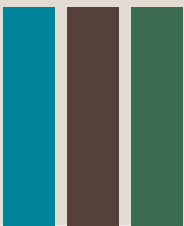


EXECUTIVE SUMMARY OF STRUCTURE PLANS FOR AWKA, ONITSHA AND NNEWI AND ENVIRONS 2009-2027



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Executive Summary of Structure Plans for Awka, Onitsha and Nnewi and Environs 2009-2027

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ACKNOWLEDGEMENTS

Director:	Dr Alioune Badiane
Principal Editor:	Prof. Johnson Bade Falade
Co-ordinator:	Dr. Don Okpala
Principal Authors:	Dr Francis Onweluzo Tpl. Joachim, A. C. Okafor Engr Felix Nnamdi Nwokedi M Mrs. Catherine Ozude Udeaja Chris Ikenna Dr. Don Okpala Tpl. Moses Olubunmi Ajayi, Engr Chike F. Ejindu, Prof (Mrs) C. C. Okojie, M Mr. Udeaja Chris Ikenna,

Design and Layout:	Andrew Ondoo
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FOREWORD



It is now widely acknowledged and accepted that cities and urban areas are engines of economic development and growth. Cities drive the national economy, contributing a substantial proportion to the gross domestic product (GDP). Cities attract investments and create wealth, enhance social development, human and technical

resources and are repositories of knowledge and agents of socio-political change.

Cities and urban areas, as potent instruments for economic growth and development, are however predicated on their being properly planned, administered and managed.

Upon my assumption of office as the Governor of Anambra State, I discovered to my astonishment that there was no Structure Plan for any of our cities in Anambra State, including Awka the State Capital. A closer look at our major cities of Awka, Onitsha, and Nnewi revealed that these cities are inadequately planned and managed. They are currently largely characterized by outdated physical layouts or no planned layout at all, poor drainage structures and inadequate sanitation, uncontrolled street trading, mounds of solid waste or refuse, overcrowded and congested transport systems and inadequate and deteriorated road facilities. The result is intolerable overcrowding, congestion, noise and pollution.

Extensive illegal and unregulated building patterns predominate in Onitsha, Nnewi and other burgeoning urban centres in the State. Buildings are put up without regard to existing building and health codes or zoning and sub-division regulations – thus creating slum and squatter conditions in which most urban residents in the State now live. Thus, Onitsha has regrettably been described by some observers as “... a sprawling slum city of chaos and disorder – an insult to the art of architecture and a disgrace to urban planning and development”.

Such situations in and characterization of our cities and urban areas are clearly unenviable and regrettable.

It is to reverse and stem this development trend and to realize the developmental potentials of well-planned and managed cities, towns and villages, that my Government approached the United Nations Human Settlements Programme (UN-HABITAT) in Nairobi, Kenya and sought its technical assistance and cooperation to develop and prepare urban structure plans for Awka Capital Territory, Nnewi and Onitsha, for a start, to promote orderly, healthy and productive development of these major cities.

This Report is an outcome of this cooperative effort. My Government believes that if the land use proposals and policy and legislative reforms contained in these reports are effectively implemented, Anambra State will realize sustainable development of these cities and their contributions to economic and social development. It is the intention of my Government therefore to regenerate and revitalize these cities and in the case of Onitsha, to prepare and position it into becoming the leading Mega-City East of the Niger.

Effective implementation of these recommendations and realization of the development potentials requires, apart from the envisaged massive public investments in infrastructure, the support, coordination and integration of the activities of all stakeholders, including all State Government Ministries and Agencies, Local Governments, Donor agencies, Communities, Town Union Groups and their leaders, business people, traders, land developers, professionals, organizations and trade union associations and indeed all people resident in Anambra State. The required support and cooperation involves among other things, respecting and complying with the land use development proposals, rules and regulations made in the Structure Plans as the various recommendations and land use proposals are in the overall public interest of Anambra State.

I therefore commend the implementation of these urban Structure Plans' recommendations to the citizens and residents of Anambra State, particularly to residents of the respective project cities, namely Awka Capital Territory, Nnewi and Onitsha. I call on all stakeholders to accept the development proposals in the Structure Plans, support and cooperate with each other, Government agencies communities and the private sector for their implementation to achieve sustainable development of Anambra State.

It is of course recognized that no plan is perfect or valid for all times. These plans are therefore subject to periodic revisions and updating. The preparation and adoption of these plans for implementation constitute a major start – perhaps an overdue start for cities and towns in Anambra State.

I wish to take the opportunity to express my Government's gratitude to the UN-HABITAT and the Executive Director, Dr. Anna K. Tibaijuka, for the technical assistance extended to the State, without this the production of these Structure Plans would have been impossible. It is our hope that this is but the beginning of continued cooperation between the Anambra State Government and UN-HABITAT.

I wish to appreciate Dr Alioune Badiane, Director, ROAAS, for his leadership and the contributions of Professor J. B. Falade, Habitat Programme Manager for Nigeria and all consultants and technical experts who made tangible contributions to bringing about this outcome. A better developed Anambra Cities and towns will be a worthy and deserving tribute to their dedicated efforts.

Lastly, I make bold to commend the all the recommendations and land use proposals of the Structure Plans to all stakeholders to ensure their effective implementation.



His Excellency,
Peter Obi,
Governor of Anambra State
Awka, Nigeria

PREFACE



It is my great pleasure and relief to see the end product of this phase of the Anambra State Urban Structure Plan Project. These Urban Structure Plan Proposals and recommendations for Awka Capital Territory, Nnewi and satellite Towns and Onitsha and satellite towns are products of painstaking consultations, surveys and analyses by UN-HABITAT

Consultants.

I am fully aware of the technical, including infrastructural bottlenecks and other difficulties encountered in the process and I appreciate that these difficulties notwithstanding, the Consultant Teams persisted in their work. The result is this very admirable outcome.

It has been a rewarding experience working with the Teams and I take the opportunity to appreciate and thank all of them individually and collectively, for their commitment to the project. I wish to also express the profound gratitude of the State Government to the management of UN-HABITAT who made this project possible.


I wish to also thank all those others who made contributions to the successful outcome of this project including project communities and their leaders, as

well as other partners and stakeholders including government officials and others who reviewed and provided feedbacks and comments to the draft final report, which preceded this final report.

Most importantly, I must congratulate His Excellency, the Governor of Anambra State, Mr. Peter Obi who took the initiative to invite the UN-HABITAT to collaborate with the State in the execution of this project.

The Government will ensure that these Structure Plan proposals/recommendations are conscientiously implemented and periodically reviewed to the best extent possible.

I commend these proposals and recommendations to the citizens and residents of Anambra State in general and those of the project cities in particular.



Peter Afuba Esq.

Hon. Commissioner for Lands, Survey and
Town Planning, Awka Anambra State

ACKNOWLEDGEMENTS



In the process of preparing this report, we owe gratitude to so many people, groups and institutions, although space would only permit mentioning just a few.

To start with, we would like to acknowledge the magnanimity of the Governor of Anambra State, H.E. Mr. Peter Obi, for his vision in initiating

the project in collaboration with the UN-HABITAT as the executing agency and for his full support in providing the necessary operational and logistical resources for project execution.

We would also like to thank the State Commissioner for Lands, Survey and Town Planning, Hon. Peter Afuba, for his admirable calmness and equanimity in piloting the execution of the project on behalf of the State Government. Similarly, we wish to thank the various officials of his Ministry who provided technical and logistic supports; in particular, the Permanent Secretaries of the Ministry, Sir Gregory Obunadike and Barrister (Mrs.) Ada Idigo-Izundu, the Ag. Director of Town Planning Mr. Peter C. Okoye; and the Ag. General Manager of the Anambra State Urban Development Board (ASUDEB), Mr. Jude E. Ilozulike. In the same vein, we acknowledge the cooperation and assistance of all the officials in the various State Ministries who provided us with relevant data and information for this report. Invaluable technical support was regularly rendered by Engr. Cletus Maduafokwa, Chief Engineer of ASUDEB. We thank the Chairman of the ASUDEB, Arc. Okey Chukwuogo and his staff for hosting the Structure Plan Project.

We specially acknowledge the support and cooperation of traditional rulers and community leaders of the various communities covered in this project namely H.R.H. Alfred Achebe, the Obi of Onitsha, H.R.H. Engr. J.U. Nwakobi, the Eze Obosi and his chiefs,

H.R.H Igwe Kenneth Orizu of Nnewi and H.R.H Igwe Gibson Nwosu, Eze-Uzu Awka. We are also grateful to the following Traditional Rulers: Igwe Reuben Aghanti of Ezinifite, Igwe Christopher Umeaniba of Azuigbo, H.R.H Leonard Ojiako, Obi of Amichi, H.R.H B.B.C.Okeke, Igwe of Okija, Representatives of Ukpo Improvement Union, Sir Ezekiel Okeke President-General, Ichi Development Union, Sir A Okechukwu – President Utuh Development Union for attending to the requests for information.

Our special thanks go to the following resourceful Community Leaders namely Dr. Dozie Ikedife President-General of the Ohaneze Ndigbo, Hon. Ben Ngonadi, the Chairman, Nzuko-Ora Nnewi Professor J.O.C Onyemelukwe and Sir A.E Ibeanu for their various contributions and assistance to the project.

Lastly, we wish to acknowledge the selfless service rendered in various capacities in the execution of the project by the following Engr. Daniel Abalogu, TPL Valentine Ezenwa, TPL Vincent Ezenagu, Mr Paul Omaliko, Ifeanyi Ezife, Mr. Ifeanyi Ikem Igwilo and Mr. J. O. J Ulasi, Ms. Uju J Efobi, Ms. Ngozi F Okpara and Ms Ngozi Olisakwe and Chris Onwuagana.

A handwritten signature in black ink, appearing to read 'Alioune Badiane'.

Dr Alioune Badiane

Director, Regional Office for Africa and Arab States UN-HABITAT, Nairobi

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1 INTRODUCTION



1.1 PREAMBLE

Anambra State has a population of more than 4 million (4,182,032 out of which 50.84% is women). The State is the 8th populous and the second densely populated state in Nigeria with almost 700 people per sq km (Table 1.1). With an annual population growth rate of 2.21 percent per annum, Anambra State has over 60% of its people living in urban areas.

Anambra State's high population density coupled with high rate of urbanization is rapidly assuming that of Lagos State, that is almost completely urbanized and has emerged as a city-state spreading to neighbouring Ogun State to form a Mega city. In a similar way, the cities of Anambra State are growing rapidly to merge with each other across local government boundaries as demonstrated in the Planning Areas. As a matter of fact, the cities of Awka, Onitsha and Nnewi, the subjects of Structure Plan Project, have grown during the past decades, especially since the end of the Nigerian civil war, to merge with their surrounding settlements, forming in these areas several sprawling urban corridors. The annual population growth rates recorded in these cities and their constituent Local Governments averaged over 4.5% percent per annum and peaked as high as 6% and 10% percent per annum as recorded for some of the cities in the areas covered by the Structure Plans, as will be shown later in the report in the section dealing with population analysis.

Despite the unprecedented growth of the cities in Anambra during the past three decades, it is sad to note that they are yet to adopt any development strategy to guide their future growth in a sustainable manner. As a result, these cities have to contend with all their attendant land use problems, slum formation, inadequate infrastructure, housing shortages, unemployment, inadequate solid-waste management, loss of land to agriculture due to urbanization and soil erosion, lack of access to safe drinking water, etc. No doubt, going by the current population growth trend, it will not be too long for Anambra State witness the emergence of a mega-city or mega cities.

To ensure these cities don't grow sporadically, without adopting any development strategies, the Anambra State Government under the leadership of HE Mr Peter Obi, Executive Governor, signed a technical cooperation agreement with UN-HABITAT for the development of realizable structure plans for Awka Capital Territory, Onitsha, Nnewi and their surrounding towns.

This report is a summary of the different issues covered in the Structure Plans for Awka, Onitsha and Nnewi, which are aimed at guiding the growth of these towns for the next 20 years and to specifically make significant contributions towards achieving the goals of Anambra State Economic Empowerment and Development Strategy (SEEDS), Local Economic Empowerment and Development Strategy (LEEDS), the HABITAT Agenda and the Millennium Development Goals (MDGs).

TABLE 1.1 POPULATION GROWTH OF THE TOP TEN MOST POPULOUS STATES IN NIGERIA

States	1991	2006	% Total growth 1991-2006	% Annual growth	Ranking based on 2006 figure
Kano	5,810,470	9,383,682	38.079	2.54	1
Lagos	5,725,116	9,013,534	36.48312	2.43	2
Kaduna	3,935,618	6,066,562	35.12606	2.34	3
Rivers	3,187,864	5,185,400	38.52231	2.57	4
Bauchi	2,861,887	4,675,465	38.78925	2.59	5
Jigawa	2,875,525	4,348,648	33.87543	2.26	6
Benue	2,753,077	4,219,244	34.74952	2.32	7
Anambra	2,796,475	4,182,032	33.13119	2.21	8
Borno	2,536,003	4,151,193	38.90906	2.59	9
Niger	2,421,581	3,950,249	38.69802	2.58	10

Source: National Population Commission 1991, 2006

1.2 METHODOLOGY

Definition of Planning Area: The areas to be covered by each Structure Plan was agreed upon to cover 10 km radius for Nnewi and Awka and 15km radius for Onitsha. Going by this definition the areas covered under each plan are as follows:

- Awka Structure Plan Area covered six Local Governments which include Awka Capital Territory, Awka South Local Government area accounting for more than half of the land area. Others are Awka North, Njikoka, Anaocha, Dunukofia and Orumba Local Government Areas (Fig. 1.1).
- Onitsha Structure Plan Area covered many cities in six local governments namely Onitsha North, Onitsha South, Ogbaru (Odekpe and Okpoko), Idemili North (Nkpor, Ogidi, Obosi, and Umuoji), Idemili South (Oba), Oyi (Ogbunike, Umunya, and Nkwelle –Ezunaka) and Anambra East (Nsugbe) (Fig. 1.2).
- Nnewi Planning Area covered some 72 sq km including Ichi, Oraifite, Ozubulu all in Ekwusigo Local Government Area; Nnobi, Awka-Etiti in Idemili South Local Government Area; Amichi, Azigbo, Utu and Ukpor in Nnewi South Local Government, with one-third of this area fully built (Fig 1.3).

Methodology for data collection:

The method adopted was the participatory and very engaging Rapid Urban Sector Profiling for Sustainability (RUSPS), first developed by the UN-HABITAT and has been successfully employed in several countries. The UN-HABITAT organized a week-long training on RUSPS to properly induct 10 Nigerian Experts and 15 government technical staff drawn from Anambra State Ministries and local governments and Federal Ministry of Housing and Urban Development in RUSPS methodology. During the training, RUSPS global data collection framework was reviewed with an agreement on the under-mentioned seven thematic issues for the conduct of RUSPS for Anambra cities:

- Basic urban services;
- Environment,
- Gender,
- Governance,
- Heritage/historic areas,
- Local Economic Development; and
- Shelter and slums.

Fig 1.4 shows the logical framework of the application of RUSPS in the study area. Fieldwork was conducted by the consultants in Awka, Nnewi and Onitsha from January-May 2008.

City Consultations: Following data collection and analyses, a city consultation was held in each of the three cities during the first week of May 2008, involving several stakeholder groups including government officials, traditional rulers, community based organizations, NGOs, professional bodies, academic and research institutes, women and youth organisations, trade organizations i.e. National Union of Road Transport Workers and Owners, artisans /tradesmen, industrialists and religious organizations. Participants were chosen from all the communities that made-up each planning area (Figs 1.5 to 1.7).

Technical Reporting: Draft Structure Plans, based on the prioritized needs as well as focusing on the goals of Anambra State Economic Empowerment as the goals of the Habitat Agenda and the Millennium Development Goals, were prepared and subjected to reviews by experts and different arms of Anambra State Government. The final reports incorporated the observed comments. The final report was presented in six chapters as shown in Box 1.1.

Chapter 1: Introduction

Chapter 2: Background to Planning Area, providing general account of each planning area in terms of geographical settings, history, economy and demographic data.

Chapter 3: Profiles of each Planning Area, based on the seven thematic areas adopted for investigation. It concludes with an analysis of the strengths, weaknesses, opportunities and threats facing the planning area (i.e. SWOT analysis).

Chapter 4: Visioning the City - devoted to visioning the city into the future for the next 20 years defining the goals, objectives, and planning strategy and justification for the proposed selection.

Chapter 5: Land Use Proposals discusses the land use planning and management strategies of the structure plan.

Chapter 6: Implementation Arrangements deals with the plan's implementation and monitoring arrangements.



FIG 1.4: THE LOGICAL FRAMEWORK OF THE APPLICATION OF RUSPS FOR ANAMBRA CITIES.

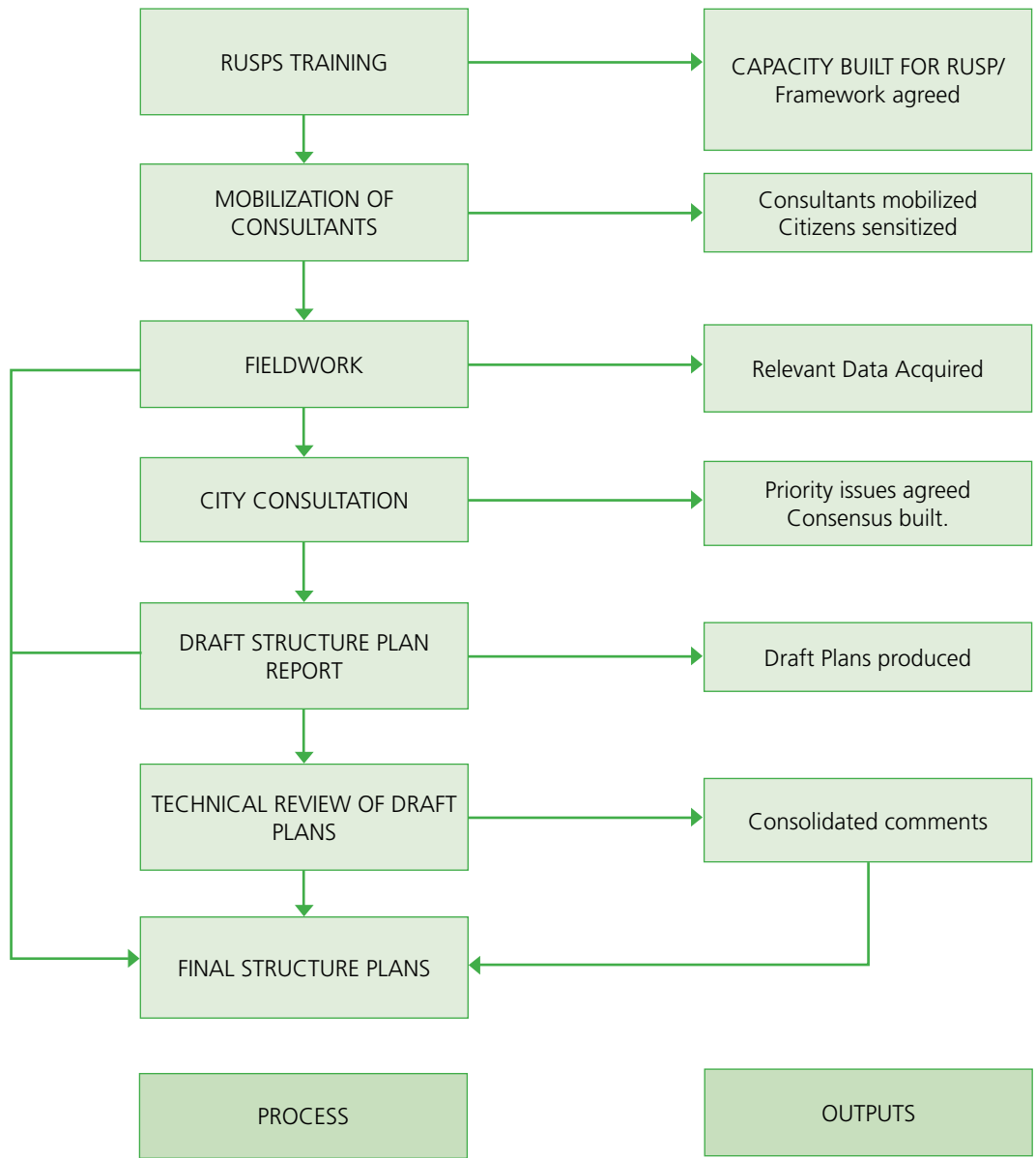


FIG 1.6: VIEW OF CONSULTANTS AND TOP GOVERNMENT OFFICIALS OF ANAMBRA STATE GOVERNMENT POSING WITH THE OBI OF ONITSHA AFTER A 3-HOUR MEETING WITH HIM ON HIS VISION FOR ONITSHA



2 BACKGROUND TO PLANNING AREAS



Each Structure Plan provides the background accounts of the respective planning areas dwelling on the location, regional and national settings, natural environment and climatic factors, history, demography and existing land use structure.

2.1 LOCATION AND REGIONAL SETTING

Awka, Onitsha and Nnewi, being the Structure Plan focused areas constituted the three largest urban centres in Anambra State, chosen from the three Senatorial Zones of the State. Anambra is one of the six States in South-East Geopolitical Region of the Country and one of the 36 States in the Federation (Fig 2.1).

2.2 NATURAL ENVIRONMENT

As shown in Table 2.1 natural environmental factors such as climate, geology, relative humidity, temperatures and vegetation were analyzed because of their critical influences on the lifestyle of the community and the design of the built landscape. For instance, the two prominent trade winds required that the location and span of buildings are oriented in a

southwest - northeasterly direction to reduce the effects of intense warmth from the southwest and cold from the northeast trade winds. The cropping season begins in March at the commencement of the rains and the traditional New Year begins at the end of the harvesting period (October/November). The porous nature of the soil condition and the sharp and steep gradients of the topography of the area dictate special consideration for foundation design and landscape design of open spaces and nature conservation (Fig 2.2).

2.3 HISTORICAL BACKGROUND

Nnewi's history has been traced to 11th century AD, almost coterminous with that of Awka traced to AD 900. The history of Onitsha is of more recent origin, traced to between 1630 and 1680. All these cities were founded by migrant city-fathers.

Traditionally, Igbo settlements are administered by the Obis, who are in turn assisted by a hierarchy of male and female chiefs and the age grades.

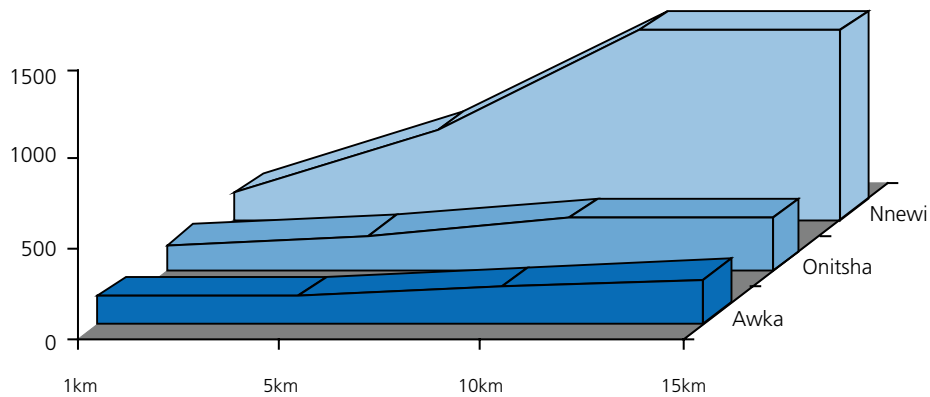
Onitsha was a major port of call during European trade on the Niger. However, from the era of colonization, all the three cities were exposed to outside influences, with several impacts. The slave trade was obviously the worst of these influences. The positive influences of education and religion attest to the fact that Anambra houses more intelligentsia and large cathedrals than any part of the country. The influence in education, coupled with the traditional industry in blacksmithing and craft has contributed in no small measure to the development of industries in the State.

There is no doubt that the civil war truncated the pace of general development in the State. Nevertheless, the three cities of Anambra State emerged with distinct roles, with Nnewi becoming the industrial nerve centre; Onitsha maintaining the leadership roles in commerce and industry, while Awka emerged as the state capital.

TABLE 2.1 NATURAL ENVIRONMENTAL AND CLIMATIC CONDITION OF THE PLANNING AREA

Environmental and climatic factors	Awka	Onitsha	Nnewi
Climate	Tropical climate of wet (April-Oct) and dry (Nov-March) seasons.	Climate transits between the sub-equatorial and tropical hinterland climates; with dry and wet seasons; Annual rainfall averages about 1,850mm (74 inches) per annum,	Tropical climate of wet (April-Oct) and dry (Nov-March) seasons
Temperature	Max Temp averages from 27-28°C and peaking about 35° C	Max: 780F and 810F., average temp: 77°F (convert to °C)	Max: 27.2°C to 35°C; Min: 18.2°C to 23°C
Humidity	High humidity and rainfall (about 1,485.2 mm, per annum)	Varies from 70% and 80%.	Relative humidity varies from 40% to 92%,
Topography	Topography lies between 150 and 300m above sea level on the plains of the Mamu River.	Mainly lowlands with topography varying from 150 and 240m in height and dissected by small streams draining into River Niger	Characterized by two main ridge formations to the west and east, lowest contour 150m and peaking at 1050m above sea level; the area is drained by Rivers Niger and Idemili.
Soil	Loamy, clay and fine white sands, and laterittic, red to brownish soil, poorly cemented and with moderate permeability	characterized by a wide plain of alluvium, punctuated by sandy and loamy soils around the Nkpor and Ogidi area	Soils are porous, non-resistant, non-load bearing and easily eroded,
Vegetation	Rain forests largely reduced to mixed savanna vegetation by farming, with thick forests along river valleys.	Light forest interspersed in some cases with tall grasses.	Rain forest of thick forest in river valleys, reduced to grasslands, mainly the long elephant grasses in the cultivated parts

FIG. 2.2: CROSS -SECTIONS OF THE TOPOGRAPHIES OF THE PLANNING AREAS. AS ONE MOVES FROM ONITSHA THROUGH AWKA TO NNEWI, THE HIGHER IS THE TOPOGRAPHY ABOVE SEA LEVEL.



