for Ede Planning Area, particularly when the need for such developments arises. The project implementation committee would responsibility for developing indicators for plan performance, evaluation and review from time to time.

# APPENDIX 1



MINISTRY OF LANDS, PHYSICAL PLANNING  
AND URBAN DEVELOPMENT

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

## THE EDE CITY CONSULTATION DECLARATION

### ON PREPARATION OF STRUCTURE PLAN FOR EDE AND ENVIRONS, STATE OF OSUN HELD ON 11<sup>TH</sup> JULY, 2013

We the indigenes, residents and stakeholders in the City of Ede and environs, the State of Osun, comprising representatives of various groups in the city including traditional institutions, community development associations, women's groups, trade associations, security agencies, youths, non-governmental organisations, the media and civil servants met to deliberate on several issues identified in the profile studies on the city, at the City Consultation held in Ede on Thursday 11th July, 2013.

After deliberating exhaustively on the issues raised in the City Profile studies towards determining the best path for the sustainable future development of Ede and environs, we do hereby agree and state that we:

Note the historical antecedents of Ede and its significance in the promotion of social, cultural, economic and political development of the state and the nation;

Appreciate the collaboration between the State of Osun and the United Nations Human Settlements Programme (UN HABITAT), the selection of Ede and environs for the Structure Plan Project and the participatory approach adopted for the exercise. In particular, the participants appreciated the opportunity for constructive engagement offered to all stakeholder groups towards contributing to the development of the city;

Acknowledge that the City Consultation featured elaborate technical presentations of key issues with participants divided into four syndicate groups for further in-depth discussions;

Agreed on several critical thematic issues and resolved as follows:

#### **A. URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT**

- i. Commend the efforts of the State Government in carrying out the renewal of inner areas of the city through the O-Renewal programme and urge an extension of the programme to peri-urban areas around the town.
- ii. Urge the State Government to expedite action on the final passage of the Urban and Regional Planning Bill for the State of Osun, to give legal muscle to the implementation of the adopted Structure Plans for the state.
- iii. In line with the current efforts towards computerizing the Land Information System (O-LIS) in the state, stakeholders should be sensitized and empowered to register their Title Deeds to enable them reap the associated socio-economic benefits.
- iv. Urge the State Government to adopt strategies to discourage land speculation to ensure land availability for Land Use Planning and orderly development of Ede and environs.
- v. Urge the State Government of Osun to adopt necessary measures to ensure that plans and regulations for the orderly development of Ede and environs are implemented and respected, including taking steps to:
  - a) the provision of serviced plots, housing and associated infrastructure as well as the removal of illegal structures where necessary;
  - b) Facilitate access to land and promote access to social housing for the poor
  - c) Relocate Olobi Market a site to be provided by the Oba, and its present site redeveloped into Ede's Central Commercial area
  - d) Create incentives for private investments in agricultural value-added Small and Medium Scale Enterprises (SMEs)
  - e) Provide modern markets and rehabilitate existing ones to facilitate local economic growth in Ede;
  - f) Develop business incubators for Youths with innovative business ideas
  - g) Facilitate access to credit by informal sector operators through innovative approaches
  - h) Complete the proposed Free Trade Zone project to boost economic activity in Ede
  - i) Develop an International Market at Akoda

## B. URBAN ENVIRONMENT AND INFRASTRUCTURE:

- i. Commend the efforts at ensuring regular refuse collection and urge the state government to sustain the efforts and provide safe solid waste disposal sites to meet the needs of the growing population of Osogbo and environs as well as promote safe disposal of wastes from hospitals
- ii. Commend the state government's efforts towards combating flooding and erosion. However, Government is urged to embark on the channelization of rivers in the city and the reconstruction of broken down drainage channels
- iii. Urge the State Government to:
  - a) Provide appropriate sanitation facilities in all markets – Olobi Market, Owode Market, Sekona Market, Alaso market, Timi Market;
  - b) Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites
  - c) Commence channelization of some rivers like Awututu, Oluboku, Elemu, Majowu
  - d) Commence construction of Flyover at Akoda junction

