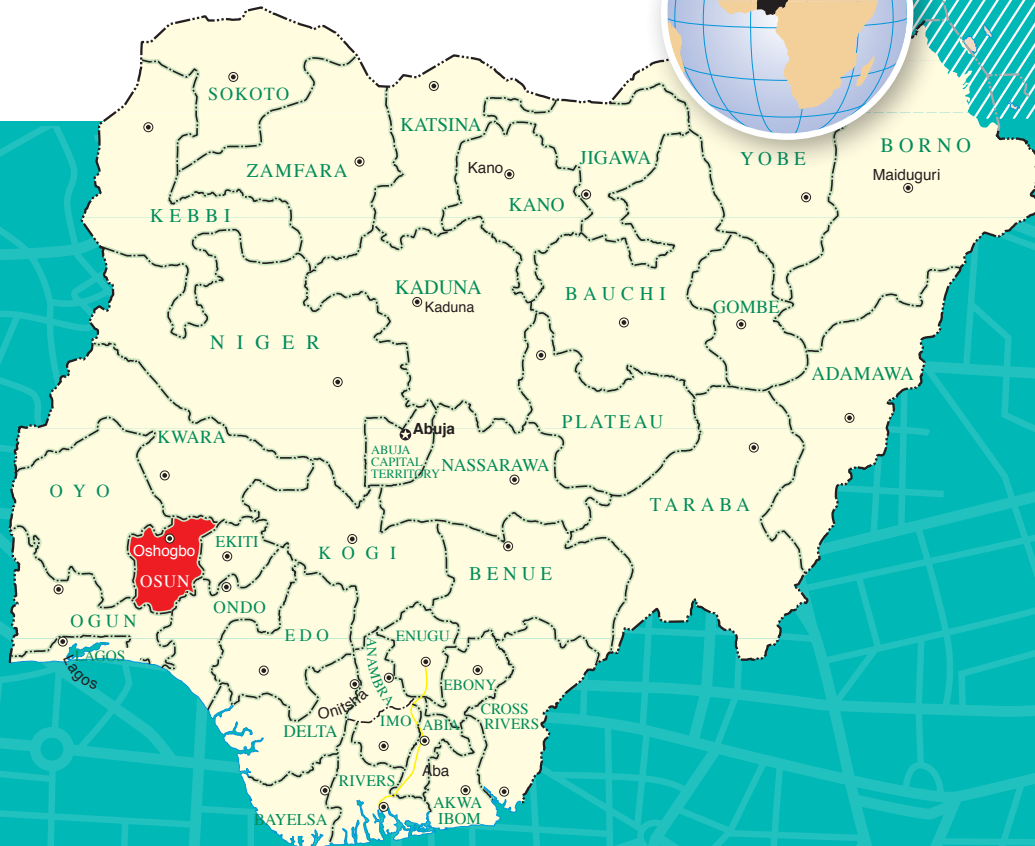


STRUCTURE PLAN FOR ILA-ORANGUN AND ENVIRONS

(2014 – 2033)

State of Osun Structure Plans Project



STRUCTURE PLAN FOR
ILA-ORANGUN AND
ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UN HABITAT
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FOREWORD



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

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

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

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

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

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

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

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

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

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

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

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

PREFACE



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

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

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

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

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

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

Arc. Muyiwa Ige,

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

ACKNOWLEDGEMENTS



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

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

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

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

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

Dr Alioune Badiane

Director, Programmes Division
UN-HABITAT, Nairobi

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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 Local
LEEDS	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	Nigeria Telecommunication
NPC	National Population Commissions
NURTW	National Union of Road and 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 geo-political zone, ranks among the most urbanized of the country's 36 states, with towns and cities in the state experiencing unprecedented population and spatial growth over the past half Century. This phenomenon, unfortunately, has occurred alongside several undesired consequences, notable among which are haphazard and uncoordinated physical development, overcrowding and congestion within inner city neighbourhoods, inadequate provision of infrastructure and services, as well as deteriorating social and environmental conditions, which make the cities generally unsustainable and unable to fulfil their potentials as engines of growth.

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

This initiative, which would guide the development of participating cities over the next 20 years, was also to follow through on the state's O-Renewal programme designed to regenerate a one-kilometre radius of the core areas in these cities. The Structure Plan for the city of Ila-Orangun and environs 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 Ila-Orangun 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; Gen-der; 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 other 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 officials 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.

ILA-ORANGUN PLANNING AREA

Background: The Ila-Orangun Planning Area as defined by the State Government covers two main local governments, namely Ila and Ifedayo Local Governments, with population figures of 62,054 and 37,508 respectively according to the 2006 National Census. Other adjoining settlements in the Ila-Orangun Planning Area include Asanlu, Oke Ila Orangun, Ora-Igbomina, Obasinkin, Oyi-Ayegun and Ajebamidele.

Ila-Orangun city, the headquarters of the Ila Local Government Area is situated on latitude 8° north of the equator and longitude 4°30' east of the Greenwich and shares boundaries with Ora-Igbomina and Oke-Ila Orangun to the north-east, Agbamua, Arandun, Rore, Aran-Orin to the North, Oyan to the West, Otan-Ayegbaju to the South West and Oke-Imesi in Ekiti State to the east.

According to Yoruba oral history, the founder of Ila-Orangun was Fagbamila, nicknamed Òràngún, the fourth son of Oduduwa, the mythical progenitor of the Yoruba race who was king at Ile-Ife in ancient times. Odùduwà is said to have given a crown to each of his seven sons (some accounts say seven grandsons and yet others claim sixteen grandsons) and sent them off to found their own kingdoms.

DEVELOPMENT ISSUES IN ILA-ORANGUN PLANNING AREA

As ancient cities, the two most prominent settlements in the Planning Area, Ila-Orangun and Oke-Ila grew organically, following no discernible pattern that is based on a formal planning blueprint as is known to-day. The cities, as was common with most Yoruba settlements, grew radially around the Oba's royal palace with the revered Igbonnibi statue/roundabout in Ila-Orangun very close to the Oja-Oba (King's market) and the city's Central Mosque among other landmarks, spreading out to the farthest point of the settlement that existed till the middle of the last century. Over the years, Ila-Orangun has witnessed substantial spatial and population growth. The establishment of the Osun State College of Education and lately the Mobile Police Training College are important factors which have contributed to urban growth in Igbomina land.

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

Other development issues in the Ila-Orangun Planning Area include absence of public facilities and amenities; rising crime rate and related problems involving so-

cial miscreants, robberies, rapes and other anti-social misdemeanour; lack of water or provision for sewage and electricity; overcrowded room occupancy rates and high occupancy ratio; and, high vulnerability to flooding or fire incidents due to poor/lack of standard airspace between buildings.

The various development issues in Ila-Orangun Planning Area were reviewed through the profile study and a city consultation held in the city. The following the-matic issues guided the profiling and Structure Plan preparation:

Shelter and Slums, which covers issues of sanitation, housing and security of tenure for a better and clean city; **Local Economic Development**, which takes into account the socio economic development, employment situation and local economic base; **Governance** that is characterised by the institutional arrangements for the different kinds of urban governance existing in the planning area; **Gender**, which highlights the issues of space for economic, political and social activities for women and the vulnerable groups thereby improving their access to opportunities and resources for wealth creation and **Heritage**, which showcases the cultural norms and practices of the planning area while exploring the deep traditional setting that defines their heritage in order to aid their development.

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

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

STRUCTURE PLAN VISION, GOALS AND OBJECTIVES

The overarching Mission statement for the State Government of 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 Ila-Orangun also reflects the aspirations of the communities and supports the implementation of the local agenda. The vision for the Structure Plan is based on a thorough analysis and understanding of the evidence from the consultation, the overall vision of the State and, the relevant international and national policies. Although the next 20 years is fraught with uncertainty and unforeseen changes are likely, the Structure Plan vision is:

////////////////////

“To develop Ila-Orangun as a dynamic, resilient, livable and inclusive city with strong social, economic, human, and infrastructure base that will significantly sustain the city as a regional hub that ensures employment generation, poverty reduction and environmental sustainability.”

The specific objectives are:

- Improving the overall environment of the city Ila-Orangun 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 Ila-Orangun and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Ila-Orangun 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 Ila-Orangun an easy place to get to and around by walking, cycling, public transport and road;
- Reducing the impacts of flooding, waste disposal, travel congestion, energy costs and utilities infrastructure;
- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;

The implementation of Ila-Orangun 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 Ila-Orangun a more sustainable human settlement that is efficient and meeting the needs of its residents.

01

INTRODUCTION



Plate 1: Ila-Orangun City Centre

1.1 PREAMBLE

As in many other parts of Nigeria, rapid urbanization is taking place in the State of Osun, a phenomenon fuelled by unprecedented population growth with resultant spatial transformation of many settlements in the state. High unemployment and poverty rates among rural dwellers have also seen increased migration into the cities, as people seek access to modern amenities and perceived better social life in the urban centres.

The situation is not different in Ila-Orangun,

where field studies have revealed chronic housing deficiencies and poor social and residential environments, in forms of slums and squalor in the core area of the city. Many residential buildings and allied uses have been constructed in a haphazard form, with little or no compliance with the extant physical planning regulations requiring adequate setbacks from access routes, airspaces within structures or with other building and health codes, including zoning or subdivision regulations.

In order to address the rising challenges of urbanisation, the State Government of Osun in partnership with the United Nations Human Settlements Programme (UN-HABITAT), undertook the preparation of Structure Plans for the following nine urban areas, namely **Osogbo, Ile-Ife, Ilesa, Iwo, Ede, Ejigbo, Ila-Orangun, Ikire and Ikirun.**

The overall objective of the project is to assist the State of Osun to formulate and adopt long-range Structure Plans for the nine cities, which would serve as the framework to guide their development and future growth. The plans are to provide a platform for integrating spatial/environmental development objectives with the economic and social development goals of the respective cities for the next 20 years, over the period 2014-2033. Specifically, the Structure Plans are to focus on:

- Setting the broad land use proposals and structures/parameters for guiding and directing present developments and future growth of these cities, taking account of topographical, environmental and socio-economic 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 recre-

ational public/open spaces) affecting economic development, employment, transportation, housing, education, and social welfare/service);

- Providing for a phased development of the cities in particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items like water, sewerage, electricity and roads.

The Structure Plan project will also:

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

This report presents the Structure Plan for Ila-Orangun and environs.

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

A comprehensive land use plan for cities is undertaken with community participation to evolve a rational process for managing and guiding existing and new urban development, thereby focusing on producing clear statements about the forms and contents of such areas over a determined long-term period of about 20 years. Development plans indicate clearly how local residents, landowners and other interested parties might be affected by land-use changes.

The Structure Plan for Ila-Orangun and its environs is intended to be a statutory planning policy document, which focuses on land-use planning, development,

management and protection. The purpose of land use planning is to ensure that physical development activities in cities are undertaken in an orderly manner and that the various land use proposals are properly integrated with related socio-economic and environmental initiatives towards achieving sustainable development.

Thus, the Structure Plan for Ila-Orangun Planning Area has been conceived as a practical tool for integrating land use planning with economic, social development and environmental goals and objectives. It is flexible, providing for broad long-term, land use proposals and strategies and has been undertaken with elaborate involvement of stakeholders towards serving as a framework for participatory decision-making and reconciliation of competing development and conservation interests. Through the Structure Plans, land-use changes will be guided in a coherent and efficient manner with maximum benefits for the community.