2.4 POPULATION OF PLANNING AREAS

2.4.1 TOTAL POPULATION AND ANNUAL GROWTH RATE

The Three planning areas are the hub of population of the State. 71.56% (2.996m people) of the population of the State (4.182m) reside in the boundaries defined for the Structure Plans.

Between 1991-2006, all the three cities and local governments in the Planning Areas, experienced tremendous population growth rates, which range from 0.02% for Onitsha South LG to a whopping 10.29% per annum for Anambra East local government. Other local governments with high annual population growth rates in the Planning Areas include Idemili South (4.21%), Ekwusigo (4.80%), Njikoka (6.47%) and Awka North (5.34%) per annum. The average annual growth rates for the three planning areas vary from 2.60% for Onitsha Planning Area to 3.57% per annum for Nnewi Planning Area (Table 2.2 and Fig 2.3). Onitsha's low figure of 0.02%, is incomparable to past population growth experienced which peaked at 9.7% per annum (Table 2.3). This low counting has been attributed to low or no counting arising from interference with the census. Onitsha's figure is far from reality as the day time population of Onitsha is estimated between 1.5 and 2 million people daily because of her commercial role (Table 2.2 to 2.3).



TABLE 2.2: TOTAL AND ANNUAL POPULATION GROWTH OF LGS IN PLANNING AREAS 1991-2006

Planning Area	LGS	1991	2006	% annual growth
Nnewi	Ekwusigo	89,171	1,582,311	4.84
	Idemili S	124,122	207,683	4.21
	Nnewi N.	147,428	233,658	3.66
	Nnewi S.	121,063	157,569	1.88
Nnewi Planning Area	Total	481,784	757,141	3.57
Awka	Awka S	130,664	189,049	2.79
	Awka N	60,728	112,608	5.34
	Dunukofia	73,473	96,382	1.95
	Njikoka	72,948	148,465	6.47
	Orumba N	127,476	172,405	2.2
	Anaocha	200,607	285,002	2.63
Awka Planning Area	Total	665,896	1,003,911	3.17
Onitsha	Onitsha N	121,157	124,942	0.2
	Onitsha S	135,290	136,662	0.06
	Ogbaru	191,761	221,879	0.98
	Idemili N	278,642	430,783	3.41
	Idemili S	124,122	207,683	4.21
	Oyi	109,921	168,029	3.3
	Anambra E	57,925	153,331	10.29
Onitsha Planning Area	Total	1,018,818	1,443,309	2.6
Anambra State	All LGs	2,796,475	4,182,032	2.21

Source: National Population Commission (1991 and 2006).

TABLE 2.3: PAST AND PRESENT POPULATION GROWTH TRENDS OF ONITSHA 1931-2006

Year	Population	% Annual growth
1921	8,084	0
1931	26,921	23.3
1953	82,745	9.42
1963	163,032	9.7
1991	256,941	2.06
2006	261,604	0.12

Source: Compiled from Census Figures

FIG 2.3: PERCENT ANNUAL POPULATION GROWTH RATES IN PLANNING AREAS BY LGS

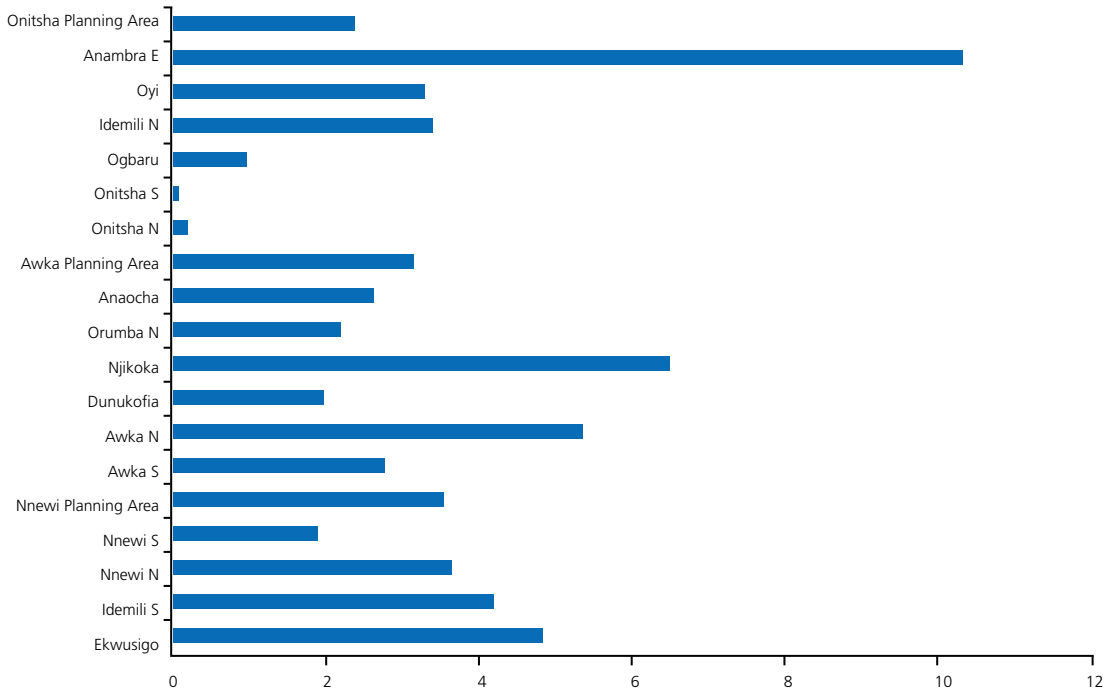


FIG. 2.4: POPULATION GROWTH IN THE PLANNING AREAS OF AWKA, NNEWI AND ONITSHA 1991-2006

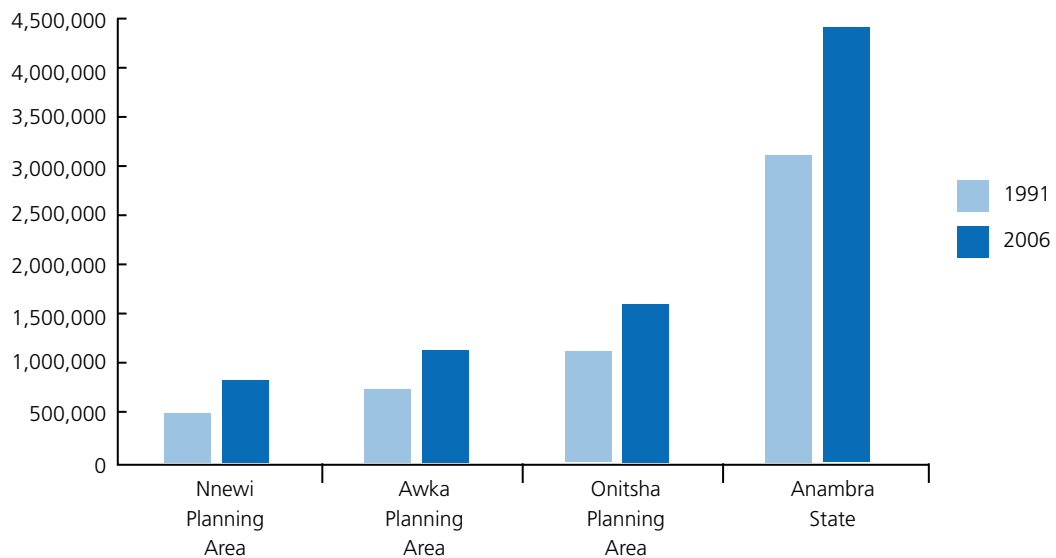
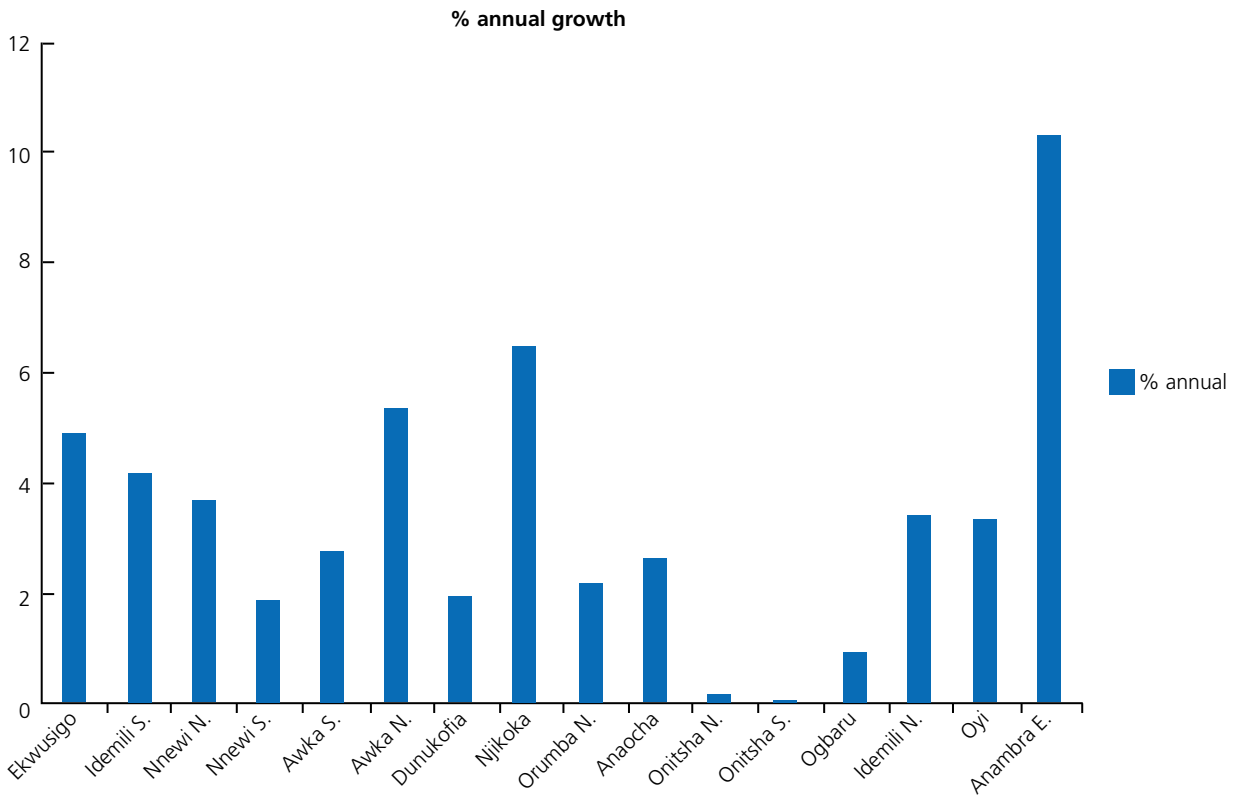


FIG 2.5: ANNUAL POPULATION GROWTH OF LGS AND PLANNING AREAS



2.4.2 HOUSEHOLD POPULATION

Household population varies in the planning areas based on the 1991 data, which is the most recently available. The average household population figures varied from 4.60 persons per household for Onitsha to 4.89 for Nnewi Planning Area. Except for Onitsha, the figures for Nnewi and Awka are higher than the average figure of 4.76 for Anambra State. Higher figures are recorded for some LGs including Dunukofia 5.44 per household and Ekwusigo 5.06 persons per household (Table 2.4 and Fig 2.6).

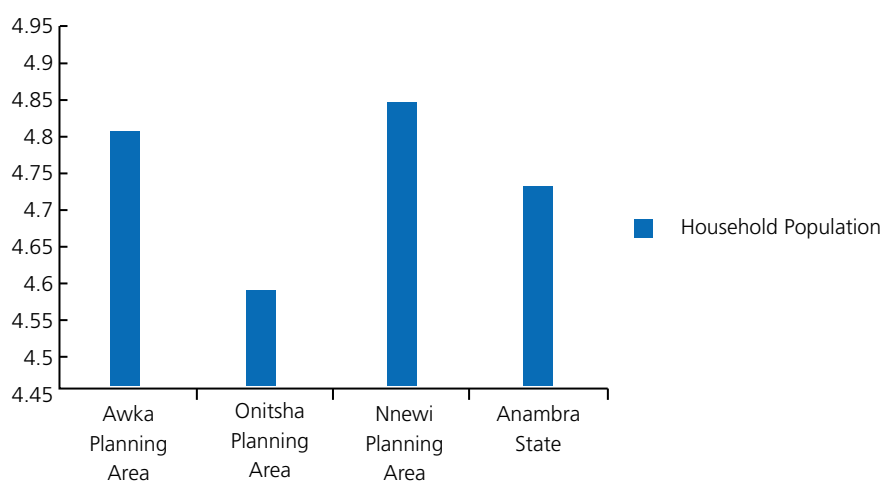


TABLE 2.4: POPULATION PER HOUSEHOLD FOR THE PLANNING AREAS FOR THE CITIES OF AWKA, ONITSHA AND NNEWI.

Planning Area	Local Government	No of Households	Total population	People per HH
AWKA	Awka South	27,791	130,664	4.70
	Awka North	12,562	60,728	4.83
	Dunukofia	13,5	73,473	5.44
	Njikoka	15,605	72,948	4.67
	Orumba North	26,375	127,476	4.83
	Anaocha	41,551	200,607	4.83
Awka Planning Area	Total	137,384	665,896	4.85
ONITSHA	Onitsha N	25,52	121,157	Apr.75
	Onitsha S	28,085	135,29	Apr.82
	Ogbaru	43,65	191,761	Apr.39
	Idemili N	61,341	278,642	Apr.54
	Idemili S	24,91	124,122	Apr.98
	Oyi	24,061	109,921	Apr.57
	Anambra E	13,709	57,925	Apr.23
Onitsha Planning Area	Total	221276	1,018,818	Apr.60
NNEWI	Ekwusigo	17,637	89,171	05.Jun
	Idemilili South	24,91	124,122	Apr.98
	Nnewi North	30,254	147,428	Apr.87
	Nnewi South	25,719	121,063	Apr.71
Nnewi Planning Area	Total	98520	481,784	Apr.89
Anambra State	Total	586,921	2,796,475	Apr.76

Source: National Population Census 1991.

FIG 2.6: AVERAGE HOUSEHOLD POPULATION IN PLANNING AREAS AND ANAMBRA STATE



2.4.3 MALE-FEMALE POPULATION

As at 1991, there is a wide margin between male-female population figures in the planning area, which was more pronounced for Nnewi Planning Area than the other areas. We seem to have more females than males in all cases.

The only explanation for this was the civil war as men died in the war and Onitsha has a sizable number of widows and the fact that men migrated out of the state in search of jobs elsewhere. There was no remarkable difference between male and female population in the 2006 Census figure.

TABLE 2.5: POPULATION OF NNEWI AND SATELLITE TOWNS BY SEX 1991-2006

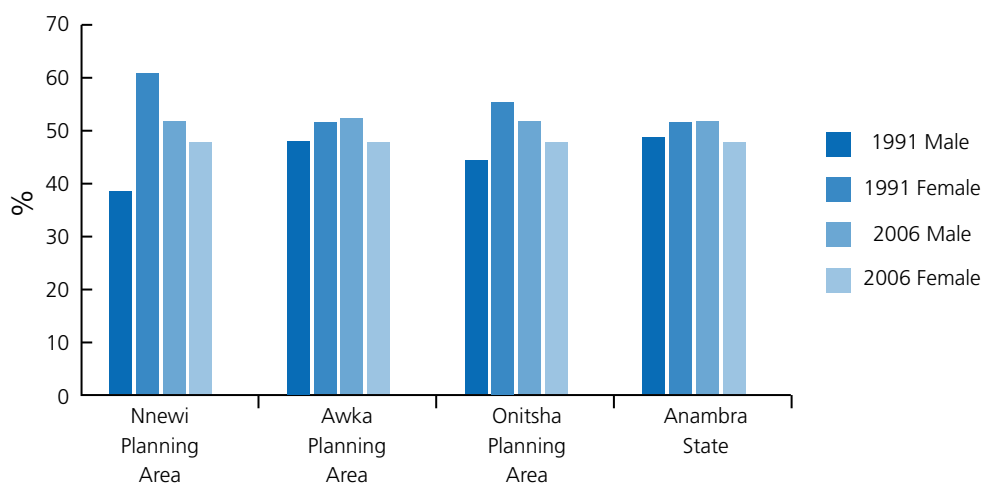
PLANNING AREA	LGA	1991		2006	
		Male	Female	Male	Female
NNEWI	Ekwusigo	42,278	46,893	82,21	76,021
	%	47.4	52.6		48.0
	Idemili South	59,265	64,859	108,99	98693
	%	47.7	52.3	52.5	47.5
	Nnewi North	30,264	71,199	121,862	111,796
	%	29.Aug	70.2	52.2	47.8
	Nnewi South	25,719	61,617	79,962	77,607
	%	29.Apr	70.6	50.7	49.3
Nnewi Planning Area	Total	157,526	244,568	393,024	364,117
	%	39.2	60.8	51.9	48.1
AWKA	Awaka S	63,657	67,007	97,815	91,234
	%	48.7	51.3	51.7	48.3
	Awaka N	29,518	31,21	59,128	53,48
	%	48.6	51.4	52.5	47.5
	Dunukofia	35,23	38,243	50,731	45,651
	%	47.9	52.1	52.6	47.4
	Njikoka	35,634	37,314	76,158	72,307
	%	48.8	51.2	51.3	48.7
	Orumba N	61,541	65,935	89,559	82,846
	%	48.3	51.7	51.9	48.1
	Anaocha	97,067	103,54	147,998	137,004
	%	48.4	51.6	51.9	48.1

TABLE 2.5: POPULATION OF NNEWI AND SATELLITE TOWNS BY SEX 1991-2006

PLANNING AREA	LGA	1991		2006	
		Male	Female	Male	Female
Awka Planning Area	Total	322,647	343,249	521,389	482,522
	%	48.5	51.5	51.9	48.1
ONITSHA	Onitsha N	52,275	58882	63304	61638
	%	47.03	52.97	50.40	49.60
	Onitsha S	70,834	64456	72204	64458
	%	52.36	47.64	52.94	47.06
	Ogbaru	97,564	94197	117975	103904
	%	50.88	49.12	53.39	46.61
	Idemili N	141,365	137277	79962	77607
	%	50.73	49.27	50.63	49.37
	Idemili S	59,263	54859	108990	98693
	%	51.93	48.07	52.40	47.60
	Oyi	51,896	58023	88253	79163
	%	47.21	52.79	52.69	47.31
	Anambra E	27,332	30596	77801	75527
	%	47.37	52.63	50.65	49.35
Onitsha Planning Area	Total	401,585	498,29	608,489	560,99
	%	44.61	55.39	52.01	47.99
Anambra State	Total	1,374,671	1,421,804	2,174,641	2,007,391
	%	49.16	50.84	52.01	47.99

Source: National Population Commission (1991 and 2006).

FIG. 2.7: MALE FEMALE POPULATION OF LGS IN AWKA PLANNING AREA 1991-2006



2.5 LAND USES

The land use and urban forms of the three cities reflect in part (especially in their inner and older sectors) those uses peculiar to traditional Igbo settlements, with the palace and market square at the center, providing ample open spaces for recreation, religious, economic and socio-cultural activities. The residential areas are made up of individual families' residential compounds, which are walled and linked with pathways and earth roads providing access to the people.

Nnewi, for example, is made-up of four residential quarters, namely Otolu, Uruagu, Umudim and Nnewi-Ichi, all converging on Nkwa Triangle. Each quarter is split into smaller villages, each of which is as big as some autonomous communities in Anambra State.

Similarly, Onitsha grew from the waterside Inland Town by expanding inland to develop new residential areas along major arterial roads, including Awka Road, Oguta Road, New Market Road, Old Market Road, Iweka Road, Modebe Avenue, Venn Road, Court Road, Park Road, Old and New Cemetery Roads as well as new residential estates such as the GRA, American Quarters, Fegge, Woliwo, Odoakpu and Omagba. The indigenes mostly reside in Inland Town.

Land uses and urban forms of Awka are slightly different, exhibiting the dual character deriving from its two major components – the first is the new area of the town grafted onto the old city separated by the Onitsha-Enugu Expressway. The older part reflects the urban elements peculiar to traditional Igbo settlement, with a palace and market square at the center, providing ample open spaces for recreation, religious, economic and socio-cultural activities.

Generally, the land uses in the three planning areas are dominated mainly by housing which are mostly of medium and high density developments as well as commercial activities. The residential areas are made up of individual families' residential compounds, which are walled and linked with pathways and un-tarred roads providing access to the people (Table 2.6 and 2.7; Figs 2.8 to 2.10). Street trading is predominant, with open spaces converted to markets and roads obstructed by traders, which reflect in part the commercial inclination of the people and partly the non-effectiveness of land use planning and zoning. The existing landscapes of the three cities are generally of poor quality, inundated with garbage and filth and therefore uninviting. In the words of Governor Peter Obi, each of these cities is simply an 'un-organized entity'. A major gap is the absence of city development strategies for guiding the growth of these cities. A clear and meaningful land use planning

and zoning is required to properly plan for commercial, industrial and informal activities in the town without compromising achieving cities that are economically viable, efficient and beautiful. This is one of the major challenges facing planning in these cities.



TABLE 2.6: ONITSHA AND SATELLITE TOWNS: EXISTING LAND USE

Land Use	Onitsha North		Onitsha South	
	Km2	% of Total	Km2	% of Total
High density residential	0.52	1.73	4.14	67.32
Medium density residential	9.51	31.66	0.52	8.46
Low density residential	2.82	9.39	0.00	0.00
Slum area	0.48	1.60	0.00	0.00
Commercial	0.74	2.46	0.07	1.14
Industrial/commercial	0.00	0.00	0.43	6.99
Industrial	1.57	5.23	0.00	0.00
Military barracks	5.59	11.95	0.00	0.00
Roads	9.81	32.66	0.66	10.73
Public open spaces	1.00	4.33	0.00	0.00
Creek	0.00	0.00	0.33	5.37
Total	30.04	100.0	6.15	100.00

Source: Field Survey by the Consultants 2008

TABLE 2.7: LAND USES IN NNEWI

Land use Category	Area in Hectare	% of Total
Residential	2520	42.45
Transport	511	Aug.61
Commerce	396	Jun.67
Industry	252	Apr.24
Recreation	144	Feb.43
Public	931	15.68
Education	252	Apr.24
Agriculture/Wood land	931	15.68
Total	5937	100.00

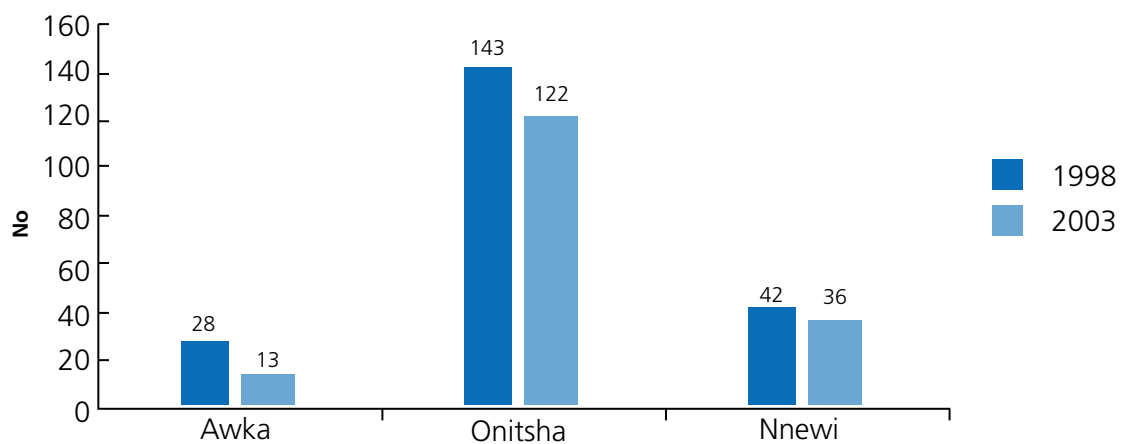
Source: Field Survey by Consultants, 2008

2.6 ECONOMY

The contribution of agriculture to the economy of the three cities studied is very low. Commerce, industry and public service are the major employers of the people. The informal sector, attracting between 60-70% of the working population, is made up mainly of petty traders, blacksmiths, roadside mechanics, tailors, artisans, motorcycle transport operators and labourers.

Awka, Nnewi and Onitsha house most of the industries in Anambra State and the nation at large (Fig 2.11).

FIG. 2.11: INDUSTRIAL ESTABLISHMENTS IN ONITSHA COMPARED TO OTHER TOWNS IN ANAMBRA STATE (1998-2003)



3 PROFILES OF THE CITIES



The profiles of the three cities were conducted, adopting the seven thematic issues agreed upon, namely shelter and slums, gender, environment, urban basic services, governance, local economic development and heritage.

The data collected were analysed to:

- develop an understanding of the strengths, weaknesses, opportunities and threats of these cities along the seven thematic issues;
- identify capacity building needs and opportunities for developing enabling local policies, regulations and more effective institutional and financing mechanisms; and
- provide city-wide responses to address improvements needed in the different thematic areas, through identifying priority projects and areas of intervention including geographic location of the projects, capacity building and capital investment projects.

The following section provides the highlights of the profiles studies in the three cities as per the adopted seven themes.

3.1 SHELTER AND SLUMS

One of the challenges of rapid urbanization in the three cities is the proliferation of slums both in the inner and suburban fringes. Table 3.1 shows the distribution of slums, in Awka, Onitsha and Nnewi.

The profiles of the cities with respect to shelter and slums indicate the following:

- Presence of large areas of slums in old and new areas of these cities, straddling along roads, flood plains with their encroachment on open spaces, road verges (Table 3.1, Figs 3.1 to 3.4).
- No provision for public basic facilities and amenities in the slums, and they lack provisions for individual and communal pipe water, sewage and electricity and as much as 51% of population of Anambra State do not have access to safe water and sanitation (Fig 3.5).
- Very high housing density, as high as 439.78 persons per hectare as noted for Okpoko slums in Onitsha (Figs 3.6).
- Land uses in the slums are mixed, with residential, commercial and small scale industries and informal activities co-existing.

