

STRUCTURE PLAN FOR EJIGBO AND ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project



UN HABITAT
FOR A BETTER URBAN FUTURE

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MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UNHABITAT
FOR A BETTER URBAN FUTURE

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FOREWORD



Historically, cities have been acknowledged as major drivers of the national economy, which contribute substantially to the Gross Domestic Product (GDP). They also attract investments and create wealth, enhance social development, human and technical resources and are repositories of knowledge and agents of socio-political change.

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

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

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

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

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

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

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

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

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

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

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

PREFACE



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

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

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

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

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

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

Arc. Muiyiwa Ige,

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

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

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

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

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

We specially acknowledge the support and cooperation of the Deputy Governor, Otunba Grace Titilayo Laoye, Obas in Council and community leaders of the various communities covered in this project, namely Ede, Ejigbo, Ijesaland, Ikire, Ikirun, Ila Orangun, Ile-Ife, Iwo and Osogbo; Executive Secretaries of participating Local Governments; members of community development associations, Women and Youth Groups as well as all trade and professional associations, for attending to the requests for information and their various contributions and assistance to the success of the project, especially through their active participation at the City Consultations in each city. Finally, we wish to acknowledge the selfless service rendered in various capacities including consultants, Field Assistants and all those too numerous to mention who in diverse ways contributed to the successful completion of the project.

Dr Alioune Badiane

Director, Programmes Division
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TABLE OF CONTENTS

List of Figures.....	Xi
List of Tables.....	Xii
List of Plates.....	Xii
Acronyms.....	Xiii
Executive Summary.....	Xiv
Ejigbo Planning Area.....	Xiv
Development Issues in Ejigbo Planning Area.....	Xv
Structure Plan Vision, Goals and Objectives.....	Xv
CHAPTER 1: INTRODUCTION	1
1.1 PREAMBLE	2
1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN	3
1.3 METHODOLOGY	3
1.3.1 Overview of the RUSPS Methodology.....	4
1.3.2 Desk Study and Fieldwork	5
1.3.3 Stakeholders' Consultations	5
1.3.4 Technical Reporting.....	6
1.4 DEFINING EJIGBO PLANNING AREA	7
1.5 LESSONS LEARNED	7
1.6 STRUCTURE OF THE REPORT.....	8
CHAPTER 2: BACKGROUND TO EJIGBO PLANNING AREA.....	9
2.1 LOCATION: NATIONAL AND REGIONAL SETTING	10
2.2 EJIGBO PLANNING AREA.....	11
2.3 NATURAL ENVIRONMENT FACTORS.....	13
2.3.1. Climate.....	13
2.3.2 Vegetation	14
2.3.3 Geology and Soils	14
2.3.4. Relief and Drainage.....	14
2.4 HISTORY AND DEVELOPMENT OF EJIGBO PLANNING AREA	14
2.4.1 History	14
2.4.2 Population Growth in Ejigbo	15
2.4.3 Age Structure of Population in State of Osun.....	15
2.4.4 Development and Physical Growth of Ejigbo Planning Area.....	16
2.4.5 Other settlements in Ejigbo Planning Area	18
CHAPTER 3: DEVELOPMENT ISSUES IN EJIGBO PLANNING AREA.....	19
3.1 PROFILING EJIGBO PLANNING AREA	20
3.2 DEVELOPMENT ISSUES AND PRIORITIES.....	20
3.2.1 Shelter and Slums	20
3.2.2 Local Economic Development	25
3.2.3 Governance.....	26
3.2.4 Gender.....	29
3.2.5 Heritage.....	33
3.2.6 Environment.....	34
3.2.7 Basic Urban Services	36
3.2.8 Transportation	38
3.2.9 Urban Safety.....	39
3.2.10 Disaster Risk Reduction.....	40
CHAPTER 4: URBAN FORMS AND ALTERNATIVE GROWTH PATTERNS FOR EJIGBO PLANNING AREA.....	41
4.1 URBAN FORMS AND LAND USE PLANNING	42
4.1.1 The Case for More Compact Settlements.....	42
4.1.2 URBAN FORMS.....	43
4.2 PREFERRED URBAN FORM FOR EJIGBO PLANNING AREA.....	44

CHAPTER 5: STRUCTURE PLAN VISION, GOALS AND OBJECTIVES.....	45
5.1 CONTEXT OF THE STRUCTURE PLAN: VISIONING THE FUTURE	46
5.1.1 National Urban Development Policy 2012	46
5.1.2 National Housing Policy 2012.....	46
5.1.3 Land Use Act (LUA) 1978	47
5.1.4 Urban and Regional Planning Law 1992.....	47
5.1.5 OSEEDS and Local Economic Empowerment and Development Strategies (LEEDS).....	47
5.1.6 Osun Six-point Integral Action Plan	47
5.1.7 Millennium Development Goals (MDGs)	48
5.1.8 Nigeria Vision 20:2020.....	48
5.1.9 The Habitat Agenda	49
5.2 THE VISION FOR NEW EJIGBO (2014-2033)	49
5.3 GOALS AND OBJECTIVES OF THE STRUCTURE PLAN 2014-2033	49
5.3.1 Goal of the Structure Plan for Ejigbo Planning Area	49
5.3.2 Objectives and Strategies of the Structure Plan for Ejigbo Planning Area	50
CHAPTER 6: POPULATION GROWTH PROJECTIONS FOR EJIGBO PLANNING AREA (2014-2033).....	51
6.1 POPULATION PROJECTIONS FOR EJIGBO PLANNING AREA	52
6.1.1 Basic Assumptions for Population Projections.....	52
6.1.2 Projected Population Figures.....	52
6.2 LAND USE BUDGET FOR EJIGBO PLANNING AREA.....	53
6.3 PROJECTIONS FOR BASIC URBAN SERVICES	54
6.3.1 Water Supply	54
6.3.2 Electricity Supply.....	54
CHAPTER 7: STRUCTURE PLAN FOR EJIGBO PLANNING AREA (2014-2033)	57
7.1 PREAMBLE	58
7.2 LAND USE PROPOSALS, STRATEGIES AND STANDARDS.....	58
7.2.1 Shelter and Slums	59
7.2.2 Local Economic Development	61
7.2.3 Environment.....	61
7.2.4 Basic Urban Services	63
7.2.5 Transportation	64
7.2.6 Heritage, Culture and Tourism	65
7.2.7 Urban Safety.....	65
7.2.8 Disaster Risk Reduction.....	65
CHAPTER 8: STRUCTURE PLAN IMPLEMENTATION FOR EJIGBO PLANNING AREA.....	67
8.1 PREAMBLE	68
8.1.1 Strategic Implementation of the Structure Plan.....	68
8.1.2 Phasing Of Ejigbo Structure Plan.....	68
8.2 RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN	70
8.2.1 Sources of Funding	70
8.3 INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION	71
8.4 PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL.....	73
8.5 CAPACITY BUILDING	73
8.6 SUSTAINABILITY OF PLAN IMPLEMENTATION.....	74
8.7 MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN	74
APPENDIX 1: THE EJIGBO CITY CONSULTATION DECLARATION ON PREPARATION OF STRUCTURE PLAN FOR EJIGBO AND ENVIRONS, STATE OF OSUN	75
APPENDIX 2: EJIGBO PLANNING AREA: SUMMARY OF CRITICAL ISSUES	78
APPENDIX 3: RECOMMENDED LAND USE DESIGN STANDARDS.....	80

LIST OF FIGURES

Figure 1.1	The RUSPS Processes and Outputs.....	5
Figure 1.2	Map of Ejigbo Planning Area in the State of Osun	7
Figure 2.1	Map of Nigeria showing the location of the State of Osun.....	10
Figure 2.2	Map of Osun showing Local Government Areas.....	11
Figure 2.3	State of Osun Showing Structure Plan Project Cities	12
Figure 2.4	Rainfall pattern in Ejigbo Planning Area.....	13
Figure 2.5	Pattern of Annual (2010) Temperature of Ejigbo Planning Area	13
Figure 2.6	Topography Map of Ejigbo Planning Area.....	14
Figure 2.7	Male and Female Population in Ejigbo Planning Area (1991 and 2006)	15
Figure 2.8	Age distribution of residents in the State of Osun by gender.....	16
Figure 2.9	Satellite Imagery of Ejigbo Planning Area	17
Figure 2.10	Existing Land Use in Ejigbo Planning Area.....	17
Figure 3.1	Comparative analysis of housing conditions (2003 and 2006)	23
Figure 3.2	Estimate of Ejigbo LGA Income and Expenditure for 2010 - 2012	28
Figure 3.3	Pupil enrollment in public primary schools in Ejigbo LGA by gender.....	30
Figure 3.4	Student enrollment in secondary schools in Ejigbo LGA by gender	31
Figure 3.5	Pupil enrolment in public schools from 2009/2010 to 2011/2012 session	37
Figure 4.1	Illustration of the Diverse City concept and the Compact City concept	43
Figure 4.2	Monocentric Model.....	43
Figure 4.3	Polycentric Model.....	43
Figure 4.4	Composite Model.....	44
Figure 6.1	Population projection for Ejigbo Planning Area (2014 to 2033)	53
Figure 7.1	Land Use Proposal for Ejigbo Planning Area.....	58
Figure 7.2	Development Constraints of Ejigbo Planning Area	59
Figure 8.1	Organisational Structure for Implementation of the Structure Plan	71

LIST OF TABLES

Table 2.1	Age Structure of Residents in the State of Osun by gender.....	16
Table 3.1	Distribution of Regular Households by Type of Housing Unit	21
Table 3.2	Distribution of Regular Households by Ownership Status of Dwelling Unit	22
Table 3.3	Distribution of Regular Households by Number of Exclusive Sleeping Rooms	22
Table 3.4	Distribution of Regular Households by Tenure Status of Dwelling Unit	22
Table 3.5	Distribution of Regular Households by Source of Water Supply for Domestic Purpose	22
Table 3.6	Distribution of Regular Households by Type of Toilet Facility	22
Table 3.7	Distribution of Regular Households by Method of Solid Waste Disposal.....	23
Table 3.8	SWOT Analysis of Shelter and Slums Priority Issues	24
Table 3.9	SWOT Analysis Local Economic Development.....	26
Table 3.10	SWOT Analysis on Urban Governance	29
Table 3.11	SWOT Analysis on Gender	33
Table 3.12	SWOT ANALYSIS on Heritage and Historic Sites	34
Table 3.13	SWOT Analysis on Environment	36
Table 3.14	SWOT Analysis Basic Urban Services.....	38
Table 3.15	SWOT Analysis Transportation	39
Table 3.16	Categories of crimes committed in the State of Osun	39
Table 6.1	Population Projection for Ejigbo Planning Area (2014-2033).....	52
Table 6.2	Population and Housing Shortfalls in Iwo Planning Area	53
Table 6.3	Land Use Budget for the Projected Population (2014 – 2033)	54
Table 6.4	Basic Services Demand Projection for Ejigbo Planning Area (2014-2033)	55
Table 8.1	Phasing of Ejigbo Structure Plan (2014-2033).....	69
Table 8.2	Capacity building activities (2014-2033).....	73

LIST OF PLATES

Plate 1:	Aerial view of Ejigbo.....	2
Plates 2 - 7:	Stakeholders at the Ejigbo City Consultation.....	6
Plate 8:	Deteriorating housing environment in the core area of Ejigbo	20
Plates 9-10:	Older houses built with Laterite in the core area and a residential building in the sub-urban area of Ejigbo Town	21
Plate 11:	A section of the Ogiyan market during midweek trading	25
Plate 12:	Group of women engaged in palm oil processing in Ejigbo LGA.....	31
Plate 13:	Open Dump Area (Aatan) Located beside Water Course on Sabo-Gala Road	34

ACRONYMS

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

EXECUTIVE SUMMARY

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

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

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

Essentially, the approach adopted for the preparation and adoption of the Structure Plan for Ejigbo and environs is the participatory Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology, which presents the spatial contexts for promoting social, economic and cultural development of the area with respect to the following identified thematic areas: Shelter and slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Basic Urban Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

In addition, the Structure Plan seeks to build capacity and aid informed strategic decision-making with main focus on the following:

- Setting the broad structure for the direction of future growth of these cities, taking account of topographical, environmental and socio-economic constraints and considerations;
- Providing for the co-ordination of a wide-range of present and future commercial activities and public services (including provision for adequate recreational public and open spaces) affecting economic development, employment, transportation, housing, education, and social welfare);
- Providing for a staged urban development strategy within particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items such as water, sewerage, electricity and roads.

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

EJIGBO PLANNING AREA

Background: Ejigbo, lying approximately between latitude 7°54'00" north of the Equator and 4°18'54" east of the Greenwich Meridian, is the headquarters of Ejigbo Local Government Area. The town is about 40 kilometres North West of the State Capital, Osogbo; 24 kilometres South East of Ede; 35 kilometres and 95 kilometres North East of Iwo and Ibadan (Oyo State Capital city) respectively. Ejigbo LGA covers an approximated land area of 373 square kilometres. It bounded on the north and west by Surulere and Ogo-Oluwa LGAs in Oyo State respectively and shares boundaries on the east with Egbedore LGA and on the south with Ola Oluwa LGA, both in the State of Osun.

Indigenes of Ejigbo are well-travelled and have settled widely across the West Africa coast, notably Côte d'Ivoire and in several Francophone West Africa countries, including Cote d'Ivoire (Abidjan), Togo and Republic of Benin, as well as other Anglophone countries like Ghana. It has been said that the second lingua franca in Ejigbo is French, though the Yoruba tradition remains dominant in the town.

Residential land use forms the bulk of developments in the built up area of the Planning Area while other prominent land uses are commercial, institutional, public, agriculture and recreation.

Population: According to the 2006 National Population Census, the population of Ejigbo Local Government Area was 132,641, comprising 65,916 males and 66,725 females. Other settlements in the Planning Area are Isoko, Ola, Masifa, Isundunrin, Ilawo, Ife-Odan, Aato, Inisa, Oguro, Igbon, Olosinmo, and Ika, Ijimoba, Songbe, Osuntedo and Iwata, among others.

DEVELOPMENT ISSUES IN EJIGBO PLANNING AREA

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

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

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

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

Shelter and Slums, which covers issues of sanitation, housing and security of tenure for a better and clean city; **Local Economic Development**, which takes into account the socio economic development, employ-

ment situation and local economic base; **Governance** that is characterised by the institutional arrangements for the different kinds of urban governance existing in the planning area; **Gender**, which highlights the issues of space for economic, political and social activities for women and the vulnerable groups thereby improving their access to opportunities and resources for wealth creation and **Heritage**, which showcases the cultural norms and practices of the planning area while exploring the deep traditional setting that defines their heritage in order to aid their development.

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

Upon analysis of the key issues, the preferred alternative growth pattern proposed for Ejigbo Planning Area is **The Composite Model**, which allows the development of both the central and outskirt areas is based on the goals and objectives of the Structure Plan and it proffers short, medium and long-term planning to minimize the cost of relocating a large number of people and buildings.

STRUCTURE PLAN VISION, GOALS AND OBJECTIVES

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

The vision for Ejigbo reflects the aspirations of the communities and supports the implementation of the local agenda. The vision of the Structure Plan is therefore based on a thorough analysis and understanding of the contributions from the consultation, the overall vision of the State, the international and national policies. Although unforeseen changes over the next 20 years are likely, the Structure Plan vision is:

"To develop Ejigbo as a dynamic, resilient, livable and inclusive city with strong social, economic, human, and infrastructural base that will significantly contribute to employment generation, poverty reduction and environmental sustainability"

The specific objectives are:

- Improving the overall physical environment of Ejigbo city and environs and providing new homes and infrastructure and an improved local environment that will provide support for local businesses;
- Improving the overall environment of Ejigbo and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Ejigbo Core area to provide improved quality and quantity of commercial, residential and leisure uses in an attractive setting;
- Supporting local community life through education and employment opportunities, cultural and sporting assets, community services, healthcare, recreational activities and other infrastructure that meets local needs;

- Making Ejigbo an easy place to get to and around by walking, cycling, public transport and road;
- Reducing the impacts of flooding, inadequate waste disposal, traffic congestion and rising energy costs;
- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;

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

01

INTRODUCTION

1.1 PREAMBLE

The State of Osun is one of the most urbanized states in Nigeria and cities in the State have continued to experience rapid population growth in the past 50 years. Population growth in major cities of the State like Osogbo, Ilesa, Ile-Ife, Ede, Iwo, Ila-Orangun, Ejigbo, Ikirun and Ikire have in turn led to uncontrolled expansion of their physical boundaries due to lack of land use plans to guide the development of these cities. These pressures for growth have come from two major sources. First, is the pressure from in-migration of population from rural areas and second, their multiple roles as administrative/local government headquarters and centres for educational, cultural and commercial activities.

Development challenges that have accompanied rapid urbanization in the State of Osun include housing shortages, proliferation of slums, inadequate urban infrastructure, environmental pollution and lack of overall amenity among others. These challenges underscore the need for adopting strategic urban plans to guide the development and management of cities experiencing rapid growth in the State towards achieving sustainability.

In order to address the challenges arising from unplanned urbanization, the State Government of Osun decided to adopt strategic urban development plans for the nine most populous cities in the State. The Structure Plans are to guide the physical development and management of these cities to facilitate effective service provision, minimize the incidence of slum formation, and ensure significant contribution of these cities to economic growth and social welfare. Hence, the State of Osun in partnership with the United Nations Human Settlements Programme (UN-HABITAT), embarked on the Preparation of Structure Plans for the following nine cities, namely **Osogbo, Ilesa, Ile-Ife, Iwo, Ede, Ejigbo, Ila-Orangun, Ikire and Ikirun.**

The overall objective of this project is to support the State of Osun in the preparation of Structure Plan for these cities as an overall framework for guiding their development and growth in the next 20 years. The Plans will aid informed strategic decision-making and land use planning and development control. Specifically, the project is aimed at:

- Developing Structure Plans in a participatory manner for the nine cities
- Strengthening institutional capacities of relevant state departments, training institutions and other key actors in local participatory planning and GIS applications



Plate 1: Aerial view of Ejigbo

- Identification of priority interventions for enhancing socio-economic development, urban management and setting up a framework for their implementation
- Contributing to improved land administration by establishing digital base maps for the three cities.

Essentially, the support of UN-HABITAT to the State Government of Osun and the nine cities is in aid of developing sustainable, rationalized and implementable urban structure plans for each of the subject cities. Without such plans, strategic and meaningful development may be compromised in the cities. The structure plans are therefore very important, given the need to contribute to the achievement of the goals of State of Osun Six-Point Integral Action Plan, the Habitat Agenda in relation to providing adequate shelter for all and the Millennium Development Goals. This report presents the plan for Ejigbo and environs.

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

A comprehensive land use plan for cities is usually undertaken by experts working with the community in a participatory manner to guide the future use of land, address strategic issues of concern to the continuity and make long term decisions about the growth of the city.

The Structure Plan for Ejigbo is adopted as a statutory planning policy document which focuses on land-use development and protection, set within the context of social, economic and environmental trends and considerations. It is a veritable tool for integrating the spatial contexts of national, state and local planning policies and provides strategies for the long-term use of land and buildings, thus providing a framework for local decision-making and the reconciliation of competing development and conservation interests. The Structure Plan therefore aims to ensure that land-use changes proceed coherently, efficiently and with maximum benefits for the community.

The Structure Plan for Ejigbo and environs is to be subjected to continuous public consultation, on-going involvement and negotiation. Ideally, once adopted, all decisions on planning applications are made in accordance with the adopted Structure Plan, unless other material considerations relating to land-use development indicate otherwise.

Essentially, a Structure Plan is meant to:

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

In summary, the Structure Plan for Ejigbo Planning Area is designed to make significant contributions towards achieving the goals of the State of Osun's Six-Point Integral Action Plan, the adapted Local Economic Empowerment and Development Strategy (LEEDS) by the constituent Local governments, the National Transformation Agenda and National Vision 20:2020 programme, the HABITAT Agenda and the Millennium Development Goals (MDGs), as well as the National Policies on Housing and Urban Development.

1.3 METHODOLOGY

Hitherto, master plans in Nigeria have been drawn without adequate consultation with the stakeholders. The effects of this non-participatory approach to the formulation of land use plans are various. In many instances, successful implementation has been hindered partly because the contents do not meet the expectations of the stakeholders, where they have not been involved in the preparation and adoption.

The approach adopted for the preparation of the Structure Plans for Ejigbo Planning Area is the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology. Questionnaires and field survey methods were used to collect relevant data and information. This was supplemented by desk studies and reviews of relevant literature, hosting of focus group discussions to assist in collection of qualitative information and secondary data on the various thematic issues as well as forecasting the future of the city and formulation of land use projections and land use design.

1.3.1 Overview of the RUSPS Methodology

The UN-HABITAT, in response to various challenges of urbanization facing developing countries, is promoting socially and environmentally sustainable towns and cities with the twin goals of 'providing adequate shelter for all' and 'promoting sustainable human settlements planning, development and management in a rapidly urbanizing world'. In so doing, UN HABITAT developed a tool for rapid urban assessment upon which immediate and long term interventions can be based. This tool is the RUSPS, which was first developed in 2003 by UN-HABITAT while working with the European Commission (EC) on an urban sector profile study in Somalia.

The RUSPS methodology is a tool for rapid, cost-effective, participatory and action-oriented assessment of a city's improvement needs. It helps to identify areas of capacity gaps upon which solutions should be proffered. Since 2003 when this tool was developed, it has been successfully employed in several countries including Egypt, Ghana, Liberia, Kenya, Gambia and Nigeria (UN-HABITAT, 2006).

The RUSPS was first applied to the preparation of Master Plans for cities in Egypt. RUSPS was first used in Nigeria in 2007 for the preparation of Structure Plans for Awka, Nnewi and Onitsha in Anambra State. Nasarawa State was the second State in Nigeria to utilise the RUSPS methodology for the preparation of Structure Plans for four cities, namely Lafia, Doma, Karu and Keffi. The adoption of the RUSPS methodology in Nigeria has been hinged on the need to build the capacity of consultants, staff of government ministries, and the NGO community towards its understanding and use for data collection, analysis and formulation of land use plans.