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

Essentially, a Structure Plan is meant to:

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

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

1.3

METHODOLOGY

The approach adopted for preparation of the Structure Plan for Ila-Orangun 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 other countries including Egypt, Ghana, Liberia, Kenya, Gambia and Nigeria (UN-HABITAT, 2006).

RUSPS was first used in Nigeria for the preparation of Structure Plans for Awka, Nnewi and Onitsha in Anambra State. Nasarawa State was the second state to utilise the RUSPS methodology for collection of data towards the preparation of Structure Plans for four cities, namely Lafia the state capital, Doma, Karu and Keffi. The adoption of the RUSPS methodology has been hinged on the principle of building the capacity of consultants, staff of government ministries, NGOs

and community towards its understand 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:

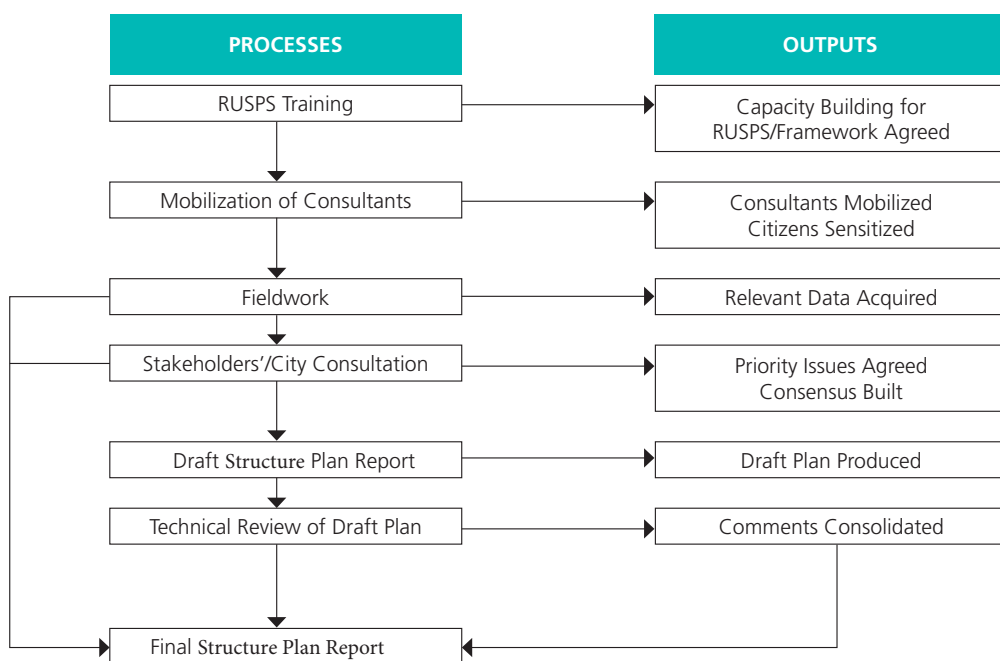
1. Shelter and slums;
2. Local Economic Development;
3. Transportation;
4. Urban safety/security;
5. Basic urban services;
6. Environment;
7. Gender;
8. Governance; and
9. Heritage/historic areas.

The objectives of the city profiling studies are to:

- Provide city-wide assessment of the improvements needed in the different thematic areas;
- Develop an understanding of the strengths, weaknesses, opportunities and threats of these cities along the thematic issues;
- 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 Figure 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:

1. Project Documents
2. Relevant Acts
3. Population Statistics
4. Data Base on Business premises, institutions, infrastructure etc.
5. Regulatory Frameworks
6. Programme Websites
7. 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 to June 2013. Specifically, meetings and discussions were held with stakeholder groups in the Planning Area and at State and Local Government levels between February and March, 2013.

TABLE 1.1 City Consultations and Participants

DATE OF CITY CONSULTATION	CITY	TOTAL PARTICIPANTS
22 July 2013	Ikirun	365
23 July 2013	Ila-Orangun	344
24 July 2013	Osogbo	247

Source: Consultants Reports

The Ila-Orangun City Consultation was held on Tuesday July 23rd 2013, at Igbominabi Town Hall in the compound of the Orangun Ila. The Consultation, attended by major stakeholders in Ila and other adjoining cities including Asanlu, Oke Ila, Ora-Igbomina, Obasinkin, Oyi, Ayegun and Ajobamidele, was held to review, discuss and validate the findings of the profile studies and agree on priority issues for future development. The consultation featured technical presentations on each of the nine thematic issues covered in the RUSPS. Participants also discussed in syndicate groups, following which group outcomes were presented at plenary sessions where they were adopted by voice acclamation and the City Declarations were adopted.

The syndicate groups were classified as follows:

1. Group 1: Urban Planning/Local Economic Development;
2. Group 2: Urban Environment and Infrastructure;
3. Group 3: Gender/Governance/Heritage; and,
4. Group 4: Urban Services and Transportation.

Participants at the Consultations appreciated their involvement and recommended the participatory nature of the initiative for use in subsequent development processes. The critical contributions of the stakeholders of significance to the formulation of the Structure Plan for Ila-Orangun Planning Area (henceforth referred to as '**The Planning Area**' in the report) have been highlighted in the appropriate sections of this Report.

1.3.4 Technical Reporting

Following the desk study, the profiling exercise conducted and the City Consultations held for preparation of Structure Plans, consultants for Cluster 1 prepared the following reports:

1. Inception report.
2. List of stakeholders.
3. Profile study of each city
4. Issues Paper for Consultation for each city
5. City consultations Report; and
6. Structure plan report for each city

- The involvement and engagement of stakeholders (communities, local government officials, professional groups, civil society organizations, etc.) is essential for credible identification of priority issues for urban planning and management in and monitoring the implementation process.
- It is essential to identify existing capacity gaps for effective urban management to enable design of appropriate means to fill the gaps:
- The RUSPS methodology offers great scope for adopting a gender perspective to urban planning;
- The RUSPS methodology creates opportunities for harnessing the problem-solving strategies of the local people in approaching the urban problems identified themselves;
- Securing the support of the local people through their involvement promotes inclusiveness and ownership by which the projects are accepted as their own rather than the former perception of ‘it is for government’.

1.6

STRUCTURE OF THE REPORT

This report is divided into eight chapters. Chapter 1 is the Introduction and Chapter 2 provides a general background account of Ila-Orangun Structure Plan Area including geographical setting, the natural environment and history of the people, population pattern, existing land and settlement patterns in Ila-Orangun. Chapter 3 provides concise accounts of critical developmental issues as they relate to Ila-Orangun, which have been highlighted in the profile studies conducted and issues agreed upon by the stakeholders at the city consultation held in the town.

Chapter 4 discusses the alternative urban growth patterns for Ila-Orangun. Chapter 5 is devoted to advancing the Structure Plan’s Vision, goals and objectives. The projections for population growth of Ila-Orangun for the plan period are contained in Chapter 6 while Chapter 7 presents the Structure Plan’s policies, strategies and standards for presents the Structure Plan. 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 ILA-ORANGUN PLANNING AREA

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



2.1 LOCATION, NATIONAL AND REGIONAL SETTING

Ila-Orangun is the headquarters of Ila Local Government Area in the State of Osun, one of the 36 States making up the Nigerian Federation and one of the six States in the South-west geo-political zone of the country. The other States are Oyo, Ogun, Ekiti, Lagos and Ondo (see Figure 2.1.) The State of Osun has a total land area of 9,000 square kilometres which makes Osun the 28th largest among the 36 states and the 4th largest in South West Nigeria.

The State is divided into three Senatorial Districts and 30 Local Government Areas and 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, Ila-Orangun.

Ìlá Òràngún (or Ila) is situated on latitude 8° north of the equator and longitude 4°30' east of the Greenwich. The city is a gateway to both Ekiti and Kwara states and shares boundaries with Ora Igbomina and Oke-Ila Orangun to the north-east; Agbamu, Arandun, Rore, Aran-Orin to the North; Oyan to the West; Otan-Ayegbaju to the South West and Oke-Imesi in Ekiti State to the east. It was capital of an ancient city-state of the same name in the Igbomina area of Yoruba land in south-western Nigeria.

FIGURE 2.2 Map of Osun showing Local Government Areas



Source: State Government of Osun

2.2 ILA-ORANGUN PLANNING AREA

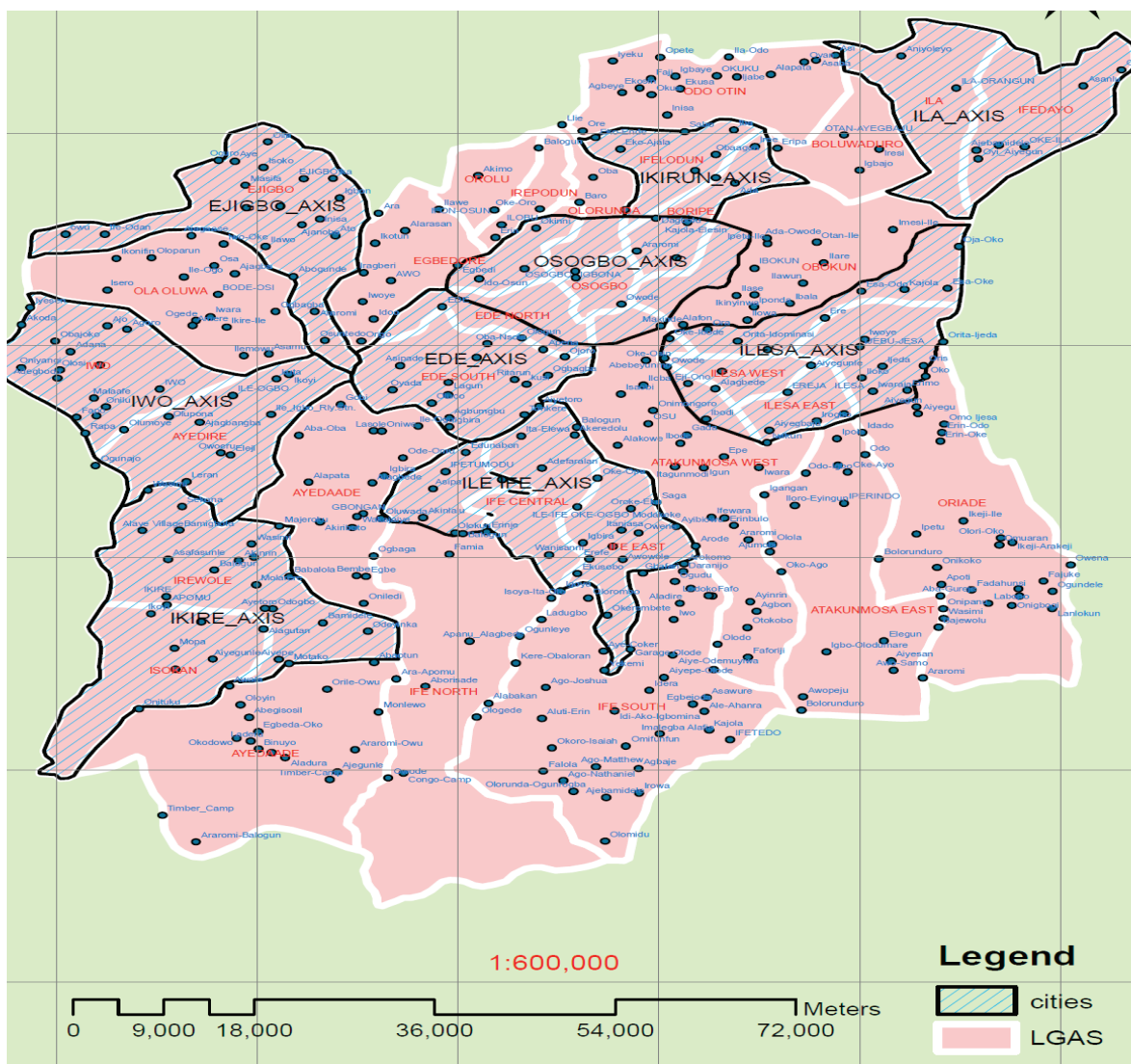
The Planning Area extends over a large region comprising parts of two local government areas, namely Ila and Ifedayo Local Government Areas. Besides the large urban centres of Ila-Orangun in Ila LGA and Oke-Ila in Ifedayo LGA, other historical towns and settlements in the Planning Area are not very large and they include Aniyoleyo, Oyi-Aiyegun, Ajebandele Asanlu and Ora Igbomina. The Planning area is therefore not highly urbanized outside the two settlements of Ila-Orangun to its Northeast and the more populous sister-city (and sister-kingdom) of Òkè-Ìlá Òràngún, located about 12 kilometres away.