- 95% of the buildings use pit latrines for liquid waste disposal.
- High room occupancy ratio, which is as high as 4.7 persons per room.
- One room apartments account for 55% of the houses in the slums in Onitsha, whereas the average figure for Anambra state is 36%.
- Unsanitary, unsafe, crowded, ugly and smelly conditions of slums detract from amenity of cities
- Slum residents lack access to land and secure tenure
- Non-existence of effective institutional, legal and policy framework and plan for slum prevention and upgrading.
- Lack of access and credits to land to both men and women in slum areas,
- Inadequate capacities of government agencies at the two tier levels to identify, prioritize, plan and implement projects for slum upgrading. Houses are sited on marginal lands prone to severe flooding and sanitation problems.
- High risk of outburst of social problems of harbouring a large population of miscreants and law breakers in town.

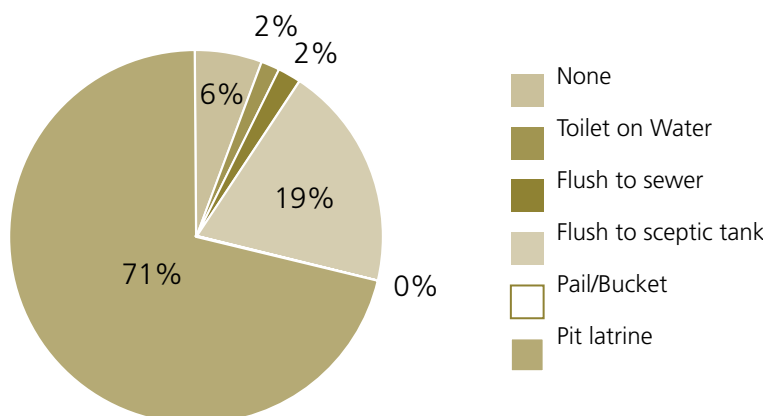
Since slums create conditions for poor health and insecurity, reducing human capital, low productivity, militating against individuals' and group's capacities to generate resources and ultimately, income poverty, it is imperative to upgrade these slums to improve the lives of their inhabitants and to achieve the goals of SEEDS, LEEDS and the MDGs for poverty eradication and promoting environmental sustainability. The present planning effort is seen as a critical and dynamic response by the Government of Anambra State to address the problems of slums among others.

TABLE 3.1: DISTRIBUTION OF SLUMS IN AWKA, ONITSHA AND NNEWI

Thematic focus of RUSP	Awka	Onitsha	Nnewi
Slums and shelter	<ul style="list-style-type: none"> • Ifite-Awka • Eke-Awka • Substandard suburban housing areas 	<ul style="list-style-type: none"> • Okpoko • Mammy Market Slum • Otu Slum • Prison • Suburban Slum areas 	<ul style="list-style-type: none"> • Nkwa, • Hausa Ogbe • Sub-urban slums

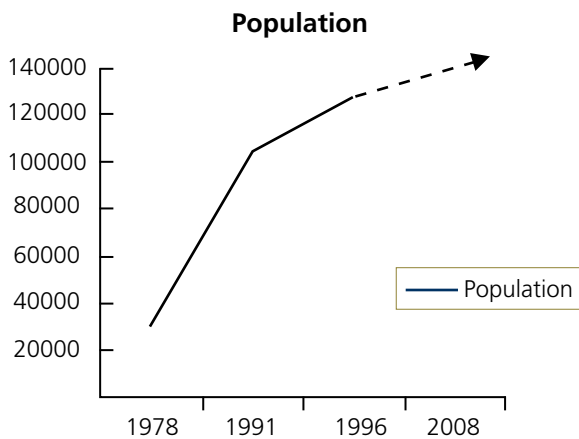
Source: Field Survey by the Consultants 2008.

FIG 3.5: HOUSEHOLD BY ACCESS TO TOILET IN ANAMBRA STATE



Source: National Bureau of Statistics 2006.

FIG 3.6: POPULATION GROWTH IN OKPKO SLUM 1978-2008



3.2 GENDER

Studies have shown that development issues such as poverty, education, health, governance, economy, even urban planning and others affect both man and woman differently. Profiling the cities of Awka, Onitsha and Nnewi with respect to gender has the underlying aim of developing a better understanding of the various issues of development that relate to gender generally and especially such development issues as they affect man and woman. The profiling of the cities with respect to gender in development indicates the following:

- State agencies for promoting gender issues have been set-up with focal persons appointed at sectoral departments in LGs that have undertaken several programmes but there is need to promote synergy between state and local agencies responsible for gender.
- Gender agencies at State and LG levels need to sharpen their interventions on advocacy and programme development.
- High education of women in all planning areas identified as a great asset for their effective participation in civic activities and governance.

- Employment in civil service is more of women (54%) when compared with men, but gender balance is still required at senior levels (Table 3.2).
- High and increasing incidences of domestic violence against women that are not reported.
- More women are enrolled in schools in Anambra State when compared to men, a situation which makes the State unique in that for most other Nigeria States, it is the other way round, with more men enrolled when compared to women (Table 3.3).
- Poor distribution of and inadequate access to health, education, recreational and cultural facilities for children and women.
- High infant and maternal mortality rates as well as high proportion of women affected by HIV/AIDS (Table 3.4 and Fig. 3.7).
- As already indicated in the section dealing with shelter and slums, women and vulnerable groups who live in slums and do not have access to land, loan and secure tenure.
- Women are largely involved in trading and the informal sector spending hours under harsh climatic conditions in the markets, lacking modern infrastructure and services.
- Land ownership favours men more than women under the Igbo traditional culture and this imbalance needs to be redressed through land use planning and policy reforms.

TABLE 3.2: PERCENT MALE-FEMALE EMPLOYMENT IN ANAMBRA CIVIL SERVICE

Cadre	Male	Female
Senior	64.2	35.8
Middle	38.9	61.1
Junior	59.0	41.0
Total	47.4	52.6

Source: Field Survey 2008.

TABLE 3.3: SCHOOL POPULATION ENROLMENT BY SEX IN AWKA

Type	No of Schools	Boys	Girls	Total
Primary (Public)	1,03	262,776	277,521	540,297
Primary(Private)	473	132,207	13,992	265,199
Total	1,503	394,984	410,513	805,496

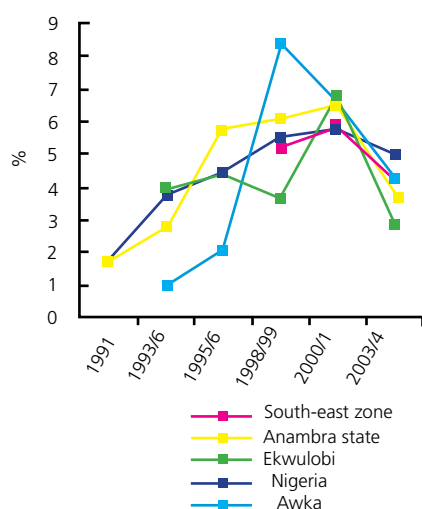
Source: ANSEED 2007

TABLE 3.3: SCHOOL POPULATION ENROLMENT BY SEX IN AWKA

Sex	2000	2001	2002	2003	2004
MALE	20	17	929	2204	1795
FEMALE	35	11	293	3405	2645

Source: ANSEED 2007

FIG 3.7: PREVALENCE OF HIV/AIDS IN ANAMBRA STATE AND SELECTED LOCAL GOVERNMENTS



The above showed that several gender issues are involved in land use planning. For instance, women's needs for economic empowerment to provide employment opportunities have serious implications for land use planning and development control. Land must be allocated in right locations to cater for the needs of women. Majority of women live and work in very harsh environments. Some of the measures that can be taken to ensure gender equity in land use include providing for:

- Parks and open spaces for children to play.
- Lands for housing and business establishments.
- Markets offering conducive trading environment
- Secure tenure and access to land for women.
- Access to loan and credit for building
- Public toilets for women.
- Health centres, schools, water supply in accessible locations for children.

Some of the harmful traditional and cultural practices, which discriminate against women, still persist in Igbo land and affect people living in the three cities, are constraints to promoting gender equality in development. These include the Igbo culture which discriminates against women in land ownership, and those relating to widowhood, female circumcision etc. No doubt these are constraints for achieving gender equity and equality. There is need to empower women in line with Article 4 of CEDAW which recommends equal opportunities and rights for women and the relevant provisions of the Nigerian Constitution which proscribes discrimination against anyone on the basis of gender.

3.3 URBAN ENVIRONMENT

Rapid and uncontrolled urbanization has often been accompanied by many environmental problems and challenges, resulting from conflicts between the environmental resources base and development needs. Inability to resolve such conflicts in a sustainable way has resulted in severe damage to the natural environment on the one hand and on the other hand urban economy, health, safety and overall amenity. The profiles of the three cities indicate the following:

- Agencies for promoting environmental issues, including Ministries of Environment, ANSEPA, Housing and Town Planning have been set-up at State Level but these lacked the capacity for effective planning and management.
- State Environmental Law derives its power from the Federal Environmental Protection Agency Law of 1992, which provides that certain categories of development must be supported by Environmental Impact Statements.
- Anambra State operates on the old planning law it inherited from the former Anambra State since it was created in 1991 and needs to adopt a more robust Urban and Regional Planning Law based on the national legislation passed in 1992.
- The Office of Land, Survey and Town Planning, which has power to oversee proper land use planning and management of towns and cities in the state, has set-up ASUDEB and Four Zonal offices, but leaving a vacuum of decentralizing planning activities to local government levels.
- High incidences of erosion in the planning area, requiring conservation as evidenced in several erosion sites identified in and around Nnewi (Table 3.5).
- Prevalence of environmental problems including high incidences of inability to properly dispose off solid wastes in the three cities, leading to environmental pollution (land, air and water pollution) and loss of amenity (Fig 3.8 and 3.9).
- Environmental degradation due to quarrying activities (Fig 3.10).
- Uncontrolled street trading and encroachment of development on spaces, setbacks, rights of way and unsightly ramshackle temporary development
- Lack of amenity in the old city due to unsightly working environment of informal sector, congested and decaying town centres.
- Air pollution arising from inadequate disposal of wastes, vehicle exhausts, industries and standby power generators.
- Incessant and unchecked soil erosion, resulting in loss of more than 20% of land resources of the state.



TABLE 3.5: EROSION SITES IN NNEWI AND SURROUNDING TOWNS

TOWNS	EROSION SITES
Uruagu	100Foot Road in Nkwor Nnewi. Nwankwor Edorji- Mmili Agu Orji Agbo- Area Command. Nwankwor Edorji-Isuawo-Mmili Agu Timber Shed-Area Command- Mmili Agu.
Nnewi	Nnewi North, Azigbo, Amichi, Utu, Ukpor, Ichi, Oraifite Nnobi
Otolo	Old Eke Market, Okpuno-Uru-CPS-Mmili Ele, Okpuno-Okwumbodo-Mmili Ele.
Umudim	Umudim Nkwa- Eme Court. Akammili-St John Catholic Church-Mmili Eze.
Nnewich:	Okpuno Nnewichi-Nnobi. Obiofia Nnewichi-mmili Agu. Ichi-Oraifite. Okamgbo Ichi-ugwu Amakom

Source: Field Survey by Consultant 2008.

FIG 3.8: VIEW OF REFUSE BURNING ON THE OUTSKIRTS OF NNEWI, AN INDICATION OF LACK OF A PROPER WASTE DISPOSAL SITE.



FIG 3.9: ILLEGAL DUMPING OF SOLID WASTE ON PRIME LAND ALONG RIVER NIGER



FIG 3.10: ENVIRONMENTAL DEGRADATION DUE TO QUARRYING ACTIVITIES IN THE OPEN COUNTRYSIDE.



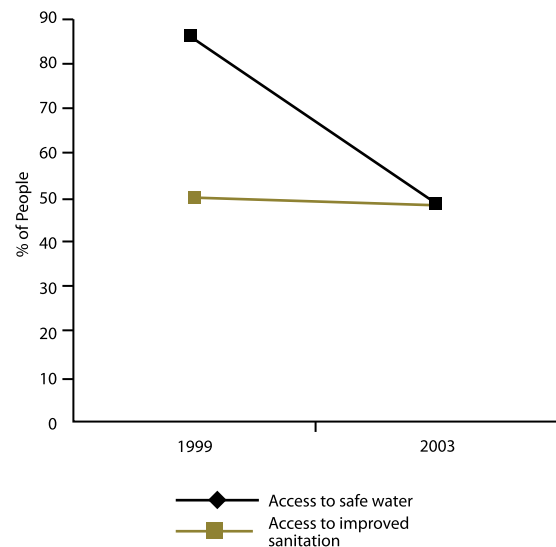
3.4 BASIC SERVICES

The provisions of basic services like water and sanitation, education, health and transportation facilities, are critical to efficient functioning and livability of cities. Basic services play a key role in land and housing development and any supply gaps in their provisions may cause inefficiencies in the urban land market. Apart from reducing the quality of life in settlements, the absence of basic services makes communities living in informal settlements particularly vulnerable to disease. The profiles of the three cities with respect to the current provisions of basic services indicate the following:

- Inadequate water supply and coverage of water and inability to extend services to suburban areas in Anambra State (Fig. 3.11);

- Inadequate provision and distribution of health facilities in the planning, especially inner areas of the three cities;
- Gender imbalance in secondary and primary education enrolment with bias towards the girl child as opposed the boy child;

FIG 3.11: ACCESS TO WATER AND SANITATION IN ANAMBRA STATE 1999-2003



- Poor environment for education and health facilities.
- Inadequate installed capacity of electricity and water supplies to serve the planning areas
- Poor planning and distribution of educational, health, electricity facilities and their inability to relate them to population growth and distribution in the planning area.
- Little or no relationship between land use and transport provisions.
- Existing road networks in the area cannot cope with the demands of fast growing cities, which these cities have assumed over the years (Fig 3.12 and 3.13).
- On-street trading along major roads and spillover of market activities on adjoining roads on market days, causing closure of roads in all the cities investigated.

- Encroachment of development on rights-of-way.
- Recklessness and a willful defiance of traffic regulations, especially by commuter buses drivers and motorcyclists.

The above problems persist due to lack of capacity on the part of government agencies, the lack of adopting a comprehensive land use plans for cities, inadequate development control measure, lack of solid waste management plan and enabling land use planning legislation.

An acknowledged fact is that the interrelationship between urban basic services and social well-being, economic development and environment, make their provisions a complex urban governance challenge. A major feature of proper governance of their provision in these cities is to ensure the integration of their provisions into land use planning, urban development and management generally and housing in particular.

FIG 3.12: VOLUME OF TRAFFIC COUNTS ON SELECTED ROADS IN NNEWI

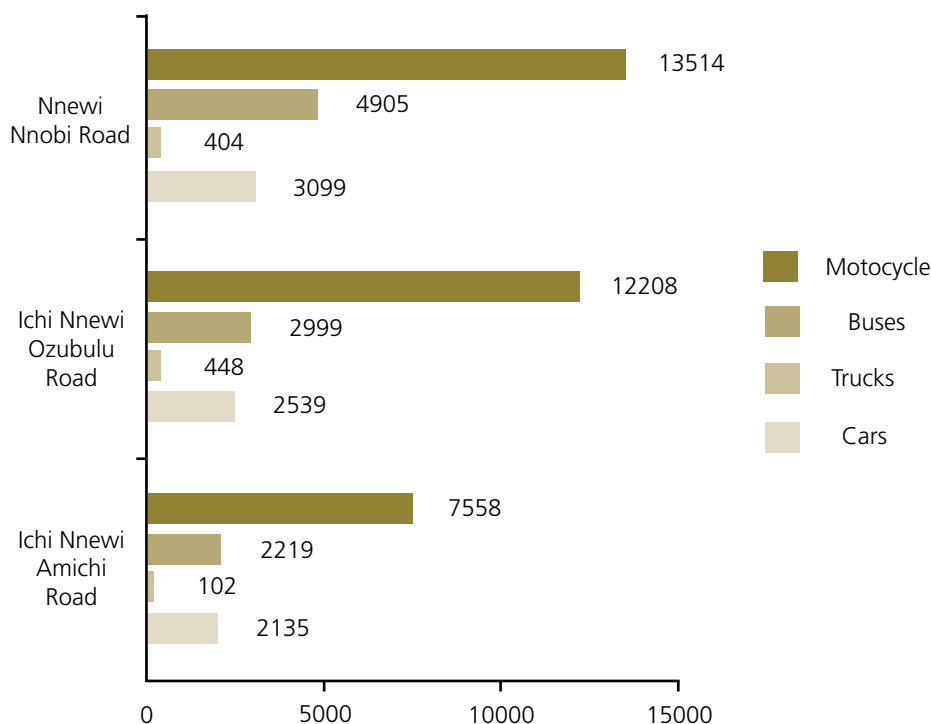
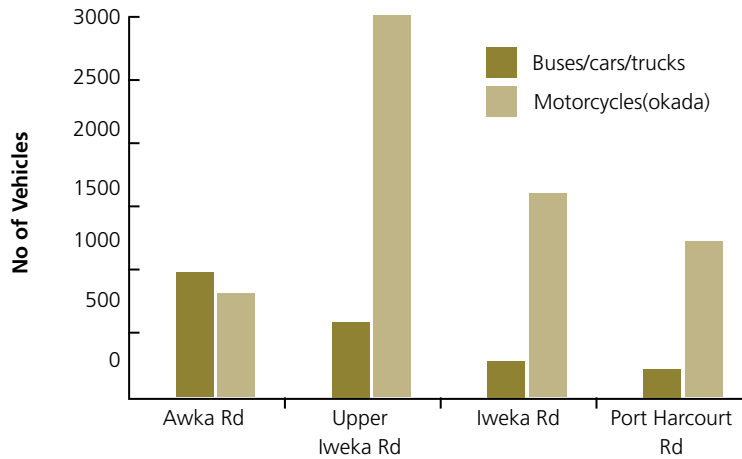


FIG 3.13: VOLUME OF TRAFFIC ON ONITSHA ROAD



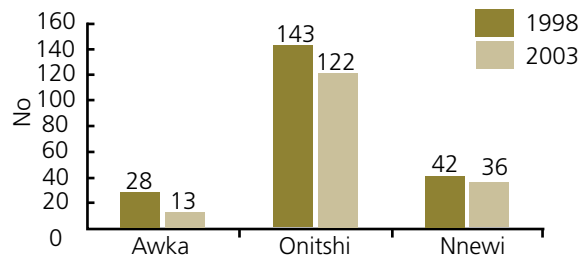
3.5 LOCAL ECONOMIC DEVELOPMENT

Cities are the engines that drive the national economy. Therefore, adequate planning of cities to enhance their economic roles is critical towards promoting national economic growth and urban poverty reduction. The profiles of the cities with respect to local economic empowerment indicate the following:

- High dependency of local economy of the three cities on industry, commerce and informal sector (70-80%) and less on agriculture. The three cities of Awka, Nnewi and Onitsha are the three major industrial centres of the State, producing goods for local, national and international markets and good foreign exchange earner (Fig 3.14).
- High unemployment approaching 40%, especially among the youth and drop outs.
- Inadequate working environment for the informal sector and inability to access loans and credit.
- Absence of properly laid out industrial estates in all the three cities.

- Onitsha market, the largest national and one of the largest in West African sub-region attracts as much as 1.5m people daily, generating a lot of resources that are untapped for taxation purposes.
- Direct Foreign transfer is high plus revenues from industries producing for export.

FIG. 3.14: INDUSTRIAL ESTABLISHMENT IN NNEWI COMPARED TO OTHER CENTRES IN THE STATE (1998-2003)



Despite the high economic and industrial potentials of these cities, they are not properly planned for movement of goods and services. These cities lacked properly laid markets and industrial estates. These and many other issues are to be addressed by the Structure Plans to ensure that these cities contribute meaningfully towards ensuring economic growth in the State.

3.6 GOVERNANCE

The challenge of governance in urban areas in many developing countries like Nigeria is more than focusing on government institutions alone. They also include dealing with multi-stakeholders, interdependency of resources and actions, blurred boundaries of public and private spheres in urban development, coordination of goals, negotiation and interactive decision processes and the building of consensus and trust. How to successfully manage these complex relationships in all the Planning Areas to achieve development goals in an efficient and transparent and accountable way is the crux of good urban governance. The challenges of good urban governance in the planning areas are various. As the profile studies showed they include the following:

- Lack of effective coordination of existing agencies, structures and processes for promoting governance at the State, Local governments and community levels and the need to combine traditional and formal governance structures.
- Under-utilization of opportunities for civic engagement and partnerships between governments, civil society organizations and private sector for promoting urban development.
- Sectoral approach and lack of coordination of urban planning issues, including budgeting, housing, transportation, health, education, gender and social welfare, which are handled by different ministries and the need for synergy and building networks.
- The planning areas, in encompassing several LGs, require creating governance structures and processes which permit joint budgeting, planning, implementation and monitoring of the structure plan but which do not exist.
- Political interference, under-funding and weak local governments' capacity have constrained their capacities for planning and delivery of urban projects.
- Absence of strategic land use plan, development control and urban services limit implementation and monitoring of projects.
- Ad hoc approach to urban land use planning through adoption of piecemeal layout plans, leading to poor financing and erratic implementation of development activities.
- Lack of adequate opportunities given to women to participate in governance due to harmful traditional practices and unwholesome and unhealthy discrimination against them in land ownership.
- Emergence of best practice of inclusive decision-making has been utilized in the preparation of LEEDS and Structure plan and that should be sustained
- High incidence of corruption and poor governance as key issues contributing to poverty and weak institutional responses in all aspects of the urban sector.
- Newness of and the inability to adopt concepts of good governance such as civic participation, public accountability and transparency by LGs.
- High crime rate due to inadequate and ill-equipped police.
- High dependency on central government grant by State and Local government (Figs 3.15 to 3.17).

FIG 3.15: CENTRAL GOVERNMENT GRANTS TO LGS IN PLANNING AREA 2005-2007

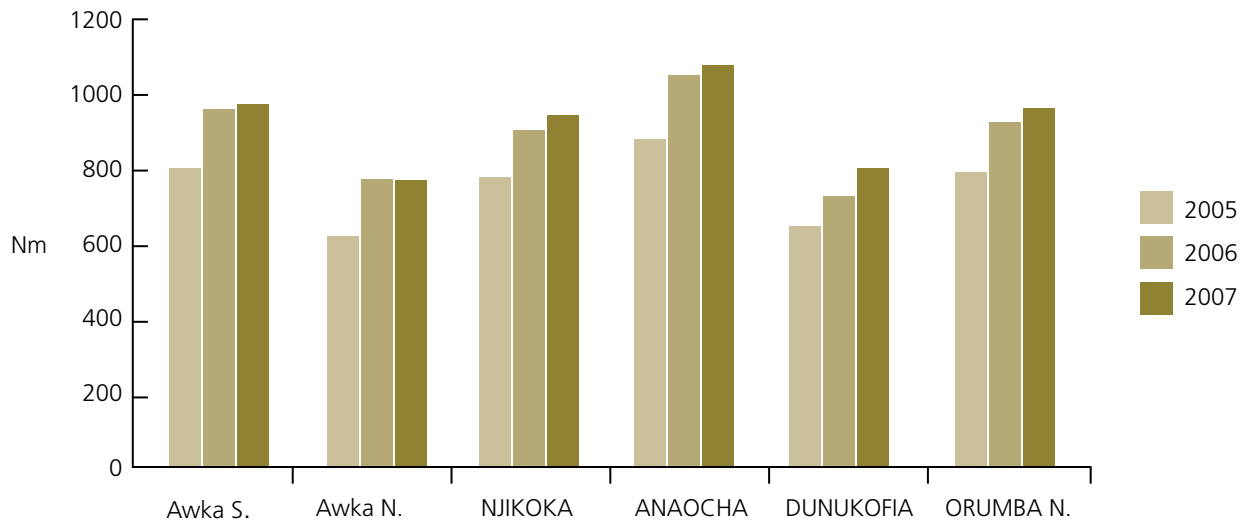


FIG 3.16: FEDERAL GRANTS TO LOCAL GOVERNMENTS IN THE PLANNING AREA (2005-2007)

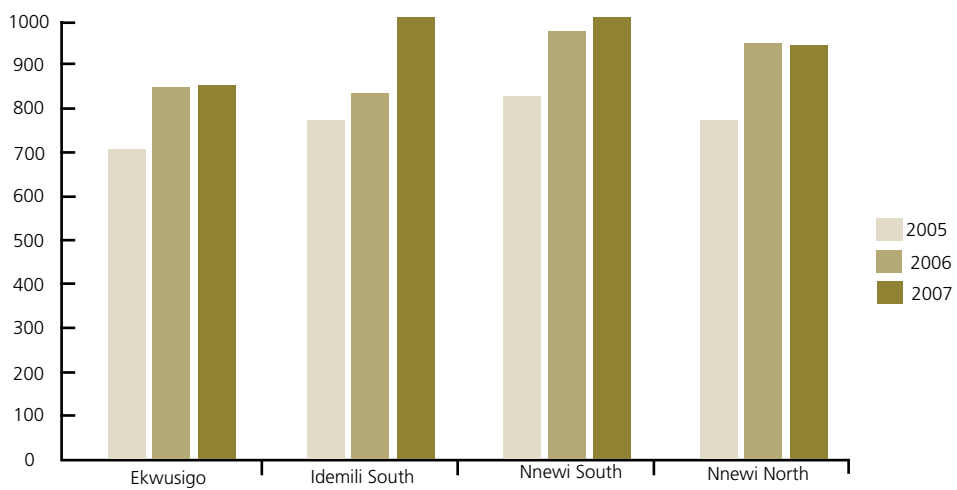
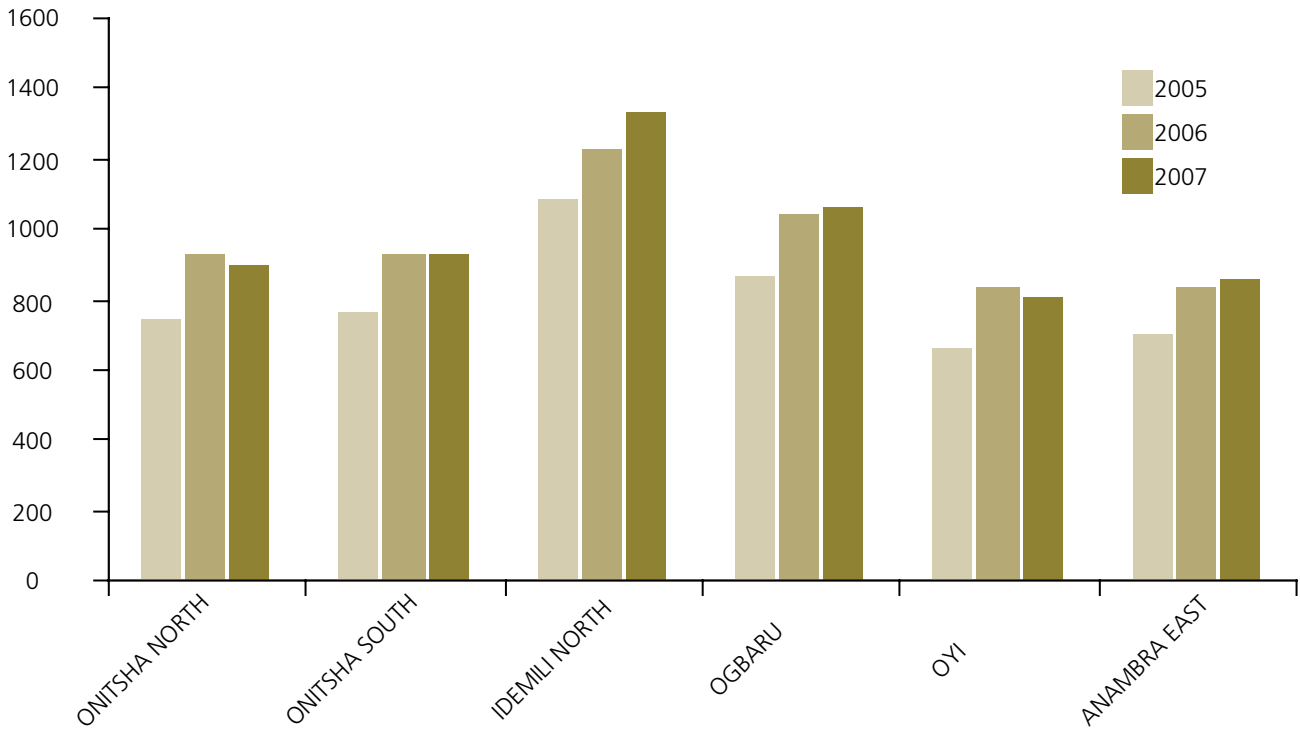


FIG 3.17: FEDERAL ALLOCATION TO LGS IN PLANNING AREA IN Nm 2005-2007



3.7 HERITAGE

The three towns studied are historic cities, with the oldest of them dating back to the 10th century. Their urban landscapes exhibit their rich culture as can be seen in their folklore, palaces, buildings, shrines and temples.