To achieve the objective of building national and local capacity to formulate structure plans for cities in the State of Osun, UN-HABITAT organized a three-day workshop on RUSPS from 24th to 26th September, 2013, to properly train and induct identified experts in the methodology. Participants at the Training included selected technical staff of State of

Osun Ministries, Departments and Agencies notably, Osun State Ministry of Physical Planning and Urban Development, Osun State Urban Development Board, Osun Polytechnic and staff of the Local Government and Federal Ministry of Lands, Housing and Urban Development. The RUSPS training also created an opportunity for major Ministries, Departments and Agencies to present their programmes to the consultants and to agree on the following thematic issues to be covered in the profiling of cities for the structure plan formulation:

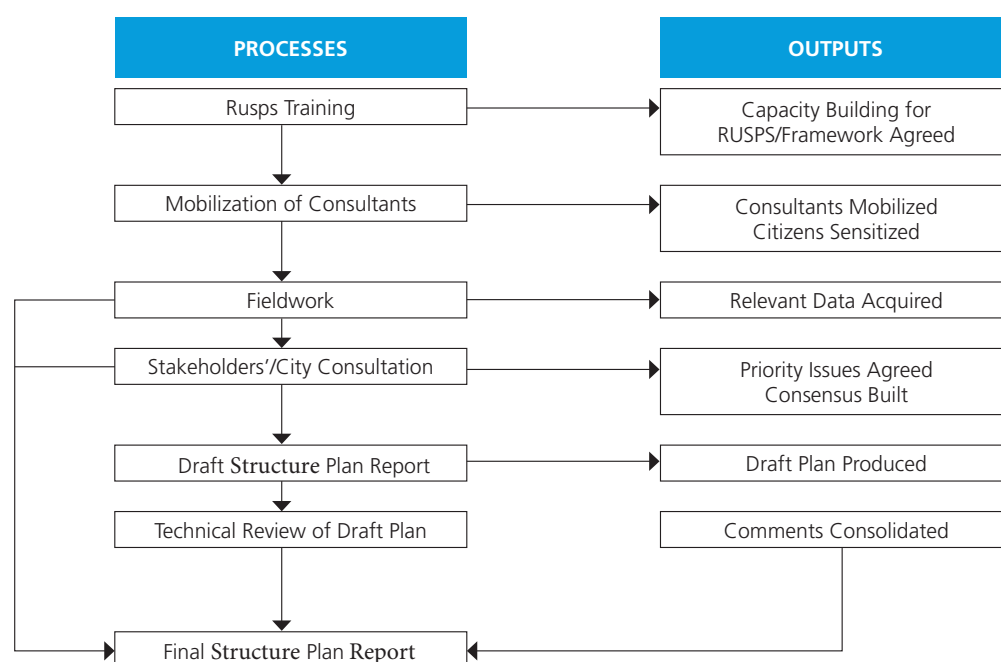
- i. Shelter and Slums;
- ii. Local Economic Development;
- iii. Transportation;
- iv. Urban Safety/Security;
- v. Basic Urban Services;
- vi. Environment;
- vii. Gender;
- viii. Governance; and
- ix. Heritage/Historic Areas.
- x. Disaster and Risk Reduction; and
- xi. Land Administration.

The objectives of carrying out profiling studies for the cities were to:

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

The diagrammatic representation of the use of RUSPS methodology in the formulation of Structure Plans for the selected cities in the State of Osun is shown in Fig 1.1.

FIGURE 1.1 The RUSPS Processes and Outputs



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

1.3.2 Desk Study and Fieldwork

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

Information sources utilised and reviewed included inter alia:

- Project Documents;
- Relevant Acts;
- Population Statistics;
- Data Base on Business premises, institutions, infrastructure etc.;
- Regulatory Frameworks;
- Programme Websites; and
- Land records, registration etc.

Following the desk studies, the RUSPS questionnaire as agreed to at the training was used for data collection on the field from January to June 2013.

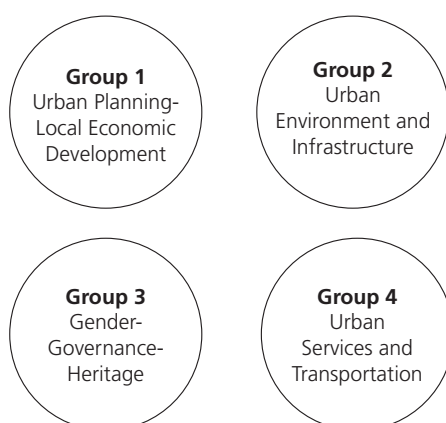
The participatory RUSPS methodology enabled the consultants to identify development priorities for the thematic areas of the profile studies which formed the bases of formulating the Structure Plan. Additionally, the peculiarities and anthropology of the city were considered for the development of the Structure Plan for the Planning Area.

1.3.3 Stakeholders' Consultations

The method of data collection entailed holding of discussions and consultations with critical stakeholders during the field work undertaken from January-June 2013. Specifically, meetings and discussions were held with stakeholder groups in the Planning Area and at State and Local Government levels from February to March, 2013.

The Ejigbo City Consultation was held at Carpenters Hall, Ejigbo on Wednesday, July 18, 2013, with 379 participants in attendance. The consultation featured technical presentations on each of the thematic issues covered in the RUSPS. Participants at the consultation were subdivided into Syndicate Groups to enable them have detailed discussion on the nine thematic issues.

The Syndicate Groups were classified as follows:



The Reports of the Syndicate Groups were presented at the Plenary. Consensus was reached and the reports were adopted by voice acclamation and a City Declaration for Ejigbo was adopted, which contains the collective resolutions for Ejigbo Planning Area as agreed by the participants. The salient recommendations in the City Declaration have been integrated into the Structure Plan and are highlighted in the appropriate sections of this Report.



Plates 2 - 7: Stakeholders at the Ejigbo City Consultation

1.3.4 Technical Reporting

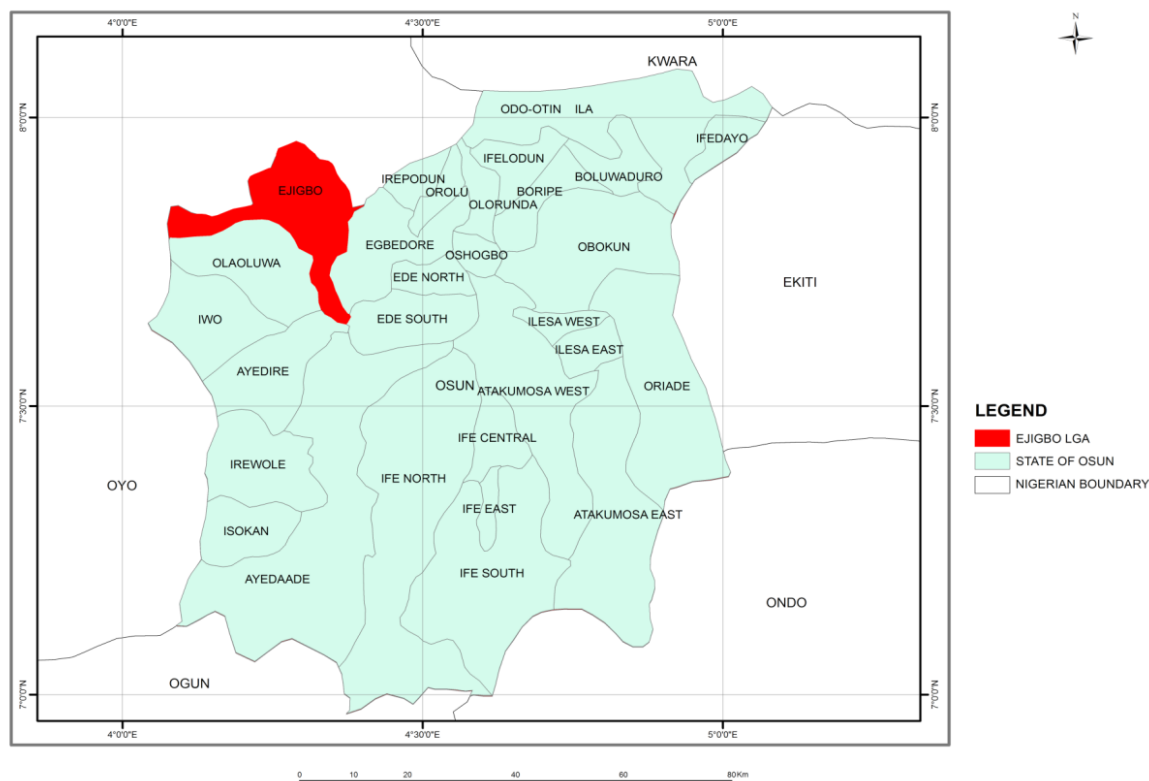
Following the desk study, the profiling studies conducted and the City Consultations held for preparation of the Structure Plan, consultants for Cluster 3 prepared the following reports:

- i. Inception report;
- ii. Profile of stakeholders in the city;
- iii. Urban Profile Report of Ejigbo;
- iv. Issues Paper for Consultation in Ejigbo;
- v. Ejigbo City consultations Report; and
- vi. Structure plan report for Ejigbo Planning Area

1.4

Defining Ejigbo Planning Area

FIGURE 1.2 Map of Ejigbo Planning Area in the State of Osun



The Ejigbo Planning Area as defined by the State Ministry of Lands, Physical Planning and Urban Development (MLPP&UD), comprises the entire territory delineated as Ejigbo Local Government Area.

1.5 LESSONS LEARNED

In applying RUSPS in the preparation of the Structure Plan for Ejigbo Planning Area, the following lessons were learnt:

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

- Positive strong political commitment at the highest level is achieved through the RUSPS methodology.
- It provides the bedrock for carrying out SWOT analysis of the city with respect to the adopted thematic issues.

1.6 STRUCTURE OF THE REPORT

This report has eight chapters. **Chapter 1** provides the introductory accounts. **Chapter 2** provides a general background account of Ejigbo Planning Area including its geographical setting, the natural environment, history of the people population pattern, existing land uses and settlement patterns. **Chapter 3** provides concise accounts of critical developmental issues as they relate to Ejigbo, which have been highlighted in the profile studies conducted and the issues agreed upon by the stakeholders at the city consultation held in the town.

Chapter 4 discusses the alternative urban growth patterns for Ejigbo and environs. **Chapter 5** is devoted to advancing the Structure Plan's vision, goals and objectives. The projections for population growth of Ejigbo and environs for the plan period are contained in **Chapter 6**, while **Chapter 7** presents the Structure Plan policies, strategies and standards for realizing the land use proposals to guide orderly development and growth of the city for the next 20 years. **Chapter 8** discusses critical issues related to plan implementation including phasing of proposed development, legal and institutional framework, monitoring and evaluation, as well as modalities for review and sustainability of the Structure Plan.

02

BACKGROUND TO EJIGBO PLANNING AREA

2.1

LOCATION: NATIONAL AND REGIONAL SETTING

Ejigbo Planning Area is located in the State of Osun, one of the States in Nigeria. Ejigbo is the headquarters of Ejigbo Local Government Area (LGA), one of the 31 LGAs in the State of Osun. The town is about 40

kilometres North West of the State Capital, Osogbo; 24 kilometres South East of Ede; 35 kilometres and 95 kilometres North East of Iwo and Ibadan (Oyo State Capital city) respectively.

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

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



1. Federal Capital
2. Anambra
3. Enugu
4. Akwa Ibom

Capital City
National Border
State Border

0 100 200 km

FIGURE 2.2 Map of Osun showing Local Government Areas

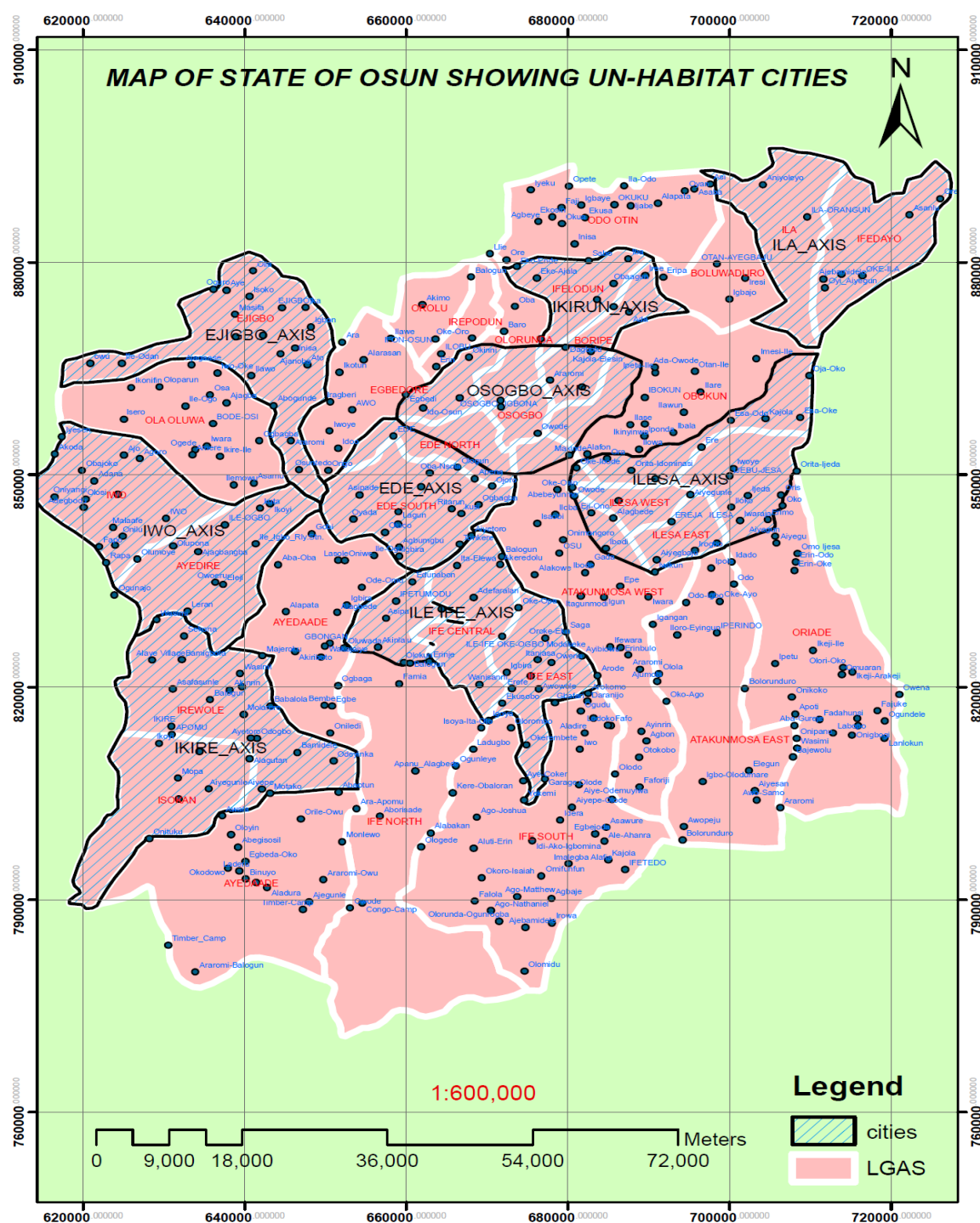


Source: State Government of Osun

2.2 EJIGBO PLANNING AREA

Ejigbo Planning Area lies approximately between latitude 7°54'00" north of the Equator and 4°18'54" east of the Greenwich Meridian. It covers a land area of approximately 373 square kilometres and is bounded on the north and west by Surulere and Ogo-Oluwa LGAs of Oyo State respectively. It shares boundary on the east with Egbedore LGA and on the south with Ola Oluwa LGA, both in the State of Osun State. The Local Government is made up of 11 political wards, five of which are located in Ejigbo Town while the other six are outside the city.

FIGURE 2.3 State of Osun Showing Structure Plan Project Cities



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

2.3 NATURAL ENVIRONMENT FACTORS

2.3.1. Climate

Ejigbo Planning Area lies within the tropical rain forest climate region with clear-cut hot and humid conditions during the rainy seasons. The onset of the rainy season in the area is characterized by strong winds. Rains are experienced over almost seven months of the year (April - October), while two months (November and December) are dry and dusty (Harmattan) and the three remaining months (January - March) fall within the hot and dry season. These seasons are brought about by the two predominant winds prevailing in the area: the South Western trade winds from the Atlantic Ocean and the North Eastern trade winds from across the Sahara Desert.

Ejigbo and environs experience heavy rainfall between July and September of each year. The mean annual rainfall over the area is about 1410mm, while the lowest and highest annual rainfall are about 838mm and 1860mm respectively. However, there are significant deviations from these values from year to year as a result of changes in climate being experienced around the world. Rainfall data for the year 2010 from the nearest meteorological station (Ibadan) is presented in Fig. 2.3.

The mean maximum temperature of about 28°C occurs usually in February while the mean minimum temperature of about 24.5°C occurs in August when there is dense cloud cover. The city also experiences a high relative humidity of over 80%. The pattern of temperature as obtained in the nearest meteorological station (Ibadan) and recorded for the year 2010 is detailed in Fig. 2.4.

FIGURE 2.4 Rainfall pattern in Ejigbo Planning Area

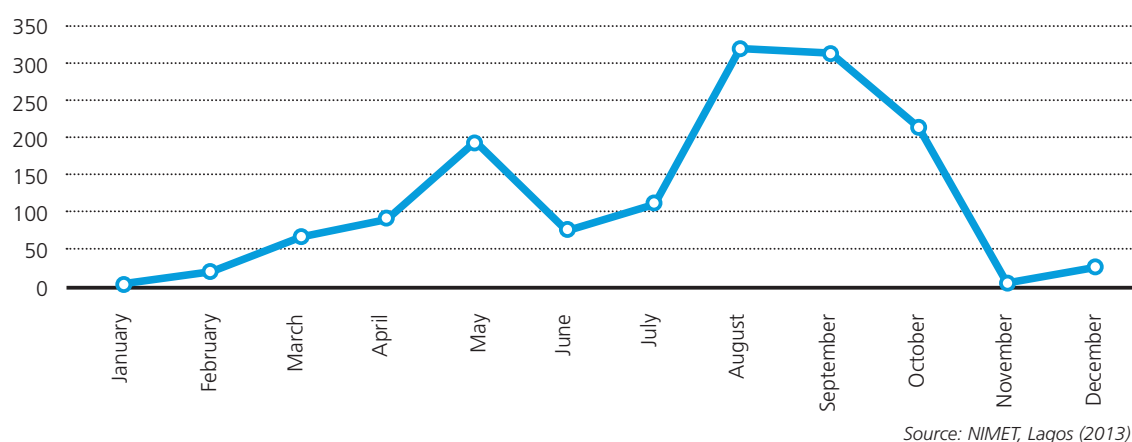
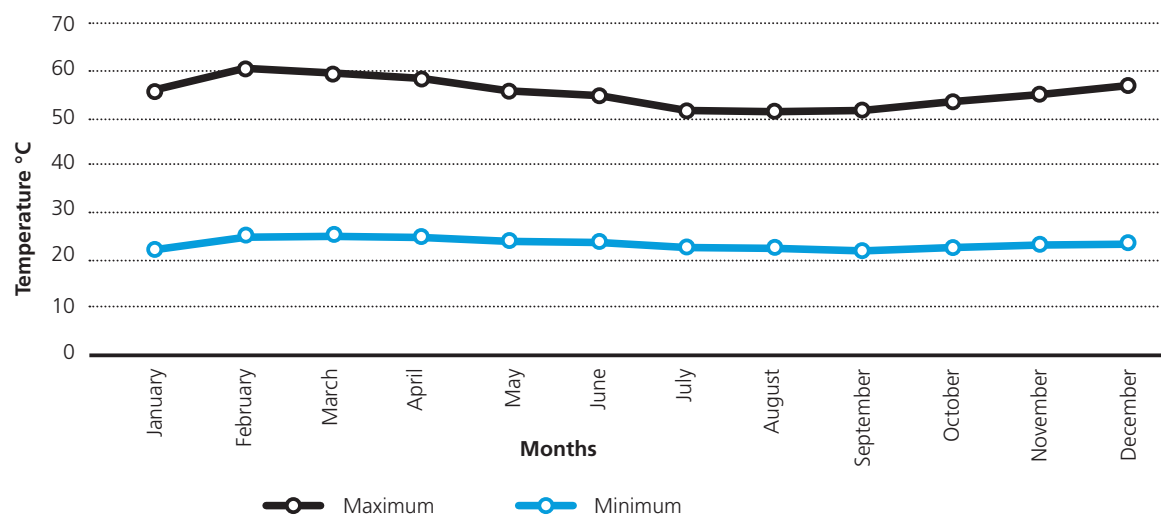


FIGURE 2.5 Pattern of Annual (2010) Temperature of Ejigbo Planning Area



2.3.2 Vegetation

Ejigbo Planning Area falls within the rainforest belt of the country and is characterized by a mosaic of forest and savanna growth, though the natural vegetation is basically forest. Human activities fuelled by the increase in population have considerably affected and changed the natural vegetation of Ejigbo and today, the vegetation is largely made up of stretches of woodlands and Guinea savanna.

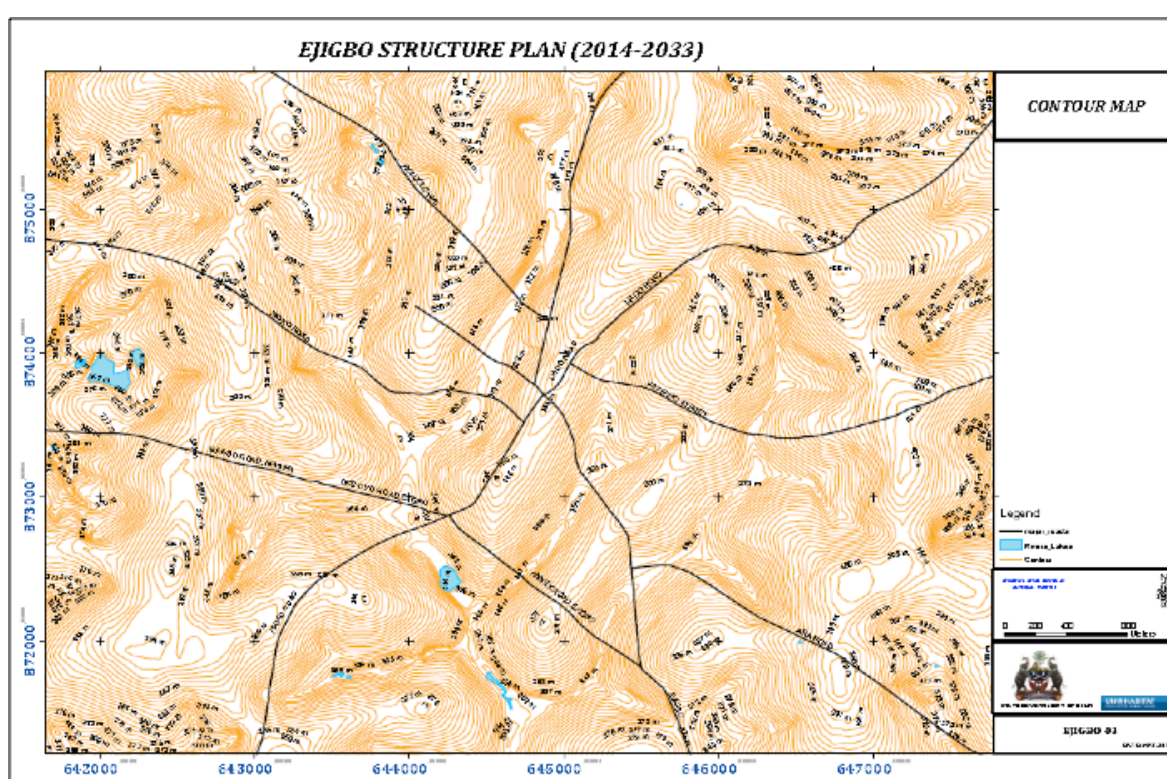
2.3.3 Geology and Soils

The major geological formation in Ejigbo is the basement complex rock. It has over it a mantle of weathered soil of grey brown coarse and over abundant concretionary gravel in yellow brown sandy clay. In many places, there are deep brown sands and laterite outcrop.

2.3.4. Relief and Drainage

The average elevation is 426metres.

FIGURE 2.6 Topography Map of Ejigbo Planning Area



2.4

HISTORY AND DEVELOPMENT OF EJIGBO PLANNING AREA

2.4.1 History

According to oral history records, Ejigbo is an ancient settlement founded by Akinjole Ogiyan (abbreviation of 'Ogiriniyan'), right after the founding of the Old Oyo Empire. Sometime around 1835, Ejigbo came under Ibadan, when the Ibadan army moved to protect

Osogbo from Ilorin invaders and detachments from Ejigbo are said to have assisted the Ibadan army in the Ijaye, Jalumi, and Kiriji wars between 1860 and 1866.