2.3 NATURAL ENVIRONMENTAL FACTORS

2.3.1 Climate

Osun falls within the tropical rain forest zone and Ila-Orangun has a humid tropical climate characterized by distinct wet and dry seasons. The wet season extends mostly between March and October, while the dry sea-season lasts between November and February. This area has an average temperature of about 29 °C with the following other climatic parameters: Barometer, 1011.3 hPa; Dew-point, +23°; Humidity, 72.2%; and Visibility, 20 kilometres.

FIGURE 2.3 State of Osun Showing Structure Plan Project Cities



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

Approximately, on the average, the sun rises at 06:24 am and sets at 18:59 pm. Rainfall is heavy, ranging from 1200 to 1500 mm and falls for about eight months with the peak period in September. Temperature is high throughout the year and this aids photosynthesis, which in effect favours the growth of dense

forest. The temperatures range from 27°C to 32°C with the maximum temperature recorded around April. Generally, the dry season is short, lasting from November to February. During the dry season, the north-east (NE) trade wind prevails while the southwesterly wind dominates during the wet season. The average yearly relative humidity is about 80%.

2.3.2 Vegetation

The Planning Area has evergreen high forest vegetation composed of many varieties of hardwood timber, such as a *procera Terminalia Superba*, *Lophir*, *Khivorensis*, *Melicia excelsa* and *Antiaris africana*. Over most of the state, the natural vegetation has been degraded by human activities, chief of which is the bush fallow farming system. Others are fuel wood production, road construction, clay and sand quarrying and traditional farming practices. An important aspect of the vegetation is the tree crop plantation. The major tree crops include cocoa, kola, oil palms, cashew and citrus, among others. As a result of the degradation of the natural forest, exotic trees have been introduced as forest plantations. These include *Tectona grandis (teak)* and *Gmelina arborea*, *Terminalia superba*, a native species.

Also, the natural tree species have given way to oil palm (*Elias guinensis*), *Gmelina* and dense thickets. Mature forests still exist in the Owu forest reserve at the southern part of the State. Part of this high forest has recently been cleared to make way for forest plantations of *Tectona grandis* and *Gmelina arborea*. While in the northern part of the state the derived savannah mosaic is predominant, in the extreme south and south eastern parts there still exist considerable areas of undisturbed rainforest made up of climbers, heterogeneous trees of hardwood genre and bamboo thickets along river courses. Hardwood tress like Iroko, Afara and Mahogany are found in this forest region.

2.3.3 Geology and Soil

The state of Osun presents a picture of a wide expanse of land interlaced by a number of hills. The hills range from extensive watersheds from where a dense network of rivers, streams and erosion channels has developed. According to Smyth and Montgomery (1962), Osun state overlies the metamorphic rocks of the basement complex, the great majority of which are ancient, being of pre-Cambrian age. The rocks are strongly foliated and they occur as outcrops.

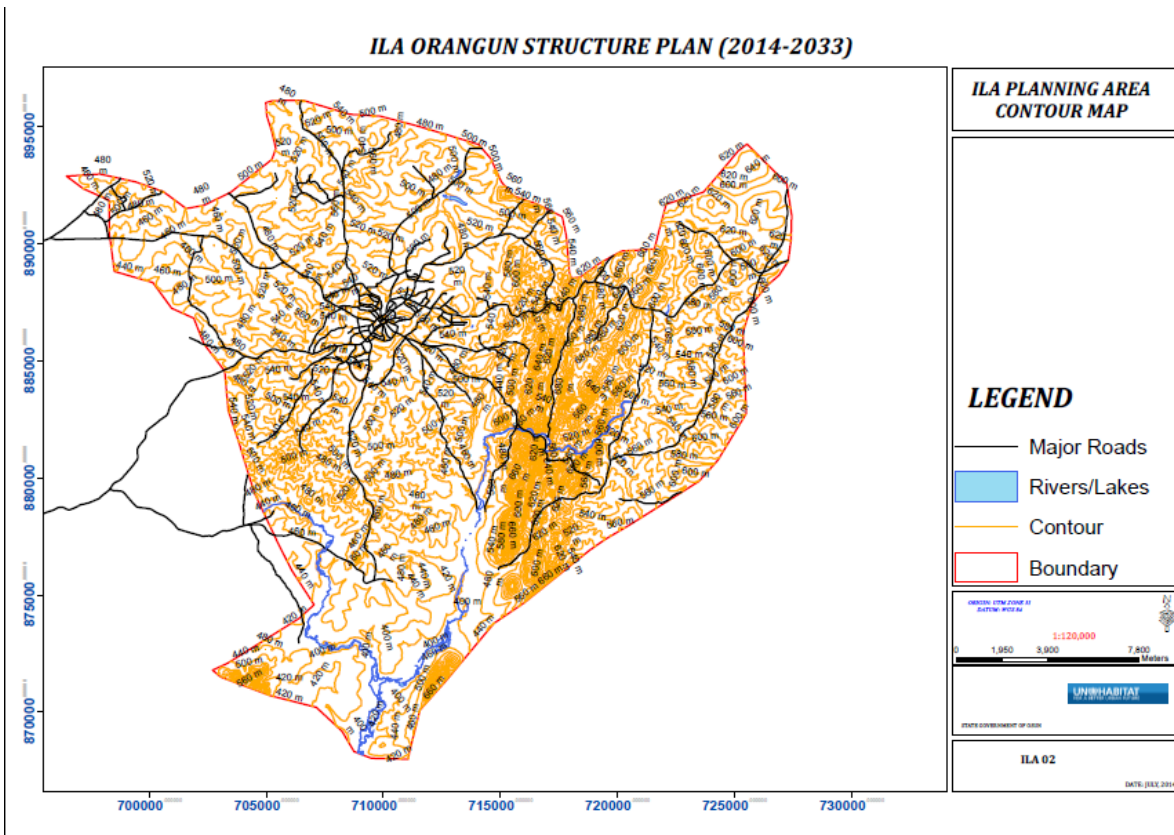
The soils belong to the highly ferruginous tropical red soils associated with basement complex rocks. As a re-

sult of the dense humid forest cover in the area, the soils are generally deep and of two types, namely, deep clayey soils formed on low smooth hill crests and upper slopes and the more sandy soils on the lower slopes. The well-drained clayey soils of the hill crest and slopes are very important, because they provide the best soils for cocoa and coffee cultivation. The lighter loams are more suitable for cultivating the local food crops, such as yam, cassava and maize. Soil degradation and soil erosion are generally not serious in the State of Osun. However, considerable hill wash is recorded along the slopes of the hills.

2.3.4 Relief and Drainage

The topography of Osun State is generally undulating and descends from an altitude of over 450m in Ijesa area to 150m and below in the southern parts of the state. Two main relief regions may be identified; the first is the inselberg landscape which is part of the Yoruba highlands, while the second is the coastal plain. The region of inselberg landscape covers more than half of the state. The northern part is characterised by numerous domed hills and occasional flat topped ridges, with the more prominent hills in this region found at Ilesa, Igbajo, Okemesi, Elu and Oba. At Erin Ijesa, there is a sharp drop in the elevation and this has given rise to a waterfall which has become one of the tourist attractions of the state.

FIGURE 2.4 Ila-Orangun Planning Area Contour Map



The relief is rugged with undulating areas and granitic out-crops in several places. The notable hills are the Efon-Alaaye hills, domed hills in Ilesa area and several hills in different towns and villages. The elevation is generally very high and ranges between 900 feet and 2200 feet above the sea level. The landscape is generally steep, which perhaps explains why the region is worse off from soil erosion because steeper slopes are more susceptible to soil erosion than gentle slopes. However, the area is well drained and the fertility of the soil makes farming a prominent economic activity in the area.

The drainage system over the areas of basement complex rocks is usually marked with the proliferation of many small river channels. The channels of these smaller streams are dry for many months, especially from November to May. Another important aspect of the relief is the prevalence of erosion gullies along hill slopes and valleys.

2.4 HISTORY AND DEVELOPMENT OF ILA-ORANGUN PLANNING AREA

2.4.1 History

According to Yoruba oral history, the first Òràngún was the fourth son of Odùduwà, the mythical progenitor of the Yoruba, who was king at Ile-Ife in ancient times. Odùduwà's fourth son was named Fagbamila and nicknamed Òràngún. The nickname is derived from Òràn mí gún, meaning "my situation is perfect."

However, an alternative etymology exists in which Odùduwà is said to have given a crown to each of his seven sons (some accounts say seven grandsons, and yet

TABLE 2.1 Population by Size of Household, Number of Households and Sex in Ila LGA

Size of household	Number of household	Both Sexes	Males	Females
1 Persons	2,369	2,369	2,058	311
2 Persons	2,978	5,956	2,997	2,959
3 Persons	1,755	5,265	2,508	2,757
4 Persons	1,636	6,544	3,241	3,303
5 Persons	1,379	6,895	3,553	3,342
6 Persons	917	5,502	2,769	2,733
7 Persons	840	5,880	2,977	2,903
8 Persons	613	4,904	2,473	2,431
9 Persons	90	810	345	456
10 Persons	79	790	345	445
11 Persons	114	1,254	569	685
12 Persons	121	1,452	677	775
13 Persons	159	2,067	951	1,116
14 Persons	189	2,646	1,211	1,435
15 Persons	198	2,970	1,428	1,542
16 Persons	369	5,904	2,999	2,905
17 Persons	-	-	-	-
18 Persons	6	108	53	55
19 Persons	1	19	5	14
20 Persons	3	60	27	33
21 Persons	3	63	21	42
22 Persons	4	88	45	43
23 Persons	4	92	52	40
24 Persons	8	192	87	105
25 Persons	-	-	-	-
25 Persons	7	224	97	127
Total	13,842	62,054	31,488	30,566

Source: NPC, Osogbo

others claim sixteen grandsons) and sent them off to found their own kingdoms. The first Òràngún was given a massive, curved cutlass called “Ogbo” by Odùdùwà to clear his way in the forest, but the main purpose of the “Ogbo” gift was the inherent power to lead the young prince to a suitable place to settle down and establish his own kingdom. This “Ogbo” is claimed by oral historians as the source of the name “Igbomina” from “*Ogbo mi mo ona*” or “*Ogbo mo ona*”, a statement attributed to the original Òràngún, meaning “My Ogbo knows the way”, or “The Ogbo knows the way. “It is by this appellation that the Yoruba sub-ethnic group of north-eastern Yoruba land (in Osun and Kwara States of Nigeria) is called.

However, this translation of Ogbo is only one interpretation. In standardized Yoruba, “Ogbo” in fact means Long Life, or Senior citizen, depending on where the

accents are. “Ada”, is the Yoruba word for cutlass, *Ogbo mi mo ona* would therefore correctly translate to “My elder shows me the way.”