## C. GENDER, GOVERNANCE AND HERITAGE

- i. Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
- ii. Urge the State Government to:
  - a) take appropriate steps to further improve women's access to opportunities and resources for wealth creation
  - b) Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
- iii. Urge the State Government to to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites to further boost tourism in the town, including:
  - a) Renovation of Heritage sites, such as where Sango disappeared
  - b) Development of Festivals like Sango and Egungun into international events

## D. BASIC URBAN SERVICES AND TRANSPORTATION

- i. Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
- ii. Urge the State Government to further accelerate its efforts towards the provision of adequate basic urban services, including decent education, health, water supply, parks and recreation for all areas of Ede and environs etc, include the following:
  - a) Commence the rehabilitation of Erinle Power Station
  - b) Promote Public-Private Partnership in the provision and management of basic urban services and build the capacity of agencies and civil society organisations
  - c) Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
- iii. Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Ede, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town
- iv. Further urge the State Government to accelerate the repair of all urban roads, including the dualisation of Akoda - Oke Gada Road and Oke Gada – Offatedo Roads to facilitate economic and social welfare of the State of Osun

We the undersigned, as representatives of all Stakeholders present at the Ede City Consultation, pledge our full commitment and support to the implementation of this Declaration. This is the Declaration of stakeholders at the Ede City Consultation, this 11th day of July, 2013. Signed by:

- |       |  |       |
|-------|--|-------|
| i.    | Local Government Chairman                | _____ |
| ii.   | Representative of Traditional rulers     | _____ |
| iii.  | Representative of Ministry               | _____ |
| iv.   | Representative of Community Associations | _____ |
| v.    | Representative of CSOs                   | _____ |
| vi.   | Representative of NGOs                   | _____ |
| vii.  | Representative of Women Groups           | _____ |
| viii. | Representative of Youths                 | _____ |
| ix.   | Representative of Trade Groups           | _____ |
| x.    | Representative of Religious Groups       | _____ |