By March 1954, the town was fully constituted into a District Council. This gave way to the creation of Ejigbo Local Government several years later on 1st April 1973 through the Local Government Law (Cap 68) of the Western State Law of Nigeria. The territory of Ejigbo Local Government was not affected by the Local Government Reforms of 1976 and till date, none of the reforms and creation of additional Local Government Areas in Nigeria since 1988 to date have affected its status quo. Indeed, Ejigbo LGA is one of the oldest Local Government Area in the State and Federation.

Indigenes of Ejigbo are well travelled and are well known for the large communities of Ejigbo indigenes established outside the country. This has influenced the socio-cultural attributes of the people, such as mode of dressing, language and mannerisms among others (Adeniran 2010). Indeed, it is widely acknowledged that the second lingua franca in Ejigbo is French, though the Yoruba tradition remains dominant in the town. The Ejigbo people are found in both Francophone and Anglophone West African countries, notably Cote d'Ivoire (Abidjan), Togo, the Republic of Benin and Ghana. Of about 1.2 million Nigerians residing in Cote d'Ivoire since the 1930s, indigenes of Ejigbo Local Government Area constitute up to 50% of that population.

Farming constitutes the traditional economy in Ejigbo and essentially involves the production of such food crops as tubers (yam, cassava, cocoyam and potato), grains (maize, guinea corn) and cowpea as well as cash crops like oil palm, coconut and varieties of fruits. The land on which the crops are farmed is of the tropical dry forest and savanna which has not been very useful for large-scale cultivation of cash crops like cocoa, kola-nut and others as obtains in other forested parts of Yoruba land. Modernization has however assisted in improving farming activities and other agricultural processing in Ejigbo. Hence, large poultry, fishery and animal husbandry farms have been established in the Planning Area. In 2008, Ejigbo was ranked highest producer of life Cat fish in the State. However, because the farmlands are not located very far from the town the people have always largely been urban dwellers.

2.4.2 Population Growth in Ejigbo

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

2.4.3 Age Structure of Population in State of Osun

The age structure of residents in the State was not disaggregated on a Local Government Area basis under the 2006 Census. However, state-wide data (NPC 2009) (Table 2.3) showing the distribution of residents in the State into the different age structure - by five year age groups and gender - indicates that a total of 48.51% (1,657,522) constitute the dependent population. This group comprises persons within the age groups between 0 and 19 years. Though the youths (ages 20-34) accounted for 25.50% of the population, the age groups which are dominant in the work force constitute only 22.22% of the State of Osun population.

FIGURE 2.7 Male and Female Population in Ejigbo Planning Area (1991 and 2006)

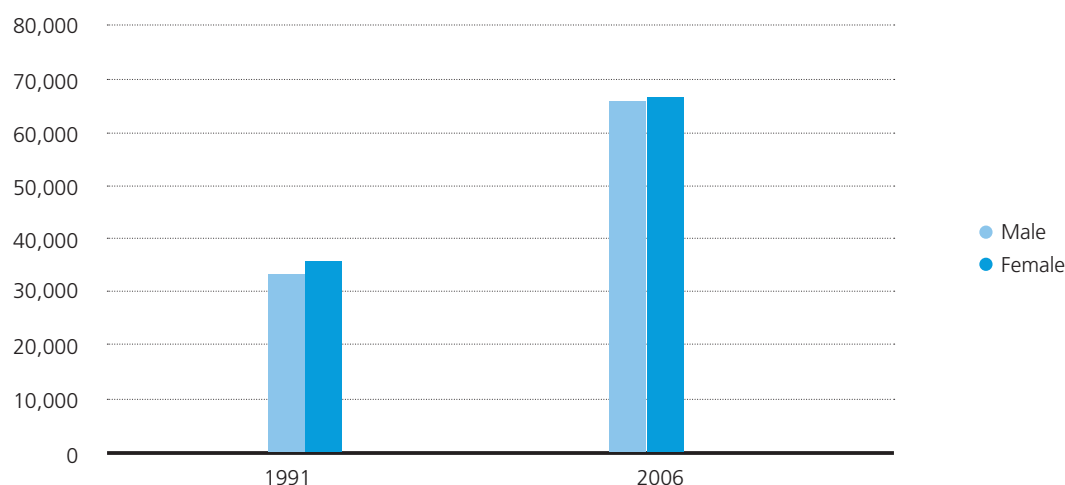
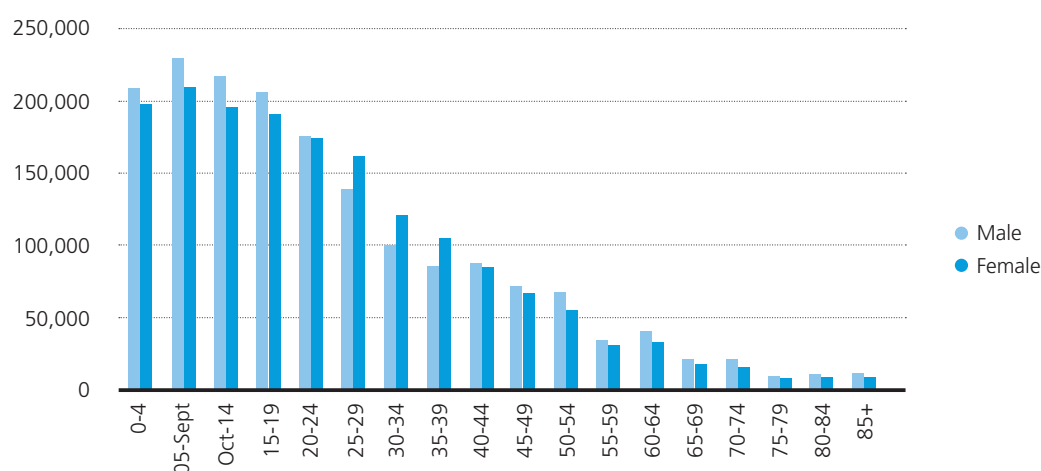


TABLE 2.1 Age Structure of Residents in the State of Osun by gender

Age Group	Male	Female	Total
0 - 4	208,946	197,983	406,929
5 - 9	230,176	209,859	440,035
10 - 14	217,502	196,232	413,734
15 - 19	206,086	190,738	396,824
20 - 24	175,529	174,049	349,578
25 - 29	138,189	161,758	299,947
30 - 34	101,297	120,679	221,976
35 - 39	85,511	104,712	190,223
40 - 44	87,130	84,717	171,847
45 - 49	71,487	66,154	137,641
50 - 54	67,171	54,752	121,923
55 - 59	33,793	31,029	64,822
60 - 64	39,641	32,808	72,449
65 - 69	20,201	17,862	38,063
70 - 74	20,962	15,442	36,404
75 - 79	9,435	7,240	16,675
80 - 84	10,061	8,773	18,834
85+	11,032	8,023	19,055
Total	1,734,149	1,682,810	3,416,959

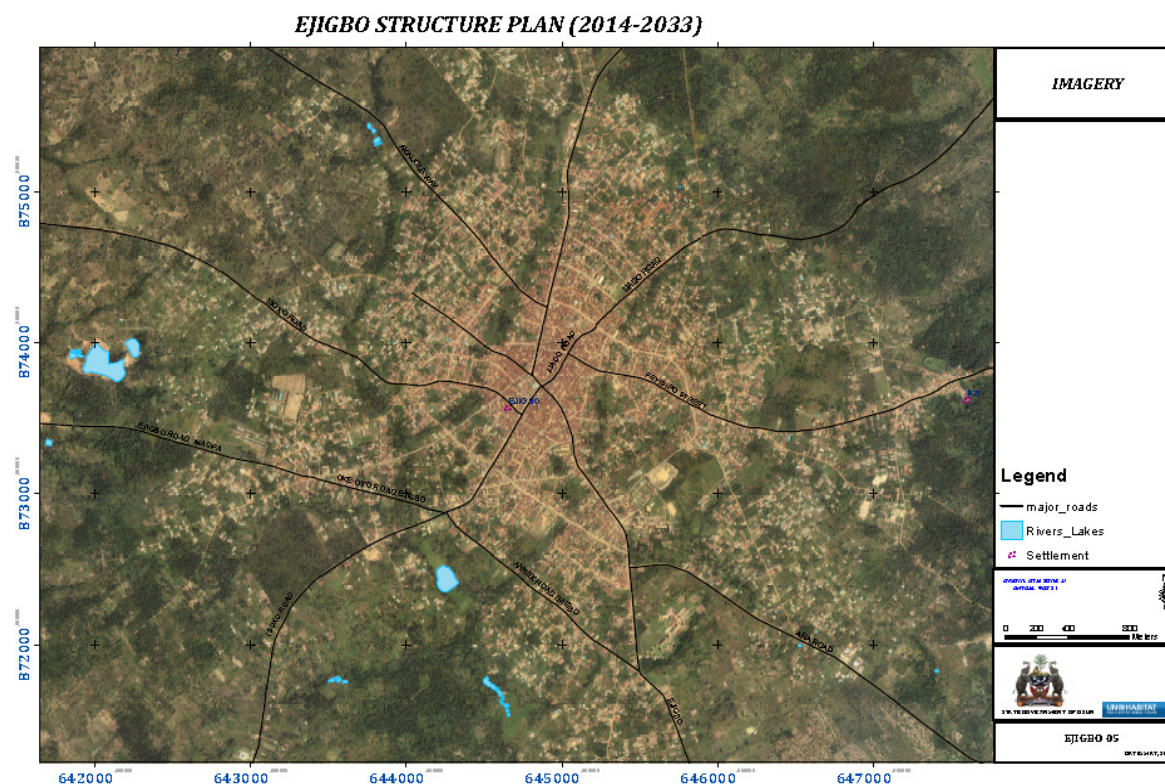
Source: National Population Commission (2009)

FIGURE 2.8 Age distribution of residents in the State of Osun by gender


2.4.4 Development and Physical Growth of Ejigbo Planning Area

Residential land use forms the bulk of the development in the built up area in Ejigbo. The city structure is characteristic of the morphology of the typical Yoruba town, with the Oba's Palace, town hall, Central Mosque and market square at the center and the compounds of the traditional High Chiefs and Princes surrounding them.

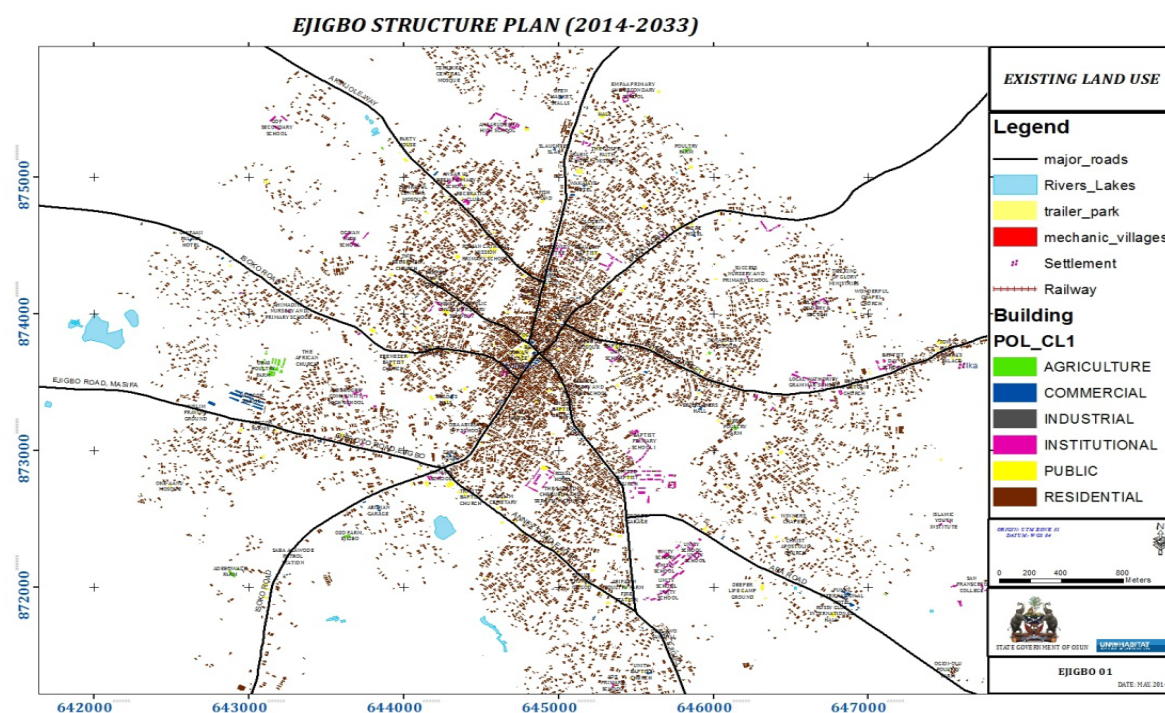
FIGURE 2.9 Satellite Imagery of Ejigbo Planning Area



The city grew inorganically over the years with each compound or house built independent of the other but linked with a small footpath or lane as the case may be. The courtyard system of building is predominant in the settlement. Each house is therefore a collection of single rooms often rectangular in shape built around

an open space, which is usually used for passive recreation at night. In addition to the residential land use in Ejigbo, other existing land uses are commercial, institutional, industrial and religion, public, agriculture, circulation and recreation.

FIGURE 2.10 Existing Land Use in Ejigbo Planning Area



2.4.5 Other settlements in Ejigbo Planning Area

Other major settlements in Ejigbo Planning Area are Isoko, Ola, Masifa, Isundunrin, Ilawo, Ife-Odan, Aato, Inisa, Oguro, Igbon, Olosinmo, Ika, Ijimoba, Songbe, Osuntedo and Iwata, among others.

03

DEVELOPMENT ISSUES IN EJIGBO PLANNING AREA

3.1 PROFILING EJIGBO PLANNING AREA

The Profile study conducted on Ejigbo Planning Area between January and May 2013 focused on the eleven thematic areas adopted under the RUSPS framework. These are Shelter and Slums, Local Economic Development, Governance, Gender, Heritage, Environment, Urban Basic Services, Land Administration, Urban Safety, Disaster and risk reduction and Transportation. The various development issues identified in the profile study were thereafter presented to stakeholders at the City Consultations held in Ejigbo on Wednesday, July 18, 2013 with 379 participants in attendance, during which consensus was reached on in respect of each of the thematic areas which are of relevance to the future planning of the area. The critical contributions of the stakeholders which are of significance to the formulation of the Structure Plan for Ejigbo have been referred to in the appropriate sections of this Report, while the **Ejigbo City Declaration** can be found in Appendix 1.

3.2 DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 SHELTER AND SLUMS

Housing is regarded as more than provision of shelter (Wahab 1983). Slums are the manifestations of poverty in the housing subsector. Both the Habitat Agenda and the Millennium Development Goals (MDGs) have urged the global community to promote adequate shelter for all and improve the lives of the people living in slums.

The definition of “slums” by the United Nations (2002) refers to areas that manifest any one or a combination more than one of the following attributes:

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



Plate 8: Deteriorating housing environment in the core area of Ejigbo



Plates 9-10: Older houses built with Laterite in the core area and a residential building in the sub-urban area of Ejigbo Town

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

Existing Housing Stock in Ejigbo Planning Area

The residential area in Ejigbo can broadly be classified into two: the old (core residential area) and the newer (sub-urban residential area). Buildings in the core/traditional residential area are mostly old and dilapidated, due to the construction materials used, age and neglect (Plate 9). Many also lack basic amenities especially for general human conveniences and the general housing environment in the traditional area generally poor. The situation however is different in the newer sub-urban areas, where there is a clear improvement in the building design, material, size of rooms and general environment, among others.

In assessing housing conditions within the Planning Area, data on selected slum indicators were used, namely the proportion of households with access to improved water, proportion of household population with access to piped water, proportion of household population with access to improved sanitation and proportion of household population with access to durable housing (National Population Commission

2006). These were compared with other National data on slum indicators (UN-Habitat 2008).

There are three government initiated development schemes that are ongoing in Ejigbo. These comprise two residential and one industrial scheme owned by the LGA. The residential schemes are located along Ejigbo-Ede and Ejigbo-Isoko Roads, while the industrial scheme is to be located at Masifa. On the other hand, there are only two registered and adopted private residential layouts in the Planning Area, namely: Oyedemi and Apetu Mekun family layouts. The LGA residential scheme along Ejigbo-Ede Road has been fully allotted, though no considerable development has commenced at the location. The Isoko-Ejigbo Road residential scheme and Masifa industrial schemes are at documentation stage.

On one of the development schemes, however, the State government has commenced the building of a school on plots of land hitherto allocated to individuals by the LGA. Some indigenes have expressed concern that this lack of planning harmony and consensus between the state and the LGA Town Planning and Land Services Department has sent wrong signals to potential developers, majority of whom are in the Diaspora in Cote D'ivoire and Ghana, among others.

TABLE 3.1 Distribution of Regular Households by Type of Housing Unit

	Total	House on separate stand or yard	Structure made of traditional material	Flat in block of flats	Semi-detached house	Rooms/Let in house	Informal/ Improvised dwelling	Others
Osun	730313	453516	21765	94111	44614	95740	2024	18543
Ejigbo	28184	18738	741	3184	1940	2937	32	612

TABLE 3.2 Distribution of Regular Households by Ownership Status of Dwelling Unit

	Total	Heads of Household	Spouse to Head of Household	Other Household Member	Relative but not Household Member	Privately Owned (Landlord)	Private Employer	Other Private Agency	Public Govt Owned	Other
Osun	730313	452264	21687	94428	27696	98811	9090	9032	12399	4906
Ejigbo	28184	17616	803	3897	1803	2889	356	261	429	130

TABLE 3.3 Distribution of Regular Households by Number of Exclusive Sleeping Rooms

	Regular Household	No Sleeping Room	One Room	Two Rooms	Three Rooms	Four Rooms	Five Rooms	Six Rooms	Seven Rooms	Eight & Above Rooms
Osun	730313	77643	54732	85127	95082	118958	46235	110063	22377	120096
Ejigbo	28184	2067	1517	3280	3476	3915	1798	4259	1006	6866

TABLE 3.4 Distribution of Regular Households by Tenure Status of Dwelling Unit

	Total	Owned	Owned but not paid off	Rented	Occupied rent-free	Squatting	Others
Osun	730313	432938	17318	208531	66000	3641	1885
Ejigbo	28184	17702	796	5737	3711	167	71

Source: National Population Commission

Access to water and sanitation

In assessing household access to improved water and sanitation, data on few slum indicators were used (National Population Commission 2006). These were compared with another National data on slum indicators in 2003 (UN-Habitat 2008). These are as

presented in Fig 3.1. Evidently, only few households in the Planning Area have access to improved water supply, piped borne water and improved sanitation. From all indication it can be deduced that many households in the Planning Area are slum households, and there is the likely hood that they are located within slums.

TABLE 3.5 Distribution of Regular Households by Source of Water Supply for Domestic Purpose

	Total	Pipe-borne inside dwelling	Pipe-borne outside dwelling	Tanker supply/ water vendor	Well	Bore-hole	Rain water	River Stream/ Spring	Dugout/Pond/ Lake/ Dam/ Pool	Other
Osun	730313	52098	66482	9299	340368	36807	48873	153542	4555	18289
Ejigbo	28184	409	262	126	15866	1096	1615	7530	209	1071

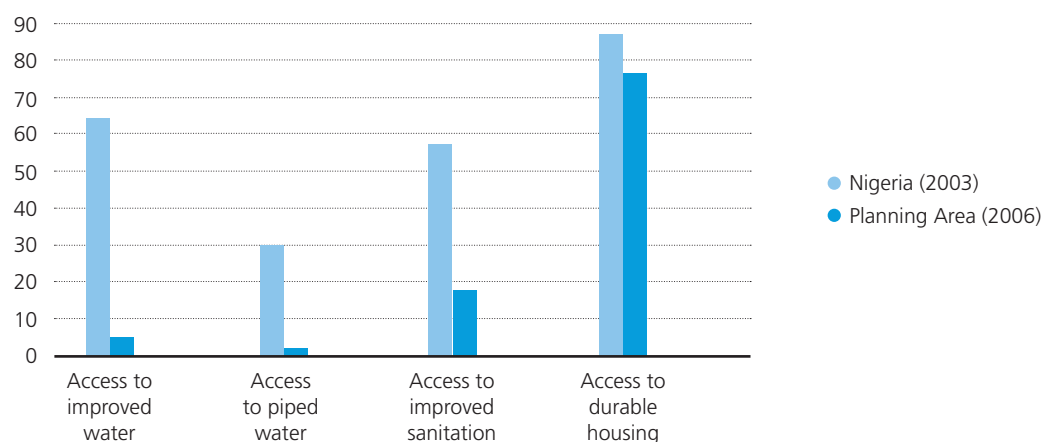
TABLE 3.6 Distribution of Regular Households by Type of Toilet Facility

	Total	Water Closet (WC)	Pit Latrine	Bucket/ Pan	Toilet Facility in separate dwelling	Public Toilet	Outside (bush/ beach/field)	Other
Osun	730313	102172	303553	14783	9507	55705	242056	2537
Ejigbo	28184	2424	9423	376	378	2919	12574	90

TABLE 3.7 Distribution of Regular Households by Method of Solid Waste Disposal

	Total	Collected	Buried by Household	Public Approved Dump site	Unapproved Dump site	Burnt by Household	Other
Osun	730313	51988	42960	122459	280247	219714	12945
Ejigbo	28184	1687	1725	3529	14687	5833	723

Source: National Population Commission

FIGURE 3.1 Comparative analysis of housing conditions (2003 and 2006)

Housing regulations and policy

The National Housing Policy (2012), Urban Development Policy (2012), Land Use Act (1978) and the Urban and Regional Planning Act (1992), contain essential provisions which take care of housing and slum upgrading in the country at large. Although, the State of Osun is practically operating the 1992 National Urban and Regional Planning Law, the state has not passed the required planning legislation into law. This is contrary to the provisions of the Supreme Court ruling in 2004 which states that the 1999 Urban and Regional Planning Decree should no longer be implemented as a national legislation. However, the State has commenced the process of passing its own planning legislation into law and a Bill to this effect is awaiting passage into law by the State House of Assembly.

Security of tenure

Before the enactment of the Land Use Act in 1978, land was communally owned and held in trust by the Oba on behalf of the community or individuals and families. Subsequently, outright transfer through family and male inheritance system has led to land fragmentation while activities of land speculators are also on the increase. This has also resulted in skewed ownership ownership of land in favour of males, since land inheritance is mostly patrilineal. Women are however not denied access to land when they have the financial resources to purchase them.

Despite the proliferation of slums in the state, there has not been any case of forced eviction in Ejigbo. Indeed, slum areas within Ejigbo and environs have become places of permanent abode for many, including the low income, destitute and the less privileged, among others.

Housing and Urban Renewal

Despite the dismal state of housing and the prevalence of slum conditions in most parts of the Planning Area, several steps have been taken by the state government to improve the quality of life of the people in the State of Osun. Notable among these is the state-wide Urban Renewal (O' Renewal) Programme, which is being implemented in the nine cities earmarked for the preparation and adoption of Structure Plans. This programme involves the survey and rehabilitation of the areas within a one-kilometer radius from the city centre, for the purpose of renewing the oldest sections of the city.

Efforts to improve the quantity and quality of the housing stock in the Planning Area have consisted mainly of individuals or groups embarking on development of private housing, such as single-unit residential buildings mostly outside the core area, with development of a few residential layouts outside the core residential area.

However, the institutional framework/policy for development control required to support this initiative and minimize the prevalence of slum conditions is weak in Ejigbo Local Government Area like in others in the state, while there is low technical capacity and a dearth of equipment and materials required by the Department of Town Planning and Land Services in the Local Governments in the Planning Area to perform effectively.