2.4.2 Population

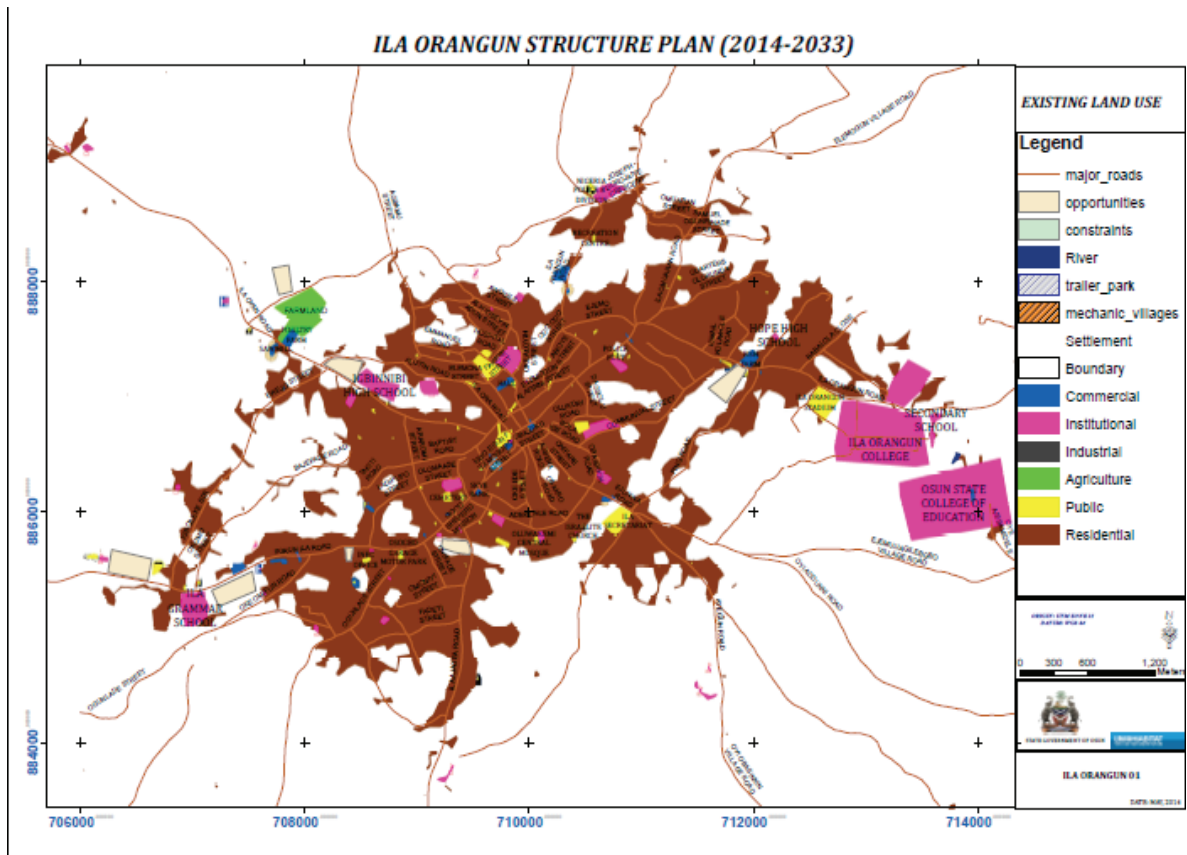
The population of the State of Osun is estimated at 3.42 million people according to the 2006 National Population Census, compared to Bayelsa State with the least population of 1.78 and Kano state officially with the highest being 10.20 million people. The state ranks 19th position in population size and accounts for 2.45 per cent of the National population. With 414 people per square km, State of Osun ranks 10th position in terms of population density compared with 44 for Taraba and 2649 for Lagos State. The State of Osun has 30 Local Government Areas and the Ife East Area Office, Modakeke.

TABLE 2.2 Population by Size of Household, Number of Household and Sex in Ifedayo LGA

Size class of household	Number of household	Both Sexes	Males	Females
Total	8,214	37,508	19,227	18,281
1 Persons	1,119	1,119	1,047	72
2 Persons	1,772	3,544	1,874	1,670
3 Persons	950	2,850	1,326	1,524
4 Persons	965	3,860	1,897	1,963
5 Persons	931	4,655	2,334	2,321
6 Persons	680	4,080	2,114	1,966
7 Persons	564	3,948	1,995	1,953
8 Persons	603	4,824	2,482	2,342
9 Persons	40	360	164	196
10 Persons	60	600	273	327
11 Persons	59	649	300	349
12 Persons	74	888	432	456
13 Persons	84	1,092	535	557
14 Persons	98	1,372	645	727
15 Persons	108	1,620	803	817
16 Persons	87	1,392	679	713
17 Persons	-	-	-	-
18 Persons	4	72	36	36
19 Persons	1	19	13	6
20 Persons	1	20	9	11
21 Persons	-	-	-	-
22 Persons	-	-	-	-
23 Persons	-	-	-	-
24 Persons	2	48	20	28
25 Persons	-	-	-	-
25 Persons	12	496	249	247

Source: NPC: Osogbo

FIGURE 2.5 Existing Land Use in Ila-Orangun Planning Area



Population remains a major issue affecting urban planning in Nigeria as the 2006 National Census of house-holds and population is yet to be disaggregated beyond the level of local government areas. Consequently, the population of individual settlements within the Planning Area cannot be readily determined. However, for the two local government areas that are fully contained in the study area - Ila LGA and Ifedayo LGA - the populations can be assumed to represent figures for the axis. The population figures for Ila Local Government are shown in Table 2.1 and for Ifedayo Local Government in Table 2.2. In 2006, there were 13,842 households with a total population of 62,049 in Ila LGA. This population consisted of 31,488 males and 30,566 females. Other attributes are shown in Table 2.1. In Ifedayo Local Government Area, there were 8,214 households with a total population of 37,058, comprising 19,227 males and 18,281 females (Table 2.2.)

2.4.3 Spatial Development of Ila-Orangun

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

2.4.4 Existing Land Use in Ila-Orangun Planning Area

Residential

Residential land use constitutes the major land use in Ila-Orangun Planning Area and accounts for about 70% of the total built-up area of Ila-Orangun town. This comprises individual compound units and apartments in the core area with a combination of single-room rental buildings, flats, individual estates and schools in the outlying areas. Majority of dwellings here are generally older than what exists in other areas. This zone is followed by a sparse newly developing area where the houses are of better quality than those of older zones and consist of modern buildings interspersed by few traditional house types.

Public/Semi-Public Land Use

The land uses in this category include health, education, religious and community service institutions and public administration. They comprise schools, hospitals, banks, police station, telecommunication masts, PHCH offices, Government houses, officers and Secretariat complex. Most of these uses are dispersed across the city but some are concentrated along the main roads

Commercial Land Use

Commercial Land Use constitutes about 6.36% of the total developed areas. Apart from the few pockets of localized markets, most of the commercial activities occur along major transport routes. Such linear commercial development is found along major axis of the town. In addition to the commercial areas, residential neighbourhoods are dotted with major departmental stores, retail hotels and petrol stations.

Educational Land Use

There are several voluntary agencies and private individuals actively involved in providing qualitative elementary and post-elementary education in Ila. Among the major educational institutions is the Ila College of Education, though there are indications that the classroom facilities are currently over-stressed and there is need for expansion. A survey of the physical condition of educational facilities in the Planning Area shows that most government-owned primary and secondary schools are in poor condition. Specific problems with these schools include dilapidated/dilapidating buildings, broken doors and windows, insufficient furniture as well as blown-off roofs due to rain storms. The State Government of Osun has embarked on the construction of Model Primary Schools in the state through the **0' Schools Programme** which is adopted to transform the educational system in the state to meet modern needs.

Recreational Land Use/Open Spaces

Land use in this category can be grouped into active/organized and passive/unorganized uses. The active land uses include formal recreational grounds, the different school fields and play grounds and all other open children playing spots. The passive uses on the other hand include un-used open spaces within the town.

Industrial Land Use

There are several small to medium scale industries in the Planning Area. These include cloth weaving and dyeing, ironmongery works, soap making, bakeries, saw mills and other service functions like electronics, tailoring and motor mechanic activities. These small industrial concerns are located within the extensive residential development zones.

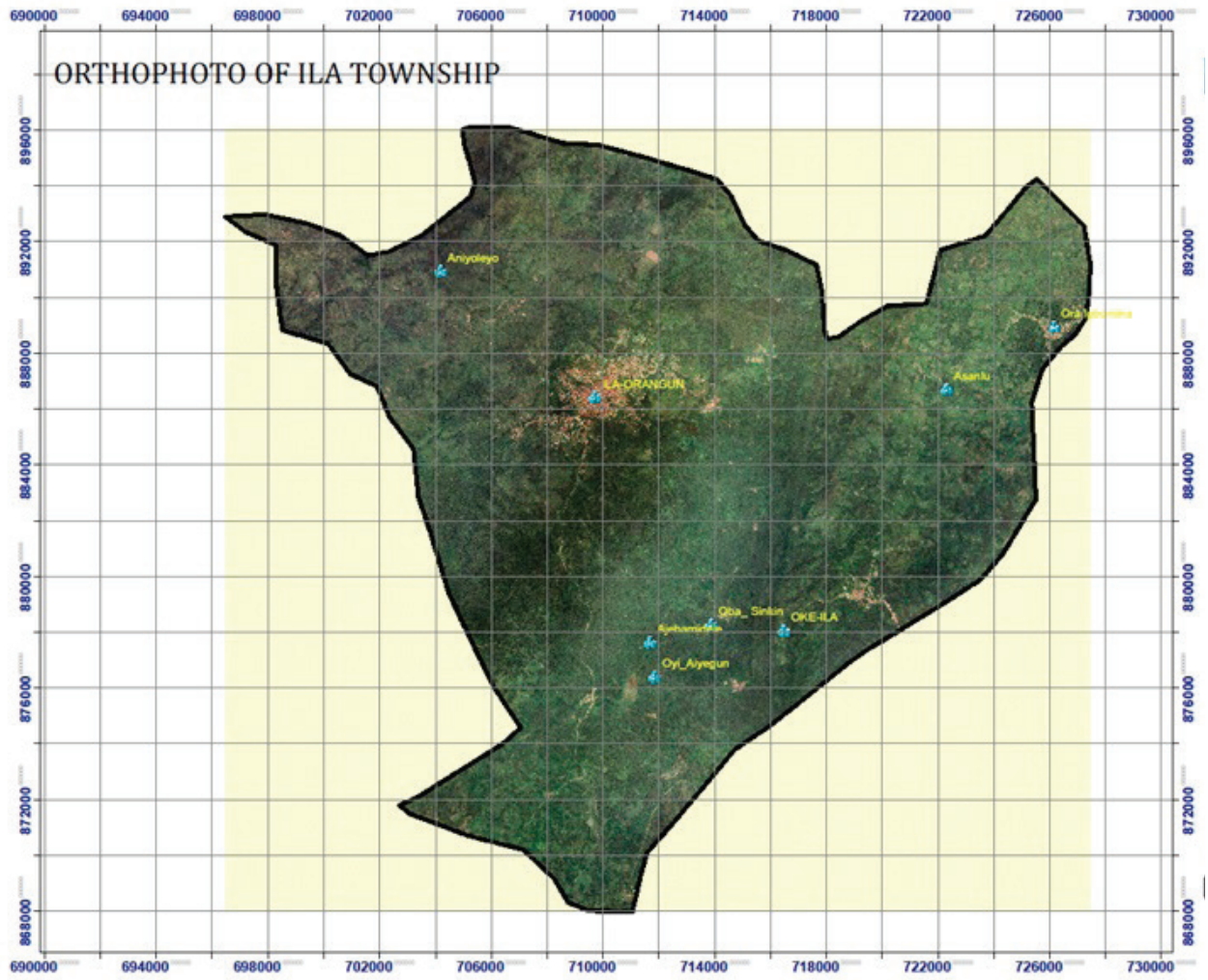
Mixed Land Use

Mixed land-use is a common feature across the Ila-Orangun Planning Area. For instance, pockets of other activities can be found within predominantly residential areas, including such service industries and commercial activities like retail shops, barbing saloons, goldsmiths and beer parlours. Similarly, there are some residential developments within areas where industries like sawmills, auto mechanic workshops and block making industries are located, while some buildings and mosques are used as learning centres for Arabic and Islamic studies and Church premises have been converted to Nursery/Primary School and shops. Besides, all the buildings fronting the main roads serve both residential and commercial purposes and in many cases the rights way, drainage channels and road shoulders are completely encroached upon. These types of mixed land use constitute a danger to inhabitants and violate planning rules and regulations.