It is increasingly realized that historic cities, buildings and sites are central to creating and reflecting national and individual identity, which should be preserved from generation to generation.

- Planning area is rich in palaces, shrines and folklores (Fig 3.18 and 3.19),
- Need for conservation and rehabilitation of historic palaces

FIG 3.18: VIEW OF OBI'S PALACE AT AWKA SHOWING THE NEED FOR REHABILITATION.



FIG 3.19: VIEW OF THE IMPOSING ENTRANCE OF THE OBI'S PALACE AT AWKA.



3.8: SWOT ANALYSIS

The SWOT analysis undertaken for the seven thematic focuses of RUSPS is contained in Table 3.6. The priority projects identified are also contained against each of the thematic subjects.

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
	GOVERNANCE			
Presence of communities in the Planning Areas willing to participate in governance.	Inadequate funding of Local Governments.	Scope for improving access to land through implementing ANIDS strategies.	A 'business as usual attitude', which supports existing over centralization of power, roles and resources that has limited the performance of LGs.	Enact enabling State planning laws, policies and land use standards and institutions for urban governance.
Existence of governance structures at state, local and community levels.	Inadequate staffing of LGs, ASUDEB, Zonal offices and over-staffing of the Ministry.	Willingness of the public, highly educated workers, retired professionals, CBOs, NGOs, ready to engage in participatory planning.	Lack of funds and poor budgetary allocation and resource mobilization.	Establish and promote participatory planning and budgeting
High regard for cultural norms and traditional rulers.	Agencies lacked understanding of and non-adoption of elements of good urban governance, e.g. transparency and accountability participation, etc.	Government's several new initiatives to improve governance and promote good governance.	Absence of effective institutional and policy frameworks for governance.	Implement sensitization programme and value orientation.
Existence of New Anambra State Land Information Management System (ANIDS) for processing faster and easier access to land.	Over centralization of decision making and resources at state level. Lack of data and poor record keeping. Poor project implementation and lack of continuity.	Establishment of Onitsha Stock Exchange as an avenue for resource mobilization for project.	Lack of political will and continuity. Community unrest arising from introducing new initiatives such as slum upgrading and clearance. Corruption in government at all levels.	Promote Safer Cities programme for Nnewi. New Institutional framework for implementing plan Establish Programme Management Committees (Policy and Technical Committee) as a way of ensuring participation

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
		GOVERNANCE		
	Harmful traditional norms discriminating against women.			Institute a new revenue generation and accounting system.
	Inadequate administrative framework for urban governance.			Strengthening institutional capacity for promoting good urban governance.
	High crime rates and insecurity.			
		SHELTER AND SLUMS		
Existence of National policies and legislation for housing and urban development.	No formal master plans for Nnewi, Awka and Onitsha and their surrounding communities.	Exploring opportunities in ANIDS programme Structure plan for slum upgrading.	High land prices and cost of building materials and insecurity.	Upgrade inner and suburban slums and improve the lives of 50% of the population of Nnewi, Awka and Onitsha living in slums by ensuring adequate access to safe water and sanitation.
Existence of legal and cultural system of land ownership.	Weak development control system in the three cities.	Willingness of CBOs and NGOs to improve on the living environment.	Possible resistance to land use zoning.	Develop approved Housing Estates as an immediate measure for meeting housing needs
Existence of Ad-hoc approach to land use planning that can be built upon to achieve comprehensive approach.	Absence of up-to-date State planning laws policies	Backlog of approved housing estates waiting to be developed in the three cities for meeting housing needs.	High land coverage of slum with 51% of urban population living without access to water and sanitation.	Adopt Strategic plan for suburban housing expansion and infrastructure provision.
	Non-adoption of comprehensive planning.		Resistance to slum upgrading.	Passage of relevant legislation and policies and land use standards.
	Lack of proper approach to slum prevention and land ownership which ensures access to land for women and non-Nigerians.		Lack of resources.	Reform land titling to ensure access to land by the poor, women and non-indigenes.
	High land speculation.			Capacity building.

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
	Lack of adequate funding from internal and less usage of external sources of funding.	SHELTER AND SLUMS		
				Mobilize resources for projects.
		GENDER		
Existence of international laws and commitments (CEDAW) and National Policy on gender and development.	Undue adherence to cultural norms which limit the effectiveness of women in development.	Building on the inclusive approach adopted for LEEDS, ANSEEDS and Urban structure plan.	Resistance to change and continued adoption of harmful traditional practices.	Adoption of pro-poor approach to land tenure.
Existence of State and Local agencies for promoting gender issues.	Lack of access to land and finance for women.	Exploring opportunities in ANIDS programme Structure plan for slum upgrading.	Lack of funds to implement projects and programmes.	Promote gender budgeting.
Adoption of ANSEEDS and LEEDS for poverty reduction and promotion of gender in development.	Non-inclusive approach to land use planning and budgeting.	Willingness of community, CBOs and NGOs to be involved in their development.	Continuing adherence to male dominated culture and tradition.	Capacity building.
Existence of highly educated women, women groups, Community, NGOs and CBOs contributing to development.	Gender imbalance tilting towards women in education and men in governance.		HIV/AIDS stigma and related negative attitude	Resource mobilization for projects.
	High child and maternal mortality rates.			Promote 'boy child' education.
	Non-existence of gender disaggregated data.			Promote equitable distribution of education, health and communal facilities to ensure easy access for women and children to these facilities.
	Lack of equitable distribution of basic services which inhibit easy access of women and children to school, water supply and health facilities.			

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
		BASIC SERVICES		
Agencies exist for provision of school, health, water, sanitation, roads and electricity.	Poor maintenance of infrastructure.	The Structure Plan provides an enormous opportunity to correct imbalance in the provision of basic services	Resistance to change.	Construct new schools, health, and water and sanitation facilities.
Limited involvement of community, NGOs and private sector in provision of school, health and sanitation services.	Inadequate provision for and skewed distribution of schools and health centres in the three cities.	Promotion of public-private partnership in the provision of water, health and sanitation.	Lack of political will.	Rehabilitate existing school, health, water and sanitation facilities.
Recent Government's commitment to upgrade basic services.	Poor road networks, inadequate design and construction standards and poor maintenance.	Donor's willingness to provide basic services such as water, health and sanitation.	Lack of resources.	Redesign and rehabilitate old roads.
	Epileptic power supply and poor distribution.			Design and construct new roads to high standard and maintenance.
	Poor educational standard and high figure for drop outs.			Rehabilitate and upgrade old electricity facilities and provide new infrastructure in the town.
	Poor funding of basic services.			Capacity building.
	Capacity gaps of government agencies.			Resource mobilization.
		ENVIRONMENT		
Existence of National Policy and legislation on environment.	Weak institutional capacity.	Promote public-private partnerships for resource mobilization and environmental management.	Lack of information and coordination within the three tiers of government.	Improve environmental planning management capacity.
Existence of State agencies for environment and land use planning.	Uncoordinated institutional working arrangements between Federal and State governments on the one hand and between State and Local Governments on the other.	Utilize Ecological fund and donor resources to develop and implement environmental projects.	Lack of capacity at the local government level.	Establish local urban forum for improved environmental governance.

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT				
Federal Government provides funding for environmental projects through Ecological Fund.	Inadequate disposal of solid and liquid wastes.	ENVIRONMENT Exploring the opportunities which exist in the Structure Plans for the Three cities for promoting sound environmental planning, economic growth and social welfare.	Lack of or inadequate resources for environmental projects. Lack of preparedness plan for managing environmental disasters. Lack of resources.	Develop and implement urban landscape improvement Implement solid waste management plan for Nnewi. Capacity building. Resource mobilization for projects. Focusing the Structure plans to achieve the goals of ANSEEDS< LEEDS and MDGs and Habitat Agenda.				
	Environmental pollution.							
	Poor urban and sterile environment.							
	Inadequate and un-qualified staff.							
	Poor promotion of partnership between community and private sector.							
	Poor funding of environmental issues.							
	Lack of equipment.							
	Low public awareness of environmental issues.							
	LOCAL ECONOMIC DEVELOPMENT							
	Thriving industrial, commercial establishment.				Large informal sector attracting 60-80% of youth.	Some donor agencies notably UN-HABITAT, UNICEF, EU, UNDP are active in the planning area.	Inadequate power supply.	Develop New Industrial estate for Nnewi.
Government commitment in promoting industrial and commercial activities.	High enterprising community.	Direct Foreign Transfer that can be utilized for projects.	Effect of globalization	Rehabilitate Old Markets and establish new ones.				
On going programme to assist the unemployed and SMIS and SMEs.	Unfriendly Government regulation, on location and multiple taxation etc	Government commitment to promote Nnewi as the Japan of Africa.	Resistance to re-locate industries to new estates.	Develop Business Parks for small and medium enterprises				

TABLE 3.6: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
LOCAL ECONOMIC DEVELOPMENT				
	Lack of access to funds and valuable information.	The structure plan provides an opportunity for a standard industrial estate for Nnewi.	Lack of resources.	Improve power supply
	Industries located among residential areas.			Link Nnewi to the National Rail lines. Capacity building. Resource mobilization for projects.
HERITAGE				
Existence of government policy on culture and heritage.	Poor development and maintenance of heritage sites.	High potential for developing eco-tourism.	Effect of modernization on culture.	Rehabilitation and conservation of heritage sites include landscape improvement.
Nnewi is rich in places, shrines and folklores.			Lack of resources.	Promote the heritage sites for tourism.
Community committed to preservation of cultural events.				Capacity building. Resource mobilization.

4 VISIONING THE CITY



The visions of the Structure plans were derived from the goals of:

- Anambra State Economic Empowerment and Development Strategy,
- LEEDS for LGs in the Planning Areas,
- MDGs and
- Critical issues as raised by profiles and identified priorities.

4.1 GOALS OF ANAMBRA STATE ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY, AND LOCAL ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY

4.1.1 GOALS OF ANAMBRA STATE ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY,

The vision of the State as captured in the goals for Anambra State Economic Empowerment and Development Strategy, which is also based on achieving the MDGs, is:

To reduce poverty and unemployment by creating wealth necessary to vastly improve the living standard of Anambrians.

Toward achieving this goal, the Anambra State Economic Empowerment and Development Strategy advances a range of sectoral policies, strategies and achievable targets for the state in critical sectors of the economy namely agriculture, commerce and industry, education, health, water supply, environment and infrastructure including housing as well as promoting other reforms in public service. The Anambra State Economic Empowerment and Development Strategy identified development challenges, mostly bordered on inadequate land use and environmental planning and management accounting for non-function and liveable human settlements, which underscore the need for a major planning exercise being executed for the three largest cities in the state (namely Onitsha, Nnewi and Awka).

4.1.2 GOALS OF ONITSHA LOCAL ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY

The vision of Onitsha North Local Government as stated in Local Economic Empowerment and Development Strategy is:

‘To promote integrated strategic development for enhanced standard of living of the citizens of Onitsha North Local Government... centred on poverty reduction, creating employment and wealth, reforming the public sector as well as bringing about value re-orientation, all with the goal of enhancing the living standards of the citizenry’.

4.1.3 GOALS OF NNEWI LOCAL ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY:

The visions of these LGs have been captured in their Local Economic Empowerment and Development Strategy. For instance, the goal of Nnewi South Local Economic Empowerment and Development Strategy is:

‘To achieve the set national development objectives and the Millennium Development Goals at the local government level’. The objectives include creation of wealth, employment, generation, and poverty reduction, the development of economic and social infrastructures in the Local government area and institutionalization of values orientation, accountability, transparency and the due process. This is with a view to increasing the general standard of living of the people, increase in productivity and improvement in service delivery’.

This goal emphasizes poverty reduction, elements of good governance (such as transparency efficiency in service delivery), promotion of economic growth and improvement in infrastructure towards improving the living standard of the people.

The vision of Nnewi North LG is aimed at:

‘Reducing poverty, creating/generating wealth, improving the living standards of the population of the council area or host communities, encouraging development policies generated by the host communities, encouraging public participation in government business with direct impact on the living standards of the people of the host communities.’

This vision emphasises poverty reduction with an emphasis on local participation and democracy in the attainment of the goals of LEEDS for Nnewi North.

4.1.4 THE GOAL OF AWKA LOCAL ECONOMIC EMPOWERMENT AND DEVELOPMENT STRATEGY:

The vision of Awka South Local Economic Empowerment and Development Strategy is:

‘To achieve the set national development objectives and the Millennium Development Goals at the local government level. The objectives include creation of wealth, employment generation, poverty reduction, the development of economic and social infrastructures in the Local government area and institutionalization of values orientation, accountability, transparency and the due process. This is with a view to increasing the general standard of living of the people, increase in productivity and improvement in service delivery’.

This vision emphasizes poverty reduction, elements of good governance (such as transparency efficiency in service delivery), promotion of economic growth and improvement in infrastructure towards improving the living standard of the people.

The vision of Awka North LG is aimed at:

‘Reducing poverty, creating/generating wealth, improving the living standards of the population of the council area or host communities, encouraging development policies generated by the host communities, encouraging public participation in government business with direct impact on the living standards of the people of the host communities.’

This vision emphasises poverty reduction with lots of emphasis on local participation and democracy in the attainment of the goals of Local Economic Empowerment and Development Strategy for Awka North.

Generally, the thrusts of the both Anambra State Economic Empowerment and Development Strategy and Local Economic Empowerment and Development Strategy for all the LGs in the Planning Areas have been on poverty reduction. They all hinged on the achievement of the Millennium Development Goals in the State. By implication, since the MDGs touched on Habitat Agenda, the State Government is no doubt committed to the achievement of the Habitat Agenda.

4.2 VISIONING THE THREE CITIES

4.2.1 THE VISION OF STRUCTURE PLAN FOR NNEWI AND ENVIRONS:

To develop Nnewi as the foremost efficient, functional, livable, inclusive and sustainable industrial and commercial centre in Anambra State.

4.2.2 VISION OF STRUCTURE PLAN FOR ONITSHA AND ENVIRONS:

To be the foremost commercial nerve center of Anambra State, the nation and the West African Sub-region for achieving faster socio-economic growth and sustainable human settlements development and management.

4.2.3 VISION OF THE STRUCTURE PLAN FOR AWKA AND ENVIRONS:

To strengthen Awka's administrative, industrial, commercial and educational roles and its rapid contributions to poverty reduction, employment generation, participatory development, good governance, tourism development and environmental sustainability.

4.3 PLANNING GOALS AND OBJECTIVES:

4.3.1 GOALS:

The same planning goals and objectives have been set for the three cities:

The goals of the Structure Plan are by 2027:

- (i) To make significant contribution to achieving all the goals of Anambra State Economic Empowerment and Development Strategy, Local Economic Empowerment and Development Strategy (Local Economic Empowerment and Development Strategy), the HABITAT Agenda, the Millennium Development Goals for poverty reduction, universal access to education, reduction in child and maternal death, halting the incidence of HIV/AIDS, tuberculosis and malaria, environmental sustainability and global partnership for development as they relate to Nnewi and surrounding towns.

- (ii) To provide a tool/framework for promoting sound and equitable economic growth, welfare of the people, good governance, environmental sustainability, infrastructural provisions and capacity building.

- (iii) To promote an integrated approach to sustainable development by ensuring that environmental and human settlements issues are integrated with economic and social policies and programmes and ensuring the participation of all stakeholders in the implementation of the proposals and recommendations of the Structure Plan.

- (iv) To mobilize resources for the realization of the different proposals and recommendations of the Plan.

4.3.2 OBJECTIVES

Planning Objectives are also the same, reflecting substantively the targets set in the MDGs and the set targets for each city vary with their peculiarities as shown in Table 4.2 to 4.4



BOX 4.1 MDGs AND TARGETS

Goal 1: Eradicate extreme poverty.

Target 1: Halve between 1990 and 2015 the proportion of people whose income is less than \$1 a day.

Target 2: Halve between 1990 and 2015, the proportion of people who suffer hunger.

Goal 2: Achieve universal primary education.

Target 3: Ensure that by 2015, children everywhere, boys and girls alike, will be able to complete full course of primary schooling.

Goal 3: Promote gender equality and empower women.

Target 4: Eliminate gender disparity in primary and secondary education, preferably by 2005 and in all levels of education no later than 2015.

Goal 4: Reduce child mortality.

Target 5: Reduce by two-thirds, between 1990 and 2015, the under-five mortality rate.

Goal 5: Improve maternal health.

Target 6: Reduce by three-quarters, between 1990 and 2015 the maternal mortality rate.

Goal 6: Combat HIV/AIDS among 15-24 year old women.

Target 7: Have halted by 2015 and begun to reverse the spread of HIV/AIDS.

Target 8: Have halted by 2015 and begun to reverse the incidence of malaria and tuberculosis.

Goal 7: Environmental sustainability.

Target 9: Integrate the principles of sustainable development into country policies and programmes and reverse environmental loss.

Target 10: Halve by 2015, the proportion of people without sustainable access to safe drinking water.

Target 11: Have achieved by 2020 a significant improvement in the lives of at least 100 million slum dwellers.

Target 30: Proportion of population with sustainable access to an improved water source.

Target 31: Proportion of urban population with access to improved housing.

Goal 8: Develop global partnership for development.

Target 12: Develop further an open, rule-based, predictable, non-discriminatory trading and non-trading and financial system.

Target 13: Address the special needs of the Least Developed Countries (includes tariff and quota free access for LDC's exports, enhanced programme for debt relief for HIPC and cancellation of official bilateral debt and more generous ODA committed to poverty reduction):

13.1: Per capita overseas development assistance to Nigeria.

13.2: Debt service as a percentage of exported goods and services.

Target 14: Address the special needs of land lock countries, small island developing states.

Target 15: Deal comprehensively with the problems of developing countries through national and international measures in order to make debt sustainable in the long term.

Target 16: In cooperation with developing countries, develop and implement strategies for decent and productive work for youth.

Target 17: In cooperation with pharmaceutical companies, provide access to affordable, essential drugs in developing countries.

Target 18: In cooperation with the private sector, make available the benefits of new technologies, especially information and communication.



TABLE 4.2: OBJECTIVES FOR NNEWI:

<p>(i) Contribute to eradication of extreme poverty for 50 of residents in Nnewi who are poor by 2015, through promoting rapid economic growth, job creation and sustainable livelihood in Nnewi by: (a) reserving and ensuring development of lands for industrial, commercial and business uses and development; (b) re-developing the Central Business District of Nnewi to accommodate small, medium and large scale commercial activities; (c) reserving land for the development of business parks, activity centres, mechanic village, warehouses, markets etc; (d) carrying out road improvement and establish mass transit systems for efficient movement of people, goods and services; (e) linking Nnewi with national rail lines for efficient movement of people, goods and services.</p>
<p>(ii) Contribute to achieving universal access to education for both men and women in Nnewi to achieve 100% enrollment between boys and girls raise the adult literacy level to 80% by 2015 by (a) reserving lands for primary, secondary and tertiary education as well as vocational centres in accessible locations and related to population distribution to address imbalance in the provisions and management of old and new facilities to high standard to accommodate population growth.</p>
<p>(iii) Promote gender equality and empower women by promoting inclusive and participatory approaches to development and ensuring access to land and secure tenure for all.</p>
<p>(iv) Contribute to the reduction by half of high maternal and child mortality rates, and halt/reverse the high incidences of HIV/AIDS and malaria in Nnewi and environs by 2015 through: (a) reserving lands for providing additional health facilities in accessible locations to address imbalances in existing provisions and to provide new ones to accommodate population growth; (b) ensuring orderly urban development by enforcing land use standards and controls for buildings, roads, drainages, sanitation, air circulation, pollution control etc to achieve safe and healthy environment.</p>
<p>(v) Achieve environmental sustainability in Nnewi and Satellite towns by 2020 through (a) improving the lives of all the people living in slums of Nnewi, namely Nkwa, Ogbe Hausa and 100Foot and those living in suburban slums through upgrading these slums to provide access to water, sanitation, education, communal facilities, access roads drainages and improved housing and general environment by 2020; (b) implementing action plans for erosion control and protection of fertile agricultural land in the plan area, (c) reducing the incidences of environmental pollution by reserving lands for safe disposal of wastes, separation of industries from residential compounds; (d) conserving the heritage of Nnewi by preserving and rehabilitating historic and cultural building and landscapes; (e) improving overall amenity in the city through beautification including tree planting, paving of walkways, providing roadside drains, street lighting; (f) enforcing planning standards and control of development in relation to set-back, air-space and ventilation towards achieving a healthy and safe living environment;</p>
<p>(vi) Promote social interaction and a fulfilled communal life for the residents of Nnewi and environs through the provisions and equitable distribution of community facilities such as town halls, cinemas, children playground, public parks and gardens to meet the recreational needs of the people.</p>
<p>(vii) Promote good governance of Nnewi through provision of the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the State, Nnewi and environs.</p>
<p>(viii) Promote national and global partnerships for the development in Nnewi through public-private partnerships, and building on the current effort by increasing international cooperation attracting funds for development from multi-lateral and bi-lateral organizations to complement the effort of the State and Local Governments in financing the different recommendations and proposals of the Structure Plan.</p>
<p>(ix) Capacity building through training and sensitization of key staff and equipping relevant government agencies at State and Local Government levels (including Office of Lands, Survey and Town Planning, Ministry of Town Planning, Works and Housing, ANSEPA, ASUDEB as well as staff relevant agencies), the community and the civil society organizations in critical areas of capacity gaps notably to effectively implement, monitor, evaluate and coordinate the Structure Plan.</p>

TABLE 4.3: OBJECTIVES OF ONITSHA STRUCTURE PLAN:

<p>(i) Contribute to eradication of extreme poverty for 50% of residents in Onitsha who are poor by 2015 through promoting rapid and economic growth, job creation and sustainable livelihood in Onitsha by:</p> <p>(a) reserving and ensuring development of lands for industrial, commercial and business uses and development; (b) re-developing the Central Business District of Onitsha to enhance her commercial activities and accommodate small, medium and large scale commercial activities; (c) reserving land for the development of business parks, activity centres, mechanic village, warehouses, markets etc; (d) carrying out road improvement and establish mass transit systems for efficient movement of people, goods and services; (e) linking Onitsha with national rail lines for efficient movement of people, goods and services.</p>
<p>(ii) Contribute to achieving universal access to education for both men and women in Onitsha to achieve 100% enrollment between boys and girls raise the adult literacy level to 80% by 2015 by (a) reserving lands for primary, secondary and tertiary education as well as vocational centres in accessible locations and related to population distribution to address imbalance in the provisions and management of old and new facilities to high standard to accommodate population growth.</p>
<p>(iii) Promote gender equality and empower women by promoting inclusive and participatory approaches to development and ensuring access to land and secure tenure for all.</p>
<p>(iv) Contribute to the reduction by half, the high maternal and child mortality rates, and halt/reverse the high incidences of HIV/AIDS and malaria in Onitsha and environs by 2015 through: (a) reserving lands for providing additional health facilities in accessible locations to address imbalances in existing provisions and to provide new ones to accommodate population growth; (b) ensuring orderly urban development by enforcing land use standards and controls for buildings, roads, drainages, sanitation, air circulation, pollution control etc to achieve safe and healthy environment.</p>
<p>(v) Achieve environmental sustainability in Onitsha and Satellite towns by 2020 through (a) improving the lives of all the people living in slums of Onitsha namely Okpoko, Otu and Mammy Market and those living in suburban slums through upgrading these slums to provide access to water, sanitation, education, communal facilities, access roads drainages and improved housing and general environment by 2020; (b) implementing action plans for erosion control and protection of fertile agricultural land in the plan area, (c) reducing the incidences of environmental pollution by reserving lands for safe disposal of wastes, separation of industries from residential compounds; (d) conserving the heritage of Onitsha by preserving and rehabilitating historic and cultural building and landscapes; (e) improving overall amenity in the city through beautification including tree planting, paving of walkways, providing roadside drains, street lighting; (f) enforcing planning standards and control of development in relation to set-back, air-space and ventilation towards achieving a healthy and safe living environment;</p>
<p>(vi) Promote social interaction and a fulfilled communal life for the residents of Onitsha and environs through the provisions and equitable distribution of community facilities such as town halls, cinemas, children playground, public parks and gardens to meet the recreational needs of the people.</p>
<p>(vii) Promote good governance of Onitsha through provision of the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the State, Onitsha and environs.</p>
<p>(viii) Promote national and global partnerships for the development in Onitsha public-private partnerships, and building on the current effort by increasing international cooperation attracting funds for development from multi-lateral and bi-lateral organizations to complement the effort of the State and Local Governments in financing the different recommendations and proposals of the Structure Plan.</p>
<p>(ix) Capacity building through training and sensitization of key staff and equipping relevant government agencies at State and Local Government levels (including Office of Lands, Survey and Town Planning, Ministry of Town Planning, Works and Housing, ANSEPA, ASUDEB as well as staff relevant agencies), the community and the civil society organizations in critical areas of capacity gaps notably to effectively implement, monitor, evaluate and coordinate the Structure Plan.</p>