Shelter and Slums: Priority Issues

Priority issues associated with the prevalence of slum conditions in Ejigbo Planning Area include the following:

- i. Inadequate provision of infrastructure and services leading to deterioration of living environment within the Planning Area;

- ii. Limited Security of Tenure and lack of protection of the legal rights of slum dwellers from forceful evictions;
- ii. Low access to land and credit for both men and women in slum areas;
- iv. Lack of institutional framework such as public-private partnerships for sustained implementation of slum upgrading activities;
- v. Inadequate capacity to identify, prioritize plans and implement projects for slum upgrading.

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) for Shelter and Slum issues in Ejigbo Planning Area is presented in Table 3.8.

TABLE 3.8 SWOT Analysis of Shelter and Slums Priority Issues

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECTS
Existence of National policies and legislation for Housing and Urban Development.	<ul style="list-style-type: none"> • Low level of implementation of adopted policies in the state. • Use of outdated planning legislation and non-adoption of Urban Planning legislation for the State. • Absence of formal Master Plans for Ejigbo and surrounding communities. 	<ul style="list-style-type: none"> • Prospects in the Structure plan to reflect the objectives, and strategies of adopted policies • Prospects for expansion of the O Renewal programme for slum upgrading. 	<ul style="list-style-type: none"> • High land prices, low per capital income of majority of the population and high cost of building materials. • Do nothing situation leading to worse housing condition. • Lack of political will • Possible resistance to land use zoning. 	<ul style="list-style-type: none"> • Passage of relevant legislation, policies and land use standards. • Upgrading of inner and suburban slums • Provision of adequate access to safe water and sanitation.
Existence of legal and cultural system of land ownership. Establishment of Digital land information system for the state	<ul style="list-style-type: none"> • Weak development control system in the local government. • Inefficient mechanisms for transferring property • Sub-optimal mortgage lending environment, processes and institutions • Lack of proper approach to slum prevention and land ownership which ensures access to land for women and non-Indigenes. • Lack of adequate funding from internal sources and limited external sources of funding. 		<ul style="list-style-type: none"> • Lack of reform, continuation of the existing ineffective housing delivery situation. • Possible resistance to land use zoning. • High slum coverage with about 70% of urban population living without access to potable water, aesthetic environment and good sanitation. 	<ul style="list-style-type: none"> • Reform of land titling process to ensure access to land by the poor, women, widows and non-indigenes. • Development of approved Housing Estates and schemes as measures for meeting housing needs. • Development of strategic plan for suburban housing expansion and infrastructure provision.
State has embarked on urban renewal scheme for nine cities including Ejigbo	<ul style="list-style-type: none"> • Partial scope of the scheme covering only the inner areas. • High percentage of urban dwellers living in slums and lack of proper approach to slum prevention and land ownership which ensures access to land for women and non-Indigenes. 	<ul style="list-style-type: none"> • Prospects for expansion of the O Renewal programme for slum upgrading. • Prospects/ opportunities in the Structure Plan for Ejigbo to extend slum upgrading to other areas. 	<ul style="list-style-type: none"> • Lack of continuity • Lack of political will • Poor funding 	<ul style="list-style-type: none"> • Implement, sustain, and extend existing urban renewal programmes from inner to outer area slums.



Plate 11: A section of the Ogiyan market during midweek trading

3.2.2 LOCAL ECONOMIC DEVELOPMENT

The major economic activity of residents in the Ejigbo Planning Area is agriculture, while activities in the informal sector, comprising mainly petty traders, artisans, mechanics, carpenters and bricklayers among others, are very prominent and employ a significant proportion of working-age residents with about 20-30% of youths in the Planning Area engaging in operation of commercial motorcycle business popularly known as *Okada*.

The formal sector on the other hand caters for a much lower proportion of workers in the employment of the Local, State and Federal government ministries and agencies. Several residents in the Planning Area are also engaged in the numerous primary and post primary schools, health centres, the police as well as other security agencies.

Agriculture

It has been estimated informally that about 65% of the local population in Ejigbo engage in one or more forms of agricultural activity. Among the widespread farming activities, crop production involving Oil Palm, Cashew, and Kola nut are the most prevalent. About 2,800 Hectares (Ha) of land are being cultivated in the Planning area, though mainly at subsistence level. Livestock such as Goats and Pigs are also reared mostly by the female folk.

Commerce

Major markets in the Planning Area include Ogiyan, Ife-Odan and Bara Markets with the main market in the town, Ogiyan, located at the heart of Ejigbo town. Prominent trading activities in this market take place every Saturday, although commercial activities

also take place on other week days. There are also two major shopping complexes that operate daily in the town, namely the Gbamoge and Popo supermarkets. It is estimated that majority of the female population are engaged in itinerant trading, selling household wares and food items.

There are two Microfinance firms located within the Planning Area, as no commercial banks currently operate in the town. However, there is an agency bank (Unity Bank) that operates only at the LGA Secretariat for the purpose of facilitating payment and management of government revenue and expenditure. The *Karowosaye* Co-operative Society is the main source through which traders and artisan access loans in the Planning Area.

Institutional Framework on Local Economic Development

There are various agencies involved in LED development in the State of Osun, comprising Federal, state and local government agencies that have primary roles for promoting economic development. Some Federal agencies with responsibility for executing national programmes for economic development and poverty eradication in Ejigbo Planning Area include the National Poverty Eradication Programme (NAPEP) and the National Directorate for Employment (NDE). At the State level there are the Ministry of Planning and Budget and the Ministry of Commerce among others.

The principal State agency responsible for coordinating activities in this sector is the State of Osun Rural Enterprise and Agricultural Programme (O-REAP), which is mandated to promote agriculture reformation and economic growth and position the state as the food basket for the South West by producing 10% of the food market needs in Lagos through the following:

- Increasing the cultivation of arable crops such as maize, cassava, cowpea, vegetables, etc. for local consumption
- Ensuring that food is available in the State of Osun in sufficient quantity and at affordable prices
- Ensuring that the State is adequately protected against natural disasters such as drought; food shortages; and the vagaries of the market place such as price inflation.
- Creating job opportunities for farmers through massive increase in agricultural production.
- Creating agribusiness opportunities by linking farmers to consumer and industrial food markets for the selling of their produce.

In order to enhance capacity in the agriculture and ancillary agro-allied industries, the state government promoted the establishment of O-REAP as an upstream and downstream support institutions seeks

to increase household incomes for individuals engaged in the agriculture sector and other agro-allied industries. As farmers will be part of the formal sector, this will also lead to an increase in the internally generated revenue of the State through improved payment of taxes.

Other incentives have been given by the present administration to boost agricultural production in the state include provision of support to 220 farmer groups under the Osun Broiler Outgrower Scheme (OBOPS); empowerment of 28 Cooperative groups to plant 17 square kilometres of maize and 500 acres of vegetable clusters, while 2000 farmers have been supported to plant 1.3 million plantain suckers for refined plantain production. In all, a total of 10,698 acres of farmland have been cultivated with the support of the State Government of Osun.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) for Local Economic Development issues in Ejigbo Planning Area are presented in Table 3.9.

TABLE 3.9 SWOT Analysis Local Economic Development

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of small scale commercial establishments	Large informal sector attracting 60-80% of youth	Some donor agencies notably UNICEF, and EU, are active in the planning area	Inadequate power supply	Develop industrial estate for Ejigbo
Federal Government's commitment in promoting industrial and commercial activities	Lack of access to funds and valuable information	Government commitment to promote LED in Ejigbo	Lack of resources	Rehabilitate old markets especially Ogiyan market and establish new ones
Ongoing programme to assist the unemployed and SMIS and SMEs	Local industries located within residential areas	The structure plan will make provision for establishment of a standard industrial estate		Development of business parks for small and medium enterprises
	Lack of access to funds and valuable information	The structure plan will provide an opportunity for a standard industrial estate		Improvement in power supply

3.2.3 GOVERNANCE

Governance has been described as 'the exercise of political authority and the use of institutional resources to manage society's problems and affairs (World Bank 1991). Similarly, governance refers to the manner in which public officials and public institutions acquire and exercise the authority to provide public goods and services, including the delivery of basic services, infrastructure and a social investment climate (World Bank 2006). Generally, governance emphasizes effective and accountable institutions, democratic principles and a reliable electoral process that gives way for adequate representation and responsible structures

of government as well as effective and efficient institutionalization of appropriate policies, programs and strategies for urban management.

Institutional Framework

While the 1999 Constitution of the Federal republic of Nigeria outlines the three-tier political administrative structure for the country at the Federal, state and local government levels, there is no provision for a formal framework to address the issue of urban governance. Though local governments were established to administer governance at the local government levels and both urban and rural local governments co-exist in the country, a major lacuna is the absence of a

single authority for administering towns and cities, many of which have been fractured into several local government areas. However, due to the strong cultural ties existing in the communities, the governance framework in Ejigbo Planning Area consists of both the traditional institutions and the local government authorities.

Traditional Governance Framework

Traditionally, Ejigbo is ruled by the Oba, whose title is the *Ogiyan*, and he presides over the Traditional Council of chiefs comprising other titled chiefs and community and village heads. The major traditional Chiefs are *Osolo*, *Ejemu*, *Alawe* and *Asalu*. Other traditional titles are *Oye*, *Iyalode* and *Iyaloja*. The Oba in Council discharge various responsibilities, including settling of community disputes and other issues that relate to the development of the town.

Other traditional councils also exist within the Planning Area, namely Masifa, Isundunrin, Ola and Ife-Odan, among others. These councils also consist of High Chiefs and Princes who assist the royal fathers in the daily administration of the town.

Local Government Administration

Ejigbo Local Government was created on 1st April 1973 through the Local Government Law (Cap 68) of the Western State Law of Nigeria. According to the 1999 Nigeria Constitution, the Local Government Chairman and Councilors representing political wards are to be appointed through an electoral process. However, the Local Government is currently headed by an Executive Secretary appointed by the State Governor. Other political appointees who assist the Executive Secretary are the Deputy Executive Secretary and the Scribe. The day-to-day administrative activities of the Local Government are coordinated by Head of Local Government Administration (HLA), who reports to the Executive Secretary.

Administratively, activities of Ejigbo Local Government are organized and executed through nine departments as obtainable in other LGAs in the state. These are: Administration and General Purpose, Agriculture, Community Development, Finance, Planning and Budgeting, Primary Health Care (PHC), Town Planning and Land Services, Water Environment and Sanitation (WES) and Works Departments. Each of these departments is headed by a Director who in most cases is a professional career officer. The constitutional responsibilities of the Local Government as entrenched in the 1999 Constitution of Federal Republic of Nigeria (Fourth Schedule, Section 7) are as follows:

- i. Collection of rates;
- ii. Establishment and maintenance of cemeteries, burial grounds and homes for the destitute or infirm;

- iii. Licensing of bicycles, trucks (other than mechanically propelled trucks), canoes, wheel barrows and carts;
- iv. Establishment, maintenance and regulation of slaughter houses, slaughter slabs, markets, motor parks and public conveniences;
- v. Construction and maintenance of roads, streets, street lightings, drains and other public highways, parks, gardens, open spaces etc.;
- vi. Naming of roads and streets and numbering of houses;
- vii. Provision and maintenance of public conveniences, sewage and refuse disposal;
- viii. Registration of all births, deaths and marriages;
- ix. Assessment of privately owned houses or tenements for the purpose of levying such rates as may be prescribed by the House of Assembly of a State;
- x. Control and regulation of out-door advertising and hoarding, movement and keeping of pets of all descriptions, shops, kiosks, restaurants, bakeries, laundries and licensing, regulation and control of sale of liquor;
- xi. Provision and maintenance of primary, adult and vocational education
- xii. Development of agriculture and natural resources other than the exploitation of materials
- xiii. Provision and maintenance of health services

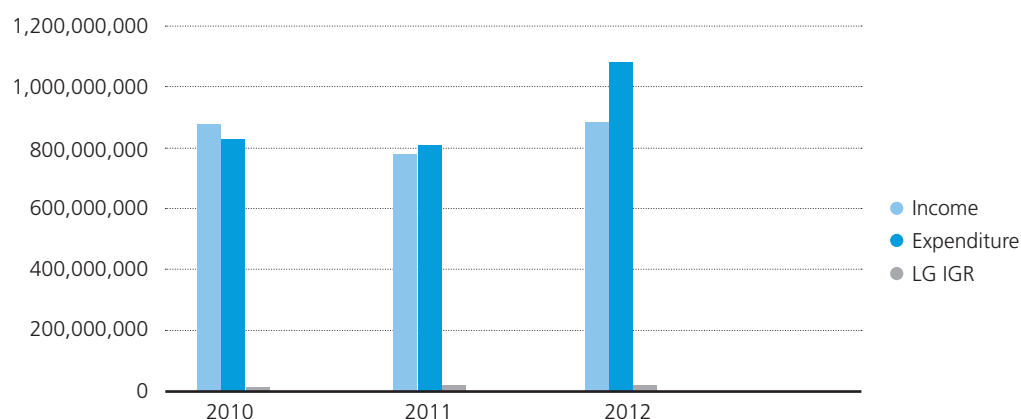
Source: Federal Republic of Nigeria (1999):
1999 Constitution of Nigeria

However, it is widely acknowledged that most Local Governments have not been able to deliver adequately on several of their assigned responsibilities.

Resource mobilization

Sources of revenue available to Local Governments fall broadly into two categories, namely internally and externally generated revenues. Local Government in the Planning Area depend primarily on revenues generated through vehicle license fees (hackney permits), marriage registration, market levy, building permits and statutory financial allocations from the federal and state governments.

Records of local government budget estimates for the three years period (2010, 2011, and 2012) indicate that the proportion of local government Internal Generated Revenue (IGR) in the total income estimate for each year was very low (Figure). Indeed, there is evidence that the local governments depend primarily on Statutory Allocations from the Federal and State Government for the management of the city.

FIGURE 3.2 Estimate of Ejigbo LGA Income and Expenditure for 2010 - 2012

Performance and Accountability

The adoption of a well-articulated and inclusive vision statement has been acknowledged as a vital strategy for guiding the focus and management of cities. At present, no such document spelling out the visions of the local governments in the Planning Area exists. However, the local government administrations have recently embarked on expanding the scope of their Community Development initiatives.

There has been a significant increase in community activities in the LGA in recent years. In 2007, about 75 Community Development Associations (CDAs) came into existence but by September 2013, a total of 294 CDAs had been registered with the LGA's Department of Community and Social Development. Most of the CDAs are involved in road and electricity extension work, Garri and Oil Palm processing, skill acquisition and training in soap making, tie and dye, water and health care provision, among others.

Ejigbo LGA commits the sum of N3million naira annually as grants to the CDAs with which to embark on various community development projects, which range from water, health, education and sanitation among others throughout the LGA. Each CDA receives grants ranging from N60,000 to N100,000 depending on the extent of their projects. Grants also come from the State Government, the Federal Government, UNICEF, the EU and UNDP to fund community projects. Some of the ongoing CDA projects are the borehole drilling and installation in Holiness and Agbaje areas of Ejigbo municipality. At Ife-Odan, the CDAs have completed the construction of Garri processing mill. Other CDA activities are also ongoing in Ilawo, Masifa, Isundinrin, Songbe and Isoko. Monitoring and evaluation of the CDAs' activities is conducted by the LGA though the process could be enhanced in terms of

personnel, equipment (mobility) and funding for more effective and efficient coverage.

Another notable initiative by the State Government with respect to urban governance in the Planning Area is the youth empowerment programme **Osun Youth Empowerment Scheme (O-YES)**. The O-YES is a revolving two-year volunteer scheme introduced in 2010 to recruit 20,000 youth volunteers across the State. The scheme recently recruited the second batch ultimately aimed to empower 80,000 or more volunteers in eight years. The OYES volunteers are engaged in activities varying from public sanitation, public works, security, teaching and traffic management and will be deployed thereafter to more organized productive enterprises. The empowerment scheme, apart from being a deliberate programme to energize the State's economy, is expected to reduce youth unemployment, restiveness and criminal tendencies. As such, the scheme has been commended by the World Bank for incorporating the work component into the traditional western social security system.

Capacity building

The critical development issues relating to urban governance in the Ejigbo Planning Area include:

- Appointment of representatives at the local government level by the citizens through a democratic electioneering process;
- Training and re-training of local government staff for effective and efficient internal revenue generation strategies; and,

Provision of policy statement articulating the vision of the local government The Strength, Weakness, Opportunities and Threat (SWOT) Analysis of data collected from the urban profiling of urban governance are presented in Table 3.10.

TABLE 3.10 SWOT Analysis on Urban Governance

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Willingness of Communities in the LGAs to participate in governance.	Inadequate funding of Local Governments.	Scope for improving access to land through participatory planning strategies.	Over centralization of power, roles and resources at the Federal and State levels, thereby limiting the performance of LGs.	Enact enabling State planning laws, policies and land use standards and institutions for urban governance especially at the municipal/local government level.
Existence of governance structures at state, local and community levels.	Inadequate staffing of LGs, Zonal offices and over-staffing of the State Ministry.		Lack of funds and poor participatory planning, budgetary allocation and resource mobilization, monitoring and evaluation.	Establish and promote participatory planning and budgeting.
High regards for cultural norms and traditional rulers.	Lack of understanding and non-adoption of elements of good urban governance, such as transparency, accountability and citizens' participation by agencies.	Federal and State Governments' new initiatives aimed at improving governance and promote good governance at the L.G.As level.	Absence of effective institutional and policy frameworks for governance at the Municipal and LGA levels.	Implement sensitization programme and promote adoption of values.
	Over centralization of decision making and resources at state level. Lack of data and poor record keeping. Poor project implementation and lack of continuity. Harmful traditional norms discriminating against women. Inadequate administrative framework for urban governance. High crime rates and insecurity		Lack of political will and continuity of policies and programmes. Corruption in government at all levels.	Establish New Institutional framework for implementing plan. Establish Programme Management Committees (Policy and Technical Committees) as a way of ensuring participation. Institute a new revenue generation and accounting system. Strengthening institutional capacity for promoting good urban governance.

3.2.4 GENDER

Treaty obligations under the Convention on the Elimination of all forms of Discrimination Women (CEDAW) require countries to “take all appropriate measures to eliminate discrimination against women in the political and public life of the country...” Nigeria signed the treaty on the 23rd April 1984 and it was ratified on the 13th of June 1985. All states of the Federation are therefore obliged to respect the treaty. However CEDAW has not been domesticated in Osun but the Ministry of Women Affairs is collaborating on the Bill for domestication with the Ministry of Justice.

To address gender issues in development, the State Government of Osun established the State Ministry of Women Affairs and Social Development, charged with coordination of programmes for women and children, as well as social issues in the state. The Department of Social Welfare has also established Women-focused departments in the local governments. The National

Gender Policy is consulted as a guide to activities in the ministry.

Support programmes by the women's agencies include promotion of safe and responsible motherhood and maternal health, elimination of all forms of harmful social, traditional and cultural practices and promotion of gender equality. Various programmes are also being undertaken to enhance women's access to resources at the Ministry of Women Affairs. To access some of these opportunities, women are encouraged to form issue-based groups.

At the Local government level, gender issues are addressed by staff of the Departments of Health, Education and Social Welfare of the Local Government Councils. These departments have focal persons for gender issues.

Interaction with traditional authorities however revealed that the application of cultural beliefs rather

than culture per se places a barrier on women's participation in public life. A Bill on the protection of all forms of violence against women has been drafted and the Ministry of Women Affairs is collaborating with the Ministry of Justice to push the bill. Domestic violence against women is not usually reported and when reported, the cases are not handled with dispatch as effectiveness in handling cases of violence against women may sometimes be compromised due to the central nature of the criminal administration system.

Gender and Governance

Women in Ejigbo Planning Area are represented at different levels of governance within their communities including the level of the *Oba* in Council and in the town unions. Women therefore do not only comply with rules and regulations, they also participate in decision making processes, though they are of significantly lower numerical strength in the council than the men. However, there is the *Iyalode* lineage in Ejigbo as obtains in a typical Yoruba culture. Other honorary chieftaincy titles reserved for women are the *Iyaloja* (head of the market women) and *Otun Iyalode*.

There are no females among political appointees at the local government level under the present dispensa-

tion in Ejigbo. At the state level, however, women are more widely involved in governance and six of the 20 members of the State Executive Council are women while five each among the 14 Special Advisers to the Governor and the 32 Permanent Secretaries in the state are women. However, only one of the 31 Local Government Executive Secretaries in the state is a woman and there is only one female among the members representing the State in the House of Representative. Also, there is no female among the 26 members of the State House of Assembly and none of the three Senators representing the State is female.

Gender and Education

Both males and females have equal access to education in Ejigbo Planning Area. However, at the primary school level, girl child enrolment is higher than that of their male counterparts. Available data from the State Government on pupil enrollment in public primary schools indicate that during 2009/2010 and 2011/2012 academic sessions, girl child enrolment in primary school was higher than the boys, while the male enrolment figures exceeded that of females during the 2010/2011 session. Evidently, the girl child is not deprived of access to education especially at the primary school level.

FIGURE 3.3 Pupil enrollment in public primary schools in Ejigbo LGA by gender

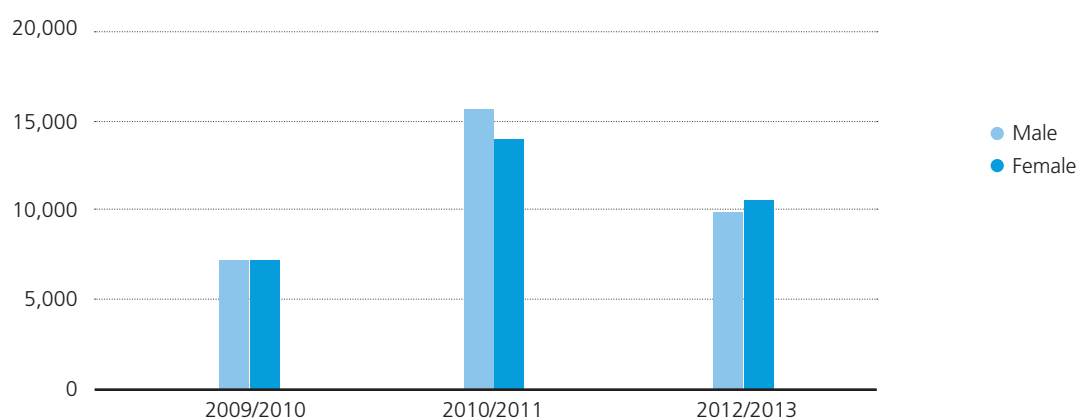
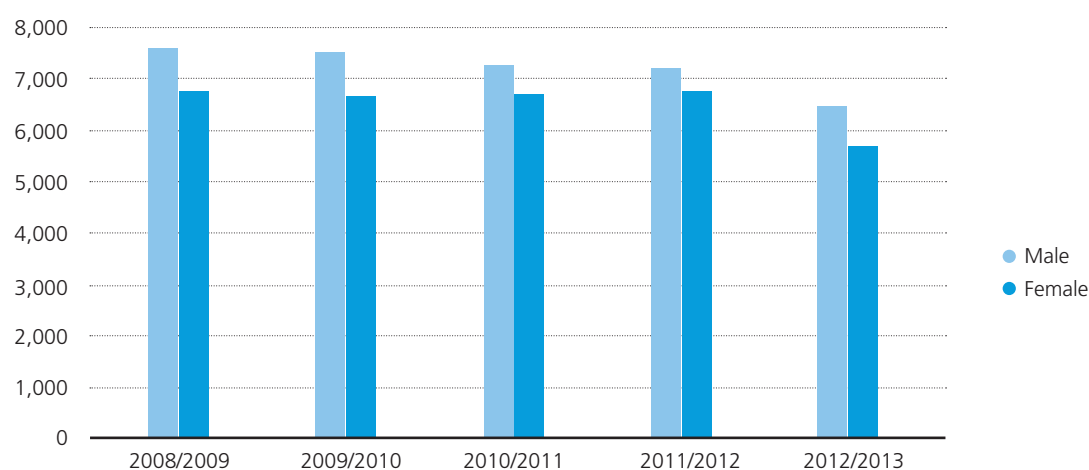


FIGURE 3.4 Student enrollment in secondary schools in Ejigbo LGA by gender



The pattern of students' enrollment in terms of gender at the secondary school level differs from what obtains in the primary schools. Data from the State Ministry of Education, Science and Technology indicates that girl child enrollment at secondary school is quite low when compared with that for males as, for the five consecutive academic sessions (2008/2009 to 2012/2013), there was no period when the total number of female

students attending secondary schools in Ejigbo LGA was as high as the number of male students. This implies that enrolment of females declines in Ejigbo Planning Area after the primary school level. This is because in many cases, female children become pregnant and drop out of school to give birth and take care of children.