2.4.5 Settlement Patterns in Ila-Orangun Planning Area

The largest other settlement outside Ila-Orangun in the Planning Area is Òkè-Ìlá Òràngún (often abbreviated as Òkè-Ìlá), an ancient city that was capital of the ancient Igbomina, a Yoruba city-state of the same name. Òkè-Ìlá Òràngún is currently the capital of Ifedayo Local Government Area. The Ifedayo LGA Secretariat is located on the northern outskirts of the town. Other settlements in the Planning Area are Aniyoleyo, Oyi Aiyegun, Ajebandele Asanlu and Ora Igbomina as shown in Figure 2.5. These settlements are all mainly agricultural communities.

FIGURE 2.6 Ila-Orangun Ortho Map



03

DEVELOPMENT ISSUES
IN ILA-ORANGUN
PLANNING AREA

3.1 PROFILING ILA-ORANGUN PLANNING AREA

The Profile study conducted on Ila-Orangun Planning Area between January and May 2013 focused on the thematic areas adopted under the RUSPS framework. These are Shelter and Slums, Local Economic Development, Governance, Gender, Heritage, Environment, Urban Basic Services, Urban Safety, Disaster Risk Reduction and Transportation. The various development issues identified in the profile study were thereafter presented to stakeholders at the City Consultations held in Ila-Orangun on Tuesday, 23rd July 2013, during which consensus was reached in respect of each of the issues 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 Ila-Orangun have been referred to in the appropriate sections of this Report, while the **ILA-ORANGUN City Declaration** can be found in Appendix 1.

3.2 DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 SHELTER AND SLUMS

Shelter, comprising a house, infrastructure and basic services, is classified by the UN-HABITAT, as a unit of habitation. Shelter encompasses the physical structure occupied by human beings and it represents one of the basic needs of people in any society. Shelter also serves many other important purposes like its value as a commodity (capital good for commercial purposes).

Prevalence of Slum Conditions

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

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

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

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

Field studies by the Consultants have identified chronic housing deficiencies and poor social and residential environments as the major prevailing shelter issues in the core area of Ila-Orangun. Until the implementation of a state-wide infrastructure rehabilitation and renewal programme (**O’ Renewal Programme**) by the Ogbeni Rauf Aregbesola administration in the State of Osun, urban growth and development in Ila-Orangun was largely unregulated, a situation reflected in haphazard construction of residential buildings and allied uses with little or no compliance with the extant physical planning regulations requiring adequate setbacks from access routes, airspaces within structures and other building and health codes, including zoning or sub-division regulations.

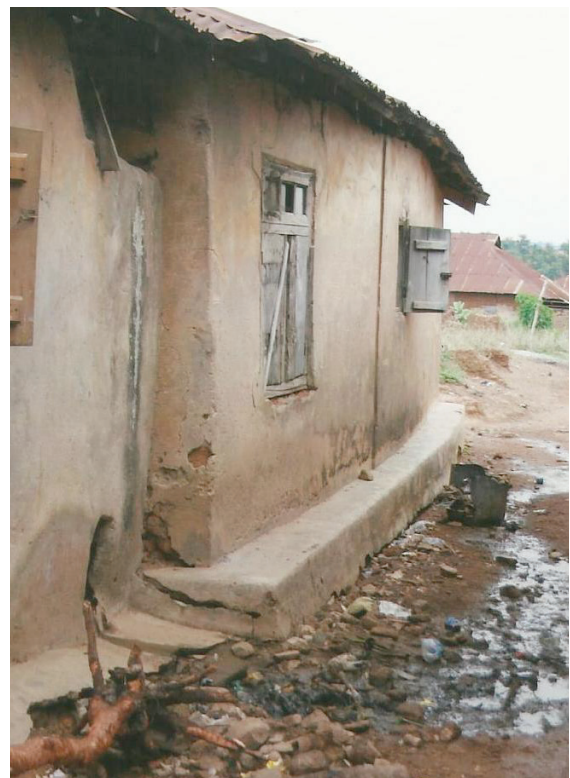


Plate 2: Unsanitary housing and planning conditions in Ila-Orangun Core Area

TABLE 3.1 Elements of UN-HABITAT’s Five Shelter Deprivations as Measures of Slums

Element	Description	Features of Acceptable Conditions	
1	Structural quality or durability of dwellings	A house is considered durable if it's built on a non-hazardous location and has a permanent structure, adequate enough to protect its occupants from extremes of climatic conditions – e.g. rain, cold, humidity etc.	Permanent building materials are used for walls, roof and floor Compliance with building codes Building not in a dilapidated form Dwelling not located on or near toxic wastes Dwelling not located on flood plain Dwelling not located on steep slope Dwelling not located on a dangerous right of way
2	Sufficient living space that is not overcrowded	A dwelling unit is considered adequate if it can provide living area for household members, if not more than three persons sharing the same habitable room	Density of not more than 2 persons per room
3	Access to improved water	A household is considered to have access to improved drinking water, (if it has, at least 20litres/person/day for family use), at a cost less than 10% of household income and without household members being subjected to extreme efforts, especially to women and children	Piped connection to dwelling Public water stand pipe Borehole Protected Spring water Protected dug wells Rain water collection
4	Access to Improved Sanitation	A household is considered to have access to improved sanitation if an excreta disposal, either in the form of a public or private toilet, is shared with a reasonable number of people	Direct connection to a public piped sewer Direct connection to septic tank Access to Pour-flush latrine or to a Ventilated Improved Pit (V.I.P) Latrine
5	Security of Tenure	Security of tenure is the right of all individuals and groups to effective protection by the State, against arbitrary or unlawful evictions. (Eviction is the permanent or temporary removal against their will, from their homes or land they occupy, without access to legal or other forms of protection)	Evidence of documentation that can be used as proof of secure tenure Household with formal title deeds to both land and building Household with formal title deeds to either land or residence Household with enforceable agreements or any document as proof of tenure arrangement De-facto or perceived protection from forced evictions

Source: “Affordable Land and Housing in Africa”- UN-Habitat (2004)

TABLE 3.2 State of Osun: Percentage Distributions of Households by Type of Housing Unit

Year	Single Room	Flat	Duplex	Detached Building	Other Types
2007	79.2	8.7	0.0	12.1	0.0
2008	81.9	7.1	0.0	11.0	0.0
2009	-	-	-	-	-
2010	77.9	8.4	0.2	13.5	-

TABLE 3.3 Osun Percentage Distributions of Households by Type of Toilet Facility

YEAR	NONE	TOILET ON WATER	FLUSH TO SEWAGE	FLUSH TO SEPTIC TANK	PAIL/BUCKET	COVERED PIT	UNCOVERED PIT	VIP LATRINE	OTHER TYPES
2007	50.1	1.0	0.7	13.2	0.0	33.5	1.0	0.4	0.0
2008	2.4	0.3	0.7	8.9	0.0	32.5	0.5	1.4	53.3
2009	40.3	-	1.2	17.5	0.2	37.1	3.0	0.6	0.2
2010	42.5	0.8	5.8	14.3	0.5	25.9	3.5	2.3	4.5

TABLE 3.4 Osun Percentage Distribution of Households by Types of Fuel for Cooking

Year	Electricity	Gas	Kerosine	Firewood/Grass	Coal
2007	0.8	0.2	27.1	56.0	15.9
2008	1.2	0.0	45.7	49.6	3.5
2009	0.8	0.6	51.7	42.0	5.1
2010	0.3	0.5	58.3	38.8	1.8

Source: National Population Commission

TABLE 3.5 Ila Planning Area: Distribution of Regular Households by Type of Housing Unit

	Total	House on separate stand or yard	Hut/ 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
ILA	13605	9281	446	1784	874	1038	15	167
IFEDAYO	8173	5863	392	756	415	464	120	163

TABLE 3.6 Ila Planning Area: 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 Government Ownership	Other
OSUN	730313	452264	21687	94428	27696	98811	9090	9032	12399	4906
ILA	13605	9385	398	1805	298	1147	94	131	185	162
IFEDAYO	8173	5945	160	1315	290	266	20	32	86	59

Characteristics of Slums in Ila-Orangun Planning Area.

1. Haphazard development (absence of physical development plans);
2. Absence of public facilities and amenities;
3. Very high population density (439.98 persons/hectare);
4. Mixed land uses with dysfunctional location of activities for residential, commercial and small scale industrial uses;
5. Lack of water or provision for sewage and electricity;
6. Lack of adequate toilet facilities;
7. Rising crime rate and related problems involving social miscreants, robberies, rapes and other anti-social misdemeanor;

8. Overcrowded room occupancy rates and high occupancy ratio;
9. High vulnerability to flooding or fire incidents due to poor/lack of standard airspace between buildings.

Majority of the dwellings within the traditional core of Ila-Orangun city and other settlements are of the old Corridor Access “Brazilian design” (locally called “*face-me-I-face-you* houses), several of which date back to the pre-colonial period built without any discernible layout planning.

Essentially, slum developments in Ila-Orangun are pre-dominantly found in the areas inhabited by indigenes. These include neighbourhoods surrounding the Oba’s palace and the adjoining Oba’s markets in the two major towns with little or no provision for good sanitation or effective vehicular or human movement. Developments in these areas differ significantly in both design and quality from houses found in the relatively newer neighbourhoods of Ila-Orangun and Oke Ila.

TABLE 3.7 Ila-Orangun Planning Area: 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
ILA	13605	1483	457	1052	1157	1706	765	2632	475	3878
IFEDAYO	8173	398	315	681	626	1654	458	1494	403	2144

TABLE 3.8 Ila-Orangun Planning Area: Distribution of Regular Households by Tenure Status of Dwelling Unit

STATE	Total	Owned	Owned but not yet paid off	Rented	Occupied rent-free	Squatting	Others
OSUN	730313	432938	17318	208531	66000	3641	1885
ILA	13605	8656	255	3711	874	64	45
IFEDAYO	8173	5901	263	743	1251	9	6

TABLE 3.9 Ila-Orangun Planning Area: 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
ILA	13605	393	242	172	8410	749	492	2981	61	105
IFEDAYO	8173	40	60	5	1549	846	113	5473	34	53

TABLE 3.10 Ila-Orangun Planning Area: Distribution of Regular Households by Type of Toilet Facility

STATE	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
ILA	13605	1473	5322	369	168	1214	4998	61
IFEDAYO	8173	212	1302	156	54	719	5710	20

TABLE 3.11 Ila-Orangun Planning Area: Distribution of Regular Households by Method of Solid Waste Disposal

STATE	Total	Collected	Buried by Household	Public Approved Dump site	Unapproved Dump site	Burnt by Household	Other
OSUN	730313	51988	42960	122459	280247	219714	12945
ILA	13605	737	690	3532	5594	2852	200
IFEDAYO	8173	163	208	1432	5137	1071	162



Plate 3: Newer Neighbourhood Development in Oke Ila

The impact of the Town Planning Authority established shortly after the nation's independence has been minimal and areas that can be classified as planned environments came about in the form of Town Planning Schemes/Estates. The two schemes in Ila-Orangun Planning area are around *Alaba Meta* and *Adeniji*. However, these schemes still lack the basic infrastructure and services required in planned housing estates and are therefore becoming 'glorified slums.'