TABLE 4.4: OBJECTIVES OF AWKA STRUCTURE PLAN

<p>(i) Contribute to eradication of extreme poverty for 50% of residents in Awka and Environs who are poor by 2015 through promoting rapid and economic growth, job creation and sustainable livelihood in Awka by: (a) reserving and ensuring development of lands for industrial, commercial and business uses and development; (b) embarking on urban regeneration and beautification to ensure a highly imageable, functional and attractive city (c) reserving land for the development of business parks, activity centres, mechanic village, warehouses, markets etc; (d) carrying out road improvement and establish mass transit systems for efficient movement of people, goods and services; (e) linking Awka and Environs with national rail lines for efficient movement of people, goods and services.</p>
<p>(ii) Contribute to achieving universal access to education for both men and women in Awka to achieve 100% enrollment between boys and girls raise the adult literacy level to 80% by 2015 by (a) reserving lands for primary, secondary and tertiary education as well as vocational centres in accessible locations and related to population distribution to address imbalance in the provisions and management of old and new facilities to high standard to accommodate population growth.</p>
<p>(iii) Promote gender equality and empower women by promoting inclusive and participatory approaches to development and ensuring access to land and secure tenure for all.</p>
<p>(iv) Contribute to the reduction by half the high maternal and child mortality rates, and halt/reverse the high incidences of HIV/AIDS and malaria in Awka and environs by 2015 through: (a) reserving lands for providing additional health facilities in accessible locations to address imbalances in existing provisions and to provide new ones to accommodate population growth; (b) ensuring orderly urban development by enforcing land use standards and controls for buildings, roads, drainages, sanitation, air circulation, pollution control etc to achieve safe and healthy environment.</p>
<p>(v) Achieve environmental sustainability in Awka and Environs and Satellite towns by 2020 through (a) improving the lives of all the people living in slums of Awka and Environs and those living in suburban slums through upgrading these slums to provide access to water, sanitation, education, communal facilities, access roads drainages and improved housing and general environment by 2020; (b) implementing action plans for erosion control and protection of fertile agricultural land in the plan area, (c) reducing the incidences of environmental pollution by reserving lands for safe disposal of wastes, separation of industries from residential compounds; (d) conserving the heritage of Awka and Environs by preserving and rehabilitating historic and cultural building and landscapes; (e) improving overall amenity in the city through beautification including tree planting, paving of walkways, providing roadside drains, street lighting; (f) enforcing planning standards and control of development in relation to set-back, air-space and ventilation towards achieving a healthy and safe living environment;</p>
<p>(vi) Promote social interaction and a fulfilled communal life for the residents of Awka and Environs and environs through the provisions and equitable distribution of community facilities such as town halls, cinemas, children playground, public parks and gardens to meet the recreational needs of the people.</p>
<p>(vii) Promote good governance of Awka and Environs through provision of the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the State, Awka and Environs and environs.</p>
<p>(viii) Promote national and global partnerships for the development in Awka and Environs through public-private partnerships, and building on the current effort by increasing international cooperation attracting funds for development from multi-lateral and bi-lateral organizations to complement the effort of the State and Local Governments in financing the different recommendations and proposals of the Structure Plan.</p>
<p>(ix) Capacity building through training and sensitization of key staff and equipping relevant government agencies at State and Local Government levels (including Office of Lands, Survey and Town Planning, Ministry of Town Planning, Works and Housing, ANSEPA, ASUDEB as well as staff relevant agencies), the community and the civil society organizations in critical areas of capacity gaps notably to effectively implement, monitor, evaluate and coordinate the Structure Plan.</p>

4.4 POPULATION PROJECTIONS.

4.4.1 NNEWI PLANING AREA

TABLE 4.1: POPULATION PROJECTION 1991-2027

Year	Population
1991	268,500
2006	392,000
2010	425,000
2015	500,000
2020	580,000
2025	650,000
2027	750,000

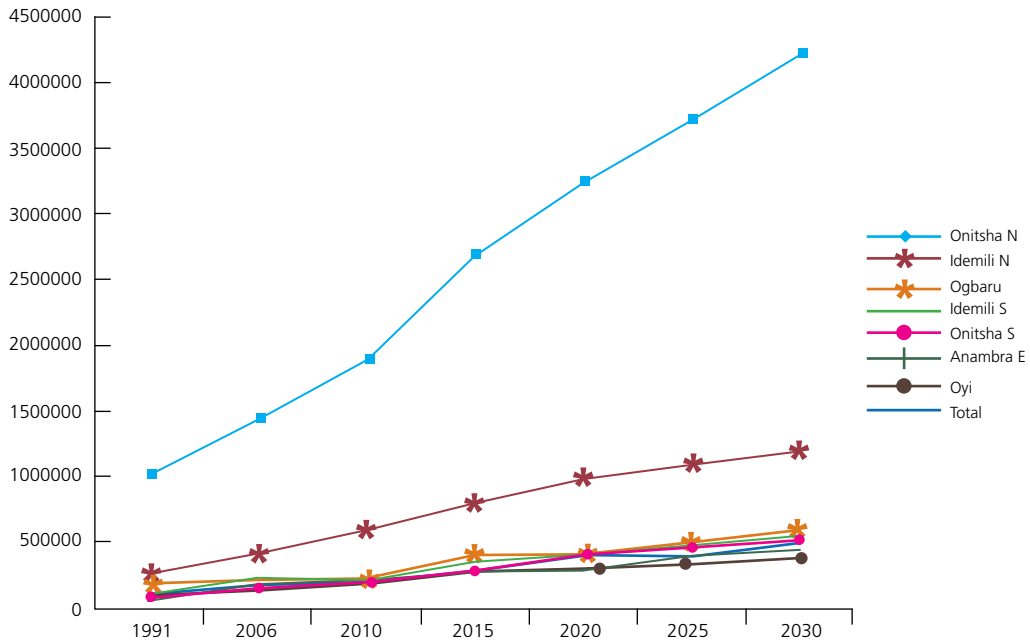
4.4.2 ONITSHA

TABLE 4.1: POPULATION FOR THE LGS IN PLANNING AREA BASED ON GRAPHICAL PROJECTIONS

LGS	1991	2006	2010	2015	2020	2025	2030
Onitsha N	121157	124942	210000	295000	395000	425000	500000
Onitsha S	135290	136662	200000	300000	400000	475000	525000
Ogbaru	191761	221879	240000	390000	420000	495000	600000
Idemili S	124122	207683	215000	345000	410000	465000	550000
Idemili N	278642	430783	600000	800000	990000	1100000	1200000
Oyi	109921	168029	220000	285000	320000	350000	400000
Anambra E	57925	153331	218000	275000	300000	400000	450000
Total	1018818	1443309	1903000	2690000	3235000	3710000	4225000

Source: Projections from 1991 and 2006 Census Figures using graphical method by Consultants.

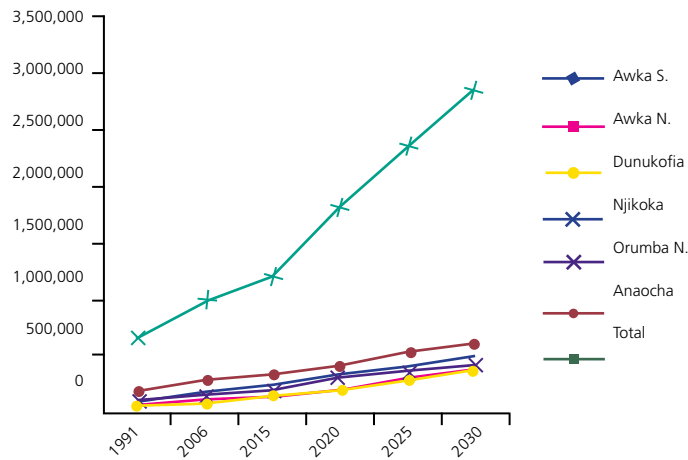
FIG 4.1: POPULATION PROJECTIONS FOR LGS IN THE STRUCTURE PLAN AREA 1991-2030



Source: Projections from 1991 and 2006 Census Figures by the Consultants

4.4.3 AWKA

FIG 4.5: POPULATION FOR THE LGS IN PLANNING AREA BASED ON GRAPHICAL PROJECTIONS



Source: Projections by Consultants based on 1991 and 2006 Census Figures

TABLE 4.2: POPULATIONS FOR THE LGS IN THE PLANNING 1991-2030

LG	1991	2006	2015	2020*	2025	2030
Awka S.	130,664	189,049	225,000	325,000	400,000	500,000
Awka N.	60,728	112,608	150,000	205,000	300,000	400,000
Dunukofia	73,473	93,382	150,000	205,000	300,000	400,000
Njikoka	72,945	148,465	200,000	300,000	400,000	500,000
Orumba N.	127,476	172,405	210,000	350,000	410,000	450,000
Anaocha	200,609	285,002	350,000	425,000	550,000	625,000
Total	665,895	1,000,911	1,205,000	1,810,000	2,360,000	2,875,000

1991 and 2006 are Census figures

Source: Projections by the Consultants 2008



5 LAND USE PROPOSALS



5.1 LAND USE PROPOSALS

Land use planning and design of the Structure Plan is hinged on adopting integrated and participatory approaches to land use allocation and relating it to the projected population. It also entails advancing broad land use development and control measures for architectural design and redesign, development, redevelopment and maintenance for priority projects identified for the thematic areas. The land uses proposals were guided by well-defined principles and identified priorities and the goals and objectives of the plan. The land use proposals were very comprehensive, covering all the land uses including

- Residential
- Settlement policy
- Transportation
- Industry
- Commercial activities
- Recreation and open spaces
- Warehouses
- Public transport
- Rail
- Heritage sites
- Parking
- Rail link.

Fig 5.1 to 5.3 shows the land use proposals for Nnewi and Environs till the year 2007. This is devoted to discussing the different land use proposals along the broad land use groups.

5.2 RESIDENTIAL LAND USE:

The proposed land use for residential areas is based on the following principles:

- Improving the existing stock through slum upgrading and special guidelines is recommended for achieving high standard of improvement.
- Developing land areas approved for housing in the existing schemes to the highest standard.
- Allocation of land for new housing areas to cater for the needs of the projected population growth.
- Enforcing development control measures to stop illegal conversion of residential buildings and surrounding set-back spaces into shops, offices etc.
- Adopting robust policies, pro-poor approach to land use planning to prevent slum development.
- Promote public-private partnerships in housing finance.
- Strong political commitment to slum upgrading and adopting participatory approach.

TABLE 5.1: EXISTING LAYOUTS IN NNEWI URBAN

S/N	Name of Layout	Location	Time of Approval	Status as at Date
1	Obaa Layout	Umuobaa, Umudimkwa – Umudim Nnewi	31 March, 2008	Undeveloped
2	Unity Layout	Umudim Nnewi		Undeveloped
3	M/I Layout	Otolo Nnewi/Utu town	10-Apr-97	Undeveloped
4	Eme Court Layout	Umudim Nnewi		Partially developed
5	L M/I GRA Layout	Nnewi, Oraifite, Ozubulu		Undeveloped
6	Okwuzukpe Residential L/O	Umuenem Otolo Nnewi	15-Jan-04	Undeveloped

Source: Town Planning Department Awka

TABLE 5.2: APPROVED ESTATES IN AWKA CAPITAL TERRITORY AND ENVIRONS FOR COMPREHENSIVE DEVELOPMENT

TOWN	NEW LAYOUTS	TYPE	DENSITY
AWKA	Agu Awka G.R.A.	Residential	Low
	Ikenga Hotels /Abuja	Residential	Low
	Ikenga Hotels Extension	Residential	Low/Density
	Iyagu Housing Estate	Residential	Low
	Executive Business District	Offices/ Residential	Low
	Uzu Awka Pocket	Residential	Medium/high
	Express Road	Residential	Medium
	Udoka Housing Estate	Residential	Medium
	Isiagu- Amikwo New Development scheme	Residential	Medium
	Inenzu Housing Estate	Residential	Medium/high
	Awka Industrial	Industrial/ Residential	Medium/Low
	Awka Industrial Extension	Industrial/ Residential	High
	Residential Estate	Residential	Low /medium
	Tony's Oil	Residential	High
Stadium Pocket	Residential (yet to take off)	Medium	

TABLE 5.2: APPROVED ESTATES IN AWKA CAPITAL TERRITORY AND ENVIRONS FOR COMPREHENSIVE DEVELOPMENT

TOWN	NEW LAYOUTS	TYPE	DENSITY
AMAWBIA	Umueri Ezimezi Village	Residential	Medium/Low
	Umueze Planning Scheme	Residential	Medium/Low
	Adabebe	Residential	Medium/Low
	Umukabia	Residential	Medium/Low
	New Era	Residential	High
	New Town i.e. (Highland, Hilltop, Urunu and Excellency neighborhood)	(yet to take off)	
	Trans Obibia Enugwu-Agidi	(yet to take off)	
AMANSEA	Sugar land	Residential	Medium/high
	Amania	Residential	Medium/high
	Umuenugwu Ebeagu	Residential	High
	Umuagu- Ulu garden Phase 1 Okukwa	(yet to take off)	
	Ofia ofulu Okwukwa	(yet to take off)	
	Federal Site and services	(yet to take off)	
NIBO	Urungwu Estate G.R.A	Residential	Medium/Low
	Ugwuabibia Estate GRA	Residential	Medium/Low
OKPUNO	Agu-Achi	Residential	Medium/high
	Odadi	Residential	High
	Kamali Homes Phase 1& 1V	Residential	Medium/high
MGBAKWU	Federal Youth centre	(yet to take off)	
ISIAGU	Offia Ezu	Residential	Medium/Low
	Police Headquarters	Offices/ Residential	Mixed
	Orient Petroleum Headquarters	Offices/ Residential	Mixed
	Satellite Town	Residential	Mixed
NAWFIA	Liberation Estate (between Nawfia and Enugwu- Agidi)	Residential	Mixed

TABLE 5.3: PROPOSED LAND USE STANDARDS

S/N	Proposed Land use	Approximate Area per 100 hectares	Percentage of Total	Remark
1	Residential	60 – 66	60 – 66	
2	Commercial	4.5 – 5.0	4.5 – 5.0	
3	Industries – Large, Medium and Small	5.0 – 5.5	5.0 – 5.5	
4	Public and Semi Public	10.0 – 10.5	10.0 – 10.5	
5	Parks and Open Spaces	2.5 – 3.0	2.5 – 3.0	
6	Roads	10.2 - 10.5	10.2 – 10.5	

Source: Town Planning Land use Allocation Standard.

5.3 SETTLEMENT POLICY

It is proposed to adopt a settlement development policy that integrates all the surrounding settlements to the three cities into their respective cities while recognizing their individualities and peculiarities and that all the settlements in the planning areas should be linked together by good roads.

5.4 COMMERCIAL LAND USE

The strategy was to accord recognition to existing markets in all the towns as assets to be properly planned and managed to achieve a functional and efficient city and to gainfully contribute to the state's economic growth and poverty reduction. The strategy here is to improve and upgrade the existing markets and allocate land for new markets to cope with expanding commercial activities. The structure plan provides for a maximum range of market outlets in each planning area to broaden people's choices and promote a high standard and well coordinated market system.

In Onitsha the planning proposal for the city is synonymous to planning for commercial activities on the one hand and housing on the other hand. Onitsha currently has many markets with all co-existing in complexity and confusion. The proposals for commercial land have been made to reinforce the vision of Onitsha to be the foremost commercial nerve centre of national and international repute. It is proposed to de-congest and rebuild the present CBD to higher standard, providing for more spaces for shops, movement of goods and people and parking for vehicles to achieve a more efficient and livable city. Specifically, it is proposed to:

- (i) Redesign and redevelop the existing CBD to provide for large shopping malls.
- (ii) Relocate (a) Iron Rod, Timber and plumbing materials' markets to Odekpe in Ogbaru Local government; (b) Aluminum and Hardware markets to the proposed site along Nkwelle Ezunaka Road;
- (iii) Develop new markets at Nwelle-Ezunaka Road about 1 kilometre away from the express road and a Commodity Market to be located in Anambra East/Oyi Local Government outside the study area,
- (iv) Rehabilitate existing International Market near Oba, employing a fully participatory approach to ensure its use and patronage by Nnewi and Onitsha traders.

(v) Allocate land for the Proposed Export Free Zone in Ogbaru Local Government area. Both the State and Local Governments are urged to pursue its implementation with vigor.

(vi) Develop a new Shopping Centre around or behind the Army Barracks.

(vii) Development of Warehouses for the storage of goods by the commercial traders at the outskirts of the town.

(viii) Reserve lands for neighbourhood shopping centres in all residential estates.

The Structure Plan for Nnewi recognized that the city required developing focused CBDs as well as district activity centres or neighbourhood shopping centres. The proposals include to:

(i) Improve existing markets at Nkwor Nnewi, Eke Amobi, Afor Uruagu, Orié Agbor, Afia Okpuno-Egbu, Nkwor Oraifite, Eke Ichi, Eke Amichi, Afor Nnobi, and Eke Awka-Etiti.

(ii) Develop Nkwor Triangle as a major Regional Market providing for indoor shopping facilities.

(iii) Develop 30 District centres for Nnewi and Environs including Ichi, Eke-Amobi, Ozubulu, Nnobi, Awka-Etiti, Amichi, Azigbo, Utuh, Oraitife, Nnewi-Ichi, Uruagu, Otoló etc.

The Structure Plan for Awka recognizes the need to:

(i) Develop existing Executive Business District as the major commercial centre in the core area of Awka and urges government to complete payment of compensation to land owners for it to be properly developed.

(ii) Rehabilitate Eke Awka and Nkwo Amaenyi in Awka and the Amawbia Market to enhance their commercial and economic value.

5.5. WAREHOUSING

Both the Structure Plans for Nnewi and Onitsha reserve land for providing new warehouses at the periphery of the city. In Nnewi it will be sited along Onitsha – Owerri Expressway at Oraifite to complement the existing ones at the city centre. The location of the one in Onitsha has not been specific and needs to be determined by the Planning Authority.

5.6 INDUSTRIAL LAND USES

The Structure Plan for the three cities gave due consideration for the development of industrial estates.

In Onitsha, Structure Plan recognizes the need to:

- (i) Develop small scale industrial estates in different parts of the city but in well-laid out locations by creating SME industrial and business parks.
- (ii) Develop fully the existing Industrial Estate along Onitsha - Owerri Expressway in Idemili to accommodate industrial growth.
- (iii) Attract industries to other parts of the State so as to decongest Onitsha.

The Structure Plan for Nnewi was aimed at correcting a major defect in the city's development by reserving land for industrial development. The proposals include:

- (i) Reserve a large area of land abutting the Emeka Offor Road and extending to parts of Ozubulu for industrial development
- (ii) Developing small-scale industries in a number of neighborhoods, namely Uruagu, Nnewi-Ichi, Otolu/ Azigbo/Amichi essential to the economic wellbeing of the entire planning area and the state at large.
- (iii) Develop small business park at the villages of Utuh and Ukpok to create jobs and check the incessant migration into the city.

The Structure Plan for Awka provides as follows:

- (i) Rezone existing Agu-Awka Industrial Layout for residential because it has not been developed and city residential areas have growth towards it.
- (ii) Develop a new industrial estate at Nawgu, which will accommodate heavy industries to be attracted from Agu-Awka.
- (iii) Reserve sites for Carving/Blacksmithing industries at Amawbia and Awka respectively to preserve the people's heritage, in particular to resuscitate the carving industry of the people.

Child care facilities:

In most cities, majority of municipal government employees are females. Child care and other facilities to facilitate women's work should be provided by municipal governments.

5.7 FORMAL AND INFORMAL BUSINESSES

Growth is expected in the formal business sector. This is because more firms will be attracted by the conducive business environment and anticipated low investment costs. Land is earmarked for this sector within the CBD and in the neighborhoods activity centers.

Many people in the informal sector have started organizing themselves to undertake formal business. It is therefore expected that the informal sector will shrink during the plan period. The Structure Plan hopes to sustain this effort by creating for the informal sector conducive working environment such as business parks and incubators, shops etc to leap out of poverty. Relevant government agencies extending services to the unemployed and small scale will be encouraged to key into this policy to ensure that the informal sector receives the assistance required. It is recommended that:

- Working spaces for the informal sector should be provided in the Activity Centers and away from the city core.
- Land is reserved for informal activities, including mechanic shops, trading bricklaying.
- Government authorities should review their stipulated rates, charges, stall size and requirements for business establishments in order to make them
- Government should formulate a set of incentives relevant to both the formal and informal sector.
- To cater for the needs of women in the informal sector, it is proposed to develop well constructed markets for women to sell their foodstuffs and other goods.
- Advocacy and empowerment/skill acquisition centres are proposed for the various Local Government headquarters.

5.8 OFFICES

The three cities already have land reserved for offices. The Structure plans recognized to continue to accommodate office development to cater for the needs of a growing economy.

For Awka the following facilities are proposed:

- (i) Developing an International Conference Centre incorporating a Hall of fame to be located in the Executive Business District on at least a 2-hectare land.

For Nnewi Planning Area it is proposed to:

Retain and rehabilitate existing Nnewi Local Government Headquarters Office located in Nnewi North along Nnewi – Ozubulu road.

For Onitsha the Structure Plan provides:

Office will be accommodated in the CBD.

5.9 URBAN BASIC SERVICES

5.9.1 EDUCATION

(i) Educational Facilities

The Structure Plans for the three cities recognized the need to relate the provision for schools as well as other basic services to existing as well as the anticipated demographic growth and social change. To reinforce the educational roles of the three towns of Onitsha, Awka and Nnewi lands have been reserved for education. Specifically:

(a) For Onitsha the proposals include the following:

- (i) Reservation of land for the development of a new University in Ogbaru Local Government off Atani Road on a vast land, which should be providing education and training in science and technology, commercial and business management among other disciplines to support the indigenous scientific and professional prowess of the people.
- (ii) Upgrading of the College of Education at Nsugbe to a degree awarding institution, developed with state of the art facilities with a beautiful campus.

- (iii) Rehabilitation of all Primary Schools in Okpoko, which are in poor state of repairs and construction of at least 2 new secondary schools in the area.

- (iv) Rehabilitate and expand facilities in all existing schools to accommodate rising student population.

- (v) All schools should be properly developed, equipped and maintained, with an appropriate landscaping of the schools to create environment conducive to learning.

- (vi) Addressing the general imbalances in the distribution and accessibility to all primary and secondary schools and provision of new facilities to fill the identified gaps

(b) For Nnewi the proposals include:

- (i) Determination of equitable distribution of primary and secondary schools in the planning area by the State Ministry of Education and Local Government Education Departments in collaboration with the appropriate planning authorities and provide new facilities to correct the imbalances.

- (ii) 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.

- (iii) Reservation of land for building a new University at Azigbo to provide technical and professional training.

- (iv) Provision for 2 Adult Skill Acquisition Centers at Uruagu Nnewi and Azigbo/Amichi.

(c) For Awka the proposals include:

- (i) Carrying out an assessment of the equitable distribution and provision of primary and secondary schools should be done to correct any imbalance in their provision.

- (ii) Equipping both old and the new primary and secondary schools with modern teaching and learning equipment and well staffed for efficiency.

5.9.2 HEALTH FACILITIES

Onitsha:

- (i) Provision of government hospital in Okpoko.
- (ii) Provision of Community Health Centres in both existing and proposed residential areas
- (iii) Reserve lands for developing private clinics in residential layouts.
- (iv) Promote landscape development and maintenance of hospitals, clinics and health centres.

Nnewi:

It is proposed to:

- (i) Improve and upgrade existing health facilities.
- (ii) Establish 3 new General Hospitals at Azigbo, Oraifite and Nnewi-ichi.
- (iii) Develop 3 Specialist hospitals including (heart, neurology, liver, ear, and nose) to be established at the boundary of Igboukwu and Ichida along Nnobi – Ekwulobia road as shown on the Plan and converting two existing hospitals Ichi general hospital and Ikedife hospital to specialist hospitals.
- (iv) Develop a Dispensary and a Maternity Clinic in each neighborhood that is provided with HIV/ AIDS test kits.
- (v) Establish a Veterinary Clinic within the agricultural zone in Oraifite.
- (vi) Improve and maintain the landscape and buildings of all health facilities.

Awka:

The provision of new health facilities should be related to the distribution of population for easy access. All of these should be well-equipped and provided with special maternity facilities and staff. Health establishments are recommended to be properly equipped and staffed to improve on the life expectancy of the people.