Plate 12: Group of women engaged in palm oil processing in Ejigbo LGA

Gender and Agriculture

Though Ejigbo women are mostly involved in petty trading, they are also deeply involved in the processing of agricultural produce like palm and cassava products. Although these activities are usually at the small scale level and most of the operations are carried out manually, participation of women in different agricultural activities plays an important role in the Planning Area. However, women in Ejigbo do not have access to bank loans for agriculture purposes.

Gender and Access to Land

Women in Ejigbo Planning Area, like the men, are allowed to inherit land from their parents or husbands. As in many other Yoruba towns, a woman who is financially independent is able to purchase land which they can develop for various purposes.

Gender and Violence

Statistics available to the police and cases brought for adjudication at the palace indicate that the number of reported cases involving violence against women is fairly low.

Empowerment

The Ministry for Women Affairs has developed a number of policies and strategies to fight the non-empowerment of women through advocacy, workshops, capacity training and building and seminars. Others include the provision of equipment and soft loans to women. The four development action pillars of the ministry are, to:

- i. Promote child welfare and development
- ii. Create a society free from abuse against women and children
- iii. Promote economic growth by empowering women
- iv. Promote peace and harmony in homes and societies.

The Ministry is also working in line with the National Gender Policy to place priority focus on gender mainstreaming, equity and equality, as well as women participation in politics. In Ejigbo Local Government however, the level of women's awareness on issues of gender, especially the policies at the state Ministry of Women Affairs still remains very low. Factors such as

sources of funding for projects, low capacity and poor access to social amenities constrain the advancement of women. Despite these constraints, women contribute immensely to the economy through participation in the informal sector and domestic activities and they play critical and notable roles in the promotion of community development in Ejigbo. This is reflected in their participation in the different cooperative societies and the daily, weekly and monthly contributions by women, widely known as "*Ajo*". The less privileged are also assisted through faith based and other community based organizations.

Women are also actively involved in the environmental sanitation activities including waste collection, storage and disposal, human biological waste management, cleaning of drainage, water supply and others. There is no discrimination against women in school attendance. Indeed, women leaders are emerging from Ejigbo and its environs, many of whom are in academic set-ups pursuing post-graduate degrees and other related programmes.

Gender Priority Issues

- i. Promotion of educational and enlightenment programmes in gender and development.
- ii. Provision of adequate health facilities especially in the areas of personnel (nurses, doctors and other health workers) and drugs with special emphasis on maternity and child health care.
- iii. Enactment of protective laws for women and children and effective implementation.
- iv. Establishment of skill acquisition centres at local government level that is accessible to the people.
- v. Provision of accessible potable water to all.
- vi. Provision of Social Security for needy widows and female-headed households who are jobless through the establishment of a special fund for this purpose.
- vii. Increasing incentives for women in Agriculture and trade through the provision of credit facilities, equipment, improved seedlings and chemicals.

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) Gender Issues in Ejigbo Planning Area is presented in Table 3.11.

TABLE 3.11 SWOT Analysis on Gender

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of international laws and commitments (CEDAW) and National Policy on Gender and Development	<ul style="list-style-type: none"> • Undue adherence to cultural norms which limit the effectiveness of women in development 	Building on the inclusive approach adopted for Osun SEEDS	<ul style="list-style-type: none"> • Resistance to change and continued adherence to harmful traditional practices 	<ul style="list-style-type: none"> • Adoption of pro-poor approach to land tenure
Existence of State and Local agencies for promoting gender issues	<ul style="list-style-type: none"> • Lack of access to land and finance for women 		<ul style="list-style-type: none"> • Lack of funds to implement projects and programmes 	<ul style="list-style-type: none"> • Promote gender budgeting
Adoption of State of Osun poverty reduction strategy and promotion of gender in development	<ul style="list-style-type: none"> • Non-inclusive approach to land use planning and budgeting 		<ul style="list-style-type: none"> • Continuing adherence to male dominated culture, tradition and religion 	<ul style="list-style-type: none"> • Capacity building
Existence of educated women, women groups, community, NGOS and CBOs contributing to development	<ul style="list-style-type: none"> • Gender imbalance tilting towards women in education and in governance • High child and maternal mortality rates • Non-existence of gender disaggregated data • Lack of equitable distribution of the available and inadequate basic services which inhibit easy access of women and children to school, water supply and health facilities. 		<ul style="list-style-type: none"> • HIV/AIDS stigma and related negative attitude 	<ul style="list-style-type: none"> • Resource mobilization for projects • Promote 'girl child' education • Promote equitable distribution of education, health and communal facilities to ensure easy access for women and children to these facilities

3.2.5 HERITAGE

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

In Ejigbo, as is typical in all Yoruba cities, the Palace of the Ogiyan of Ejigbo land is a prominent heritage legacy in the city. Also of paramount importance is the

Ogiyan traditional festival which is celebrated annually and attracts sons and daughters from within an outside Nigeria to the city. There is also the annual Egungun festival as well as the Ogiyan shrine in Ejigbo and the Ifa Oracle school in Masifa where Ifa priests are trained.

At present, there are no major tourist sites have been identified within the Planning Area, though several potential sites can be developed as tourist attractions, such as Iyada Shrine, Ola sprawling rock and the four-headed palm tree in Ejigbo. There are also notable architectural structures like the Idi Ape Baptist Church, the Central Mosque and other churches and mosques.

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) Heritage Issues in Ejigbo Planning Area is presented in Table 3.12.

TABLE 3.12 SWOT ANALYSIS on Heritage and Historic Sites

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of government policy on culture and heritage	Poor development and maintenance of heritage sites	Existing potential for developing tourism	Effect of modernization on culture	Rehabilitation and conservation of heritage sites include landscape improvement
Existence of heritage resources such as places of historic and cultural interests and shrines etc. in Ejigbo			Lack of resources	Promote the heritage sites for tourism
Community committed to preservation of cultural events				Improve Capacity building and ensure Resource mobilization

3.2.6 ENVIRONMENT

The major environmental problems confronting residents of Ejigbo and environs are soil erosion, flooding and pollution emanating from poor waste management especially in the traditional residential area. The State enforces a monthly environmental sanitation exercise on the last Saturday of every month between the hours of 7:00am and 10:00am. Similarly, there is the compulsory weekly environmental sanitation exercise by commercial and business premises operators between the hours of 7:00am and 10:00am on Thursday. This exercise covers the market places, bank premises among others.

Flooding

Flooding is a major environmental problem in Ejigbo, especially during the rainy season, and residents living in close proximity to streams such as Alagbara, Alaje, Abieku, Igbaga and Olufon are more prone to annual flooding though it is also experienced in areas where there are adequate drainage provision. Due to inadequate drainage systems in the city, storm water run-off also poses a danger to residents in all part of the city. Information on loss of lives and property are however not available.

Air quality in the city is generally good except in areas close to designated open waste dumps which experience foul odor emanating from the sites. Designated

open waste dumps are common in the traditional residential areas of the city. Air pollution is also felt to some degree in the sub-urban residential areas where open dumps are located indiscriminately. Dumping of wastes inside the drains also causes land and air pollution while the practice of burning heaps of refuse with very high content of polythene materials is common.

Pollution from exhaust pipe of heavy vehicles and buses is not common as the city usually witness light movement of vehicle every day with the exception of the Ogiyan market day. Light noise pollution is also experienced from external loud speakers mounted by mosques and churches to call their adherents to worship and by traders like music vendors and advertisers of other products.

Solid waste management

Solid waste storage, collection, transportation and disposal are poorly executed in the Ejigbo. The methods of waste storage by women who are responsible for sanitation exercises in Yoruba land are bad. The absence of local government authority who is supposed to manage waste aggravated the poor habit. Waste storage materials are accessible to flies, rodents and other disease carrying vectors. The popular methods of disposal include open dump (Plate 3.5), burning and dumping on and along water course and inside drains.



Plate 13: Open Dump Area (Aatan) Located beside Water Course on Sabo-Gala Road

It is also noticed that waste generated during the monthly environmental sanitation exercise and the weekly cleaning exercise in market places are not collected. Thus, the waste constitutes health hazard and unsightly scene. In general, there is no discernible system of solid waste management in Ejigbo and no evidence of legally acquired sites for waste disposal.

Management of Human Biological Waste

Most of the houses in the sub-urban residential area of towns within Ejigbo LGA are provided with water closet toilet systems. Each building in this zone has its septic tank and soak away pit. In the urban core residential area however, a few houses still utilize pit latrines that are not lined, therefore giving room for soil pollution and contamination of underground water. Majority of residents in the core still defecate on open waste dump sites leading to a very serious environmental pollution and dangerous to public health. There is no central sewage system in Ejigbo. Similarly, bathrooms used by most residents in the core area of Ejigbo are separated from the main building. In this case, a make shift bathroom is “built” separately from the dwelling unit.

Soil erosion and environmental degradation

Soil erosion has been occurring progressively in areas around Alaje and Igbaga in Ejigbo. The absence of adequate drainage channels has contributed significantly to the erosion features visible in some parts of the town.

Institutional and legislative framework

The policies, legislative and institutional frameworks for environmental protection are well developed at the federal and state levels, but unfortunately, fall short of expectations at the local government level where negative impacts are mostly felt. Regulation of environmental activities begins at the federal level with the Federal Ministry of Environment and its parastatals while relevant agencies at the state level include the Ministry of Housing and Environment (MHE), Ministry of Lands, Physical Planning and Urban Development, Osun State Capital Development Authority, Osun State Environmental Protection Agency and O-CLEAN.

With several agencies having different roles to play in management of the environment, responses to environmental issues are generally uncoordinated. There is therefore a need for role clarification among the various agencies with responsibility for environmental protection. In all cases, in order to address the gross shortage of technical manpower and logistics limitations, greater involvement of the private sector in environmental management will be encouraged.

At the state level, there are institutions whose areas of operation do not extend beyond the state capital territory. Hence, these institutions do not have power to oversee the environmental issues in other cities. Similarly, at the local government there are Depart-

ments of Water and Sanitation, Town Planning and Land Matters as well as Health with responsibility for functions related to issues of the environment. In essence, there are overlaps in the oversight functions of these departments at the local government level.

At the local government level, which has constitutional responsibility for solid waste management, the Department of Water and Sanitation is saddled with task of solid managing waste generated in the city. However, due to limitations in respect of the caliber of available staff (academic and professional qualifications and experience) and inadequate equipment, effective management of waste is not achieved. Also, because solid waste management is considered a social service, no amount of money is recovered from service charges.

Environmental management projects currently being implemented in Ejigbo by the state government include:

- i. Channelization of major streams/rivers to prevent flood and the attendant loss of lives and property;
- ii. Construction of 10kilometres length of road with adequate drains to reduce flooding of the urban environment.

Environment Priority Issues

- i. Embarking on environmental education and enlightenment programme for residents of Ejigbo to correct poor environmental management habits;
- ii. Upgrading capacity of the Department of Water and Environmental Sanitation for improved performance and acquisition of equipment for effective solid waste management;
- iii. Engagement by the Local Government with private sector participation in solid waste collection at the household level and recovery the stipulated costs from waste generators;
- iv. Local Government to design waste storage materials that will be accessible to residents;
- v. Re-introduction of sanitary/environmental inspectors by the Local Government;
- vi. Adoption of modern best practices in solid waste management and establishment of Waste Recycling Plant in Ejigbo;
- vii. Enactment and enforcement of appropriate environmental sanitation laws;
- viii. Establishment of Voluntary Community Action Teams (VCAT) to act as environmental watch dog in every neighborhood in Ejigbo;
- ix. Enforcement of Environmental Impact Assessment (EIA) and Town Planning Regulations;
- x. Involvement of communities and civil society organizations in waste management.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of environmental issues in Ejigbo Planning Area are presented in Table3.13.

TABLE 3.13 SWOT Analysis on Environment

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of state agencies for environment and land use planning	<ul style="list-style-type: none"> Uncoordinated institutional working arrangements between Federal and State governments, between state and LGAs and within the various departments in the L.G.A 	<ul style="list-style-type: none"> Access to Ecological Fund and donor resources to develop and implement environmental projects 	<ul style="list-style-type: none"> Lack of capacity at the Local Government level 	<ul style="list-style-type: none"> Establish local urban forum for improved environmental governance
Federal government funding for environmental projects through ecological funds	<ul style="list-style-type: none"> Poor disposal of solid and liquid wastes coupled with non-provision of approved dump sites for solid waste disposal 		<ul style="list-style-type: none"> Lack of/inadequate resources for environmental projects 	<ul style="list-style-type: none"> Develop and implement urban landscape improvement
	<ul style="list-style-type: none"> Environmental pollution Poor urban and sterile environment Inadequate and unqualified staff Poor promotion of partnership between community and private sector Poor funding of environmental issues Lack of equipment Low public awareness of environmental issues 		<ul style="list-style-type: none"> Lack of preparedness plan for managing environmental disaster Lack of resources 	<ul style="list-style-type: none"> Implement solid waste management plan for Ejigbo and its environs. Build the Capacity for effective environmental management Resource mobilization for projects Focusing the Structure Plan to achieve the goals of SEEDS, LEEDS, MDGs and Habitat Agenda

3.2.7 BASIC URBAN SERVICES

Institutional framework

The state government of Osun has several Agencies/Ministries/Parastatals charged with the responsibility of providing basic social services to both rural and urban dwellers, though some of them have overlapping Functions. The agencies/ministries/Parastatals are Ministries of Health, Education, Works and Transport, Lands, Physical Planning and Urban Development, Sanitation and the State Water Corporation among others. There also national agencies like the PHCN and the Nigerian Railways.

The State of Osun is also making concerted efforts toward provision of basic urban services through collaboration with the private sector and fostering partnerships with donor agencies such as UN Habitat, EU, World Bank and ADB.

Water Supply

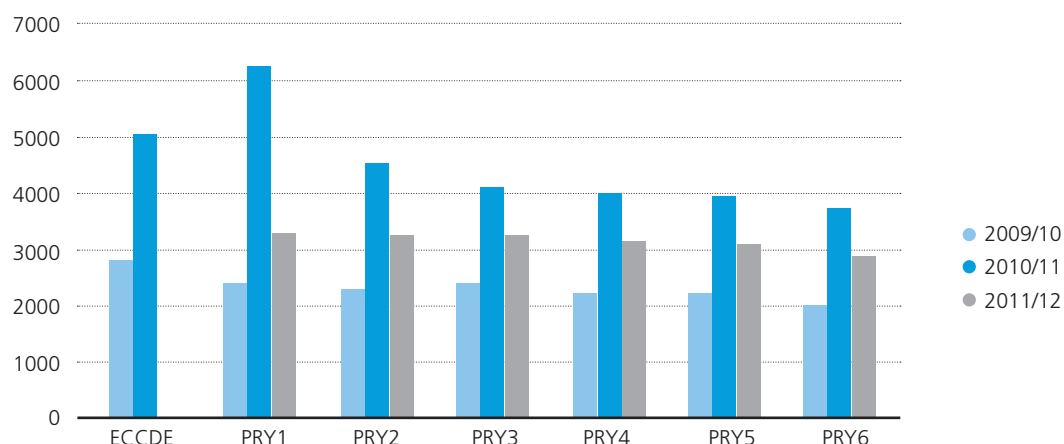
The State Mini Water scheme located at Odan on Ejigbo-Ara/Ede road is not functional and water taps in the Planning Area have remained dry since the year 2006. Residents have therefore depended largely on wells (shallow, hand dug) and borehole water for their domestic use. Most of the wells and boreholes were sunk through the intervention of politicians, 'Ejigbos in Diaspora' and International Donors (European Union) among others. Other sources of water domestic use are sachet and bottled water.

Educational Facilities

The readily available and affordable educational facilities are placing Ejigbo and her indigenes among the well-educated in the country. All levels of Nigerian educational facilities are available in Ejigbo. These range from well-equipped kindergartens, nursery schools, primaries schools, secondary and grammar schools to tertiary institutions. For instance, the College of Agriculture of the Osun State University is located at Ejigbo.

By 2014, there were 62 public primary schools in Ejigbo LGA, 14 of which are located within the city. A total of 16342, 31306 and 18916 pupils were registered in public primary schools in Ejigbo during the 2009/2010, 2010/2011 and 2011/2012 academic sessions respectively. The distribution of these pupils in the different classes (ECCDE-Primary 6) is detailed in Figure 3.5. Likewise, of the 28 public secondary schools in the LGA, 16 are located within the city. The State Government of Osun has embarked on the construction of "Mega" schools in Ejigbo and other cities to cater for both primary and secondary school students (Plates 14 and 15).

FIGURE 3.5 Pupil enrolment in public schools from 2009/2010 to 2011/2012 session



Plates 14-15: Ongoing construction work on model secondary schools in Ejigbo

Health Facilities

There are a total of 42 health facilities in Ejigbo LGA, spread across 11 political wards. Of these, 29 are owned by the state government; one is jointly owned by the state and local government, while 28 are owned by the Local Government. Similarly, of the 42 health facilities, 19 are located in Ejigbo town. The field survey however indicated that there is inadequate personnel in the health centres.

Responsibility for basic primary and secondary health facilities lies concurrently with the State and Local Governments. The state hospital has only three doctors who do not reside in Ejigbo and the hospital is therefore run mainly by nurses. Other health care facilities in the Planning Area are also in similar situations, hence subjecting women and children to financial and emotional stress thereby limiting access to formal healthcare for many.

There is one Comprehensive Health Centre in Ejigbo, which is owned by the Local government. However, medical personnel and drug supplies are in short supply at the Centre. Though a survey indicates that there are 11 private health care centres in the city, the conditions at these centres do not differ significantly in terms of personnel and availability of drugs. Patients, including women and children therefore pay exorbitant hospital bills as they are unable to access the National Health Insurance Scheme. In situations where the people cannot afford the bills, they resort to traditional health care options.

Power and Energy

Electricity supply to Ejigbo is from the national grid through Osogbo step down station. Electricity supply in Ejigbo is erratic. It was learnt that the Ejigbo and Iwo (a town of 30km away) are on the same transmission lines. Therefore, a problem on power supply of Ejigbo would affect Iwo and vice versa. The PHCN is

faced with manpower shortages as well as insufficient cables and transformers. The available transformers are over loaded, hence the need for electricity shedding.

Resource mobilization for BUS

The Local government authorities rely largely on the following sources of funds to execute their major functions including the provision of basic urban services:

- i. Internally generated revenue
- ii. Monthly federal allocation
- iii. Grants, donations and loans from development partners and private entities,

However, the capacity of the local government authorities to generate funds is considered generally weak and needs to be addressed to enable the local governments mobilize adequate funds to execute urban projects.

Capacity building

Some of the major capacity building issues regarding the delivery, operation and maintenance of Basic Urban Services are:

- i. Low capacity and absence of training for professional staff in basic urban services sector
- ii. Limited understanding among legislators and other decision making bodies at the state and local government level on provision of urban services

- iii. Lack of appropriate support and infrastructure across the agencies involved in the basic urban services sectors.

Major priorities

- i. Provision of potable water in most areas of Ejigbo town
- ii. Provision of regular electricity supply in most areas of Ejigbo town
- iii. Provision of intra-urban mass transit system in Ejigbo and its environs
- iv. Widening of narrow roads in the urban core
- v. Establishing an integrated and efficient solid waste management system
- vi. Undertaking a comprehensive health sector reform for effective, efficient and qualitative health service for the people of Ejigbo and its environs
- vii. Provision of more qualified teachers in public and private school
- viii. Embarking on the development of standard libraries
- ix. Provision of public cemeteries in major communities.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of data collected from the profiling of urban basic services is presented in Table 3.14.

TABLE 3.14 SWOT Analysis Basic Urban Services

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Agencies exist for provision of school, health, water, sanitation, roads and electricity	Poor maintenance culture of infrastructural facilities	The structure plan will provide an enormous opportunity to correct imbalance in the provision of basic services	Resistance to change	Construct new schools, health, water and sanitation facilities
Existence of 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 facilities in Ejigbo L.G.A	Promotion of public-private partnership in the provision of water, health and sanitation	Lack of political will	Rehabilitate existing schools, health, water and sanitation facilities

3.2.8 TRANSPORTATION

The road networks in Ejigbo can be classified under two broad categories, in terms of either capacity or ownership. With respect to capacity, there are two major classes of roads; the primary distributors and, the access roads, while the three recognized types of roads based on ownership are; the Federal, the State and the Local Government roads.

Access into Ejigbo is by three major roads that converge at the center of the town. These are Ejigbo – Ede,

Ejigbo – Iwo and Ejigbo – Ogbomoso Roads. Beside the three main roads, only a few roads linking the sub-urban areas and other towns to Ejigbo are tarred and in good condition. These include Ejigbo – Masifa, Ejigbo – Ola and Ejigbo – Oko Roads.

Internally, the major roads in Ejigbo include Oba Omowonuola, Alebiosu, Power Line-Ikeolu and Ejigbo-Ika Roads. Others are Osogbo, Sakasaka and Ejigbo-Ogbomoso Roads. Most of the roads are in deplorable condition and in need of repairs. With the exception of three motor parks owned by the Local

Government and located within Ejigbo town, there is no other legally designated park for boarding passengers or for loading and off-loading goods and services. The three designated motor parks are:

- Oba Oyeyode Oyesosin motor park, Iwo Road;
- Ejigbo/Ede motor park, Ede Road; and
- Oko/Ogbomoso motor park, Ogbomoso Road.

There are no Government owned public transport services plying any of the routes in Ejigbo. Hence, the travelers in Ejigbo are depend on the services of private transporters. The major mode of intra-urban transport

system is the use of private vehicles and motorcycles (popularly referred to as “Okada”) for commercial transportation.

However, improvements are required in the quality of available transport infrastructure and equipment while there is need for training for operators of commercial motorcycles in Ejigbo.

The Strength, Weakness, Opportunities and Threat (SWOT) Analysis of data collected from the urban profiling of transportation are presented in Table 3.15.

TABLE 3.15 SWOT Analysis Transportation

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Recent government commitment to upgrade basic services	Poor road networks, inadequate design and construction standards and poor maintenance	Existing road network system	Lack of resources	<ul style="list-style-type: none"> Redesign and rehabilitate old roads Design and construct new roads to high standards and ensure regular maintenance

3.2.9 URBAN SAFETY

Adequate security engenders peace and consequently growth, development and progress. The State Government has purchased more than 150 security vehicles for patrol by the Special Anti-Robbery Squad (SARS) to monitor the security situation in the state.