The field survey indicates an average household size of six persons per household in the Planning Area, which is in line with the Yoruba cultural inclination towards

large families and the extended family structure. Such high housing density and occupancy ratio invariably places undue demand on the already stretched urban services, thus accentuating the rate of environmental decay in the Planning Area.

Generally, access to improved sanitation in the urban and rural areas was given as 42.7% and 30.1% respectively while access by the poorest households inhabiting slums was about 8.6%, which is significantly low when compared with 52.1% in the richest households. (MDG's Performance Tracking Survey Report (2012) by the National Bureau of Statistics, May 2013)

Security of Tenure

Though land ownership/occupation in the Planning Area largely operates under the customary land tenure system, residents of Slum areas in the city do not enjoy secure tenure, except through inheritance or title transfer, since security of tenure is only assured through the issuance of **Certificates of Occupancy** as enunciated in the Land Use Act of 1978 and majority of the residents do not appear to have valid titles to their properties.

Land prices are often quite high and thus beyond the capacity of many residents, as there is no pro-poor approach to land ownership. Due to inadequacies of land use planning, conflicts of ownership of land, lack of proper demarcation of plots and base maps as well as non-compliance with town planning regulations are the critical land management problems within the slum areas.

Land Administration

In the State of Osun, four categories of land records are in use. These are:

1. Certificate of Statutory right of Occupancy;
2. Deed of Assignment;
3. Deed of Sublease;
4. Power of Attorney.

The Ministry of Lands, Physical Planning and Urban Development and the Office of the Surveyor-General are involved in Land administration at the state level, while Local Government councils are involved in land administration matters in their respective areas of jurisdiction with respect to such activities as land acquisition, compensation assessment and re-settlement issues.

The Town Planning and Land Services Department performs physical planning functions at the Local Government level. The department also issues the final approval to development proposals in the 30 Local Governments and Ife-East Area Office. In the case of major development projects like Petrol Filling Stations, Hotels, Banks, Schools, Industries, Shopping Complexes etc., the developer applies for planning permit at the Ministry and obtains final approval at the Local Government.

However, because Land Administration in the State of Osun is yet to be fully updated, the system shows signs of inefficiency, particularly with regard to documentation and human capacity issues, which have contributed to the inability of the Lands Department to meet contemporary operational demands. The State generates funds from premium payments on land, as well as charges for annual ground rent and prop-

erty tax. The fees chargeable on different land-related transactions vary and are clearly stated in the annual budgetary provisions of government at the beginning of each financial year of government. Land governance or administration involves the input or participation of virtually every arm of the State government in one way or another, since they all are stakeholders.

The Town Planning Departments in the two local government Councils in the Planning Area administer the housing schemes (though government ownership of the two Schemes is the subject of a legal challenge in the law court). The Ila local government lays claim to extensive parcels of land located in different parts of the city for agriculture and allied uses beside Planning Schemes. Stakeholders confirmed that 10 plots of land in Ila-Orangun may have been allocated for markets, but no new market has been constructed to date despite calls for the development of a decent market as well as rehabilitation of roads leading to the existing market site.

The proposed State of Osun Urban and Regional Planning Bill has a total of 103 sections and seven parts, proposing at the local level:

1. District plans
2. Development Guide Plans
3. Town Plans and
4. Local Plans

In order to effectively execute the state government's initiative to address the proliferation of Slums within Ila-Orangun City and the surrounding settlements, the Town Planning and Land Services Department of the Local Government would require adequate funding to enable them embark on physical planning projects in collaboration with the State under the reformed Planning Framework.

Government of the State of Osun remains the major source of funding for slum upgrading in the state, with input from all related agencies. To accomplish this, the Lands Department has embarked on capacity-building programmes with the support of the United Nations Development Programme (UNDP) in the areas of Geographical Information Systems (G.I.S) and computerisation of land administration system in the State.

However the dearth of competent professionals like town planners, estate surveyors and valuers, land surveyors among others to handle land-related issues efficiently appears to be a factor currently retarding progress in this regard.

Also, at the Local Government level, land administration is not effective and people acquiring land have to

apply for the global Certificate of Occupancy from the state in order to secure allocation. The State Ministry of Lands, Physical Planning and Urban Development is currently in the process of establishing a Land Information Management System tagged OLIMS (Osun Land Information Management System). This will enhance the seemingly inadequate database on records on land title registration which has made it virtually impossible to determine either the average time required to register land titles or the cost of registration. Furthermore, the E-payment system introduced has reduced the level of corruption in land administration.

However, no local government authority in the state, including Ila and Ifedayo Local Governments, currently operates LIMS. It is expected that the ongoing reform in land administration at the State level will be extended to Local Governments in the state

Slums and Shelter: Major Issues

- There is no known conflict between state and local government regulations and practices vis-à-vis national legislation and policies as far as land rights for the poor are concerned, neither is there any discrimination according to gender.
- Currently, no land use plan is known to exist which positively discriminates/promotes access to land for the poor and under-privileged male or female. The two schemes within the planning area – *Alaba Meta* and *Adeniji* - are also not affected by these limitations. Because financial resources determine access,

allocation of land is available to the public upon payment of the approved premiums. High land prices and complex bureaucratic processes however constitute the major factors limiting the ability of the poor to secure land rights;

- Group discussions during the consultation revealed that specifically in Ila-Orangun, women do not show a lower propensity to acquire property than men. However, constraints that the poor face in securing land rights include high land prices and inability to comply with the standard set by the national building code (i.e. high design standard, sound building materials and professional input during construction);
- The Local Government Authority’s Land Use Policies which seeks to make plots available for allocation to all applicants is a strategy to discourage the further growth of slums. However the policies are not very effective yet;
- Conflicts of ownership of land, lack of proper demarcation of plots, lack of base maps for Ila-Orangun as well as non-compliance with town planning regulations are the critical land management problems within slum areas.
- The government has never carried out any urban renewal scheme in Ila-Orangun, therefore issues relating to evictions and its attendant implications do not arise.

TABLE 3.12 SWOT Analysis on Slums and Shelter

Strengths	Weaknesses	Opportunities	Threats	Priority Projects
Existence of federal and State legislation and policies guiding housing development and physical planning.	No formal physical planning blueprint for Ila-Orangun or any of its satellite towns	Utilizing resources available under the State’s Six-Point Integral Action Plan to implement the new Structure Plan’s Slum upgrading proposals	Exorbitant land prices and high cost of building preclude the poor and women from accessing good housing	Slum upgrading through the State Urban Renewal project in the Central zone of Ila-Orangun to address slum issues.
Existence of both legal and traditional land tenure system	Non-existence of up-to-date State town planning law to discourage and or upgrade slums.	Encouragement of NGOs and CBOs to increase their level of participation in slum upgrading/renewal.	Proliferation of slums, in the just developing outlying areas of Ila-Orangun.	Design and develop new housing Estates or site and services layouts in the outlying areas of Ila-Orangun.
Existence of a weak land-use planning system although can be improved upon.	Non-existence of a pro-poor and pro-women land ownership policy.	Getting people sensitized on the benefits of developing housing estates	Unwillingness of slum dwellers to relocate due to socio-cultural and religious affinity	Digitalizing the land administration system to facilitate land titling processes and improve access to land ownership to women, the poor and other vulnerable groups.
	Inadequate fund availability to curtail deficiencies in the provision of good housing and slum upgrading			Mobilizing funds, both internally and externally, for capacity building and project implementation

3.2.2 LOCAL ECONOMIC DEVELOPMENT

Major Economic Sectors and Establishments

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

However there is a demand for new fast and high yielding breed of palm tree as it is believed that the wild growing breed is experiencing reduction in yield production capacity. The palm oil products are consumed locally while the cracked palm kernel is sold to traders from Ibadan. The uses to which the kernels are put are not too clear to the sellers, but if explored, could form the basis for further business opportunities. There is a clear demand for machines for washing boiled palm as the process being used is still rudimentary.

Palm wine tapping is a common traditional profession of the indigenes of Ila-Orangun. The skills for palm wine tapping had been acquired over generations and thus the palm wine industry is lucrative although it has not been effectively exploited sufficiently enough to drive the city's competitiveness and generate growth for the community. Rather the indigenes now regard as derogatory their being associated with palm wine business. The wine is mainly sold at local markets and to a less extent in neighbouring markets such as *Arandun Igbomina*. The South West regional market has not been effectively exploited for palm wine neither has value addition featured in the processing of the drink.

Oke Ila is the cocoa base of the area while economic tree crops such as oranges, mangoes, cashew and other cash crops are found in Oye Ayegun and Oye Adio.

A large segment of the population is also engaged in commercial/trading activities. There are two main markets in Ila-Orangun: A daily market called *Oja Oba* (near the Oba's palace as the name indicates) and, *Oja Obi*, a five-day market historically known for kolanuts trading, but which has now transformed into a general market. Majority of the activities revolve around the agricultural sector in areas of farming, food processing, animal husbandry, wholesale and retail activities (petty trading). The market days play very important roles in the lives of residents as many of the economic activities of the town and neighbouring areas revolve around the markets days.

Since economic activities in Igbomina land are currently limited to small scale commercial activities, food processing cottage industries and petty trading, incomes are perceived to be generally low. People who may be regarded as having relative access to regular income are the civil servants working with the Local Government and in the few Federal and state MDA offices; petrol station owners; wholesale traders; transporters and produce buyers (cocoa and palm kernel).

Prominent institutions located within the community which are major employers of labour are the Nigerian Mobile Police Training College, owned by the Federal Government, Osun State College of Education, owned by the State Government and The Spirit of Life Bible Church Training Institution owned by a religious group which has about 200 students. Being a small community with limited commercial activities to attract visitors from other towns, there are only three small hotels in the town, namely Prince Court, Joyful



Plate 4: Women sun-drying agricultural produce in Ila-Orangun Planning Area



Plate 5: A Palm Oil Processing Site in Ora-Igbomina



Plate 6: Palm Wine Tapper in Ila-Orangun

Hotel and J Marvellous Hotel. They each have modest infrastructure but there are possibilities for expansion. Some mechanised palm oil processing activities are located in the area. There are a total of 18 Petrol stations in Ila-Orangun, 15 of which are operating effectively. Private operators run public transportation in the form of taxis at a rate of N30-N50 per drop.

A few industries exist in Ila-Orangun, but the size and employment capacity of the enterprises are modest considering the level of unemployment especially among out of school youths in the community. Saw-milling is the most common industry. Other notable ones are carpentry, blacksmithing and welding. In addition to a poultry farm owned and run by the Local Government, there are a few other private establishments including Awotunde Feed mill, Rotuns Farms - a large poultry/fishery farm, a Garri processing factory and Ajeroba Farms.