5.9.3 TRANSPORTATION PROPOSALS

For Onitsha:

The proposed traffic plan is to achieve the following-

- (i) Take through traffic from passing the centre of Onitsha, thus minimizing congesting the local traffic.
- (ii) Provide a system of ring roads that can take the traffic generated within the town out of the city and to link the proposed activities to be relocated at the outskirts including parks, residential, industrial and sports facilities.
- (iii) Provide a system of internal roads within the various zones to enhance free flow of traffic within these zones.
- (iv) Provide routes and parking for the Okada
- (v) Construct a new road between Niger Bridge and Toll Gate as a flyover bridge, except the Upper Iweka Junction that will be at grade (in order to pass under the existing bridge).
- (vi) Provide Bus stops and pedestrian crossings at appropriate locations along the service lanes on all roads.
- (vii) Ensure traffic lane markings, road signs and traffic lights are provided at reasonable locations on all roads.
- (viii) Implement specific road improvement proposals for Federal Roads: (a) Onitsha – Owerri Expressway, (b) Onitsha – Otuocha Road, (c) Onitsha – Ogidi – Enugu Road (Limca Road);
- (ix) Implement specific road improvement proposals for Federal Roads: (a) Awka Road- Upper New Market Road; (b) Old Market Road- Bright Street-New Market Road, (c) Upper Iweka Road, (d) Nwaziki Road; (e) Bridgehead –Niger Street –Sokoto Road –Johnson Street –Waterside Road Akpaka reserve -33 Estate - Nsugbe Road (Coastal road), (f) New Parts Junction –Omagba –Nsugbe road (Inner Ring road), (g) Upper Iweka Bypass, (h) Atani Road; (i) Nkwelle Ezanaka Road (Outer Ring Road), (j) Ezeiweka Road and Mgbemena Street, (k) Umunya Street.



(x) Provision of Light Rail System to move people to and from the CBD and even within the CBD as quickly and safely as possible to be developed in four phases including: Phase 1 - Zik Roundabout-Awka Road – New Market Road –Bright Street-Moore Street-Iweka Road-Upper Iweka-Zik Roundabout (11 kilometers); Phase 2: Upper Iweka–Bridgehead. (3.35 kilometers) Phase 3: Zik Roundabout –Toll Gate. (6.87 kilometers) and Phase 4: Upper Iweka –M.T.I (5 kilometers).

(xi) The bus system of public transport with the following routes already identified:

- Route 1: Bridgehead-Toll gate (through service lanes)
- Route 2: Nkpor Junction-Limca Road-Awka Road-Old Market Road-Bright Street-Main Market.
- Route 3: MTI-Owerri Road-Upper Iweka-Moore Street-Main Market.
- Route 4: Niger Street-Zik Avenue-Ozomagala Street-Modebe Avenue

- Route 5: Bridge Head-Niger Street–Main Market-Apaka Reserves -33 Estate.
- Route 6: 33 Estate-New Parts-Nkpor junction-Obosi Road-MTI.
- Route 7: Obosi Road-Nwaziki Road-Upper Iweka-Oguta road-Enugu Road-Ose Market.
- Route 8: Ose Market-Nsugbe Road-Nkwelle Ezunaka-Toll gate.
- Route 9: Uga Junction-Atani Road-Ogbaru Industrial Estate.
- Route 10: Bridge Head-Toll gate (express service)

(xii) Provision of a ferry service that can play a vital role in streamlining the activities of water transportation for the movement of people, goods and services along Rivers Niger and Anambra and evacuation of farm products from Nkwelle, Nsugbe, Umuleri, and Ogbaru to Onitsha. This service may hopefully be extended to Asaba in due course.

Awka

For Awka Structure Plan the proposals for improving transportation include the following:

- (i) Develop two ring roads for Awka, comprising an inner ring road encircling the core area of the town and the other outer ring road to link surrounding communities including linking Nawgu with Mgbakwu to Amansea and from Nawgu to Abagana, linking Nimo, Adazi Nnukwu, Agulu, Mbaukwu, Awgbu through Umuawulu to Isiagu and northwards to the expressway.
- (ii) Develop 7 secondary radials roads system as dual carriageways including Arthur Eze-Mgbakwu-Urum Road, Achalla road, Amawbia-Enugwu Agidi, Nawgu Road, and Aroma Junction-Ifite Amansea road. South of the expressway, are the following; Amawbia-Ekwulobia-Oslo road, Amawbia-Nibo-Umuawulu Road, Awka-Isiagu road, Old-Enugu-Onitsha road.
- (iii) Develop an Intra-city Mass Transit System
- (iv) Encourage private sector-led development/initiation of decent taxi service system for the capital territory, Government should, plan for rail transport.
- (v) Traffic nodes/collection points should be clearly designated along chosen routes which should have pedestrian walk ways.
- (vi) Relocating the existing motor parks in Eke- Awka and Eke-Amawbia to Agu-Awka in the open area opposite the ring road from Isiagu-and the Amawbia park further south along the Ekwulobia road respectively.
- (vii) Relocate Unizik Motor Park to the open land opposite the Timber Shed in Umuokpu.
- (viii) Reserve lands for 3 mechanic villages alongside the three motor parks.
- (ix) Prohibit Motorcycle (Okada) along the expressway and the Nnamdi Azikiwe Avenue.
- (x) Provide flyovers at major crossings within the express way except Achalla Junction.
- (xi) Provide on-street and off-street parking facilities at appropriate locations.
- (xii) Equip all major streets with modern traffic management systems and with all roads clearly marked with necessary road signs.

- (xiii) Enforce strict parking standards for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries.

Nnewi

For Nnewi the proposals include the following:

The recommended strategies to solve the transport problems of the city include:

- (i) Upgrading and rehabilitating all the existing narrow roads to a high standard of construction and design (Figs. 5.4 and 5.5).
- (ii) Improvement of several Arterial Roads as shown in Tables 5.4. and 5.5.
- (iii) Decongestion of traffic in the centre.

The following proposals were made:

- (i) Construction of 2 ring roads – inner and outer – to divert all through traffic on the radials to the satellite towns without having to pass through the congested city center.
- (ii) Improvement of several Arterial Roads as shown in table ...
- (iii) Nine existing roads have been proposed for widening from single to double carriageways to serve as grid roads including (a) Ichi – Nnewi – Ozubulu Road; (b) Ichi – Nnewi – Amich Road; (c) Nnewi – Nnobi – Nnokwa Road; (d) Oraifite – Uruagu – Nnewi (St. Mary’s Anglican Church) otherwise known as Sir Emeka Offor Road; (e) Nkwozulogu Oraifite – Nkwor Nnewi (Nkwor - Nkwor) Road; (f) Nnewi (NITEL) – Awka-Etiti – Ichida Road; (g) Nkwo Triangle – Eke Amobi (Igwe Orizu Road) section: (0.24 km); (h) Nnewi – Nnobi – Nnokwa section: (0.21km); (i) Ichi – Nnewi – Ozubulu section: (0.28km)
- (iv) Provide designated parks and routes for Okada.
- (v) Develop a rail line from Nnewi to link the proposed Federal Government rail line linking Onitsha and Port Harcourt via Owerri.

TABLE 5.4: ARTERIAL ROADS RECOMMENDED FOR IMPROVEMENT

• Ichi – Nnewi – Ozubulu	Federal road	22.48 kilometers
• Ichi – Nnewi – Amichi	Federal road	22.47 kilometers
• Nnewi – Nnobi – Nnokwa	Federal road	10.56 kilometers
• Nkwor Oraifite – Nkwor Nnewi	State road	9.42 kilometers
• Nnewi (Otolu) – Azigbo – Amichi	State road	7.63 kilometers
• Nnewi (NITEL) – Awka-Etti	State road	9.63 kilometers

TABLE 5.5: RECOMMENDED STANDARD FOR ROAD DESIGN

- Carriageway width (7.30 meters)
- Hard shoulder width (2.75 meters both sides)
- Raised walkways (2.00 meters both sides)
- Drainage 1.0 meters x 1.20 meters (under the walkways. The gutter inlet shall have Gratings at appropriate intervals. Ducts for electricity conduits and water lines are also to be provided under the walkways).

5.9.4 WATER SUPPLY

Onitsha

The Structure Plan recommended the follows:

- Re-organization and strengthening of the capacity of the State Water Corporation to carry out its statutory functions.
- The Water Corporation should be made to draw up a proposal for the envisaged cash-flow for their operations for a period of say five years.
- Injection of funds into the project to either source water from Ogbunike stream or better still, locate a new water plant at Idemili River with adequate intermediate pumping stations.
- Overhaul the distribution of water supply system for cost recovery with households properly fitted with water meters and devise and implement an efficient transparent and accountable system of revenue collection.

Nnewi

In the Nnewi Structure Plan recommended as follows:

Strengthen the capacity of the State Water Corporation from providing only 25% to 100% of water needs in the area.

Install additional 323 water storage tanks and expand services to newer residential areas.

Construct dams on Rivers Ubuh and Eze (Miri Eze) to augment existing water supplies.

Awka:

The Structure Plan for Awka recommends:

- (i) Sustaining the European Union assisted water scheme for the Capital Territory and encourage its expansion to other parts of the State.
- (ii) Installing functional boreholes to complement supplies.



5.9.5 ELECTRICITY:

The Structure Plan for Nnewi recommended installation of:

(i) A new 132KVA power line from Onitsha to be provided exclusively for Nnewi.

For Onitsha Planning Area, the Structure Plan provides that:

- (i) The State Government should work with PHCN to ensure that adequate facilities are provided.
- (ii) The State Government has to explore an investment in the Independent Power Production sector as a way of ensuring an adequate generation of power for the use of the envisaged industrial and commercial growth.
- (iii) The Planning Authority should work with these agencies to ensure that electricity supply lines are provided in all developed parts as well as the extension of services to proposed housing, industrial and commercial areas
- (iv) There is need to integrated land use planning with the provision of electricity and telephone so that services can be linked with the development of projected land uses and population distribution in the city.
- (v) The agencies providing essential utilities need to liaise with the land use planning and transportation agencies and vice versa in ensuring that services are provided at the right places to reach a critical mass in need.

Awka

The Structure plan was optimistic that the power generating company will be able to overcome its challenges to such an extent that power will be available to such extent that all streets in the Planning area will be lit.

5.9.6 WASTE DISPOSAL

The Structure Plan recognizes the enormity of the problems of refuse collection and disposal in the three cities and made some tangible recommendations for solving the identified problems.

Awka

The Structure Plan provides for:

- (i) Three Landfill Sites to be located east of Enugwu-Agidi on Isianiocha Road, east of Nawfia bypass; and off Amawbia Ekwulobia road near Nise (Map 5.1).
- (ii) Recycle refuse, and this will help to provide employment.

Nnewi

- (a) Reserved land for refuse disposal:
 - (i) The land behind Edison Industry extending to Ojoto.
 - (ii) Obiofia Nnewi-Ichi (deep valley) also for the establishment of a Refuse Recycling Plant.
 - (iii) Oraifite/Ozubulu valley near the Industrial zone
 - (iv) A site near the mechanic village, Ozubulu.
 - (v) A site behind the Trailer Park and Ozubulu Machine Tools Industry.
- (b) Carry out appropriate landscape treatment to screen off the nuisance and planted with scented flowers to obviate any undesirable smell from the Disposal sites.
- (c) Strengthen the capacity of the Local Government to discharge its statutory role for providing for sanitation and should undertake the following activities:
 - Pass necessary bye-laws ensuring proper and adequate disposal all forms of waste.
 - Provide adequate refuse dumping facilities within the urban area particularly in the commercial areas for prompt evacuation of waste to dumping sites.
 - Enforce proper disposal of industrial/workshop refuse/effluents and dangerous wastes.
 - Provide disposal site/facilities for small-scale industries and roadside workshops that cannot afford private treatment plants.
 - Implement street cleaning particularly in the city center as is now obtainable in cities like Benin City (King Square), Abuja, Owerri and Calabar.

- Enforce monthly environmental sanitation exercise.
- Provide public toilets/comfort stations in all public places and in major activity areas in the city such as parks, traditional markets, libraries, schools, public places existing and proposed and other similar centers.
- Provide slab covers for all open concrete roadside drains, particularly within the city center, and ensure they are provided with inlet (gratings) placed at intervals to prevent direct dumping of solid waste into them.

Onitsha

With reference to the existing waste management situation in the city, the following recommendations are suggested;

- Enacting new legislation prohibiting indiscriminate dumping of waste.
- Develop and implement both a sewerage plan and solid waste management plan for Onitsha.
- Promoting of public enlightenment to stop dumping of solid waste along roads and in drains, canals and open spaces and encourage them to dispose them in waste bins in front of their houses and placed along roads and in public places.
- Capacity building for ANSEPA to carry out their statutory functions by providing them with more staff for monitoring and materials (25 refuse trucks, 5 compactors, 3 pay loaders, 2 bulldozers for a start).
- Contractors engaged for solid waste management due to lack of equipments should concentrate on opening of drains, cutting of grasses and sweeping of streets.
- ANSEPA to collect fees for providing refuse collection service to general public.
- Mobile courts to be established in order to enforce environmental sanitation laws.
- Private sewage dislodes to be registered and monitored by ANSEPA.
- Mechanic villages to be established with each workshop providing drainage pits for used oils and also to comply with other recommendations above.
- A waste recycling plant is to be established at Nkwelle Ezunaka.

5.10 CONTROL OF NOISE POLLUTION

Awka

The uncontrolled noise made by music dealers, churches and mosques should be regulated and controlled.

5.11 RECREATIONAL FACILITIES

Awka

To cater for leisure, recreational needs of the people, the Structure Plan provides for:

- Develop the new stadium for Awka.
- Land reserved for open spaces, parks, stadium, museum and tourist attractions are proposed.

Nnewi

The Structure Plan recognizes the need to correct the deficiencies in the provisions of parks and recreation areas as well developing all open spaces and parks in Nnewi planning to achieve a comprehensive park system. To correct these major deficiencies several recreational facilities are proposed, which include the following:

- Provision of Sports Hall as part of the redevelopment of Ngwor Civic development as well as provision of Community Halls in all the communities.
- Development of Parks and playgrounds in each residential neighbourhood and communities.
- Reservation of land for the development of a large City park for Nnewi.
- Develop and implement City Greening/Tree Planting in the Planning Area to achieve a drastic change from the current drab and un-attractive landscape of the city.
- Development of Library in each community Hall.
- Public Grounds/Village Squares in the surrounding communities.
- Provide Nnewi City Stadium to complement the existing ones at Rojeny Recreational Center Oba and Gabros Stadium Umudim Nnewi, privately owned and the Power Mike Stadium Onitsha.
- Reservation of land (about 10 hectares) covering the stretch of beautiful valley landscape along St. James Church Road in Ichi to be developed as a golf

Course.

- (ix) Development of Clubs, Restaurants, Eateries and Hotels in each residential community to cater for the needs of social clubs in the area, some of which include Nnewi Youth League, Anedo Social Club, Honda Social Club (Ichi) etc.
- (x) Establishment of Cinema Halls to be located in strategic places in the city, in city and District

Centres.

- (xi) Provision of Swimming pools within large recreational centers and in hotels.
- (xii) Reservation of land for Five Star Hotel at Amichi at the road junction of Awka-Etiti – Iseke and New Oba – Okigwe (See Plan) to complement existing provisions.

TABLE 5.6: PROPOSAL FOR PARKS AND RECREATIONAL FACILITIES

Facility	No of Units	Size (Ha)	Location
Regional Park	1	1	Otolo Nnewi
Zoological Garden/ Amusement park	1	20	Behind Ichi General Hospital
Entertainment Park	3	0.5	1 Behind Nnewi North LGS, 2. Behind Edison Industry Edoji Uruagu 3. Near Udoji school Ozubulu
Stadium	1	20	Former site for South-East University, Obiofia Ichi
5 Star Hotel	1	1 – 1.5	Beside Nnewi judiciary Amichi.
Golf Course	1	5	Along St James Church Rd. Ichi.

Source: Projections by Consultants 2008

- (xiii) Adoption and enforcement of land use standards and open spaces for the city (Table 5.6)

Onitsha

The Structure Plan noted the congested nature of the city and hopes to provide for parks and open spaces in the course of redevelopment of the city: It provides as follows:

- (i) Landscape improvement and regeneration of all existing housing areas to improve the lives of the people and create recreation parks, schools, health centres, shops, community halls and to ensure easy access to education, health and recreational facilities and income generating activities.
- (ii) Reclaiming the lands around Nwangene Creek, the Creek and Waterfront of River Niger to be developed as attractive recreational resorts, with ample facilities for outdoor and indoor recreational activities.
- (iii) Developing Akpapa Forest Reserve to provide for day-long outdoor recreational pursuits such as creating natural trails.

5.12 CEMETERIES

For Nnewi, the Structure Plan recommends as follows:

- Provision of a central cemetery close to Hausa Market to cater for the needs of non-Igbos.
- Encouraging Churches to provide for burial grounds in their premises for burying their members.

For Onitsha:

- Location of public cemetery adjacent to the land fill site off Enugwu-Agidi, Isianiocha road.

Awka

For Awka the Structure plan allows the development of cemeteries in the proposed Greenbelt as well as other uses such as agriculture, forestry, sports and recreation.

5.13 CONSERVATION

The Planning Areas for the three cities are rich in culture, folklore, history and architectural artifacts made up of palaces, churches and shrines, which should be conserved and promoted for eco-tourism.

TABLE 5.7: HISTORICAL SITES RECOMMENDED FOR CONSERVATION

- Nkwor Triangle
- Igwe Orizu Palace with many ancient relics and artifacts
- Agbo-Edo
- Agbo-Ezemewi
- Agbo-Alo
- Okwu-Uzukpe
- Okwuani Nnewi
- Ogwugwu – Ezekwuabo
- Okwu – Ele
- Okwu – Akpu
- Isi Ubu Spring.
- Palace of Obi of Uruagu
- Palace of Obi of Umudin
- Palace of Obi of Nnewi-Ichi
- Atuchukwu House where the Peace Accord for the end of the Nigerian Civil War was signed
- Obinna Shrine.

5.14 GREEN BELT

The Structure Plans recommend the designation of Greenbelts around the surrounding communities of 500 meters wide to prevent environmental pollution, outward growth of the communities to merge with surrounding communities. Within the green belt generally, development will be strictly limited to whatever is related to agriculture, forestry, sports and recreation and perhaps cemeteries.

Special institutions or other uses appropriate to rural areas, for reasonable degree of control will be strengthened to insure against presumption of all forms of built development where the danger of coalescence is particularly acute.

5.15 MECHANIC VILLAGE

To prevent proliferation of unorganized mechanic workshops Nnewi, the Plan recommends a site for mechanic shop at Ozubulu along Nnewi – Ozubulu road. This will be developed as a comprehensive mechanic village and a craft center to accommodate all mechanics.

5.16 FILLING STATIONS

For development of filling station, the following land use standards shall apply:

- A minimum front setback of 15 meters from service roads must be enforced throughout the urban area and a minimum of 30 meters along all orbital/peripheral or expressways.
- More stringent measures to be applied to the location of filling stations.
- A minimum length of 50 meters and width of 30 meters be upheld by filling stations.

5.17 DEVELOPMENT CONTROL MEASURES:

For successful implementation of the plan, it is important to put in place a solid, comprehensive and dynamic development control system that will ensure adequate and progressive regulation of the detailed aspects of physical development.

5.18 GENDER ISSUES IN LAND USE PROPOSALS

Many households in urban centres lacked access to basic services such as education especially primary and secondary schools, water supply, energy and sanitation. The impacts of inadequate provision of these facilities are enormous on women and the girl child in terms of ill-health and there is need to address them squarely.

6 IMPLEMENTATION ARRANGEMENTS



Having articulated the pros and cons of development scenarios globally, the Structure Plan strongly recommends to the Anambra State Government should adopt a robust and radical sustainable development paradigm if it is going to make a drastic change in the promotion of environmental sustainability.

The recommended implementation strategies for the Structure Plans undertaken in Anambra State include:

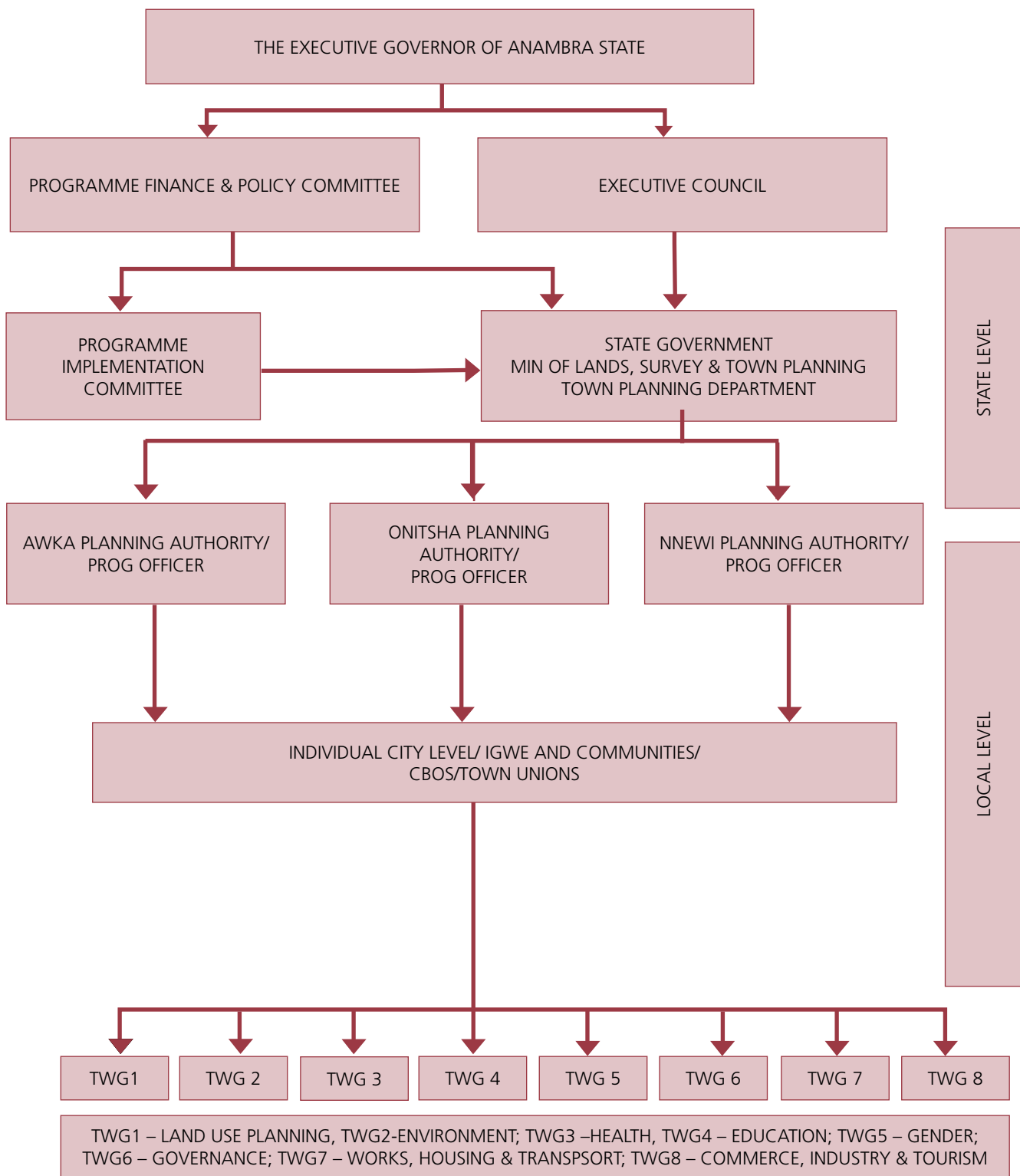
- (i) Adoption of integrated and participatory approaches to land use planning, land use allocation, architectural design and redesign, development redevelopment and maintenance for priority projects identified for the thematic areas.
- (ii) Promotion of institutional, policy, legal and land use standard reforms required to successfully implement the structure plan by setting up new and improved structures and processes.
- (iii) Promotion of general as well as specific capacity building programme in the different thematic focus areas to fill the identified gaps and empower the various agencies to discharge their roles.
- (iv) Adoption of a result oriented financial strategy to mobilizing adequate resources to implement the plan, drawing on a range of sources of funding including annual budgets, mobilization of funds from donors, utilizing Public Private Partnership, using the capital market to mobilize funds and encourage community funds through cooperative and micro-finance mechanisms.
- (v) Adoption of a result-based management approach to scheduling activities, implement, and monitor and review the structure plan.

To successfully implement the Structure Plans, Anambra State Government has adopted a new legal and institutional framework by passing a new Land use planning law for the state, establishing a State Physical Planning Board and adopting integrated, participatory approaches by decentralizing planning administration to urban and local government level. Specifically, the State Government should:

- Establish the State Physical Planning Board to replace ASUDEB
- Establish new Planning Authorities for Awka, Nnewi and Onitsha
- Set-up Structure Plan Implementation at the State and Local Government Levels including Structure Plan Finance and Policy Committee, Inter-Ministerial and Governmental Programme Implementation Committee and Technical Working Groups at the individual city level.



FIG 6.1: PROPOSED INSTITUTIONAL STRUCTURE FOR IMPLEMENTING THE STRUCTURE PLAN



- Pending the passage of the relevant laws and policies, it is recommended to appoint an international chief technical adviser to oversee the process through under the present situation. The chief technical adviser will be supported by the appointment of a Programme Officer attached to the Planning authority set-up for each city.

identify several action plans that must be undertaken for fruitful implementation. To this end, the plans recognize the different actions that must be undertaken at the state as well as city-specific levels.

6.2.1 STATE LEVEL ACTIONS

Table 6.1 is a summary of the phasing of the implementation of the various proposals in the first and second quarters of 2009. Table 6.2 is a summary of the different policy reforms to be carried towards successful implementation of the structure plans. Thus, tables 6.1 and 6.2 apply to all the three cities and forms the building blocks to be put in place centrally for the Structure plans to be successfully implemented.

6.2 PHASING PLAN

The Structure Plans for the three cities, as long range plans covering a 20-year period, require that the various land use proposals be implemented in phases as shown below.