Recently, the state government purchased a helicopter for SARS for security surveillance and people now feel safer than in previous years when security was compromised and the safety of lives and properties was not guaranteed.

In 2009, the Nigeria Communications Commission (NCC) established an Emergency Call Centre in the state. The state of the art centre was fully equipped to operate functionally, including a giant generator and a huge fuel dump but it has now been abandoned.

Crimes generally committed in the State of Osun have been generally categorized into three broad types (Badiora 2012). These comprise offences against persons; offenses against property; and other offenses not in Group A and or Group B (Table 3.16). Crimes committed in the Planning Area also cut across these three broad groups.

TABLE 3.16 Categories of crimes committed in the State of Osun

CATEGORY	DESCRIPTION
A	Offences against persons Murder, Manslaughter, Attempted murder, Suicide, Attempted suicide, Grievous harm and wounding, Assault, Child stealing, Slave dealing, Rape and indecent assault, Kidnapping and Unnatural offences.
B	Offences against properties Armed robbery, Demanding with menace, Thefts and other stealing, Burglary, Store breaking, obtaining by false pretense, Cheating, Forgery, Receiving stolen property, Unlawful possession and Arson
C	Other offenses not in A and or B Forgery of currency notes, Coining offence, Gambling, Breach of public peace, Perjury, Bribery and Corruption and Escaping from lawful custody.

Source: Badiora (2012)

The most common among these crimes are hooliganism, attempted murder, rape, kidnapping, armed robbery, thefts and other forms of stealing and burglary. Others are cheating, receiving stolen property, gambling, as well as land fraud and drug related offenses.

Institutional set-up

The security system/apparatus in Ejigbo could be grouped into three categories. These are the police, the vigilante groups and the local initiatives. The vigilante groups operate as collaboration between concerned citizens and the police, while the vigilante groups are financed and equipped by the local government. The local security initiative is mainly made up of traditional hunters, who are financed by the landlords' association in each neighborhood. The combination of these three groups has been able to provide a reasonable degree of security for both lives and properties in Ejigbo.

However, there are also a number of security challenges which can be addressed by provision of relevant equipment and facilities, such as Police patrol vans, desktop/laptop computers and GSM phones to enable the security operatives to combat criminal activities effectively and efficiently.

3.2.10 DISASTER RISK REDUCTION

The State of Osun has a vibrant State Emergency Management Agency (SEMA) headed by a General Manager with a mandate to embark on emergency prevention, mitigation, building preparedness and embarking on relief response in collaboration with other relevant stakeholders. Other major stakeholders include government ministries, departments and agencies, non-Governmental Organizations (NGOs), Community Based Organizations (CBOs), Faith Based Organizations (FBOs) and organized private sector operators. The day-to-day activity of SEMA is coordinated under the leadership of the office of the State Deputy Governor.

Osun SEMA was established through a state legislative bill. The agency receives budgetary allocation to embark on human and material capacity building as

well as emergency intervention during flooding, wind storms, fire and other devastating incidences across the 30 LGAs of the state. Similarly, a complementary Local Emergency Management Committee (LEMC) to address local emergency issues has been established in the two LGAs within the Planning Area. The local committee also receives relief materials and support from the National Emergency Management Agency (NEMA) at the Federal level. Such relief materials and support are usually received after due assessment of the prevailing situation after such emergencies as flooding and wind storms.

The Local Emergency Management Committee comprises the Departments of Social Development, Works, Environment, Health, Red Cross, Federal Road Safety Commission (FRSC), Nigerian Security and Civil Defense Corps (NSCDC) among others. The committee operates under the leadership of the Local Government Chairman or the Deputy Chairman by delegated authority. About ₦5 million is received annually by the Committee from Local Government budgetary allocations and other special funds for major relief interventions across the communities of the LGAs.

In order to appropriately address the adverse impacts of both natural and human induced disasters and promote the resilience of urban areas in the State, including Ejigbo and environs, against disasters, a project involving the dredging of streams, rivers and canals across the state has been carried out in response to early warning signals issued by the Nigerian Meteorological Agency (NIMET). Hence, during the extensive rainfall in the year 2012, the State of Osun was one of the few flood-free states across the country and several lives and properties were saved through this proactive step.

Other disaster prevention activities embarked upon by the State Government are implementation of tree-planting exercises as well as public awareness programmes through the mass media (radio and television jingles), community development associations and traditional institutions among others.

04

URBAN FORMS AND
ALTERNATIVE GROWTH
PATTERNS FOR EJIGBO
PLANNING AREA

4.1

URBAN FORMS AND LAND USE PLANNING

Essentially, urban form is a function of two elements. First is the **nature of land use, which** relates to places where activities are taking place. The second is the **level of spatial accumulation**, which indicates the intensity and concentration of the various land uses (Rodrigue, 2009). The former relates to location, while the latter relates to area of land built. For instance, central areas have a high level of spatial accumulation and corresponding land uses, such as retail, while peripheral areas have lower levels of accumulation. Most economic, social or cultural activities imply a multitude of functions, such as production, consumption and distribution. These functions take place at specific locations and are part of activity systems which have a spatial imprint. Some land use forms are routine activities, because they occur regularly and are thus predictable, such as commuting and shopping. Others are institutional and irregular, shaped by lifestyle (e.g. sports and leisure), or special needs such as healthcare. Yet others are productive activities relating to manufacturing and distribution and whose linkages may be local, regional, national or even global.

Functional land use considerations in any city are based on decisions of individuals, organisations and agencies. The way the land uses are arranged will determine issues of efficiency and function in that settlement. With adequate planning, compatible and complementary land uses are grouped together while incompatible uses are separated. In the same vein, uses that require great access to function such as markets and retail shops, schools and other social services are located where they can be easily accessed by the community. In addition public transportation is properly integrated with land use. This brings about efficiency, in terms of movement and carrying out of day to day activities in that city. Lack of adequate land use planning on the other hand brings chaos and confusion and unnecessary travel demand.

4.1.1 The Case for More Compact Settlements

Density

The amount of land available to any country, city or settlement is fixed. However, population is growing daily. This means the amount of land per head is reducing over time. This makes planning and efficient

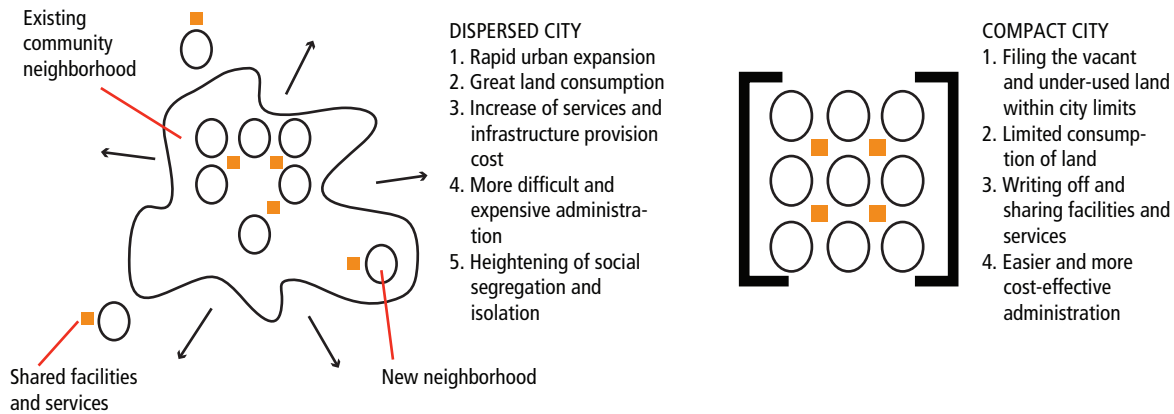
use of land resources for the benefit of present and future generations inevitable. One way to bring this about is to use land more intensely, otherwise increase its density. Density in an urban context means more or less numbers of people served by urbanization in a certain area. The higher the density, the more efficient the layout will be, because more people will be served by the same length of public service lines. This reduces the construction cost of physical infrastructure such as road, electricity, telephone, water and sewerage systems. A higher density allows more people to live closer to public spaces, schools, hospitals, places of worship and community facilities. This will ensure better transit conditions over time, shorten trip distances, save travel time and preserve millions of square kilometres of arable land¹. The Master plan strongly encourages the development of higher densities to minimize expenditure per capita on urban infrastructure.

Compactness

Cities authorities have choices on how they want their cities to grow. Allowing new developments to grow in sprawling, extensive and low density development will only succeed in taking good agricultural land for urban development and at the same time place burden on transportation. City planners can avoid this by locating compact new sub-centres within or adjacent to existing cities. Most cities have land that is no longer needed for its original purpose. Cities need to first create incentives to develop such land, before driving development to distant green fields. In addition to protecting arable land, this strategy significantly decreases the cost of providing transit utilities and other services to new locations, while reducing most residents' daily commute². Many cities in the State of Osun are benefitting from comprehensive "O Renewal Programme", covering one kilometre radius from the city centre. This programme presents the best opportunity for inner city redevelopment on a case by case basis. As much as possible development would be consolidated in existing developed parts of the city before opening other new areas in the urban periphery.

1 UN- HABITAT (2012) Planning Urban Settlements in South Sudan
2 Ibid

FIGURE 4.1 Illustration of the Diverse City concept and the Compact City concept

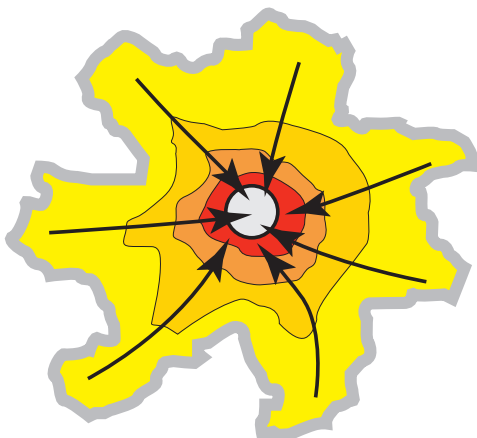


4.1.2 URBAN FORMS

FORM 1: MONOCENTRIC MODEL

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

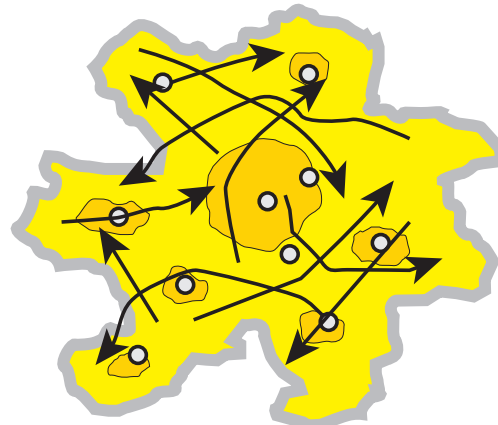
FIGURE 4.2 Monocentric Model



FORM 2: THE POLYCENTRIC MODEL

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

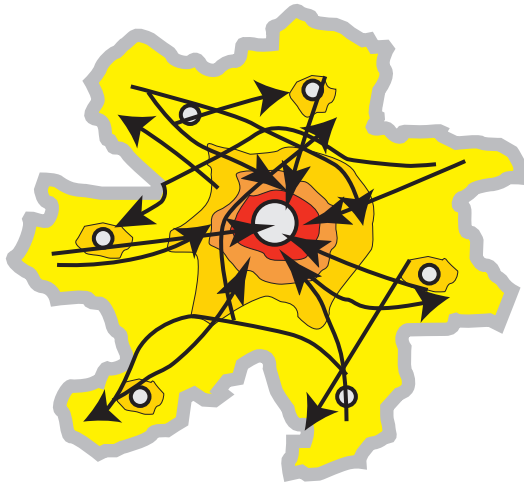
FIGURE 4.3 Polycentric Model



FORM 3: THE COMPOSITE MODEL

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

FIGURE 4.4 Composite Model



4.2

PREFERRED URBAN FORM FOR EJIGBO PLANNING AREA

Ejigbo urban area, made of the city and its immediate region, covers the entire Ejigbo local government area. As the city of Ejigbo grows and expands its boundaries, a time will come when many villages and settlements outside the city would merge with it to form a conurbation. The town is located on a difficult terrain, steep slopes and valleys containing marshy land. The town has a strong city centre with commercial, religious and cultural activities.

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

05

STRUCTURE PLAN VISION,
GOALS AND OBJECTIVES

5.1

CONTEXT OF THE STRUCTURE PLAN: VISIONING THE FUTURE

Strategic visioning in promoting sustainable development is central to effective planning. Managing the governance of urban areas for success is a huge task in itself. Hence, to effectively manage the process, those responsible for governance must have 'a vision, goals, targets and broadly accepted performance measurements' (UNDP 1997; TUGI 2002). Through visioning of development, political leaders and the public are able to agree on and take both broad and long-term perspective views of good governance and human development initiatives, as well as work towards mobilising the resources required for their accomplishment.

There are existing legal and policy provisions to guide general development, especially for the planning and management of urban areas in Nigeria which create opportunities for adopting strategic visioning of development as a good practice. These opportunities include formulation and adoption of long-range Land Use Plans and Short and Medium Term Poverty Reduction Strategies known as Local Economic Empowerment and Development Strategies (LEEDS). Dating from 2003 till now, many development initiatives have been hinged on adopting missions and visions of development.

This chapter reviews a number of key development documents and initiatives towards coming up with the vision for developing Ejigbo Planning Area during the next 20 years. The documents reviewed include the following:

- i. The National Housing Policy 2012
- ii. The National Urban Policy 2012
- iii. The Land-Use Act 1978
- iv. The Urban and Regional Planning Law 1992
- v. Local Economic Empowerment Strategies
- vi. Osun Six-point Integral Action Plan
- vii. The Vision 20:2020 and
- viii. The Habitat Agenda.

5.1.1 National Urban Development Policy 2012

One of the implicit aims of any urban development initiative is to achieve the national goals and objectives for the country. The goal of the revised National Urban Development Policy of Nigeria therefore, is 'to promote a dynamic system of clearly defined urban settlements, which fosters sustainable economic growth, promotes efficient urban and regional planning and develop-

ment, as well as ensures improved standard of healthy living and well-being of all Nigerians'.

The key objectives to achieve the goals are as follows:

- i. Adoption and implementation of the range of land use plans that are prescribed by the planning legislation including master/structure plans, regional plans, township plans, subject plans,
- ii. Promotion of efficient urban development management and good governance
- iii. Ensuring that all tiers of government effectively carry out their functions and responsibilities with regards to plan implementation and are accountable for them.

5.1.2 National Housing Policy 2012

The goal of the revised National Housing Policy is 'to ensure that all Nigerians own or have access to decent, safe and sanitary housing in healthy environments with infrastructure services at affordable cost and with secure tenure.' Highlights of the new policy therefore include the introduction of a social element of mass housing for Nigerians whereby every citizen counts, ensures that all Nigerians have a shelter irrespective of their financial status, and, makes housing loans available for people in the informal sector.

This newly approved national housing policy is focused on achieving provision of adequate houses for all through the construction of one million houses annually to augment infrastructure development in the sector, which the country had lacked. It emphasizes the central role of private sector financing, while the government is expected to concentrate on its role as a regulator. In this vein, a high point of the new policy is the mode of contractor financing, in which contractors are expected to source for funds and construct houses in partnership with the government hence the need for a new mortgage system.

As housing offers more opportunities for economic growth and the growth of GDP by driving income generation and welfare of the people, the policy will also help to build the capacity of the sector through the establishment of skill acquisition centres in each of the six geo-political zones in the country to drive employment and income generation. The policy stresses the need for maintenance, proper planning of the environment and addressing the issues of urban renewal and slum upgrading, including the provision of infrastructure and disaster management.

The Government intends that the Federal Ministry of Housing and Urban Development will work closely with State Governors in the area of enhancing urban development. Part of the plans is to build new cities.

5.1.3 Land Use Act (LUA) 1978

The Land Use Act (No 6) of 1978 harmonises the ownership and control of land in the country thereby providing a uniform legal basis for a comprehensive national land tenure system.

The purposes of the Land Use Act are:

- i. To make investment in agriculture attractive by removing uncertainties in the control of land;
- ii. To curb speculation in urban land;
- iii. To make opportunities to access land generally available to all Nigerians throughout the country thereby bringing about mobility of resources, especially human resources; and
- iv. To re-allocate rural land to large-scale farming.

The major provisions of the Act are:

- i. All lands in a state are vested in the authority of the Governor;
- ii. Private ownership rights to urban land are limited to 0.5 hectares and rights are restricted for lease-holders for a term of years;
- iii. Rural land policy situates land for agricultural purposes (except the exploitation of minerals) under the jurisdiction of local governments. Local governments are to issue customary certificate of occupancy rights;
- iv. The Acts forbids the alienation of land (urban or rural) by sale, mortgage and assignment without the prior approval/consent of the Governor; and
- v. Permits the revocation of interest over land and payment of compensation for unexhausted improvement.

5.1.4 Urban and Regional Planning Law 1992

The Nigeria Urban and Regional Planning Decree No. 88 of 1992 is the first post-colonial planning legislation adopted in the country. The general aim of the law is to facilitate preparation and implementation of development plans and planning schemes with a view to creating a better environment for living, working and recreation. The specific objectives of the law are as follows:

- i. To identify types and levels of the various physical development plans, identify the procedures for the preparation of these physical development plans and lastly identify the administrative bodies that will be responsible for the execution of these various physical development plans according to the tiers or levels of government in the country.
- ii. To ascribe greater emphasis to issues of development control, first, by creating a multi-disciplinary development control department with wider powers of approving or rejecting development

proposals from government agencies; second, by enforcing various development control mechanisms and orders against erring developers; and third, by giving in-depth consideration to the environmental implications of major development proposals to prevent environmental degradation and decay.

- iii. To ensure effective control in such other special cases as wastelands, tree preservation, buildings of special architectural and historical significance and advertisement.
- iv. To spell out in an unmistakable terms, the powers of the planning authority with respect to acquiring land for planning purposes and its resultant payment of compensation as well as to further emphasise that the exercise of these powers by the planning authority shall be governed by the appropriate sections of the Land-Use Act of 1978.
- v. To ensure that areas that need improvements of any kind are to be well attended to by the planning authority working in co-operation with the residents of such areas.
- vi. To ensure fairness, justice and equity to all, the Nigeria Urban and Regional Planning Law of 1992 provides for the establishment of the Urban and Regional Planning Tribunal in each State of the Federation and the Federal Capital Territory Abuja.

5.1.5 OSEEDS and Local Economic Empowerment and Development Strategies (LEEDS)

The Mission Statement of Osun SEEDS is to provide an excellent, efficient and effective quality public service that will result in the growth and physical development of State of Osun as well as in improvement of the welfare of its citizenry with a positive spill-over to other parts of Nigeria. This Vision Statement encapsulates the Millennium Development Goals (MDGs) which the Osun State Government has decided to pursue vigorously. The Plan succinctly addresses different sectorial policy reforms and specifically recognises that effective management of towns and cities is vital to a nation's growth and prosperity, which is becoming increasingly complex due to migration trends. The need for the preparation of a Regional Development Plan was therefore emphasized as important to the achievement of balanced and orderly development of the state by integrating socio-economic programmes with physical planning.

5.1.6 Osun Six-point Integral Action Plan

The Six-Point Integral Action Plan was adopted by the Rauf Aregbesola administration as the foundation of the initiatives and programs of the State government of Osun (www.osun.gov.ng). The Six-Point Integral Action Plan is hinged on the following six actions:

- Banish Poverty.
- Banish Hunger.
- Restore Healthy Living.
- Functional Education.
- Communal Peace and Progress.
- Create Work and Wealth.

The elements of the agenda are related and cross-cutting, hence, the achievement of these actions require combined efforts in their implementation. To engender the development promise of 'freedom for all, life more abundant' as promised by the administration, people of Osun must be able to:

- i. Easily feed themselves so as to banish hunger;
- ii. Sustain a dignifying life style so as to banish poverty;
- iii. Have a job to be engaged with as to banish unemployment;
- iv. Easily access health care services so as to promote functional education;
- v. Enjoy peace and harmony for the benefit of the people, visitors and businesses in the state in order to promote communal peace and harmony.

Several programmes have been derived from the six-point agenda as the bedrock of the administration's efforts to eradicate poverty and lack of progress in the various sectors of development. These programmes include **O' Renewal** for slum upgrading, **O' Sanitation** for environmental sanitation, **O' Mediation** for conflict resolution, **O' Yes** for youth employment, **O' Reap** for rural empowerment; **O' Waste** for sustainable waste disposal and, **O' School** for school rehabilitation among others.

The programmes are to a large extent consistent with subsisting national and international programmes and frameworks for Human and Spatial Development, such as NEEDS, MDGs, and *Vision 20:2020* among others.

5.1.7 Millennium Development Goals (MDGs)

The MDGs are fashioned around eight main goals, namely:

Goal 1: Eradicate Extreme Poverty and Hunger;

The principal development objective of government as emphasized in state of Osun economic empowerment and development Strategy (SEEDS) is to reduce poverty to half by 2015.

Goal 2: Achieve Universal Primary Education;

It is targeted 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;

Goal 4: Reduce Child Mortality;

Goal 5: Improve maternal health;

Goal 6: Combat HIV/AIDS, Malaria and other diseases;

Goal 7: Ensure Environmental Sustainability;

State of Osun is confronted with several major challenges in this regard viz deforestation, urban pollution, road condition among others. The present effort at preparing structure plans for the selected cities is consistent with the attainment of environmental sustainability by 2015 as contained in Goal 7.

Goal 8: Develop a Global partnership for Development.

Besides MDG Goal 7 which focuses on environmental sustainability, the UN-HABITAT has argued that all the MDG goals if disaggregated spatially in urban areas can largely traced to slum areas, which is the physical manifestation of the poverty facing all societies. It is important therefore, that land use planning is integrated in all the MDG goals into promoting spatial development in cities to achieve sustainable development.

5.1.8 Nigeria Vision 20:2020

In 2009, Nigeria embarked on planning a long-term development plan, the *Vision 20:2020* which focuses on transforming Nigeria into one of the 20 leading economies in the world by the year 2020.

The Nigerian Vision 20:2020 is an economic transformation blueprint for a long term plan for stimulating Nigeria's growth and launching the country into a path of sustained and rapid socio-economic development. Fundamental to the vision are two broad objectives:

1. Optimizing human and natural resources to achieve rapid economic growth; and
2. Translating growth achieved into equitable social development for all citizens.

The two broad objectives are defined across four major dimensions:

- i. **Social dimension:** a specific, equitable, harmonious and just society, where every citizen has a strong sense of national identity and citizens are supported by an educational and health care system that caters for all and sustains a life expectancy of not less than 70 years.

- ii. **Economic dimension:** a globally competitive economy that is resilient and diversified with a globally competitive manufacturing sector that is highly integrated and contributes no less than 25% to Gross Domestic Product.
- iii. **Institutional dimension:** a stable and functional democracy where the rights of the citizen to determine their leaders are guaranteed and adequate infrastructure exists to support friendly and globally competitive business environment; and,
- iv. **Environmental dimension:** a level of environmental consciousness that enables and supports sustainable management of the nation's God-given natural endowment to ensure their preservation for the benefit of present and future generation.

Thirty two thematic groups, including one on for Urban and Rural Development, addressed the identified sectorial issues that formed the basis for the vision, goals and strategies of the blueprint. The Thematic Group on urban and rural development recognized the centrality of urban and rural development to achievement of economic growth and situated the critical strategies to be adopted for the achievement of *Vision 20:2020* in the context of two broad goals for the sector, namely:

Goal 1: To establish and promote good governance structures and capacity for developing and managing dynamic, functional, healthy and safe human settlements systems at the three-tier government levels to achieve socio-economic and technological growths in the country.