Some private enterprises located around Oyan, a few kilometres to Ila Orangun, also employ a sizable number of workers. These include TJ Quarry, Starch Factory and Farms. Other institutions include the General Hospital and the Local Government secretariat.

Constraints limiting Economic Activities

People face a number of constraints in securing jobs because there are only few formal employment opportunities in the Planning Area. A recent embargo on new employment has been lifted at the state level, but is yet to be lifted at the local government level and no terminations of employment in the L.G.As.

The most major economic constraint faced by self-employed people is limited access to finance, as opportunities to access credit for working capital and other financial needs are limited by the distance to Osogbo where many credit institutions exist. There is no intervention programme or financial compensation for bankrupt businesses either.

Formal sector workers are able to address the problem of lack of access to finance is through the participation in cooperative societies within their organisations and communities. Major banks operating in Ila include Skye Bank, Mainstreet Bank and Pathfinder Microfinance Bank, though only one has a fairly reliable ATM service in the community. There are also banks and ATM machines in the College of Education and the Police Training College but their services are not always very reliable.

The Bank of Agriculture (BOA) is a major stakeholder in LED activities in the state. Through the Recovery Centre in Ila-Orangun, many farmers and processors are able to secure loans for their LED activities. The best performing facility in the BOA portfolio is co-funded collaboration with state government such as QIIP. Interest on agricultural loans is 12 % while for

trading it is 20%. Interest rates on loans from comparable Microfinance banks in Ila-Orangun, Oyan and Okuku range from 25-28%. Many people in the study area complain of these rates but have to use the facility of the banks when they are desperate. There are also allegations of diversion of funds by persons seeking to take advantage of the relative interest rates.

The Bank of Agriculture previously had one of its six state branches in Ila-Orangun, but the branches have now been collapsed to three. The now collapsed Ila-Orangun branch which was one of the most viable in the South West, competing effectively with Osogbo in terms of repayment records, had benefitted from its location within the main market next to the Oba's palace. Transaction costs for the bank were therefore low because on market days, clients voluntarily approached the bank to repay their loans and in cases of default, the Oba was consulted.

The former BOA branch at Ila-Orangun and other collapsed branches in the rural towns now serve as recovery centres for old loans, while new loans in the area have to be negotiated from the Osogbo office. People have complained of the distance and the associated transaction costs, which have become a major disincentive and barrier to accessing credit in the Planning Area.

Also to address the problem of low access to credit in Ila-Orangun as in other parts of the state, cooperative thrift and credit societies have existed to take care of the microcredit needs of the people although they are limited in scope, given the low incomes of people and their low savings capacity. Recently introduced financial inclusion strategies by the Federal Government are therefore yet to make appreciable impact as people still rely on informal methods of financial transactions.

Another major constraint experienced by people in this planning area in relation to their economic activities is the drudgery associated with their agricultural production processes. Many of these are still done manually and despite availability of new processing equipment in Osogbo (Niji Lukas and Abiola Electricals), many of the people who engage in processing consulted around Oke Ila and Ora Igbomina are not aware of these facilities. Although they have formed well organised groups such as those processing palm oil, they have not effectively taken advantage of the economies of scale derivable through their groups.

Other constraints arise from the effects of climate change-related incidents like and flooding on fisheries and agriculture in general. During nation-wide flooding that occurred in 2012, farmers and artisanal fishers in the Planning Area suffered devastating consequences due to the absence of a clear insurance policy. Even when they insure with Nigerian Agricultural Insurance Corporation (NAIC) as stipulated by BOA in

their terms of credit, the farmers do not feel protected by the NAIC in the case of any mishap.

The inadequate provision of market places is another constraint which has made traders to sell their wares along the road sides, contrary to existing regulations against street trading. In particular, there are demands for markets in Isedo 1, 2 and 3 while the market in Ora is in need of rehabilitation. The road to Ayegun is also in a deplorable condition and this hampers the activities in the market. Also, in existing markets within all the settlements, women complain about the lack of toilet facilities in the markets.

Local Economic Development Intervention Strategies

All the three tiers of government - Federal, State and Local Government – are currently implementing Local Economic Development strategies in the Planning Area towards promoting access to jobs for the people. The programmes are all being administered through facilitation by the relevant Local Governments. For the Federal and State projects, the Local Governments act in the capacity of identifying target beneficiaries, guiding external personnel where necessary and monitoring programme implementation. However, Local Government officials claim to face challenges in the administration of Federal projects which often appear to be imposed programmes with little relationship to the local context, while in other cases some of the projects are not backed with adequate financial resources, thereby compromising effective implementation at the local government level.

Federal Local Economic Development Intervention Strategies:

1. National Directorate of Employment Programmes - training of youth for skills acquisition and granting of start-up capital;
2. National Poverty Eradication Programme (NAPEP) -not very extensive;
3. MDG Conditional Grants Scheme;
4. Community – Development Programme (World Bank Supported);
5. FADAMA I, II and III programmes;
6. SURE-P (a recent programme being supported through the gains of the oil subsidy).

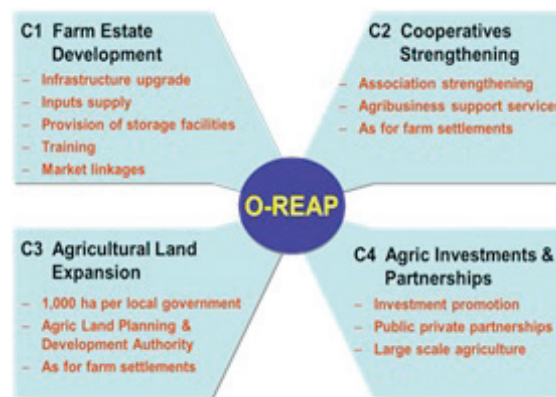
State Local Economic Development Intervention Strategies

As in other LGAs in State of Osun, the study LGAs are involved in the state government’s LED focused strategies which include:

- a) **O-REAP (Osun Rural Enterprise and Agriculture Programme):** O’REAP has as its strategic objectives, Food Security; Job Creation and Youth Empowerment; Economic Transformation and Wealth Creation that will lead to increased household income and State IGR. These are all within the framework of the Six-Point Integral Action Plan of the administration. The activity components of O’REAP include Farm Development, Cooperatives Strengthening, Agricultural Land Expansion and Agricultural Investments and Partnership. The programme adopts an integrated approach, involving different implementing MDAs.

In order to arrest youth unemployment and the attendant social menace in the state, government approved the commencement of O-REAP Youth Academy. The Academy will equip 610 youths annually with modern skills and techniques in the agricultural practices. They will also be assisted with farm lands. There are nine training centres in Osogbo (Kelebe), **Ila-Orangun**, Ede, Ile-Ogbo, Wasimi (Irewole), Ilerin (Ilesa), Esa-Odo, Ile-Ife and Oyan. Each local government is required to recruit between 20 – 50 participants each year. Stipends of N4,000 per participants is paid at the end of every month to cover transportation to and from farm centres.

FIGURE 2.7 O-REAP Activity Components



One of the achievements under the implementation of OREAP in the Planning Area is the refurbishing of the 1,000 MT capacity warehouse in Oyan, which had been abandoned since 1991.

- b) **Quick Impact Intervention Programme (QIIP):** QIIP is a short term intervention programme established to fill identified needs-gaps among small to medium scale farmers in order to engineer the process of food sufficiency and increased income through timely, high impact interventions. This is critical to achieving the full impact of the O-REAP large scale farming initiative. The strategic objectives are to increase agricultural yield through short to medium term support for co-operative farmers in the various planting seasons within a calendar year; increase employment opportunities and income in order to reduce poverty significantly within the time frame of one year; and, improve the process and recovery of loans, credits and advances to co-operative farmers within stipulated pay-back period.

In addition to some groups that benefitted from the QIIP loans in the Planning Area, groups that have a comparative advantage in the production of select crops were also assisted financially through the facilitation of BOA. In particular, sweet potato farmers were able to secure QIIP given the importance of the crop in the area. The Igbomina area is noted across the country for the production of Sweet Potato, while Oyan in the Odo Otin Local Government Area is the National Headquarters of Sweet Potato Growers Association. Therefore, 10 members each from 10 associations/groups were given a total loan of N 9 million (N900,000 each) under the QIIP lending arrangement through BOA during the last planting season.

The sweet potato enterprise has the potential to become a major commercial investment capable of boosting the local economy of the area and the state, as recent research findings have revealed the nutritional value of sweet potato, thus creating effective demand for the crop as a preferred tuber for consumption and industrial purposes. The optimum yield capacity of sweet Potato is 10.5 metric tons per hectare. The completion of the 1,000 MT capacity warehouse in Oyan (abandoned since 1991) which is underway is another on-going project expected to boost enhance the efforts of the state government ensuring food security in the state at large.

- c) **Aquaculture Project:** Under this project the five existing Government fish farms, located at Osogbo, Ilesa, Ila-Orangun, Ode Omu and Oke Osun (Osogbo) serve as pilot or demonstration centres for the training of potential fish farmers, post primary school pupils, Co-

operative groups, graduates of higher institutions in the modern aquaculture techniques

- d) **O-YES** is another LED-related initiative which was designed partly in view of the core challenge of mismatch in skills between those demanded by employers and those acquired in schools, which is often seen as an indicator of the endemic global youth unemployment crisis. Government approach is to improve the relevance of non-formal training to fill competency gaps created by out-of-school young people. Also of note is that out-of-school young people have abridged capacity to earn livelihood, in spite of the decline in the stock of skilled labour work force. O-YES programme is therefore designed to breed a community of socially responsible youths engaged in productive work, conscious of global issues and driving positive change. Hence the broad perspectives include; functional education, employment, skills acquisition and human rights education.

Government of State of Osun employs this programme to help channel the lateral potential of young people into productive social and economic activity, whilst at the same time being mindful of their current livelihood conditions and capabilities. Over 500 candidates from **Ila-Orangun Planning Area** were admitted to the pilot phase of the scheme on an allowance of N20,000 monthly. Therefore through this scheme over N10 million is directly or indirectly injected into the economy of this area monthly with the attendant multiplier effects on the livelihood of the citizens of the area. Life academies are also established in each of the nine federal constituencies of the state and Ila Orangun has one of the academies.

LG Local Economic Development Intervention Strategies

The roles played by the Local Government in LED include coordinating monthly meetings with Community Development Associations and disbursement of annual grants to assist in facilitating development projects. Different trade and social associations are also registered with the Local Government for easy identification by different stakeholders including external institutions.

The state organizes skills acquisition programmes through the L.Gs for men and women at the local Government level. Some are run by the Local Government while others are organised by the state Ministry of Women Affairs and implemented through the relevant department in the Local Government. The Local Government has for over 20 years also run a poultry farm which is still functional. It will be essential, however,

to review the possibilities for scaling up and diversifying its ownership structure to make the project more sustainable.

Across the state, arrangements have been put in place for inter-ministry/agency collaboration by which relevant MDAs bring their relative strengths to bear on the effective implementation of programmes. For instance, the Osun State Broadcasting Corporation (OSBC) contributes radio and TV airtime for the dissemination of training and information to farmers as a public service. At the various LGAs, the Community Development Associations (CDAs) play a major role as an interface between the state and LG level, especially for disseminating relevant information to community groups. The CDAs also collaborate with governments, the private sector and development partners to promote LED and other development activities.

The CDA chairmen are all members of an association facilitated by the state government to promote even development. Through monthly meetings, their needs are assessed by the Local Government Councils and they are given annual grants to assist in implementing their community development programmes. The CDAs are registered with the state's Community Development Department, which facilitates references to external institutions. There are at present a total of 99 CDAs in the Ila-Orangun Local Government Area.