Essentially, the 'Structure plan' is a broad policy framework upon which detailed actions can be made. Thus the Structure plan for each city has been able to

TABLE 6.1: PLANNED PROJECT ACTIVITIES FOR 2009

Activities/Outputs	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Approve Structure Plan by Government	X			
Popularize the Structure Plan in the three towns among public and civil society organizations and public agencies.	X			
Organize Donors Pledging Conference on the Proposals of the Structure Plan	X			
Establish new Administrative Legal instruments for planning in the State	X	X		
Establish equip and staff the Planning Authorities for Awka, Nnewi and Onitsha.	X	X		
Pass the necessary laws to back and empower the implementation of the Structure Plan of Awka, Nnewi and Onitsha	X	X	X	X
Appoint members of the Structure Plan Committees, Technical Working Groups and inaugurate	X			
Establish the monitoring teams/committees for the Implementation of the Structure Plan.	X			
Establish a trust Fund for the Authority and design the revenue collection system for the Trust Fund.	X	X		
Prepare and approve annual budget for the project take off and subsequent implementation.	X			
Appoint Chief technical Adviser and three Programme Officers for the implementation of the Structure Plan.	X			
Set-up Planning Committee at the Local Government to administer Development Control.	X			

TABLE 6. 2: PROPOSED POLICY AND INSTITUTIONAL REFORMS 2009-2010

Proposed Policy and Legislative programmes	2009-2010
Establish a new administrative structure for urban governance including planning, resource mobilization, administration in Anambra State, with clear roles for urban planning and management.	X
Formulate and adopt the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the state	X
Enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	X
Adoption of Affirmative Action and Domestication of CEDAW in Anambra State.	X
Formulate and adopt Anambra State Strategy for Pro-poor access to land ownership	X
Anambra State Strategy for Funding master Plan and harness donors' funds and DFI for development.	X
Strategy for Linking and Funding Nnewi with National Rail Lines Establishment of Warehouses for Goods' Storage	X
Strategy for Mainstreaming safety measures into urban design management.	X
Feasibility study for Rail Link of Nnewi with National Rail Line	X

6.2.2 PHASING OF CITY-SPECIFIC ACTION PLANS

Tables 6.3abc are the city-specific action plans to be accomplished in the year 2009.

TABLE 6.3A: PROPOSED ACTION PLANS TO BE PREPARED FOR NNEWI PLANNING AREA IN 2009

Activities/Outputs	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Action Plan for Redevelopment of the Nnewi CBD	X			
Slum Upgrading Plan for Nkwa Triangle, 100 Foot, Ogbe-Hausa and Suburban-Slums	X			
Comprehensive Solid Waste Management Plan for Nnewi	X			
Location and Design of New Industrial Estate for Nnewi	X			
Location and design Guidelines for Business Parks in precincts	X			
Transportation Improvement Plan for Federal, State and Local Roads	X			
Establish Urban Observatory in Nnewi for data collection, monitoring and evaluation and review of Structure plan and disaggregation of data by gender	X			
Location and Site Design for Nnewi New Markets for Electrical, Timber, Food and Building Materials.		X		
Action Plan for New Schools, Health Centres, Plaza, Business Parks in Nnewi and Environs.		X		
Action Plan for providing essential infrastructure and basic services in Approved Layout		X		
Design and Infrastructure Plan for Planned Suburban Housing Expansion of Nnewi and Environs (including water, electricity, shops, plazas, educational and health facilities)		X		
Action Plan for Erosion Control and Conservation of Ecological Sites.		X		

TABLE 6.3A: PROPOSED ACTION PLANS TO BE PREPARED FOR NNEWI PLANNING AREA IN 2009

Activities/Outputs	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Landscape Improvement Plan for Nnewi for Parks, Gardens, Recreational Facilities		X		
Luxury Bus park Ichi/Akabukwu Uruagu (Site used for Rehnard Bunke's crusade) and Heavy Goods Vehicle Motor Park (Ozubulu).		X		
Suburban Water supply Extension		X	X	
Suburban Electricity Supply Extension		X	X	
Design of Nnewi Stadium			X	
Acquisition Plan for designated lands for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.			X	
Establishment of Refuse Disposal and recycling industry at the "bad valley" probably with foreign assistance and cooperation.		X		
Action Plan for Bus route throughout Nnewi urban			X	
Landscape design for Regional Park located at (Otolu/Utuh)				X
Rehabilitation and equipping of all existing hospitals in Nnewi				X
Establishment of Urban Security Association				X
Site Design for Nnamdi Azikiwe Teaching Hospital Permanent site at Otolu Nnewi5				X
Landscape Design for a Zoological Garden Recreational Center (behind Ichi General Hospital)				X
Develop system for street addressing, revenue generation	X	X	X	X

TABLE 6.3B: PROPOSED ACTION PLANS FOR TO BE PREPARED FOR ONITSHA FOR 2009

Activities/Outputs	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Action Plan for Redevelopment of the Nnewi CBD	X			
Slum Upgrading Plan for Nkwa Triangle, 100 Foot, Ogbe-Hausa and Suburban-Slums	X			
Comprehensive Solid Waste Management Plan for Nnewi	X			
Location and Design of New Industrial Estate for Nnewi	X			
Location and design Guidelines for Business Parks in precincts	X			
Transportation Improvement Plan for Federal, State and Local Roads	X			
Establish Urban Observatory in Nnewi for data collection, monitoring and evaluation and review of Structure plan and disaggregation of data by gender	X			
Location and Site Design for Nnewi New Markets for Electrical, Timber, Food and Building Materials.		X		
Action Plan for New Schools, Health Centres, Plaza, Business Parks in Nnewi and Environs.		X		
Action Plan for providing essential infrastructure and basic services in Approved Layout		X		
Design and Infrastructure Plan for Planned Suburban Housing Expansion of Nnewi and Environs (including water, electricity, shops, plazas, educational and health facilities)		X		
Action Plan for Erosion Control and Conservation of Ecological Sites.		X		
Landscape Improvement Plan for Nnewi for Parks, Gardens, Recreational Facilities		X		
Luxury Bus park Ichi/Akabukwu Uruagu (Site used for Rehnard Bunke's crusade) and Heavy Goods Vehicle Motor Park (Ozubulu).		X		
Suburban Water supply Extension		X	X	
Suburban Electricity Supply Extension			X	
Design of Nnewi Stadium			X	
Acquisition Plan for designated lands for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.				X
Establishment of Refuse Disposal and recycling industry in Onitsha.				X
Action Plan for Light Rail Transit and Bus transit for Onitsha				X
Establishment of Urban Security Association				X
Develop system for street addressing and revenue generation in Onitsha				X

TABLE 6.3C: PROPOSED ACTION PLANS TO BE PREPARED FOR AWKA IN 2009

Projects	1ST QRT	2ND QTR	3RD QTR	4TH QRT
Industrial Layouts for Awka, Nawgwu and Amawbia.	X			
Slum Upgrading for Ifite area and around the Eke Awka area.	X			
Provision for Expansion and Improvement of Health Facilities: Equip, modernize and Staff hospitals.	X			
Expansion Plan for Educational Facilities both primary and Secondary Schools.	X			
Executive Business District	X			
Rhabilitation of Eke –Awka and Nkwo Amaenyi markets.		X		
Plan for Motor Parks for Awka, Isiagu., Amabia, UNIZIK and along Umuokpu		X		
Open space proposed in all neighborhoods in the Capital Territory.		X		
Ogbugba Nkwa to be equipped and planned.		X		
Restoration Plan for Dike Park.		X		
Plan for Dualization /Construction for Inner Ring Road, Outer Ring Road and Radial Roads, Bye-Pass for Nawfia., Flyovers on Express ways in Awka		X	X	
Construction of railway line from Owerri, Nnewi through Onitsha, Awka to Enugu.			X	
Street Lighting for all Urban Roads			X	
Plan for Beautification of Awka including traffic lights and landscaping, erection of monuments			X	
Provision of adequate Taxi services and bus routes.			X	
Develop Museum at Nri- Agukwu and promotion of other tourist attractions including Agulu, Awka, Amawbia and Abagna				X
Rehabilitation Plan for Water Supply to Awka and Environs				X
Solid Waste Management Plan for Awka and Environs, including the design and construction of and management of proposed waste disposal site at Nise off Amawbia-Ekwulobia Road and waste recycling.				X
Plan for Erosion Control in Awka and Environs				X
Modern abattoirs at Kwata and on the road to Ndiora.				X
Develop and Implement Plan for Street naming and numbering.				X
Financing and Development of the 38 or more Approved Layouts including the Staff Housing for UNIZIK Campus.				X

6.2.3 PHASING OF THE IMPLEMENTATION OF ACTION PLANS 2010-27

Commencement and full implementation of the following Action Plans will be as listed in Table 6.4abc.

TABLE 6.4A: PHASING OF THE IMPLEMENTATION OF ACTION PLANS FOR ONITSHA 2010-2027

Action Plans	2010-2011	2015-2019	2020-2024	2025-2027
Action Plan for Redevelopment of the Onitsha CBD	X	X		
Plan for Slum Upgrading Plan for Okpoko, Prison Shore-line, Otu and Army Barrack	X	X		
Comprehensive Solid Waste Management Plan for Onitsha	X			
Location and Design of New Industrial Estate, Business Parks for Onitsha and Satellite Towns	X			
Transportation Improvement Plan for Federal, Roads	X	X		
Transportation Improvement Plan for State and Local Roads	X	X		
Establish Urban Observatory in Onitsha for data collection, monitoring and evaluation and review of Structure plan and disaggregated by gender	X	X	X	X
Location and Site Design for Proposed for Markets in Nkwelle-Ezunaka Road in Onitsha, Odekepe in Ogbaru LG and one each in Anambra and Oyi LGs.	X	X		
Action Plan for New Schools, Health Centres, Plaza, Business Parks in Onitsha and environs.	X	X		
Action Plan for providing essential infrastructure and basic services in Approved Layouts in Onitsha	X	X		
Design and Infrastructure Plan for Planned Suburban Housing Expansion in Nusgbe (including water, electricity, shops, plazas, educational and health facilities)	X	X	X	X
Action Plan for Erosion Control and Reclamation of Creek areas and banks of River Niger.	X	X	X	
Landscape Improvement Plan for Onitsha for Parks, Gardens, Recreational Facilities	X	X	X	X
Action Plan for Proposed Export Free Zone in Ogbaru	X	X		
Suburban Water supply Extension	X	X	X	X
Suburban Electricity Supply Extension	X	X	X	X
Action Plan for Solid waste Management	X	X	X	X
Acquisition Plan for designated lands for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.	X	X		
Establishment of Refuse Disposal and recycling industry in Onitsha.	X	X		X
Action Plan for Light Rail Transit and Bus transit for Onitsha	X	X	X	X
Establishment of Urban Security Association	X	X		
Develop system for street addressing and revenue generation in Onitsha	X	X	X	X

TABLE 6.4B: PHASING OF THE IMPLEMENTATION OF ACTION PLAN FOR NNEWI STRUCTURE PLAN 2010-2027

Action Plans	2010-2014	2015-2019	2020-2024	2025-2027
Action Plan for Redevelopment of the Nnewi CBD	X	X		
Slum Upgrading Plan for Nkwa Triangle, 100 Foot, Ogbe-Hausa and Suburban-Slums	X	X	X	
Comprehensive Solid Waste Management Plan for Nnewi	X	X	X	X
Location and Design of New Industrial Estate for Nnewi	X	X		
Location and design Guidelines for Business Parks in precincts	X			
Transportation Improvement Plan for Federal, State and Local Roads	X	X		
Establish Urban Observatory in Nnewi for data collection, monitoring and evaluation and review of Structure plan and disaggregation of data by gender	X	X	X	X
Location and Site Design for Nnewi New Markets for Electrical, Timber, Food and Building Materials.	X			
Action Plan for New Schools, Health Centres, Plaza, Business Parks in Nnewi and Environs.	X			
Action Plan for providing essential infrastructure and basic services in Approved Layout	X			
Design and Infrastructure Plan for Planned Suburban Housing Expansion of Nnewi and Environs (including water, electricity, shops, plazas, educational and health facilities)	X	X	X	X
Action Plan for Erosion Control and Conservation of Ecological Sites.	X	X		
Landscape Improvement Plan for Nnewi for Parks, Gardens, Recreational Facilities	X			
Luxury Bus park Ichi/Akabukwu Uruagu (Site used for Rehnard Bunke's crusade) and Heavy Goods Vehicle Motor Park (Ozubulu).	X			
Suburban Water supply Extension	X	X		
Suburban Electricity Supply Extension	X	X		
Design of Nnewi Stadium	X	X		
Establishment of Refuse Disposal and recycling industry at the "bad valley" probably with foreign assistance and cooperation.	X	X	X	X
Action Plan for Bus route throughout Nnewi urban	X			
Landscape design for Regional Park located at (Otolu/Utuh)	X			
Rehabilitation and equipping of all existing hospitals in Nnewi	X	X		
Establishment of Urban Security Association	X			
Site Design for Nnamdi Azikiwe Teaching Hospital Permanent site at Otolu Nnewi	X			
Landscape Design for a Zoological Garden Recreational Center (behind Ichi General Hospital)	X			
Develop system for street addressing, revenue generation	X	X	X	X

TABLE 6.4C: PHASING OF IMPLEMENTATION OF ACTION PLANS FOR AWKA 2009-2027

Projects	2010	2015	2020	2025
	2014	2019	2024	2027
Industrial Layouts for Awka, Nawgwu and Amawbia.	X	X		
Slum Upgrading for Ifite area and around the Eke Awka area.	X	X	X	X
Provision for Expansion and Improvement of Health Facilities: Equip, modernize and Staff hospitals.	X	X		
Expansion Plan for Educational Facilities both primary and Secondary Schools.	X	X		
Executive Business District		X		
Rhabilitation of Eke –Awka and Nkwo Amaenyi markets.	X	X		
Plan for Motor Parks for Awka, Isiagu., Amabia, UNIZIK and along Umuokpu	X			
Open space proposed in all neighborhoods in the Capital Territory.	X			
Ogbugba Nkwa to be equipped and planned.	X			
Restoration Plan for Dike Park.	X			
Plan for Dualization /Construction for Inner Ring Road, Outer Ring Road and Radial Roads, Bye-Pass for Nawfia., Flyovers on Express ways in Awka	X	X	X	
Construction of railway line from Owerri, Nnewi through Onitsha, Awka to Enugu.	X	X		
Street Lighting for all Urban Roads	X			
Plan for Beautification of Awka including traffic lights and landscaping, erection of monuments	X	X	X	X
Provision of adequate Taxi services and bus routes.	X			
Develop Museum at Nri- Agukwu and promotion of other tourist attractions including Agulu, Awka, Amawbia and Abagna		X		
Rehabilitation Plan for Water Supply to Awka and Environs	X			
Solid Waste Management Plan for Awka and Environs, including the design and construction of and management of proposed waste disposal site at Nise off Amawbia-Ekwulobia Road and waste recycling.	X			
Plan for Erosion Control in Awka and Environs	X			
Modern abattoirs at Kwata and on the road to Ndiora.	X			
Develop and Implement Plan for Street naming and numbering.	X			
Financing and Development of the 38 or more Approved Layouts including the Staff Housing for UNIZIK Campus.	X	X	X	

6.3 CAPACITY BUILDING

The following recommendations are made for capacity building in the three cities.

TABLE 6.4D: CAPACITY BUILDING ACTIVITIES 2009-2007

PROPOSED CAPACITY BUILDING PROGRAMMES	PHASES OF THE PLAN		
	2009-2010	2011-2014	2015-2027
Participatory approaches to urban planning management, transparency and accountability etc.	X	X	X
Gender in development	X	X	X
Pro-poor approach to land titling.	X	X	X
Project and programme cycles management	X	X	X
Result Based Management Tools	X	X	X
Development control	X	X	X
Application of GIS in land use planning, information storage and retrieval and urban info management	X	X	X

6.4 FINANCIAL OUTLAY

The costs involved in the implementation of the different proposals are enormous. It is estimated by the consultants that the total outlay of the Nnewi Structure Plan during the period of twenty years is about N375 billion. The next stage is to carry out a detailed investment requirement of the financial resources for implementing the structure plan with strategy firmed up for effective mobilization of funds from all possible sources as identified below.

For the effective take-off of the implementation of the Plan, USD1 million per annum should be set-aside for the cost of recruiting technical staff for project implementation, and provision of essential operational and logistics support for project implementation, including covering the cost of internationally recruiting Chief technical adviser and the programme officers for each city.

6.4.1 SOURCES OF FUNDS:

The Structure Plan highlighted different sources of funds for financing the planned outputs of the Structure Plans which include the following::

- (i) Annual Budgets of State and Local Governments and it is recommended that both should work together to arrive at a workable formula for sharing the cost of project's implementation, may be 30% by LG and 30% by State; while the remaining 40% can be sourced from other sources.

- (ii) Public-Private Partnerships with national commercial banks and finance institutions with a bias towards urban infrastructure notably UDBN and FMBN.

- (iii) Mobilizing fund from the Capital Market:

- (v) Mobilizing funds from Bilateral and Multilateral organizations and International Development Banks as some donors are already active in the State, it should not be a major problem to mobilize funds from donors.

Some of the donor and technical agencies that are assisting the State include the following:

- WHO (the Roll Back Malaria Programme)
- EU-SRIP/EU-WSSSRP/ EU-PRIME
- UNICEF (RUWASSA)
- UNFPA
- UNDP (several capacity building projects in economic planning, aid coordination poverty eradication)
- World Bank (FADAMA 111) and
- GHAIN/FHI.

(iv) Community resources: Mobilize funds from communities through taxation and user-charge mechanisms. It is necessary to partner with Micro-Finance institutions to mobilize funds from the community.

Due to limited resources both governments need to be prepared to source funds from a combination of these sources of funding.

6.5 MONITORING AND REVIEW

For the Structure Plan to respond to changes, it is recommended that quarterly monitoring of the delivery of outputs should be undertaken while annual reviews of the performance of the plan should be carried out involving stakeholders. During Monitoring and evaluation critical changes may become evident and necessary adjustment can be made.

The comprehensive Annual Review Reports must be considered by the PIC and Programme Finance and Policy Committees.

The Planning Authorities in conjunction with other stakeholders are encouraged to develop a set of measuring indicators against which the performance of the plan can be evaluated, taking into account some of the relevant variables defined in the collection of data under RUSPS as well as urban and housing indicators and the universally agreed variables for monitoring the attainment of the MDGs, especially those dealing with poverty eradication, education, gender, health, HIV/AIDS, environmental sustainability and partnership building.

In June 2027, a comprehensive review and evaluation of the Structure Plan must be conducted involving all stakeholders, the report of which should feed into the next long-term Structure Plan for Nnewi and Environs.

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2. Commonwealth of Local Government Forum (CLF) ; Knowledge of innovations, reforms and best practices which are taking place in local government structures throughout the Commonwealth www.clgf.demon.co.uk
3. International Union of Local Authorities (IULA); Information and tools to assist local, national and international partners on the important contributions local government can make to democratic governance and sustainable development through the use of appropriate tools; www.iula.org
4. The Urban Governance Initiative (TUGI); promotes demand given urban governance through information sharing, networking and special pilot activities. www.tugi.apdip.net

CREDITS

ANAMBRA STATE GOVERNMENT TEAM

DEPARTMENT OF LANDS, SURVEY AND URBAN PLANNING, AWKA

1. Sir Greg O Obunadike
Permanent Secretary.
2. Barrister Mrs Ada Idigo Izundu;
Permanent Secretary.
3. Sir Peter C Okoye;
Director Town Planning.

ANAMBRA STATE URBAN DEVELOPMENT BOARD (ASUDEB), AWKA:

1. Tpl. Jude Ilozulike;
General Manager
2. Tpl. Sylvester Emeka Onwuekwe;
Zonal Manager Awka
3. Tpl. Maduakonam Amaechina;
Zonal Manager Ogidi
4. Engr. Cletus Maduafokwa;
Chief Engineer, Engineering Department

NNEWI ZONAL OFFICE OF ASUDEB:

1. Tpl. C.C Aneto;
Zonal Manager
2. Tpl. Anthony Oranye;
Unit Head, Ekwusigo Local Government.
3. Miss. Njideka Dim;
Technical Officer Town Planning.
4. Mrs Maureen Okafor; Secretary
5. Mr Jude Ilechukwu;
Principal Executive Officer

NNEWI STRUCTURE PLAN PROJECT TEAM

NATIONAL CONSULTANTS

1. Dr. Don Okpala, PhD (URP), National Coordinator for the Anambra State Structure Plan Project.
2. Dr Francis Onweluzo, PhD (URP, Glasgow), Assistant Project Coordinator.
3. Joachim, A. C. Okafor, M Sc. (DPU, London), Certificate Course in (Urban Traffic and Transportation Planning, DPU, London).
4. Former Director General Lands Awka. FNITP, MRTPI, Team Coordinator for Awka and National Consultant for Land Use Planning and Local Economic Development.

5. Engr Felix Nnamdi Nwokedi, M Sc. (C. Eng), MNSE, MNICE, MACEN, VDI (Germany),
6. Mrs. C. Ozude, M sc. (Urban and Regional Planning), PGD (PMUG), National Consultant for Governance and Gender.
7. Udeaja Chris Ikenna (GIS Expert).

RESOURCE PERSONS:

1. Tpl. Val Anayo Ezennwa (Prince), M Sc. (Urban and Regional Planning), Chairman NITP Anambra State, MNITP, RTP
2. Lady Chika Enuma Lady Chika Enuma, MPA, PGD
Pub. Admin, B Sc. Maths, Cert. Education

FIELD ASSISTANTS:

1. Mr Ifeanyi Ikem Igwilo, HND (Town Planning) (GMNITP, RTP in View)
2. Mr Stephen C Ezenwa, HND (Town Planning) (GMNITP, RTP in View)
3. Engr Victor Chike, B Sc. Engineering.
Hon. Patrick Nnajofofor, Chief Land Officer, Awka
4. (rtd), Former Sole Administrator, Nnewi North Local Government Area.

REVIEWER OF DRAFT REPORTS:

1. Foundation for Development and Environmental
2. Initiatives, Ibadan, Nigeria
3. Dr Charles Alonge, (PhD Town and Country
4. Planning, University of Liverpool

AWKA STRUCTURE PLAN TEAM

1. Professor Louis C. Umeh
National Consultant/Team Leader
2. Professor Samson O. Fadare National Consultant
3. Dr. Carol Arinze –Umobi National Consultant
4. Mr. Paul I. Omaliko Resource Person
5. Chris Ikenna Udejaja G.I. S. Consultant
6. Mr. Ifeanyi Ezife Resource Person
7. Miss Ngozi Okpara Computer
Analysist/ Field Assistant
8. Mr. Innocent Enuoyibo Field Assistant
9. Mr. Chibueze Odukwe Field Assistant
10. Miss. Justina Uju E Information
Technology Assistant
- 11 Mrs. Augustina Azuka Nwose Secretary
12. Mrs. Nonye Ezenwinyinya,Secretary

UN-HABITAT TEAM

UN-HABITAT, NAIROBI, KENYA :

Mr Alioune Badiane, Director, Regional Office for Africa and Arab State, UN-HABITAT, Nairobi.
Mr. Alain Grimard, SHSO for Nigeria,
UN-HABITAT, ROAAS, Nairobi

UN-HAPSO, ABUJA, NIGERIA:

Prof. Johnson Bade Falade,
Habitat Programme Manager for Nigeria
Mr. Barnabas Atiyaye,
Programme Officer for Secure Tenure.
Mr Paul Okunlola Consultant on Media
Mrs. Elizabeth Owolabi,
Secretary and Administrative Officer
Mr Henry Orumgbe Clerk

REVIEWER OF DRAFT FINAL REPORTS:

- Dr Charles Alonge,
London Borough of Harrow, Harrow, UK.
- Prof Michael Filani MD/CEO on behalf
of Foundation for Development and
Environmental Initiatives, Ibadan, Nigeria

OVERALL PROJECT MANAGEMENT,EDITING AND PRODUCTION OF FINAL REPORTS:

1. Prof Johnson Bade Falade, HPM, Nigeria
2. Mr. Alain Grimard, SHSO
UN-HABITAT, ROAAS, Nairobi

ACRONYMS

AD	Anon Domino
ANIDS	Anambra Integrated Development Strategy
ANSEEDS	Anambra State Economic Empowerment and Development Strategy
ANSEPA	Anambra State Environmental Protection Agency
ASUDEB	Anambra State Urban Development Board
C of O	Certificate of Occupancy
CBD	Central Business District
CBOs	Community-based Organizations
CEDAW	Commission for Eradication of Discrimination Against Women
CMS	Church Missionary Society
CRO	Customary Right of Occupancy
CTA	Chief Technical Adviser
EIA	Environmental Impact Assessment
Engr	Engineer
EU	European Union
FMBN	Federal Mortgage Ban of Nigeria
GDP	Gross Domestic Product
GRA	Government Reserved Areas
GSM	Global System Mobile
HE	His Excellency
HIPC	Highly Indebted and Poor Countries
HIV/AIDS	Highly Infectious Virus/Acquired Immune Deficiency Syndrome
HOS	Head of Service
HRH	His Royal Highness
IFC	International Finance Corporation
LDC	Least Developed Countries
LEEDS	Local Economic Empowerment and Development Strategy
LG	Local Government
LGs	Local Governments
M/F	Male/Female
MASSOB	Movement for the Actualization of the Sovereign State of Biafra
MDGs	Millennium Development Goals
MTI	Metallurgical Training Institute
NAPEP	National Programme for the Eradication of Poverty
NGOs	Non-Governmental Organizations
NITEL	Nigerian Telecommunications Ltd.
NWO	Nnobi Welfare Organization
ODA	Official Development Assistance
PHC	Primary Health Care
PHCN	Power Holding Company of Nigeria
PTO	Private Telephone Operators
RCM	Roman Catholic Mission
RUSPS	Rapid urban Sector Profiling for Sustainability
SEEDS	State Economic Empowerment and Development Strategies
SMART	Specific, Measurable, Achievable, Realistic and Time-bound
SWOT	Strengths, Weaknesses, Opportunities and Threats
Tpl	Town Planner
TWG	Technical Working Group
UDBN	Urban Development Bank of Nigeria
UN	United Nations
UNEP	United Nations Environment Programme
UNFPA	United Nations Fund for Population
UN-HABITAT	United Nations Human Settlements Programme
UNICEF	United Nations Fund f for Children
UNIZIK	Nnamidi Azikwe University Awka
WOFPE	Women Fund for Economic Empowerment