Goal 2: To improve the living and working environments of Nigerians to ensure their well-being, high living standard, social emancipation and their contributions to national economic growth.

5.1.9 The Habitat Agenda

The second United Nations Conference on Human Settlements (Habitat II 1996) addressed two themes which were adopted as the basis for the Habitat Agenda. These are: 'Adequate shelter for all' and 'promoting sustainable human settlement planning, development and management in a rapidly urbanizing world.' The Agenda provides a practical roadmap to an urbanizing world, setting out approaches and strategies towards the achievement of sustainable development in urban areas. The agenda recognizes the imperative need to improve the quality of human settlements which profoundly affects the daily lives and well-being of people.

5.2

THE VISION FOR NEW EJIGBO (2014-2033)

The vision for the emerging Ejigbo Planning Area is derived from the needs and aspirations of the people as expressed during the city consultation and the review of the general local and international development goals and initiatives as discussed earlier. The vision for Ejigbo Structure Plan is therefore a composite of the reviewed agenda and could be summarized as:

"To develop Ejigbo as a dynamic, resilient, livable and inclusive city with strong social, economic, human, and infrastructural base that will significantly contribute to employment generation, poverty reduction and environmental sustainability"

5.3

GOALS AND OBJECTIVES OF THE STRUCTURE PLAN 2014-2033

5.3.1 Goal of the Structure Plan for Ejigbo Planning Area

"The overall Goal of the Structure Plan is "To significantly contribute to achieving the goals of the State Government of Osun's policies on urban development and housing, its Six Point Integral Action Plan, the Millennium Development

Goals and Habitat Agenda, as well as the wishes of the people in the Ejigbo Planning Area as articulated in the Ejigbo City Declaration”

To achieve this, it will:

1. Ensure adequate access to decent and affordable shelter to all resident of the city.
2. Ensure all subsisting agenda programmes and initiatives are adequately integrate in the plan, such as Ejigbo Local Economic Empowerment and Development Strategy (LEEDS), Habitat Agenda, the Millennium Development goals and the Osun integrated Development agenda.
3. Develop a citizen involvement programme that insures the opportunity for citizens to be involved in all phases of Social, Economic and Environmental development process.
4. Establish a land use planning and policy framework as a basis for all decisions and actions related to use of land.
5. Conserve open spaces and protect natural, historic and scenic resources in the city and its environs.
6. Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for Ejigbo and environs.

5.3.2 Objectives and Strategies of the Structure Plan for Ejigbo Planning Area

The objectives and Strategies for implementation of the Structure Plan for Ejigbo Planning Area are as follows:

Objective:

To consolidate the gains of MDG programmes with respect to poverty eradication beyond the target year 2015 through the promotion of rapid and economic growth, job creation and sustainable livelihood in Ejigbo Planning Area.

Strategies:

- a. Establish a land use planning and policy framework as a basis for all decisions and actions related to use of land.
- b. Allocation of appropriate land for commercial and industrial uses, conserve good agricultural land and protect natural, historic and scenic resources in the Structure Plan area
- c. Allocation of land to both formal and informal private sector activities such as mechanic village, business parks, international free trade zones for market and industrial development.
- d. Carrying out road improvement schemes and establishment of mass transit system for efficient

movement of people, goods and services within Ejigbo as well as its environs.

Objective

To contribute to achieving universal access to education for both men and women in Ejigbo Planning Area during the Structure Plan period:

Strategies:

- a. Allocating appropriate land for elementary, middle and senior schools and other institutions and equitable spatial distribution in line with population considerations.
- b. Reserving land for vocational and skills acquisition centres as well as incubators for business start-ups in Ejigbo Planning Area
- c. Rehabilitation and upgrading of existing schools.

Objectives

1. **Promote gender equality and empower women through participatory approaches to development and ensuring better access and security of tenure to land.**
2. **Ensuring citizens’ accessibility to improved health care facilities;**

Strategies

- a. Allocating lands for the provision of additional accessible facilities according to needs in order to address the existing imbalance in health facilities
- b. provision
Enforcing land use standards and control for buildings, roads, drainages, sanitation, air circulation, pollution control among others to achieve safe and healthy environment

Objective

Achieve environmental sustainability in Ejigbo Planning Area

Strategies:

- a. Upgrading of slums through the improved access to water, sanitation, education, communal facilities, housing and general environment during the plan period
- b. Reduction in the incidences of environmental pollution by initiating internationally acceptable waste management methods and separation of incompatible land uses
- c. Conserving historic and heritage sites in Ejigbo Planning Area and preserving and rehabilitating historic and cultural buildings and landscapes
- d. Enforcing planning standards, enabling laws and control of development in relation to set-back, air space and ventilation towards achieving a healthy and safe living environment.

06

POPULATION GROWTH
PROJECTIONS FOR
EJIGBO PLANNING AREA
(2014-2033)

6.1

POPULATION PROJECTIONS FOR EJIGBO PLANNING AREA

Several factors are involved in making projections for future land use. These factors include among others population trends, urban economy and employment patterns (i.e. Local Economic Development). The urban economy determines the amount and nature of land development that occurs, while data on employment constitute key elements in population forecasts and estimates, which are used in scaling land development needs. Estimates of future land requirements for industrial and commercial uses are based on manufacturing employment trends and future space needs for commercial uses draw upon employment trends in wholesale etc. Data on any of these variables, especially wholesale trade, are not generally available. Data on population is therefore used to estimate the projections for other land use activities.

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

6.1.1 Basic Assumptions for Population Projections

The basic assumptions upon which population projection of the planning area is based include the following:

- That future growth in the population of Ejigbo Planning Area through natural increase and

migration, will occur on an annual growth rate of 3.4%, given its pull factor as a State capital. Going by the 2006 Census, the National Population has estimated the National Population Growth Rate at 3.2 per cent, which is the same as the Growth Rate for the State of Osun.

- That the population for the starting year is based on the NPC 2006 census data earlier projected to 2014.
- That the population projection for the planning area was computed using the observed annual growth rate (compound growth rate) method, which is expressed as $P_n = P_o(1+r)^n$:

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

Where, P_n = Population in year n.

P_o = Population of base year;

r = annual growth rate; and

n = number of years

- That new development envisaged in Ejigbo Planning Area will most likely attract more people to the city.
- That land required for commercial, residential and other land uses are based on the space standards as presented in Table 6.3.
- That the projection of basic urban services such as water, education, electricity, solid waste collection is based on population projection and the adopted set of standards and requirements.

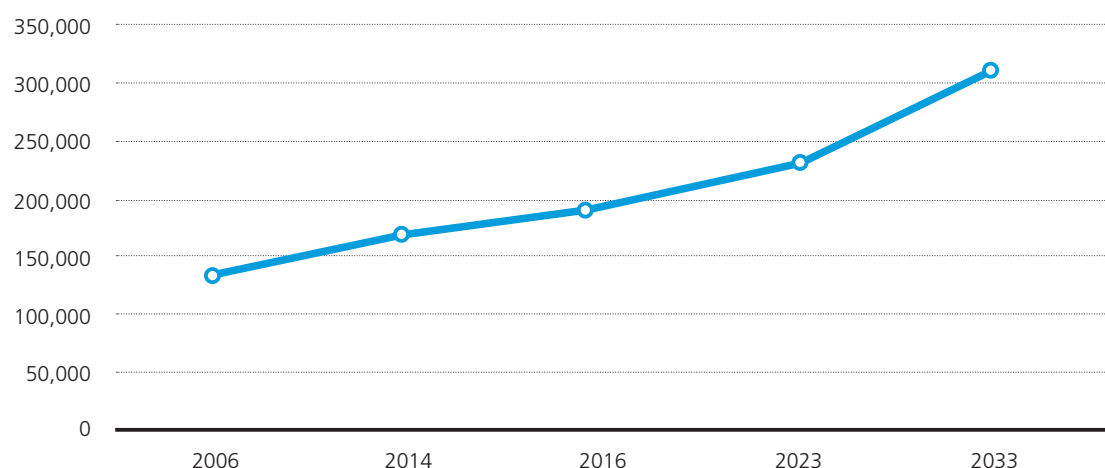
6.1.2 Projected Population Figures

Based on the population projections, the land required for commercial use, residential use and other land-uses are based on the space standards as shown in Table 6.3. In general, projection of land-use is based on comparing existing patterns and those needed for the desired future. This is calculated and based on the population projection figures presented in Table 6.1. This implies that additional infrastructure facilities and other physical needs would have to be addressed in the course of the Structure Plan period 2014-2033.

TABLE 6.1 Population Projection for Ejigbo Planning Area (2014-2033)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Male	84,806	87,519	90,320	93,210	96,193	99,271	102,448	105,726	109,109	112,601
Female	85,847	88,594	91,429	94,355	97,374	100,490	103,706	107,025	110,450	113,984
Total	170,653	176,113	181,749	187,565	193,567	199,761	206,154	212,751	219,559	226,585

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Male	116,204	119,923	123,760	127,721	131,808	136,026	140,378	144,870	149,506	154,291
Female	117,631	121,395	125,280	129,288	133,426	137,695	142,102	146,650	151,342	156,185
Total	233,835	241,318	249,040	257,009	265,234	273,721	282,480	291,520	300,848	310,476

FIGURE 6.1 Population projection for Ejigbo Planning Area (2014 to 2033)

6.2

LAND USE BUDGET FOR EJIGBO PLANNING AREA

The estimated land use budget required to cater for the needs of the estimated population has been estimated at roughly 2,500 hectares of land to be developed around the existing settlements in the Planning area (Table 6.3).

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

TABLE 6.2 Population and Housing Shortfalls in Iwo Planning Area

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

TABLE 6.3 Land Use Budget for the Projected Population (2014 – 2033)

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

Source: Computed by Consultants, 2014.

6.3

PROJECTIONS FOR BASIC URBAN SERVICES

Projections for Basic Urban Services are based on local data on a range of variables which could potentially be used to assess future infrastructure needs based on the projections assumed in the previous chapter.

6.3.1 Water Supply

According to the World Health Organisation (WHO 2003), a minimum of 7.5 litres water per day is required to meet the requirements of most people, especially lactating women who engage in moderate physical activities in above average temperature. In emergency situations however, a minimum of 15 litres of water is required while the requirement for basic food and hygiene needs is about 20 litres. These estimates exclude laundry/bathing which might require a higher amount of about 65 litres.

Hence, it is estimated that an individual would require approximately 102.5 litres of water, which should be of quality that represents a tolerable level of risk, per day. On the basis of this estimate, the projected water supply requirements to meet demand for Ejigbo Planning Area are as projected in Table 6.4.

6.3.2 Electricity Supply

The different forms of energy available to Nigerians are electricity, gas, kerosene and renewable energy sources such as solar, wind, hydro and biomass. Despite the country's potential to generate these different energy forms, concentration has been on the use of electricity; though and often time erratic and epileptic. Electricity is the commonest form of energy among many urban dwellers/households. Indeed, Nigerians have acknowledged electricity as their most preferred energy from (Nigeria Energy Study Report, 2005). It is used in facilitating household activities such as lighting, washing, cooking, ironing, entertainment among others.

The account of Okafor and Joe-Uzuegbu (2010) revealed that among nine different countries of the world (USA, Cuba, UK, Ukraine, Iraq, South Korea, Nigeria, Egypt and South Africa), Nigeria has the lowest per capita consumption of electricity. This was estimated as 0.03kw. Considering the per capita consumption of other countries it is assumed that an average Nigerian should consume 1.89kw/day. Using this per capita, electricity demand was estimated based on the projected population for each year. This is as presented in Table 6.4. It is therefore expected that electricity demand in Ejigbo Planning Area would increase from the present 322,534kW to 586,800kW by 2033.

TABLE 6.4 Basic Services Demand Projection for Ejigbo Planning Area (2014-2033)

Year	Population	Water (m3/day)	Electricity (kw)	Solid water (kg)
2014	170,653	17,491,933	322,534	22,185
2015	176,113	18,051,583	332,854	22,895
2016	181,749	18,629,273	343,506	23,627
2017	187,565	19,225,413	354,498	24,383
2018	193,567	19,840,618	365,842	25,164
2019	199,761	20,475,503	377,548	25,969
2020	206,154	21,130,785	389,631	26,800
2021	212,751	21,806,978	402,099	27,658
2022	219,559	22,504,798	414,967	28,543
2023	226,585	23,224,963	428,246	29,456
2024	233,835	23,968,088	441,948	30,399
2025	241,318	24,735,095	456,091	31,371
2026	249,040	25,526,600	470,686	32,375
2027	257,009	26,343,423	485,747	33,411
2028	265,234	27,186,485	501,292	34,480
2029	273,721	28,056,403	517,333	35,584
2030	282,480	28,954,200	533,887	36,722
2031	291,520	29,880,800	550,973	37,898
2032	300,848	30,836,920	568,603	39,110
2033	310,476	31,823,790	586,800	40,362

Source: Consultants estimates

07

STRUCTURE PLAN FOR EJIGBO PLANNING AREA (2014-2033)

LAND USE PROPOSALS

7.1 PREAMBLE

The Structure Plan for Ejigbo Planning Area identifies the critical development issues of relevance to the people and the future growth of the city and provides broad responses to address them. The land use proposals proffered in this section have been based on actual needs of the people as derived from the profile data as well as the priorities agreed at the city consultation held on the various issues.

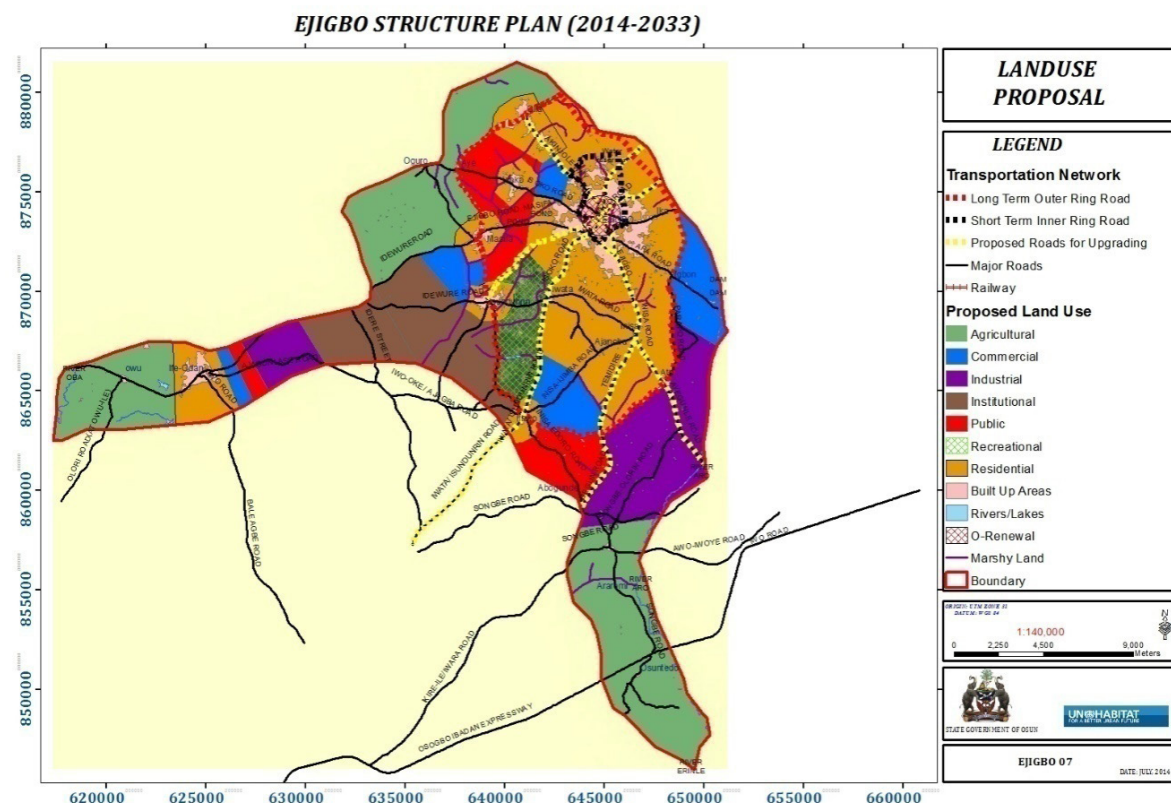
The Structure Plan therefore addresses the different priorities identified under the eleven themes as well as

their specific land use, policy and legislative implications in line with the projected needs for the Planning Area over the Plan period of 2014 – 2033. The proposed land use for Ejigbo Planning Area is as shown in Figure 7.1.

7.2 LAND USE PROPOSALS, STRATEGIES AND STANDARDS

The Land Use proposals for the Ejigbo Planning Area covers all the key categories of uses, such as residential, commercial, industrial, public spaces, recreational etc. The detailed proposal for the land uses is given in the proposed land use map below.

FIGURE 7.1 Land Use Proposal for Ejigbo Planning Area

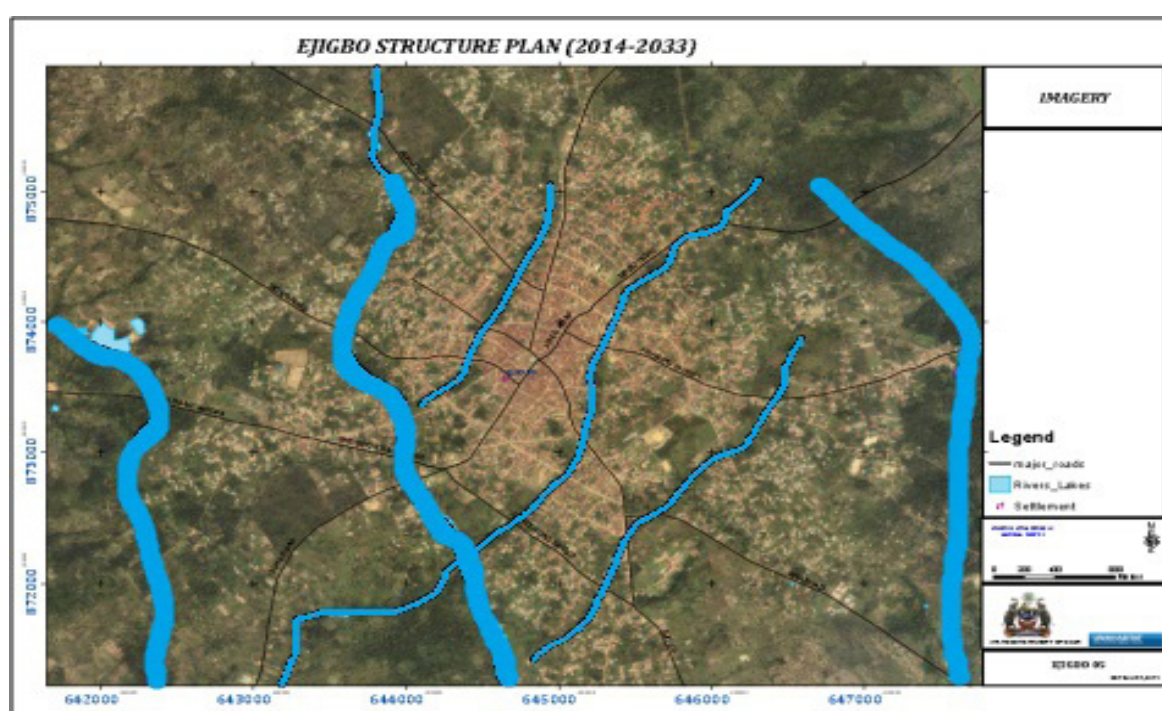


To achieve effective land use planning in rapidly growing cities, UN HABITAT advocates a three-pronged approach, involving:

- Preventive planning – planning in advance;
- Planning at the scale of the problems; and
- Planning in phases, beginning with ensuring adequate physical access and basic urban services, especially water and sanitation.

The topography of Ejigbo will affect the direction of future growth of the town. As shown in Figure 7.2, the major development constraints in the town are rivers and streams. There are also hills in the northern part of the town. In building a resilient community, the flood plains of rivers and streams must be recognized, respected and factored into the plans in order to avert flood disasters as well as the need to protect fragile ecosystems. Under these circumstances, the natural growth and extension areas for the town are in the north western parts towards Iwo and Awo Roads and the western part towards Oguro and Ife Roads.

FIGURE 7.2 Development Constraints of Ejigbo Planning Area



Orderly development will be achieved in the Ejigbo Planning Area by locating land uses to complement each other and ensuring that land use and transportation are properly coordinated and integrated. Land use planning and design under the Structure Plan is hinged on adopting integrated and participatory approaches to land use budgeting and relating this to the projected population. It also entails advancing broad land use development control measures for monitoring architectural design and redesign, building development and redevelopment, as well as strict implementation of the land use proposals as designed. The land use proposals are guided by well-defined principles and identified priorities in line with the goals and objectives of the plan.

7.2.1 SHELTER AND SLUMS

New Housing Development

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

As a design guideline, the new residential neighborhoods will consist of residential plots and other

necessary on-site residential infrastructure: piped water supply, roads and drainage, convenient shopping, schools, organised open spaces etc. Also, residential plots will be of different sizes and density to cater for the different needs of income groups of the population. As a matter of policy, mixed land use would be encouraged in the designs to make the new residential areas livelier and in accordance to the traditional ways of life of the people. However, care should be taken not to locate incompatible uses next to each other.

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

- Due to the construction of a Mega School on the site of the existing residential layout located on Ejigbo-Inisa Road, some allottees have been displaced from their plots. New acquisitions are proposed under the Structure Plan within Ejigbo and at Ola and Masifa, where such displaced allottees would be re-settled along with new buyers;
- Households will be enlightened and encouraged to rehabilitate old traditional family houses in Ejigbo and at Ola and Masifa;
- Buildings in contravention areas such as under high-tension electricity cables, areas prone to flooding and those in violation of road setbacks to be removed;
- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Ejigbo and environs;
- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.

Urban Renewal

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

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

the provision of essential services prior to commencement of the construction activities;

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

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

Land for Housing

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

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

7.2.2 LOCAL ECONOMIC DEVELOPMENT

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

Commercial Land Use

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

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

Industrial Land Use

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

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

Small Businesses

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

- Allocation of land for the development of informal sector small business in Ejigbo Planning Area at Ejigbo, Masifa, Ife Odan, Isundunrin, Isoko and other settlements;

- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation;

- Providing support to trade groups and associations in the Planning Area towards establishment of Cooperative Societies in addition to existing ones like *Karowosaye* Co-operative Society, as a means of affordable business and housing loans;

- Establishment of institutional mechanism to better manage the existing and rehabilitated markets, ensure all traders are given stalls in the market and the phenomenon of street trading is done away with.

Town Centre Development

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

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is to be integrated into the economic base of the city. Under the Structure Plan, the sites around rivers and streams in the Planning Area, especially the extensive flood plain of River Opadere and its tributaries are to be designated for urban agriculture – vegetable farming and fish farming/aqua culture. Measures would be taken to improve collection of solid waste and the dumping of waste in water courses and rivers. Getting the rivers and water courses cleaned will improve the quality of the water and hence the small dams in the town can boost fish production.

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

7.2.3 ENVIRONMENT

The Natural Environment

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

propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and

- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture;
 - Land acquired for any use should be designed to integrate functional open spaces, parks and recreational spaces;
- Capacity building for the officers from the Department of Town Planning and Land Services in Ejigbo LGA;
- Adequate environmental education for residents on benefits of a conducive environment and cultivation of tree planting culture. Plant nurseries will be established by the local governments to support this initiative.