# APPENDIX 2

## EDE: SUMMARY OF CRITICAL DEVELOPMENT ISSUES

URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT		
GROUP 1	ISSUES DISCUSSED	DECISIONS REACHED
1	Shelter and Slums	<ul style="list-style-type: none"> <li>• Need for mapping/delineation of Ede and surrounding settlements</li> </ul>
2	Local Economic Development	<ul style="list-style-type: none"> <li>• Olobi Market should be relocated to a site to be provided by the Oba, and its present site redeveloped into Ede's Central Commercial area</li> <li>• Government should establish industries to boost employment</li> <li>• Government should rehabilitate the existing Cocoa Processing Industry</li> <li>• The proposed Free Trade Zone should be completed</li> <li>• Soft loans should be provided by Government to assist traders</li> </ul>
URBAN ENVIRONMENT AND INFRASTRUCTURE		
GROUP 2	ISSUES DISCUSSED	DECISIONS REACHED
1	Inadequate Infrastructure	<ul style="list-style-type: none"> <li>• Need for a major infrastructure improvement programme that will address the existing gaps</li> </ul>
2	Urban Environment	<ul style="list-style-type: none"> <li>• Need for provision of domestic waste bins and steel bins for public places and markets</li> <li>• Communities have reached agreement with government over payment of charges for waste disposal</li> <li>• Need for provision of appropriate sanitation facilities in all markets –Olobi Market, Owode Market, Sekona Market, Alaso market, Timi Market.</li> </ul>
GENDER- GOVERNANCE-HERITAGE		
GROUP 3	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> <li>• Ultra-modern markets and garages to be established with basic social amenities most especially at Abeere, Sekona Ogbagba, Alajue, Oke Iresi, Apollo, Oja Gbogbogbo, etc.</li> <li>• Clustering of markets wanted i.e. specialized market for food stuff, cloths etc</li> <li>• International market desired at Akoda.</li> <li>• Modern garage and car park desired also</li> <li>• Women Advancement and Development Centre to be established to take care of adult education, vocational training, skill acquisition, soft loan etc</li> <li>• Awareness program on sex education on radio, TV and other mass media</li> <li>• Elderly people and other vulnerable groups to be taken care of</li> <li>• More female representation in governance i.e. 35% affirmative action should be adhered to.</li> <li>• Interest free loans should be given to the people</li> <li>• Street hawking should be stopped</li> <li>• Channelization of some rivers like Awututu, Oluboku, Elemu, Majowu.</li> <li>• Pipe borne water not available in some areas in Ede</li> </ul>
2	Governance	<ul style="list-style-type: none"> <li>• Selfishness and corruption by public officials should be stopped</li> <li>• Welfare programs should be for everybody and not only for the rich/politicians.</li> <li>• Fertilizers and other agricultural input to be subsidized for farmers</li> <li>• Technicians like welders, tailors, Aluminium fabricators and so on want government to provide generator to help ease the instabilities caused by unstable public power supply.</li> <li>• Construction of Flyover at Akoda junction.</li> <li>• Centralized dump site wanted in Ede and sanitary inspector should go to compound to pack refuse and not only pack refuse on main roads</li> </ul>
3	Heritage sites	<ul style="list-style-type: none"> <li>• Heritage sites, such as where Sango disappeared should be renovated</li> <li>• Festivals like Sango and Egungun be developed into international event</li> <li>• Museums should be established to keep historical artifacts.</li> </ul>
BASIC URBAN SERVICES AND TRANSPORTATION		
GROUP 4	ISSUES DISCUSSED	DECISIONS REACHED
1	Basic Urban Services: Water Supply	<ul style="list-style-type: none"> <li>• Need for installation on mains pipes by Government to facilitate water supply directly into homes with cost recovery through metering</li> <li>• Need for installation of standing pipes within each compound to facilitate public water supply, with cost recovery through metering</li> </ul>
	Education	<ul style="list-style-type: none"> <li>• All dilapidated school buildings should be rehabilitated by Government</li> <li>• Government should employ more competent teachers</li> </ul>
	Electricity	<ul style="list-style-type: none"> <li>• Need to rehabilitate Erinle Power Station</li> <li>• Pre-paid meters should be installed in each home</li> <li>• Old electricity poles, power cables and transformers should be replaced by government</li> </ul>
	Healthcare	<ul style="list-style-type: none"> <li>• The State Hospital should be upgraded and designated LAUTECH Teaching Hospital Annex</li> </ul>
	Fire Services	<ul style="list-style-type: none"> <li>• Oja-Timi Fire Station in need of rehabilitation and upgrading</li> </ul>
	Urban Mobility	<ul style="list-style-type: none"> <li>• Akoda - Oke Gada Road and Oke Gada – Offatedo Roads should be dualised</li> <li>• Oke Gada Motor Park and Akoda Motorcycle Park should be upgraded and provided with necessary facilities</li> <li>• Access roads into all markets should be expanded</li> <li>• Pedestrian walkways, street lights and parking spaces should be provided on all roads</li> </ul>

# APPENDIX 3

## RECOMMENDED LAND USE DESIGN STANDARDS

**TABLE 1** Neighborhood Land Use Estimates

Land Use	Percentage of Developed Area
Residential (dwelling plots)	50 – 60
Local/neighbourhood commercial (market) area	3 – 4
Parks, playgrounds and other organized open spaces (recreation)	10 – 12
Roads and streets (right-of-way)	15 – 20
Public and semi-public uses (schools, clinics, worshipping places, cemeteries, etc)	15 – 20
Industrial	7-10

**TABLE 2** Recommended Densities for Residential Developments

Types of Dwellings	Gross Density		Net Density	
	No of dwellings per hectares	No of persons per hectares	No of dwelling per hectares	No of persons per hectares
<b>Bungalow (detached)</b>				
Low density	4 – 5	40 – 50	6 – 8	60 – 70
Medium density	6 – 8	50 – 60	8 – 12	70 – 100
High density	8 – 10	60 – 80	12 – 16	100 – 130
<b>Semi-detached and Row housing</b>				
Low density	10 – 12	40 – 50	16 – 20	130 – 160
Medium density	12 – 14	50 – 60	20 – 24	160 – 180
High density	14 – 16	60 – 70	24 – 28	180 – 240
<b>Multiple-Family Dwellings</b>				
Low density	16 – 18	140 – 160	28 – 32	240 – 280
Medium density	18 – 20	160 – 180	32 – 36	280 – 320
High density	20 – 24	180 – 299	36 – 40	320 – 360
Special density	24 – more	200 – more	40 – more	360 – more