FIG1.1: AWKA STRUCTURE PLAN AREA

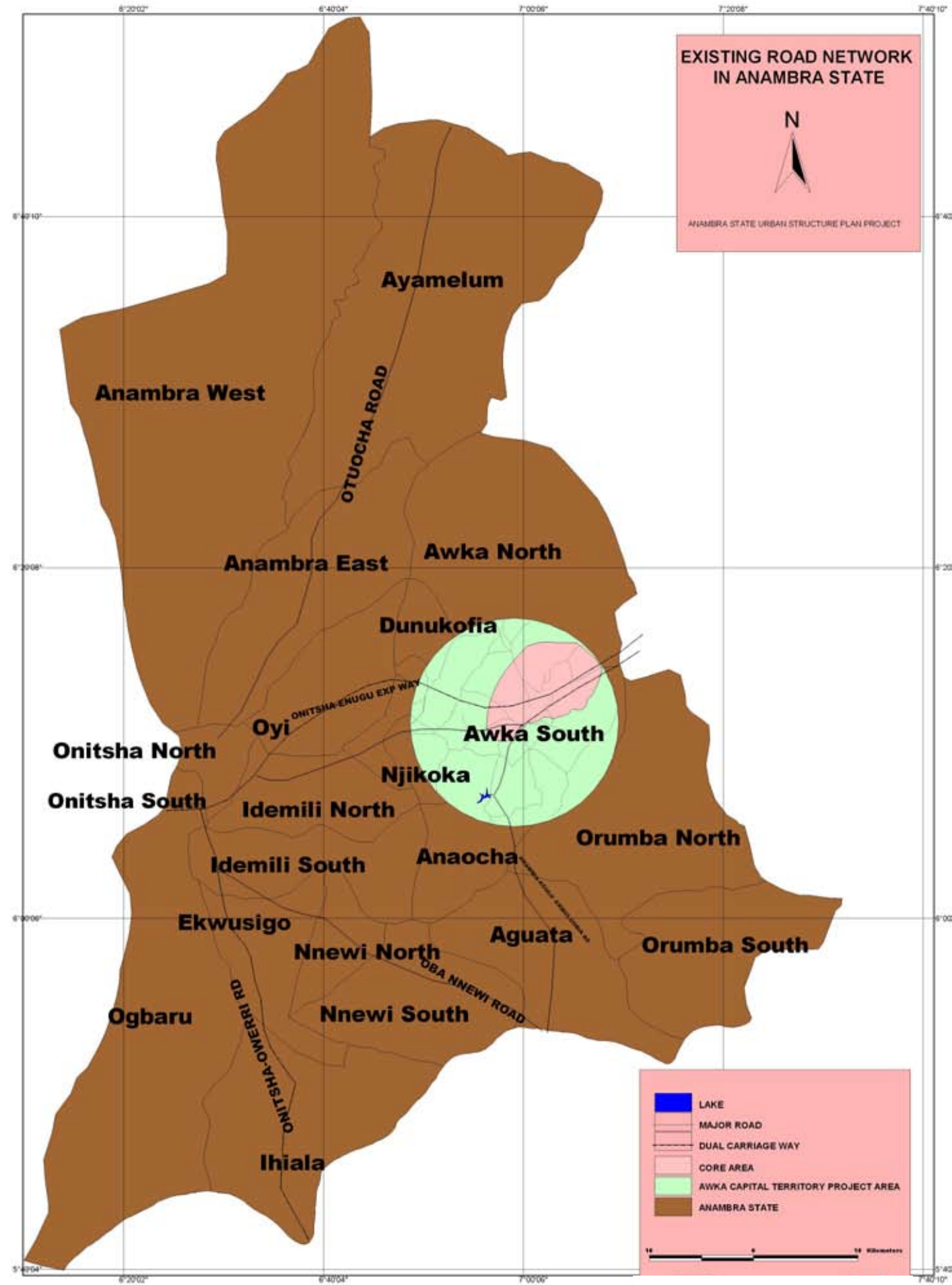


FIG1.2: NNEWI STRUCTURE PLAN AREA



FIG1.3: ONITSHA STRUCTURE PLAN AREA

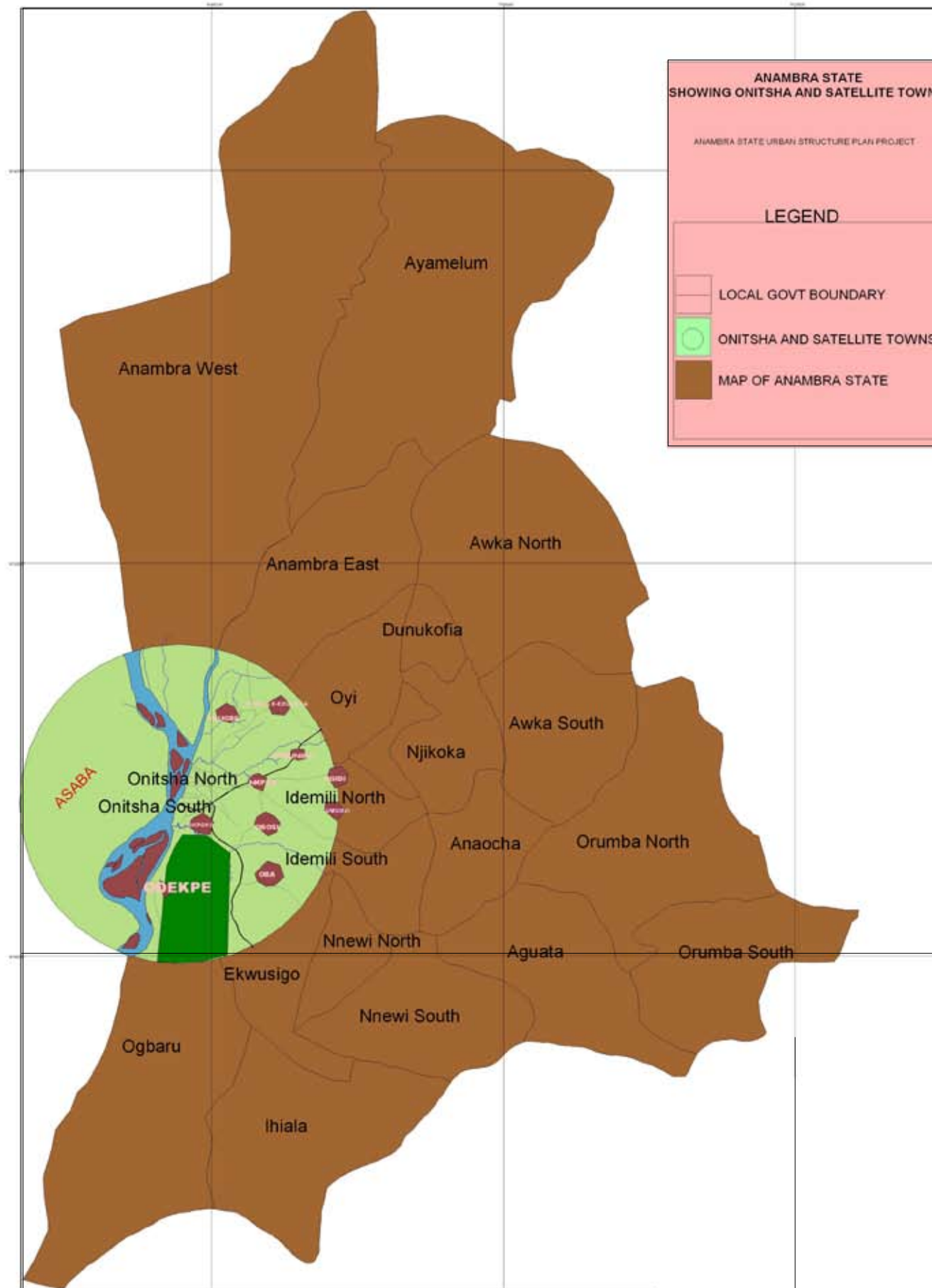


FIG 2.1: LOCATION AND REGIONAL SETTING OF PLANNING AREAS

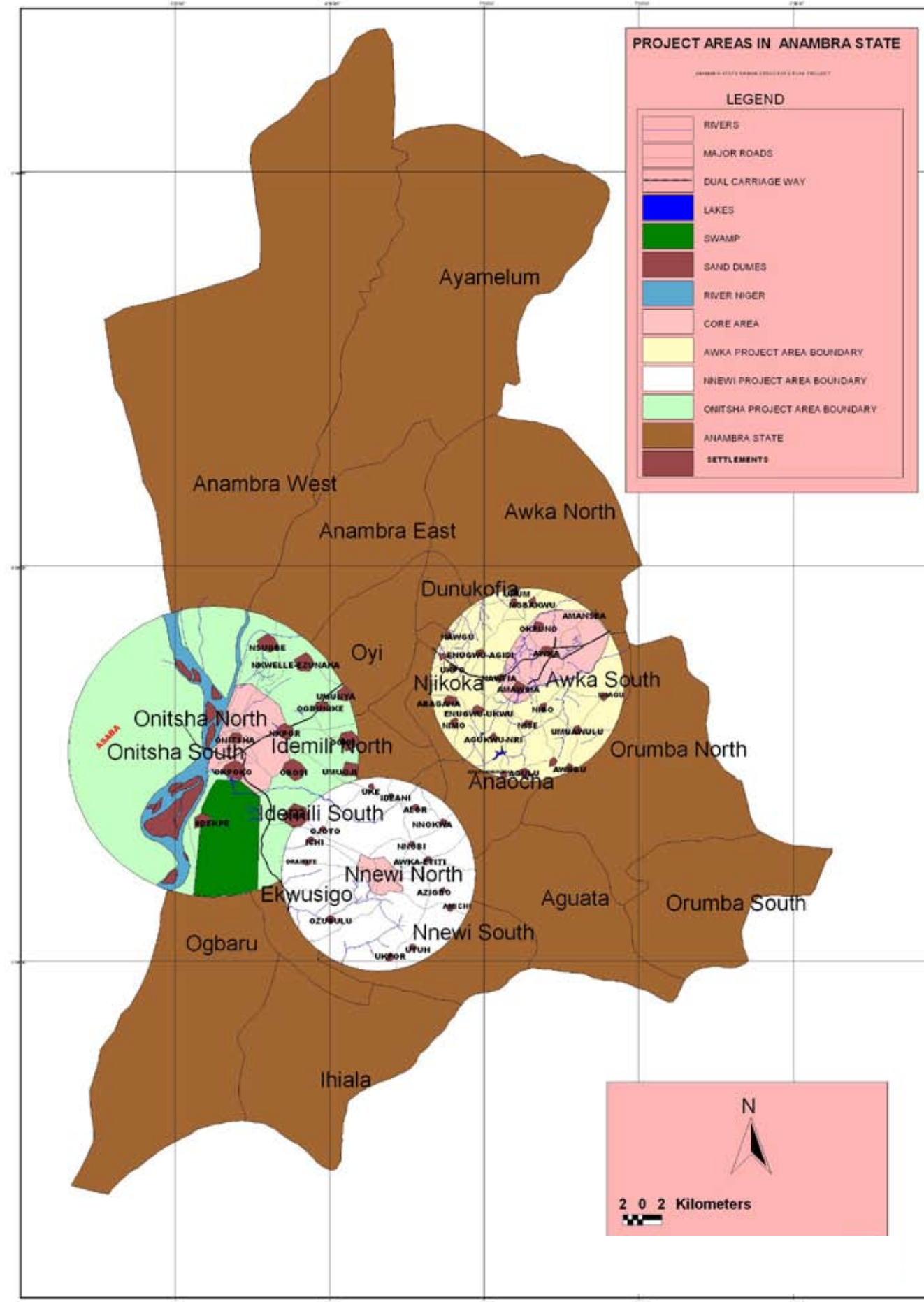


FIG 2.8: LAND USE MAP FOR ONITSHA

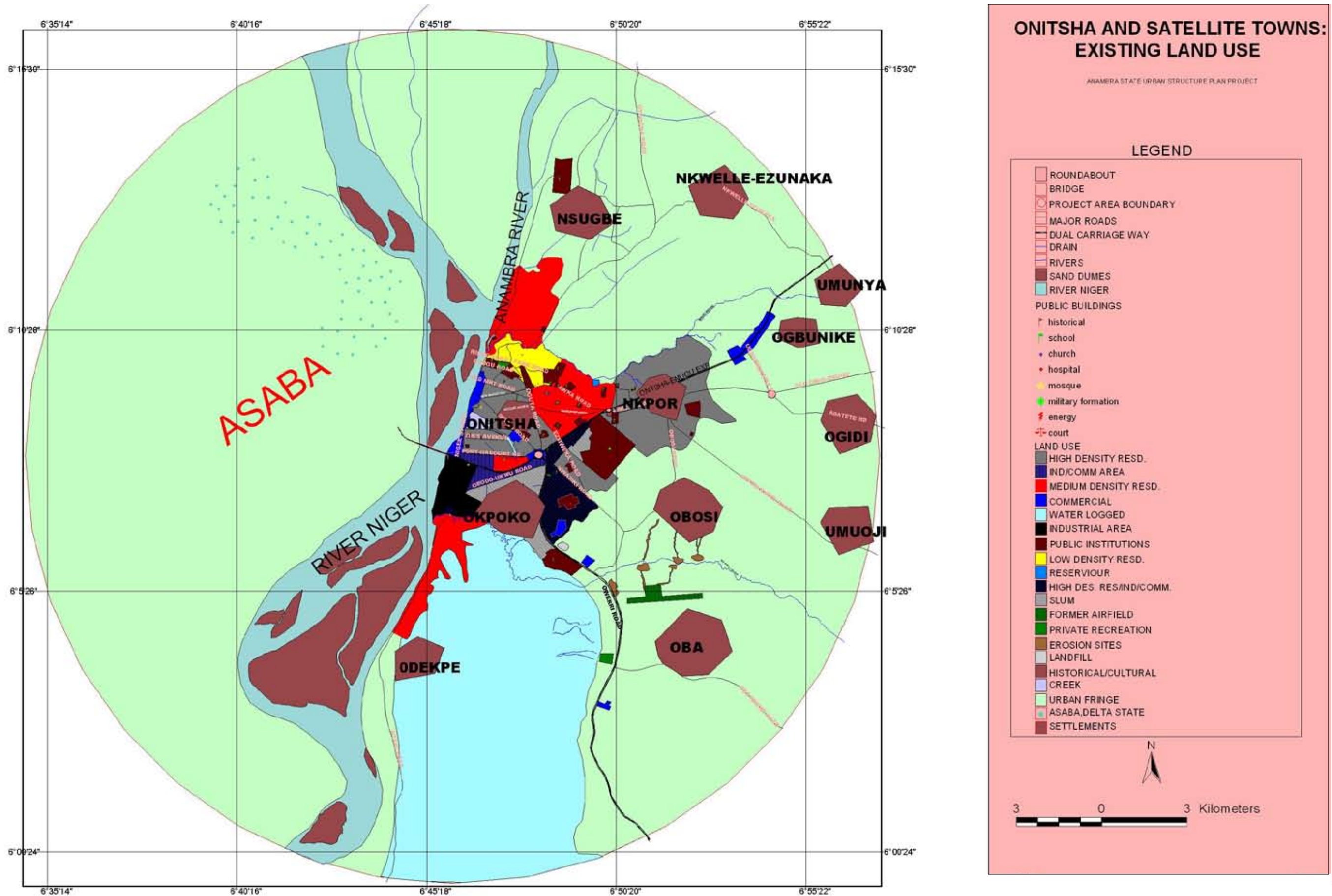


FIG 3.1: AERIAL VIEW OF OKPOKO COMMUNITY SLUM



0.6 0 0.6 1.2 Kilometers

FIG 3.3: AERIAL VIEW OF ONITSHA ARMY BARRACK SLUM



FIG 3.4: AERIAL VIEW OF ONITSHA PRISON SLUM



FIG 3.4: VIEW OF AWKA-IFITE SLUM, AWKA



0.5 0 0.5 Kilometers

FIG 5.1: LAND USE PROPOSAL FOR AWKA

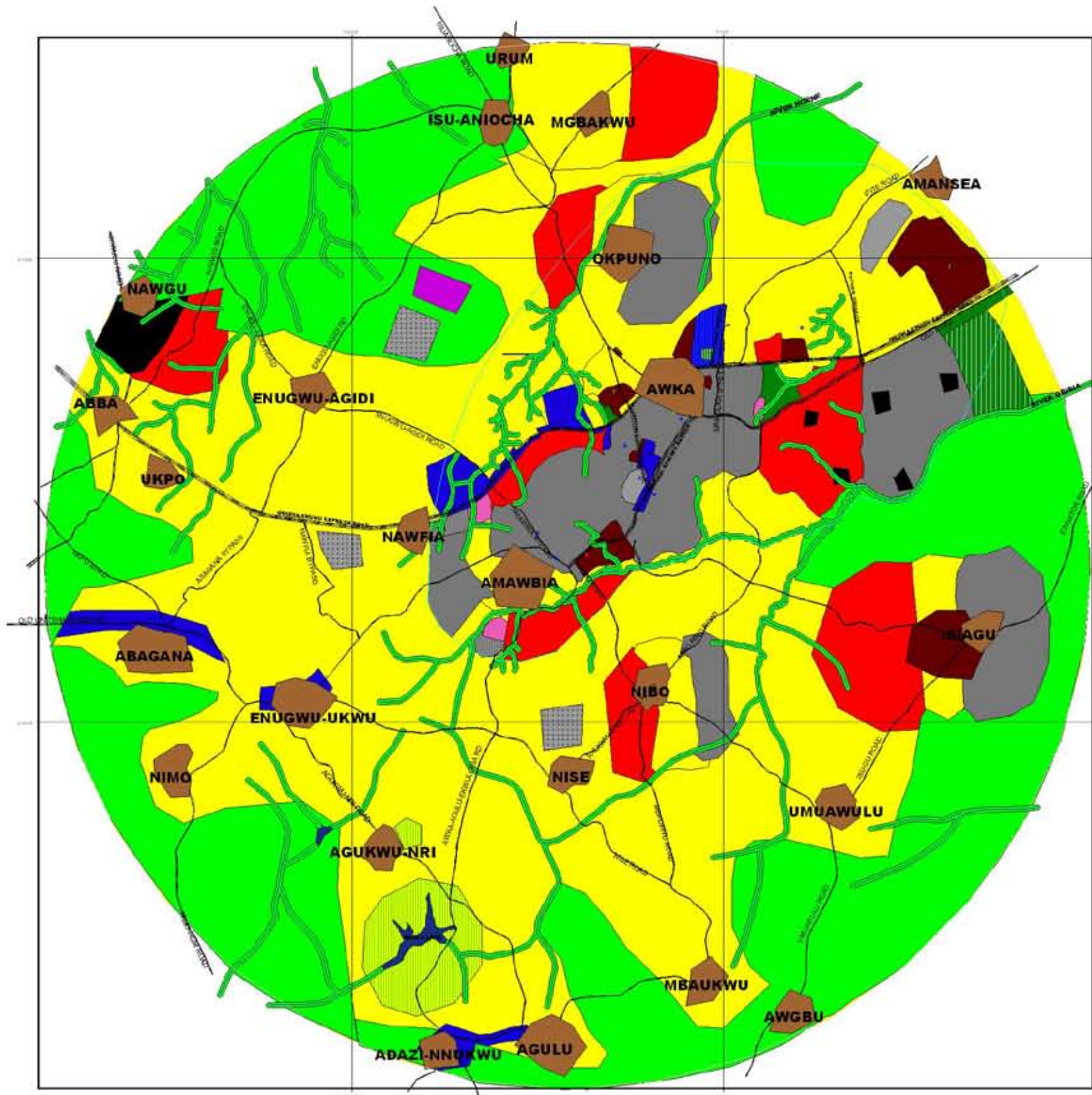
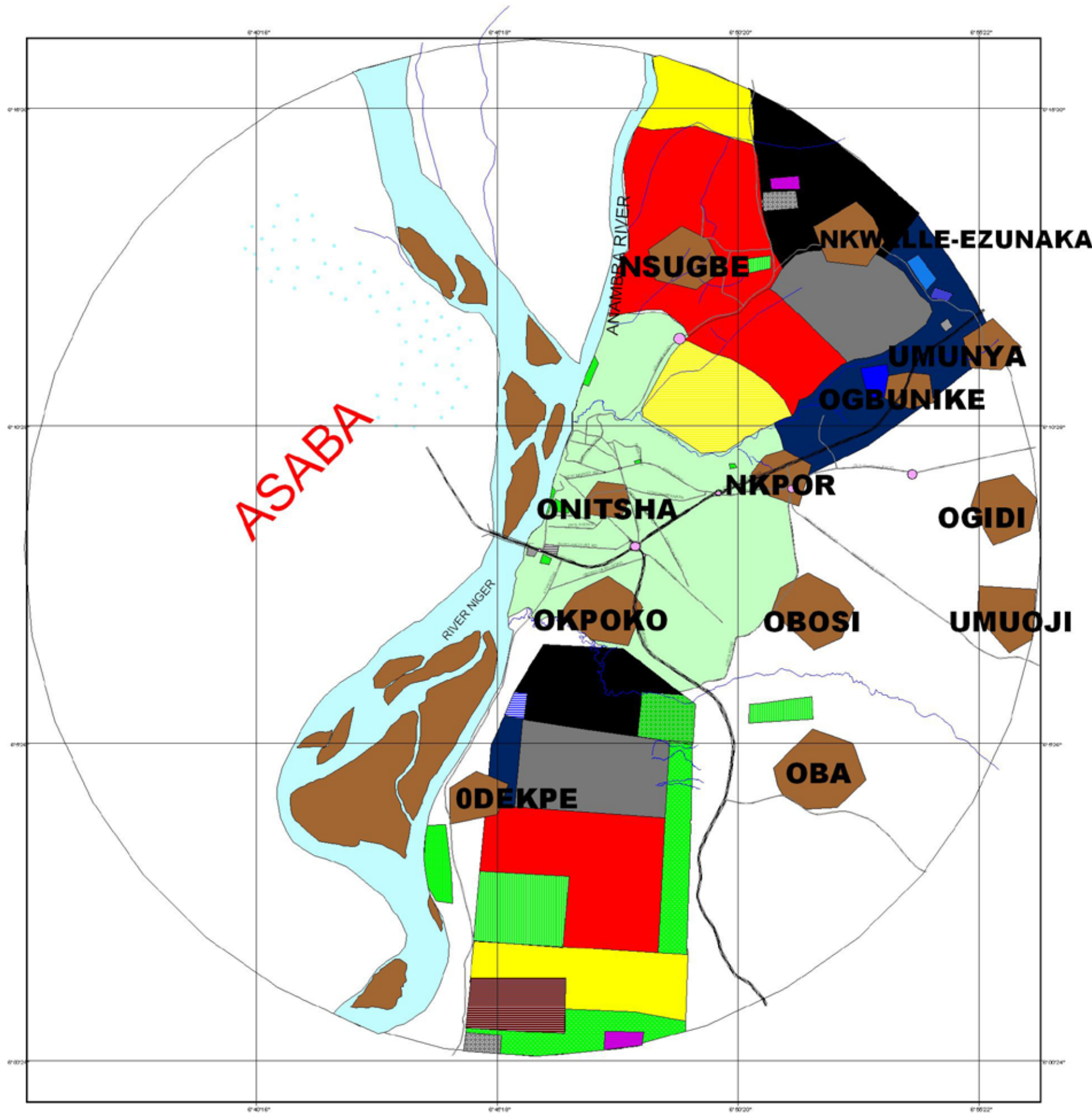


FIG 5.1: LAND USE PROPOSAL FOR ONITSHA



**ONITSHA AND SATELLITE TOWNS:
PROPOSED LAND USE**

ANAMBRA STATE URBAN STRUCTURE PLAN PROJECT

LEGEND

- NEIGHBOURING SETTLEMENTS
- ROUNDABOUT
- EXISTING MAJOR ROADS
- DUAL CARRIAGE WAY
- BRIDGE
- RIVERS
- SAND DUMES
- RIVER NIGER
- PROPOSED LAND USE**
- HIGH DENSITY RESD
- MEDIUM DENSITY RESD.
- LOW DENSITY RESD
- LOW DENSITY RESD (GRA PHASE II)
- INDUSTRIAL AREA
- COMMERCIAL
- MAIN MARKET PART A
- MAIN MARKET PART B
- LAGOS MOTOR PARK
- MOTOR PARK
- RIVER PORT PARK
- TRAILER PARK
- PROPOSED ALUMINUM/HARDWARE/TOOLS
- RECREATION/BEACH
- RECREATION/PARK
- SPORTS COMPLEX
- TIMBER/IRON/PLUMBING MKT
- ZOOLOGICAL GARDEN
- AGRIC LAND
- PROPOSED UNIVERSITY
- SANITARY LANDFILL
- CEMETARY
- CORE BOUNDARY
- PROJECT AREA BOUNDARY
- ASABA, DELTA STATE



Anambra, with its population of over 4 million people in 2006, is the second most urbanized states in the country, having 62% of its total population living in urban areas. Unfortunately, past Governments since creation of the State in 1991 have failed to adopt city development strategies for the many fast growing cities in the State to cope with rapid urbanization. Following decades of neglect and poor urban governance, the profiles of these cities indicate that they are characterized by decayed inner and suburban sprawling slums, inadequate sanitation, uncontrolled street trading, mountains of uncollected wastes, overcrowded and congested transport systems and roads with poor drainages, noise and air pollution.

It was for the purpose of reversing this ugly and undesirable trend that His Excellency Government of Peter Obi forged a viable technical cooperation agreement with the UN-HABITAT in 2007 to provide technical assistance in the preparation of structure plans for three cities, namely Awka Capital Territory, Nnewi and Onitsha. By so doing, it is the first ever bold attempt to prepare and adopt a robust and dynamic city development strategy for any city in the State. The structure plan for each city covers 20 years (2009-2028). The goals of the structure plans are towards achieving environmental sustainability in the context of achieving State and Local Economic Development Strategies, Millennium Development Goals and Habitat Agenda, orderly and healthy development, the contributions of cities to sustained economic growth, poverty reduction, sustainable livelihoods, good governance and gender empowerment.

This Report, Which is a summary of the Structure Plans for Awka, Onitsha ad Nnewi, is one of the tangible outcomes of this cooperative effort. The structure plans provides specific development visions, goals, objectives, detailed land use proposals, policies, standards and action plans, implementation and funding arrangements for each city for the next 20 years (2009-2028).

The proposed implementation strategy emphasizes strong political commitment, participation and civic engagement, adopting an integrated approach, decentralization of planning function to local government, legal and institutional reforms, pro-poor approach to land reform, action planning, capacity building, resource mobilization, monitoring and evaluation.

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UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

P.O.Box 30030,Nairobi 00100,Kenya;

Tel: +254-20-7623120;

Fax: +254-20-76234266/7 (Central office)

infohabitat@unhabitat.org

www.unhabitat.org

UN  HABITAT