Preservation of Agricultural Land

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

Environmental Quality

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

Built Environment

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

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

- All existing dilapidated buildings in the Planning Area are to be rehabilitated through a special

programme of the State Government of Osun;

- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Local Government Departments of water and Sanitation will be developed with trained staff and adequate equipment for effective monitoring of the environment.

Open Spaces, Parks and Gardens

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

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

Climate Change and Flooding

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

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

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

Pollution Control

- Levels of pollution in Ejigbo Planning Area are relatively low. Among the prevalent types of pollution are: Noise pollution from use of outdoor public address equipment as well as surface and ground water pollution through residential and commercial activities. Industrial pollution is not prevalent in Ejigbo.
- The Structure Plan addresses pollution related issues through:
 - Adoption and enforcement of zoning regulations to separate non-congruous activities;
 - Enforcement of the existing pollution control legislations especially with regards to noise and air pollution; and,
 - Implementation of public education and enlightenment programmes on use of environmentally harmful biological waste and chemicals in agriculture among others

Solid Waste Management

Air, land and water pollution in the Planning Area have been attributed to poor solid waste disposal, which also contributes to the incidents of flooding. This is evident from the open dumps located along the major streets, river banks and open spaces in the town. Due to limitations of available staff and equipment, Local Government Departments of Water and Sanitation have not been able to provide effective solid waste management in Ejigbo and currently, the people have had to rely on the use of open dumps as there are no properly constructed sanitary landfill sites.

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

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

- The amount of waste generated in the town;
- Characteristics of the waste content in terms of biodegradable and non-biodegradable, waste materials, moisture content, density etc.;

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

7.2.4 BASIC URBAN SERVICES

Educational Facilities

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

Health Services

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

Water Supply

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

Electricity supply

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

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

Communal Facilities

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

7.2.5 TRANSPORTATION

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

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

Multimodal Transport System

The mostly used public transport modes in Ejigbo Planning Area are the mini buses with a capacity for seven passengers each (*Alake*) and the commercial motor cycles (*Okada*). The unregulated use of motor cycles is considered a menace but has become inevitable for economic and security reasons as most young men and school leavers who are unable to continue with their education are engaged in this activity. However, since the operation of motor-cycles is reckless and

unsafe in the Planning Area regular capacity building is proposed to educate the riders on safety and how to reduce accidents. Private investors would be encouraged to invest in minibuses to improve intra and inter urban mobility, while introduction of tricycle as a mode of transportation could serve as an alternative to Okada.

Roads and Design Standards

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

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

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

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

- Upgrade existing major traffic corridor on selected streets in Ejigbo to 15 metres right of way to serve as second order road within the city;
- Integrate pedestrian, bicycle and transit facilities on major multi-modal transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

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

7.2.6 HERITAGE, CULTURE AND TOURISM

Historic monuments in Ejigbo Planning area as well as architectural monuments and historic artifacts like the Ogiyan's Palace and the various shrines, are to be preserved. In addition the "Orisa Ogiyan" festival which is held at the beginning of the harvest of new yams, usually in the rainy season should be better organised to boost tourism in the area.

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

7.2.7 URBAN SAFETY

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

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

- All streets in the city are to be provided with street lighting;

- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;

- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;

- The Nigerian Police will be supported through the provision of adequate and modern equipment.

7.2.8 DISASTER RISK REDUCTION

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

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Ejigbo LGA through dedicated Departments in the LGA which will also re-establish the moribund multi-sectorial Emergency Management Committees;

- Emergency action plans will be developed for all communities in Ejigbo LGA while appropriate funding and land will be set aside to develop a functional emergency relief warehouse that will attend promptly to local emergency

- Participatory community emergency/preparedness action plans will be developed for all communities in Ejigbo LGA while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergencies.

08

STRUCTURE PLAN IMPLEMENTATION FOR EJIGBO PLANNING AREA

8.1

PREAMBLE

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

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

8.1.1 Strategic Implementation of the Structure Plan

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

- Preparation of detailed land use plans and layout schemes;
- Continuous monitoring and updating of the physical development in accordance with the Structure Plan;
- Encouragement of Public Private Partnerships (PPP) in funding and provision of both physical and social infrastructure;
- Strict compliance and enforcement of regulations;
- Involvement of government agencies and parastatals in providing the regulatory framework for the actualisation of the Structure Plan.

8.1.2 Phasing Of Ejigbo Structure Plan

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

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

The proposed phasing schedule for the implementation of Ejigbo Structure Plan is as shown in Table 8.1 below.

TABLE 8.1 Phasing of Ejigbo Structure Plan (2014-2033)

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
1 POLICIES AND PLANS	√	√	√
Establish a new administrative structure for urban governance including planning, resource mobilization and administration in State of Osun with clear roles for urban planning and management.	√		
Formulate and adopt the necessary legal, policy and land use standards and institutional frame-work for efficient administration of planning in the state.	√		
Formulate acquisition plan for designated land for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.	√	√	√
Enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	√	√	√
Reconciliation of contiguous schemes by Ejigbo LGA for effective implementation	√		
Adoption of Affirmative Action and Domestication of CEDAW in State of Osun	√		
Formulate and adopt State of Osun Strategy for pro-poor access to land ownership	√		
Adopt and implement State of Osun Strategy for Funding Structure Plan and harness donors' funds and DFIs for development.	√	√	√
Adopt Strategy for Mainstreaming safety measures into urban design management.	√		
Capacity building for environmental health, town planning and land services departments in Ejigbo LGA for effective performance.	√		
2 ACTION PLANS:			
SHELTER AND SLUMS			
Adopt and implement Action plan for Redevelopment of the Ejigbo CBD	√	√	√
Review and implementation of plans for existing residential schemes in Ejigbo	√	√	
Development of low cost housing scheme as well as sites and services scheme in Ejigbo	√	√	√
Allocation of sites and development of private residential Layouts in Ejigbo	√	√	√
Extension of Urban renewal programme to outlying settlements	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Adopt and implement Landscape improvement plan for parks, Gardens, Recreational Facilities in Ejigbo	√	√	
Develop and implement system for street addressing, revenue generation in Ejigbo	√	√	√
Establish Urban Observatory in Ejigbo Planning Area for data collection, monitoring and evaluation and review of Structure and disaggregation of data by gender	√		
LOCAL ECONOMIC DEVELOPMENT			
Rehabilitation of all roads in Ejigbo Planning Area, notably Oke-Oyo, Ejigbo Market, Orita Court to Ika, Ejigbo to Isoko, Ilawo to Adegbeebo to Secretariat roads	√	√	√
Rehabilitation of existing markets and provision of additional Modern Markets in Ejigbo and environs	√	√	√
Provision of parking spaces in Markets and other public places in Ejigbo Planning Area	√	√	
Provision of new motor parks and rehabilitation of existing ones at Ejigbo and environs	√		

Construction of mechanic village in Ejigbo	√		
Allocation of land for Agro-Allied industries designated sites in Ejigbo Planning Area	√	√	√
Establishment of Youth training and skill acquisition centres.	√		
Allocation of land for Osun O' Beef markets in Masifa, Isundunrin, Ife Odan or Inisa	√		
BASIC URBAN SERVICES			
Provision of schools (Primary and Secondary) in newly developed areas in Ejigbo Planning Area	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Renovation and upgrading of the State Hospital in Ejigbo	√	√	√
Construction of public Cemetery in Ejigbo	√		
Adopt and implement Transportation improvement plans for Federal, State and Local Roads (ROW, drains, markings, traffic light, street light etc.).	√	√	√
Rehabilitation of Rural road linking Ejigbo with adjoining settlements	√	√	√
Establishment of Ejigbo Urban Security Association	√		
Rehabilitation of the state mini water scheme at dan	√	√	√
Provision of public toilets in public spaces in Ejigbo	√	√	
Suburban Electricity supply Extension	√	√	√
Provision of street lights in Ejigbo and major towns	√	√	
ENVIRONMENT			
Demolition of houses on flood plains in Ejigbo and environs	√		
Adopt and implement Action plan for Erosion Control and Conservation of Ecological Sites.	√	√	√
Provision of waste disposal facilities in Ejigbo	√	√	√
Adopt and implement Comprehensive Solid waste Management plan for Ejigbo with identification of sanitary waste disposal sites	√	√	√
Enforcement of sanitation and physical planning regulations	√	√	√
Dredging of Rivers And Streams Channels in Ejigbo Planning Area	√	√	

8.2

RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

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

8.2.1 Sources of Funding

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

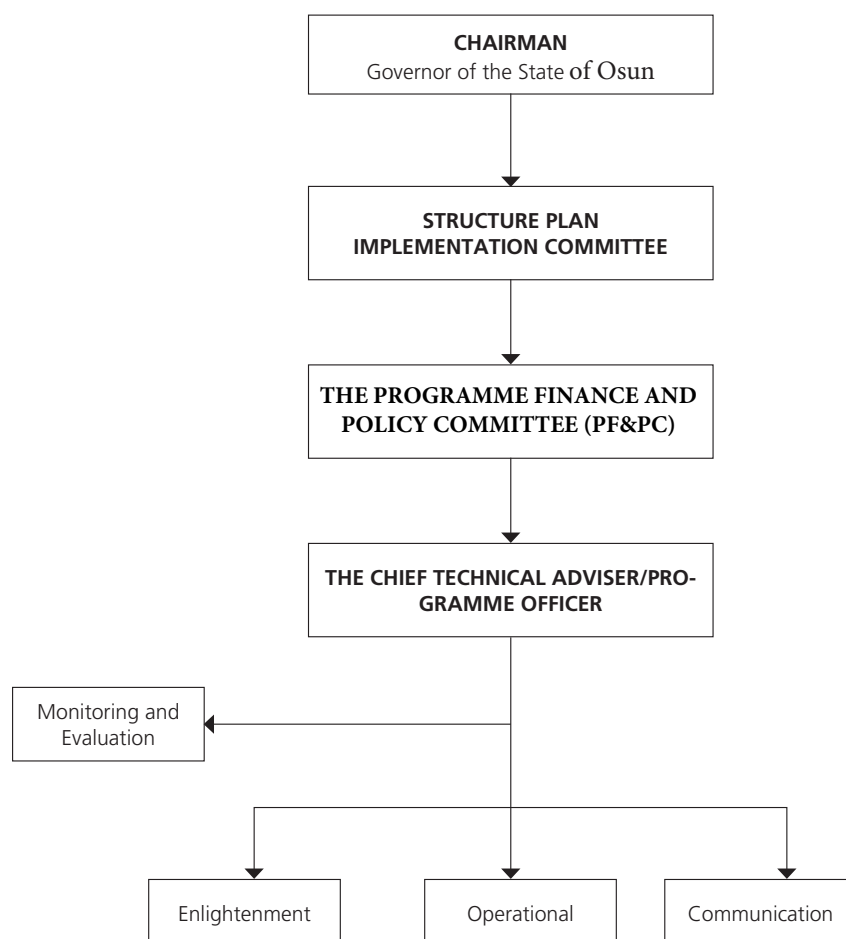
- The Government of the State of Osun
- Ejigbo Local Government
- Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)
 - Build Operate and Transfer (BOT) arrangements
 - Build Operate and Own (BOO) arrangements
 - International Donor Agencies
 - Corporate organizations and private Individuals

8.3

INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION

Effective implementation of the Structure Plan requires an intergraded approach that will involve both the government and the other stakeholders. The establishment of a strong Institutional framework is therefore very important to achieving the designed objectives of the Structure Plan. Figure 8.1 shows the organization structure for the implementation of the Structure Plan.

FIGURE 8.1 Organisational Structure for Implementation of the Structure Plan



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

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

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

It is proposed that a Chief Technical Adviser, who would double as Programme officer, be appointed to ensure effective participation and coordination of all

relevant State Ministries and departments of Local Governments, CBOs, NGOs, the traditional institution and the organized private Sector.

2. The Programme Finance and Policy Committee (PF&PC): The implementation of the Structure Plan will require the input of both the executive and legislative arms of government as well as the support of stakeholders down to the grassroots. This committee will include the following:

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

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

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

- Advisory, managerial and technical support to the MLPPUD, the Planning Permit Authority and the Urban Renewal Agency,
- Provision of work plans,
- Monitoring and evaluation of work done,
- Preparation of quarterly and annual project reports,
- Liaison with the Ministry and participating agencies to prepare all necessary documentation for the consideration of the PIC and PF&PC.

8.4

PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL

The department responsible for Plan Approval and Development Control is the Planning Permit Authority (PPA) located in the State MLPPUD. The PPA would establish District Planning Permit Offices (DPPO) and Local Planning Permit Offices (LPPO) at the Local

Government Level. These authorities and offices are to process plans for approval and monitor developments in the state.

8.5

CAPACITY BUILDING

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

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

TABLE 8.2 Capacity building activities (2014-2033)			
Proposed capacity building programme	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
Participatory approaches to urban planning management, transparency and accountability	√	√	√
Gender in Developmental process	√	√	√
Land tenure security for the land income	√	√	√
Development process control, monitoring and Evaluation	√	√	√
Application of GIS in land use Planning, information storage and retrieval and urban info management	√	√	√
Creating awareness and developing the capacity of NGOs, FBOs, CBOs and CBAs that will assist people at the grassroots level to engage their LGs for effective governance.	√	√	√
Workshops on Disaster Management, security issues, climate change, deforestation, pollution, flooding etc	√	√	√

8.6

SUSTAINABILITY OF PLAN IMPLEMENTATION

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

8.7

MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

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

APPENDIX 1



THE EJIGBO CITY CONSULTATION DECLARATION

ON PREPARATION OF STRUCTURE PLAN FOR EJIGBO AND ENVIRONS, STATE OF OSUN Held on Wednesday 18th July, 2013

We the indigenes, residents and stakeholders in the City of Ejigbo and environs, the State of Osun, comprising representatives of various groups in the city including traditional institutions, community development associations, women's groups, trade associations, security agencies, youths, non-governmental organisations, the media and civil servants met to deliberate on several issues identified in the profile studies on the city, at the City Consultation held in Ejigbo on Wednesday 18th July, 2013.

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

Note the historical antecedents of Ejigbo and its pivotal role in the promotion of social, cultural, economic and political development of the state and the nation;

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

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

Agreed on several critical thematic issues and resolved as follows:

A. URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT:

- Commend the efforts of the State Government in carrying out the renewal of inner areas of the city through the O-Renewal programme and urge an extension of the programme to peri-urban areas around the town.
- Urge the State Government to expedite action on the final passage of the Urban and Regional Planning Bill for the State of Osun, to give legal muscle to the implementation of the adopted Structure Plans for the state.
- In line with the current efforts towards computerizing the Land Information System (O-LIS) in the state, stakeholders should be sensitized and empowered to register their Title Deeds to enable them reap the associated socio-economic benefits.
- Urge the State Government to adopt strategies to discourage land speculation to ensure land availability for Land Use Planning and orderly development of Ejigbo and environs.
- Urge the State Government of Osun to adopt necessary measures to ensure that plans and regulations for the orderly development of Ejigbo and environs are implemented and respected, including taking steps to:
 - the provision of serviced plots, housing Government Residential Areas
 - and associated infrastructure as well as the removal of illegal structures where necessary;

- Facilitate access to land and promote access to social housing for the poor
- Create incentives for private investments in agricultural value-added Small and Medium Scale Enterprises (SMEs)
- Provide modern markets and rehabilitate existing ones to facilitate local economic growth in Ejigbo and environs;
- Create Crop/Produce collection centres to facilitate transportation to markets
- Encourage indigenes in Diaspora to invest in establishment of industries in Ejigbo in collaboration with government
- Commence construction of ultra-modern market in Ejigbo
- Develop business incubators for Youths with innovative business ideas.
- Facilitate access to credit by informal sector operators through innovative approaches

B. URBAN ENVIRONMENT AND INFRASTRUCTURE:

- Commend the efforts at ensuring regular refuse collection and urge the State Government to sustain the efforts and provide safe solid waste disposal sites to meet the needs of the growing population of Ejigbo and environs as well as promote safe disposal of wastes from hospitals
- Commend the state government's efforts towards combating flooding and erosion. However, Government is urged to embark on the channelization of rivers in the city and the reconstruction of broken down drainage channels
- Urge the State Government to:
 - Commence the dredging of rivers to eliminate flooding and related incidents;
 - Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites

C. GENDER, GOVERNANCE AND HERITAGE

- Commend the efforts of the State Government in enhancing the status of women and vulnerable groups in the State of Osun;
- Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation
- Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
- Urge the State Government to enhance security in the town by increasing the number of Police stations, personnel and Vigilante groups with adequate remuneration
- Commend the efforts of the State Government in developing and Heritage sites in the town, such as the Ogiyan shrine
- Urge the State Government to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites to further boost tourism in the town

D. URBAN SERVICES, SAFETY AND TRANSPORTATION

- Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
- Urge the State Government to further accelerate its efforts towards the provision of adequate basic urban services, including decent education, health, water supply, parks and recreation for all areas of Ejigbo and environs etc.,

including the following;

- Construction of a new hospital or Health Centres at Oremeji Boosa Area and Agbale Imole Area;
 - Promote Public-Private Partnership in the provision and management of basic urban services and build the capacity of agencies and civil society organisations
 - Because potable water is not available and public boreholes drilled are not functioning, Ejigbo requires a comprehensive water scheme that will cover the entire city
 - Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
- Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Ejigbo and environs, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town, including:
- Provision of street lights on almost all streets and construction of Mechanics Village
- Further urge the State Government to accelerate the repair of all urban roads, commence maintenance of Odo Omi Bridge to facilitate economic and social welfare of the State of Osun

We the undersigned, as representatives of all Stakeholders present at the Ejigbo City Consultation, pledge our full commitment and support to the implementation of this Declaration.

This is the Declaration of stakeholders at the Ejigbo City Consultation, this 18th day of July, 2013.

Signed by:

iLocal Government Chairman	:
Representative of Traditional rulers	:
Representative of Ministry	:
Representative of Community Associations	:
Representative of CSOs	:
Representative of NGOs	:
Representative of Women Groups	:
Representative of Youths	:
Representative of Trade Groups	:
Representative of Religious Groups	:

APPENDIX 2:

EJIGBO PLANNING AREA: SUMMARY OF CRITICAL ISSUES SYNDICATE SESSIONS: SUMMARY OF OUTCOMES

GROUP 1		
URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Shelter and Slums/ Physical Planning	<ul style="list-style-type: none"> • There is need for provision of additional housing schemes and Government Residential Areas • Regulations must be enforced to ensure every building has its own toilet and owners of houses without toilets should be penalised; • All dilapidated buildings within Ejigbo town should be demolished; • Owners of demolished buildings should be assisted to build replacements in other locations • Regulations must be enforced to ensure developers within the Local Government area seek necessary approvals before commencing construction work. • All developments within road and river setbacks should be demolished. • There is need for provision of modern amenities to support housing schemes • Improper zoning of houses and poor quality housing conditions to be stopped and addressed
2	Local Economic Development	<ul style="list-style-type: none"> • There is need to ensure that grants to farmers are properly channeled • Government should subsidize the cost of fertilizers • Government should invest in the establishment of mechanized farms • Roads that lead to farms will be rehabilitated and farmers assisted in terms of access to loans; • Farmers should be assisted to access soft loans for agricultural purposes • There is need for creation of Crop/Produce collection centres to facilitate transportation to markets • Government should adopt schemes to empower the youths in terms of bank loans; • A permanent ultra-modern market should be built to discourage trading on the roads; • Skill acquisition Centres are required and should be built by government or NGOs • Government should support the establishment of Cooperative Society to assist in improving access to loans • Indigenes in Diaspora should be encouraged to invest in establishment of industries in Ejigbo in collaboration with government
GROUP 2		
URBAN ENVIRONMENT AND INFRASTRUCTURE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Urban Environment	<ul style="list-style-type: none"> • Refuse containers should be provided by the government and contents evacuated two times in a week without payment; • Government should return Health Inspection Officers for monitoring of the environment; • There is need to for protection of forest land and trees against illegal lumbering • Drainage channels should be constructed for all roads and adequately maintained

2	Inadequate Infrastructure	<ul style="list-style-type: none"> • Most roads in the Ejigbo need rehabilitation; • Construction of culvert is required on major roads; • Government should dredge rivers within Ejigbo township;
GROUP 3 GENDER- GOVERNANCE-HERITAGE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> • Government should make land and loans available for women to enable them engage in farming activities; • Women should counsel their female children on the importance of acquiring education; • Parents should be counseled to adopt birth control and only have the number of children they will be able to cater for; • Child labor should be discouraged; • Government should empower female children and encourage adult education; • Women should be given opportunity to inherit their parents properties; • Government should adopt schemes to assist widows. • Early marriage and child labor should be discouraged • Adequate consideration should be given to women in terms of security • Counseling services should be provided to eliminate domestic violence against women • Families should be encouraged to permit inheritance of land by women
2	Governance	<ul style="list-style-type: none"> • There is need for greater women participation in politics and governance. There 35% affirmative action should be ensured in respect of women representation in government offices; • Security of lives and properties should be given urgent attention; • There is need to increase the number of Police stations and personnel • There is need to increase the number of Vigilante guards and ensure adequate remuneration
3	Heritage and Historic Sites	<ul style="list-style-type: none"> • Government to improve and preserve on their historic monuments (Ogiyan shrine).
GROUP 4 BASIC URBAN SERVICES AND TRANSPORTATION		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Basic Urban Services (Education, health, water and energy)	<ul style="list-style-type: none"> • There is no tertiary institution located in Ejigbo beside the Agriculture College of the University of Osun. Institutions like Polytechnics and College of Education are required • The existing General Hospital is not operational. There is need for improvement of standards in the hospital, employment of more resident Doctors and adequate supply of drugs to prevent hoarding; • There is need for construction of a new hospital or Health Centres at Oremeji Boosa Area and Agbale Imole Area; • There is need for provision of potable water; • Priority should be given to improving supply of electricity. There is need for improved electricity supply with provision of electricity poles, both in new developing sites and existing ones; • There is need for construction of ultra-modern market in Ejigbo; • Potable water is not available. The boreholes drilled are not functioning. Ejigbo requires a comprehensive water scheme that will cover the entire city

APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

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

TABLE 3 Floor Area Requirements by Sizes of Families

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

TABLE 4 Recommended Minimum Plot Area for Different Types of Housing

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

TABLE 5 Recommended Maximum Plot Coverage

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

TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines

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

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

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

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

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

TABLE 9 Recommended land Allocation in a Commercial Area/Market

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

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

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

TABLE 11 Recommended Widths of Roads in Commercial Area

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

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

Type of commercial development	No. of parking spaces per hectare of site area
Market	
Minor	15 – 25
Major	25 – 30
Department Stores	
Small	25 – 30
Large	30 – 45
Commercial Offices	25 – 30
Banks	30 – 45

TABLE 13 Recommended Land use Standard in Industrial Area/Estates

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

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

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

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

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

TABLE 18 Desirable Site Areas for Health Facilities

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

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

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

TABLE 20 Space Standards for Services

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

TABLE 21 Recommended Widths of Streets in Residential Areas

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

TABLE 22 Design Standard for Elements of Various Types of Roads

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

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

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

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

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

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

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

TABLE 26 Standards for Socio-Cultural Activity Areas

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

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

The Osun Structure Plans Project was therefore initiated to address the challenges of unsustainable urbanization using the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology and also guide the development of the nine largest cities over the next 20 years, as a follow-up to the ongoing 'O-Renewal' regeneration programme for core areas in these cities.

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

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