**TABLE 3** Floor Area Requirements by Sizes of Families

Family size	Minimum No. of habitable of rooms	Floor area in sq meter minimum	Floor area in sq meter desirable
4	2	40	50
6	3	50	70
8	4	65	85
10	5	82	100
12	6	95	120

**TABLE 4** Recommended Minimum Plot Area for Different Types of Housing

Types of Residential Development	Minimum plot in sq. meter		
	Detached Housing	Semi-detached Housing	Row House
Rehabilitation of slum dwellers and improvement of sub-standard area	240	160	120
Low-cost housing in urban areas	360	240	180
Normal housing development	500	333	250

**TABLE 5 Recommended Maximum Plot Coverage**

Types of Residential Development	Maximum percentage plot coverage		
	Detached Housing	Semi-detached Housing	Row House
Rehabilitation of slum dwellers and improvement of sub-standard areas	50	65	65
Low-cost housing in urban area	50	60	65
Normal housing developments	40	50	60

**TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines**

Types of Residential Development	Minimum set-back in metres		
	Front	Side	Rear
Rehabilitation of slum dwellers and improvement of sub-standard areas	3	3	3
Low-cost housing	4.5	3	3
Normal housing development	6	3	3

**TABLE 7 Minimum Distance between any Two Buildings, Back to Back**

Types of Residential Development	Minimum Distance in metres
Rehabilitation of slum dwellers and improvement of sub-standard areas	4.5
Low-cost housing	6
Normal housing development	6

**TABLE 8 Percentage Area Devoted to Commercial Development by Size of Town**

Size of Town	Population	Commercial area as percentage of total developed area
Small	Below 50,000	2.0 – 3.0
Medium	50,000 – 250,000	3.0 – 4.5
Large	Above 250,000	4.5 – 6.5

**TABLE 9 Recommended land Allocation in a Commercial Area/Market**

Land Use	Percentage of Developed Area
Shops/Stalls	30 – 40
Organized open spaces	15 – 20
Utilities, services and facilities	10 – 15
Streets, walks, parking lots etc	15 – 20
Other uses	10 – 12

**TABLE 10 Recommended Set-Backs of Commercial Property Lines from Centre Lines of Abutting Streets**

Types of commercial Development	Major street	Set-back in metres	
		Collector street	Local street
Convenience shops	-	-	9 – 12
Markets	-	12 – 15	9 – 12
Department stores	12 – 15	12 – 15	-
Commercial establishments	15 – 20	15 – 20	-
Banks	15 – 20	12 – 15	-

**TABLE 11** Recommended Widths of Roads in Commercial Area

Type of Road	Width in metres	
	Carriageway	Right-of-way
Major Commercial Road	15	24
Minor Commercial Road	12	22
Local Commercial Road	9	18
Path (walk)	3	6

**TABLE 12** Number of Parking spaces per Gross Hectare of Commercial Development

Type of commercial development	No. of parking spaces per hectare of site area
<b>Market</b>	
(i) Minor	15 – 25
(ii) Major	25 – 30
<b>Department Stores</b>	
(i) Small	25 – 30
(ii) Large	30 – 45
<b>Commercial Offices</b>	25 – 30
<b>Banks</b>	30 – 45

**TABLE 13** Recommended Land use Standard in Industrial Area/Estates

Land Use	Percentage of Developed Area
Worksheds	50 – 55
Organized open space	10 – 15
Utilities, services and facilities	20 – 25
Roads, parking lot etc.	15 – 20
Other uses	5 – 10

**TABLE 14** Recommended Set-Backs for Industrial Property Lines from Centre-Lines of Roads

Types of Road	Set-backs in metres	
	Minimum	Desirable
Highway	24	30
Major Road	18	21
Collector Road	15	18
Access Street	12	15

**TABLE 15** Recommended Width of Carriageway in Industrial Area/Estates

Types of Road	Width of Carriageway in metres	
	Minimum	Desirable
Highway	15.0	18.0
Major Road	13.2	15.0
Collector Road	10.8	12.6
Access Street	9.0	10.8

**TABLE 16** Set-Backs of Petrol Filling Bays from Centre-Lines of Abutting Roads

Types of abutting road	Set-back in metre from the centre line of the road
<b>Outside City Limits</b>	
Trunk 'A' Road	30
Trunk 'B' Road	25
Trunk 'C' Road	20
<b>Within City Limits</b>	
Major Road	30
Collector Road	21
Other Road	15

**TABLE 17** Population to be served by each Type of Facility and Radius of Catchment Area

Types of health facilities	Population to be served	Radius of catchment area in Km.
Central or State hospital	Served the entire population of the state	
General hospital	½ million – 1 million	70 – 100
District hospital	100,000 – 150,000	30 – 40
Specialized hospital	150,000 – 300,000	40 – 60
Health centre	30,000 – 50,000	15 – 20
Maternity home	20,000 – 30,000	4 – 7
Dispensary	15,000 – 20,000	2 – 3
Health office	10,000 – 15,000	10 – 15

**TABLE 18** Desirable Site Areas for Health Facilities

Types of healthy facility	Site Area in Hectares	
	Minimum	Desirable
Central or State hospital	40	50
General hospital	20	24
District hospital	6	10
Health centre	2.5	4
Maternity home	2	2.5
Dispensary	0.5	1
Health office	2.5	4

**TABLE 19** Quantity of Potable Water to be supplied to a Community for Various Purposes

Purpose	Quantity of water to be supplied in litre per capital per day	
	Minimum	Desirable
Domestic	72	100
Commercial	16	30
Industrial	14	50
Civic	12	20
<b>Total</b>	<b>114</b>	<b>200</b>

**TABLE 20** Space Standards for Services

Services	Population to be served	Site area in hectares	Site coverage
<b>Post and Telegraph</b>			
Central post office	More than 750,000	0.65 – 10	
Post office	750,000 – 50,000	0.35 – 5.0	30% - 33 1/2%
Sub-Post office	50,000 – 25,000	0.18 – 2.5	30% - 33 1/2%
Agency	25,000 – 10,000	0.625	30% - 33 1/2%
<b>Telephone Exchange</b>			
	Line per 1,000 Population		
Large Towns	5 – 10	7.5	30% - 33 1/2%
Medium Size Towns	2 – 3	5.0	30% - 33 1/2%
Small Towns	1 – 2	2.5	30% - 33 1/2%
<b>Fire Stations</b>			
	One Fire Station to serve 25,000 – 50,000 population	3.75 – 50 hectares per fire station	25% - 30%

**TABLE 21** Recommended Widths of Streets in Residential Areas

Types of Street	Width in Metre Carriage-Way	Right-of-Way
Major residential street	15	30
Collector street	12	24
Local residential street	9	18
Lop (crescent) street, cull-de-sac (dead-end) street or close	8	15
Path (walk)	3	6

**TABLE 22** Design Standard for Elements of Various Types of Roads

	Number of carriage lanes	Width of carriage way in metres	Width of right of way in metres	Minimum radius of vertical curve in M.	Minimum safe sight distance in M.
Major road	3 or more	10 or more	20 or more	75	130
Secondary road	3 – 4	10 – 13.2	16 – 20	60	90
Local Street	2 – 3	7.2 – 10	12 – 16	45	65
Service Street	2	7.2	12	30	65
Cul-de-sac	2	7.2	12		
Cycle Track	1	1.8 – 2.4	3 – 4.5		
Pedestrian walk	1	1.8 – 3.0			

**TABLE 22** Number of Cars to be Parked along Curbs per Furlong at Different Angles of 1 Curb Parking on one Side

Angle of curb parking	Number of car spaces per furlong of road	Dimension (metre)
1800 (Parallel)	30	5 x 2.5
300 (Angle)	35	5 x 2.5
450 (Angle)	40	5 x 2.5
600 (Angle)	45	5 x 2.5
900 (Perpendicular)	50	5 x 2.5

**TABLE 23** Minimum Dimensions for the Design of Parking facilities (Drive-in Layout)

Width of stall in metres	Angle of isle parking	Width of Isle in metres	Depth of stall perpendicular to Isles in metre	Width of stall parallel to Isle in metre	Unit parking depth in metre
2.4	300	3.6	5.0	5.0	14.0
2.4	450	3.6	6.0	3.6	16.0
2.4	600	7.0	2.0	3.0	21.0
2.4	900	8.0	1.8	2.4	21.0
2.7	300	3.6	4.5	6.0	14
2.7	450	3.6	6.0	3.6	16
2.7	600	6.0	6.5	3.3	20
2.7	900	8.0	7.0	2.5	21

**TABLE 24** Number of Car Parking Spaces

Types of development	Number of car parking spaces
<b>Residential</b>	
Low density areas	(a) 6-8 Car spaces per gross hectare of residential development
Medium density areas	8-12 Car spaces per gross hectare of residential development
High density areas	12-16 Car spaces per gross hectare of residential development
	(b) On an average two cars for each dwelling unit
<b>Shopping and commercial centres</b>	
(a) Regional	3 cars spaces per 10sq m of shopping and commercial frontage
Major	2 cars spaces per 10sq m of shopping and commercial frontage
Minor	1 car space per 10sq m of shopping and commercial frontage
(b) Shops	1 car space to every 10sq of gross floor space
Industrial Premises	(a) 3 car spaces for every 60-100 sq. m of industrial floor space, or (b) 1 car space to every 7-10 employees
Administration Areas	(a) 4 car spaces for every 60-100 sq. m of administrative floor space; or (b) 1 car space for every 30sq. m. of gross floor space
Hotels	1 car parking space to every 5-8 bed rooms
Hospitals	1 car parking space to every 4 to 5 beds
Cinemas and Theatres	1 car parking space to every 15-20 seats
Restaurants	1 car parking space to 10-15 seats
Churches and Mosques	1 car parking space to 10-15 worshippers

**TABLE 25** Standards for Playgrounds

Types of Game	Game Area Dimensions in metre	Clearance in metres	
		Sides	Ends
Football	45 x 90.0	6	9
Netball	15 x 30	2.5	3
Basket Ball	14.0 x 26.0	2.5	3
Volley Ball	9.0 x 18	2.5	3
Lawn Tennis			
(i) Single	15.0 x 24	3.0	6
(ii) Double	10.8 x 24	2	6
Tennis Court	8.0 x 21	1.8	3
Hockey	55.0 x 92	3	5
Cricket	126 x 126		
Wicket	20m apart	6	6
Badminton			
(i) Singles	5.1 x 13.5	1.8	3
(ii) Doubles	6 x 13.5	1.8	3
Table Tennis	1.5 x 2.7	1.2	1.8
Polo	18. x 288	9.0	15
Rugby	560 x 100.0	10.0	20

**TABLE 26** Standards for Socio-Cultural Activity Areas

Particulars	Community Centre	Church/ Mosque	Public Library	Museum	Cemetery Burial ground
Population to be served by a unit facility	10,000-25,000	5,000-15,000	25,000-50,000	50,000-100,000	50,000-100,000
Radius of service areas in km	0.5 – 0.75	0.5 -1.0	1.0 – 2.0	2.0 – 4.0	1.0 – 3.0
Site area in hectares	1 – 2	1 – 2	0.5 – 1	1.11 – 2	2.5 – 5
Site Coverage	30% - 35%	25% - 33%	30% - 35%	30% - 35%	-----
Number of car parking spaces per 100 visitor/patrons	4 – 6	5 – 8	4 – 6	5 – 8	5 – 8





## STRUCTURE PLAN FOR EDE AND ENVIRONS (2014 – 2033)

### *State of Osun Structure Plans Project*

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 Structure Plan for Ede and Environs 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.

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