Local information on economic issues is usually collected through the various community associations. Advocacy sometimes takes the form of letters written to the Local and State Governments through Community Development Committee and Supervisory Counsellors. Platforms for dissemination of information on supportive initiatives or for mobilising community voices include Palace meetings with Chiefs; CDC meeting hosted at Karowosale Hall fortnightly and Media advertisements.

A Community and Social Development Project (CSDP) being supported by the World Bank has identified challenges facing poverty reduction in the Planning Area and partnered with community institutions to carry out some projects based on identified and prioritised needs. At Ijabe (junction town on Okuku-Offa Road) in nearby Odo Otin Local Government, a CSDP Community Water Project is being implemented on a community driven development approach and the improved water situation is bound to influence LED activities in this community and environs adjoining the planning area especially in the area of food processing activities.

LED support to vulnerable groups

To cater for the vulnerable population, a Widows Welfare Schemes was started in the year 2011 where each widow is given N2500 a month, in addition to the free medical care to which they are entitled. The Local Gov-

ernment also gives some money to the aged within the community outside the *Agba Osun* (Osun Elderly) programme being administered by the state government.

In view of the large number of unemployed youths in the city, especially graduates of tertiary institutions including the College of Education located in Ila-Orangun, the Local Government has initiated a number of interventions to reduce the burden. An intervention scheme to reduce unemployment and address the shortage of teachers (AWOCOPS) was established under which 120 teachers were recruited. Each teacher is paid N5,000 per month.

Two other related programmes are being implemented. A Gainful Employment Scheme engages over 300 youths and women in different vocations and each participant is paid N5,000, while a separate scheme is organized by the Local Government to assist students to prepare for their West African School Certificate Examination. The programme engaged 15 unemployed teachers to administer the coaching classes at a central school.

LED Potentials in Ila-Orangun Planning Area

Despite the prevailing low level of economic activities in Ila, a number of potentialities have been identified, as demonstrated through the commitment of indigenes of the community in the diaspora to establish linkages with the city. An example is the proposed West African University, Ila-Orangun owned by indigenes in the diaspora, which promises to be a significant employment generation institution when finally opened. Other major institutions like the Police College and Osun State College of Education also generate a fairly large market capacity in terms of incomes from rents, purchases and services which provide a guaranteed means of livelihood to a large segment of the residents to the extent that whenever there is a holiday or a strike action, life in the town appears to stagnate.

Other areas of possibility for expanded industrial activity are in palm wine production through commercial exploitation and industrial bottling of palm wine, as well as professional management of the state government-owned fish farm in Ila-Orangun through commercial concessioning with a private operator.

LED Priority Issues

- There is need for resuscitation of the Oyan warehouse as produce collection centre for use by Agro-allied industries;
- There is need to provide access to loan facilities for those trained in aquaculture to enable them start their own businesses;
- Possibilities for scaling-up and diversifying the ownership structure of the Local Government poultry farm

needs to be explored to make the management of the project more efficient and productive;

- A fully operative micro finance institution is required in the Planning Area that would operate on such concessional terms as the BOA but would extend beyond the mere recovery centre as currently obtains;
- Modern market with lock up and open stalls and toilets are required in all settlements in the Planning Area;
- There are growing demands for markets in Isedo 1, 2 and 3 while the market in Ora is in need of rehabilitation;
- There is need to explore the possibilities for industrialising palm wine production in Ila-Orangun. The commercial exploitation and industrial bottling of palm wine locally is bound to provide additional income and employment opportunities for the people as the South West regional market offers potentials that could be effectively exploited;
- There is need to advocate for and provide opportunities for capacity building of trade groups to enable them compete favorably with artisans from outside the Planning Area when infrastructure projects are being undertaken;
- In order to address the projected capacity building needs in Ila and Ifedayo Local Governments, the following steps are important:
 - IT Training for officers of all cadres of staff in view of the low level of IT skills across departments;
 - Provision of training for information officers at the Nigerian Institute of Jour-

nalism to improve information management in line with contemporary development;

- Training on project management and research skills for Monitoring and Evaluation officers;
- Provision of LED, SME Development and Microfinance practice training for Economic Project Officers.

3.2.3 GOVERNANCE

Governance

The major issues relating to Governance in the Ila-Orangun Planning Area include:

1. There is a poor attitude to Internal Revenue Generation (IGR) by the two Local Governments in the Ila-Orangun Planning Area and tax evasion by the citizens is a major set-back. There are also leakages in the minimal revenue collected through poor accounting processes and improper practices by the personnel.
2. Towards increasing their sources of revenue, the local governments have identified land rates, user charges, building plan permits and business licenses and fees, dividends and investments stores and warehouses as viable sources of revenue. However, the Local Governments are generally scored low in terms of effectiveness in collecting the revenues. Besides, the rates charged are considered rather low due to the low level of income of the people.
3. The Local Governments have no documents or policies in place articulating a vision for the management of the councils.



Plate 7: Ila Local Government Secretariat Premises, Ila-Orangun

4. Budgeting is regarded as a mere ritual and there is usually a mismatch between budget proposals and their implementation. There is an undue over-dependence of Local government councils on Federal Government allocation and this factor affects performance and accountability. With inadequate resources, the LGAs are not able to address infrastructure and human development needs which are crucial for efficiency and sustainability.
5. Lack of equipment, relevant information, skilled staff, maintenance culture and sustainability of facilities are some of the reasons given for poor performance.
6. In Ila-Orangun, many members of the traditional institution (Oba and Chiefs) are lettered, informed and concerned about the issues of governance and development in their domains, but their roles are not well articulated.

Governance Priority Issues

- There is need for Local Governments to explore alternative avenues to generate revenue through internal sources like investments in motor parks and collection of park fees, penalties on indiscriminate parking of vehicles on roads or breaches of the law. This will improve the IGR profile and boost investment in the urban environment;
- There is need to ensure accountability in management of revenue generated from such sources as land rates, user charges, building permits and business licenses and fees;
- Data on actual revenues of the local governments to be published annually;
- There is need for a change in the attitude towards revenue collection in each of the Local Governments in the Planning Area;
- Local Government are to be encouraged to invest in markets to generate long-term revenue from rents;
- The resuscitation of the Oyan warehouse as produce collection centre for Agro-allied industries is considered expedient;
- There is need for synergy in the relationship between Local Governments, the State and Federal government in the provision of basic services;
- There is need for adoption of clear visions on an annual basis with respect to development programmes and management of the Local government Councils;
- Budget planning and implementation needs to be systematic while participation must be open;
- Local governments need to improve the conditions of existing public cemeteries and acquire sites for new ones, where may families acquire vaults for future use;
- The advisory roles of Oba, chiefs in the town need to be clearly specified and integrated for more effective development.

3.2.4 GENDER

Gender Policy

The Federal and State Ministries of Women Affairs and different NGOs have embarked on a number of public awareness programmes to promote participation by women in public and political life in the State of Osun. The National Council of Women's Societies is particularly active in this regard. However because the Convention on the Elimination of all forms of Discrimination Women (CEDAW) has not been domesticated in the state, there is no conscious attempt to ensure that the recommended affirmative action of a minimum 35% representation of women in elective and appointive positions in Nigeria as enshrined in the Nigerian Gender Policy is adhered to in Ila Local Government. Women randomly take an interest and when they lose to males in the elections they give up.

The major factors that constrain the advancement of women in the town include cultural and religious factors though interaction with traditional authorities revealed that the interpretation of cultural beliefs rather than culture per se place a barrier on women's participation in public life.

Dispute Resolution Issues

All levels of government are subject to the provisions of the Gender Policy which includes the protection of women from all forms of violence. But in this city it was claimed that cases of violence against women are not always reported because what is considered as violence may be subjective. For instance, domestic abuse is rarely taken seriously as it is believed that the husband is the head of the family and cannot be questioned. The Bill on the protection on all forms of violence against women has been drafted while the Ministry of Women Affairs is collaborating with the Ministry of Justice to push for passage of the bill at the state level.

Records of violence in public generally are maintained by the Nigerian Police Division. These are collated periodically according to the types of crime, hence records of violence against women such as rape, assault and ritual killing are recorded only when they are reported.

Family courts and Citizens Mediation Panels are being established in the state to serve as Government alternative to conflict resolution among the citizens of the state. It is expected that this may handle cases of domestic violence to some extent. Under the Community Development Act of 2003, the Police Community Relations Committee was established to support apart from other issues the domestic violence against men and women at the community level.

Under the Community Development Act of 2003, the Police Community Relations Committee was established to support apart from other issues the elimination of violence against men and women at the community level. The Department of Juvenile and Women have officers who specialize on these issues at the divisional level and they are professional police social workers.

NGOs like Women and Development Movement (WADEM), National Council of Women Societies (Osun Branch) and WARDC have through advocacy, awareness campaigns and capacity taken steps to create awareness among women on the need to reduce violence against women. Some of these initiatives have been supported by organizations such as UNICEF and Hope World Wide.

Gender and Health

In line with public service regulations, local governments grant paid maternity leave to women from six weeks before to six weeks after delivery.

The National Policy on HIV/AIDS was developed in 2009 by the National Agency for the Control of AIDS. The policy document provides regulations and guiding principles on prevention of new infections and behaviour change, treatment, care and support for infected and affected persons, institutional architecture and resourcing, advocacy, legal issues and human rights, monitoring and evaluation, research and knowledge management and policy implementation by the various stakeholders in the national response. The national policy evolved from collaboration among key national and international frameworks relevant to the HIV/AIDS response in Nigeria. The National response to HIV draws from other policy documents such as The National Action Plan on Orphans and Vulnerable Children and The National HIV/AIDS Prevention Plan.

Data on HIV/AIDS is mainly collated at the national level (National Action Committee on AIDS) and analysed according to states (rural/urban) through Ante Natal Sentinel Surveys. The locations of the surveys are sampled and Ila-Orangun is not among the sampled communities. Available records at the city level are limited to only detected cases, but because AIDS case reporting has been characterised by under recognition, underreporting and delayed reporting, data may be un-

representative of the magnitude of the problem.

The State Action Committee on AIDS (SACA) is responsible for administering HIV/AIDS Policy and this is stepped down to the local government through the Local Government Action Committee on AIDS. NGOs like *Life Vanguard and Drugs for AIDS and HIV Patients* provide Voluntary Counselling and Testing Services, care of PLWAs, care for OVCs, sensitisation as well as education, care and treatment of HIV/AIDS children in Ila.

Gender and Development Issues

The Department of Social Development, Information, Youth, Sports and Women Affairs are charged with co-ordination of programmes for women and children, as well as social issues in the state. The state Ministry for Women Affairs sometimes gives direction on appropriate programmes and coordinates implementation at the local government level.

Women's programmes implemented include promotion of safe and responsible motherhood and maternal health, elimination of harmful traditional practices and adult literacy and gender awareness. Programmes are also being undertaken to enhance women's empowerment, skills acquisition and generation of income. 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 Governments. These departments have focal persons for gender issues while there are some programmes which seek to build the capacity of officials on gender issues such as HIV/AIDS, Family Planning, Exclusive Breastfeeding, Women in political participation etc. These are especially supported by development partners.

Some of the important capacity building programmes for women which local government officials have to co-ordinate include training and equipping processors of Garri. Recently, 300 women took part in the O' REAP Quick Impact Intervention training from each of the three senatorial districts among who were processors from Ila. Under the same programme, 1,220 women had earlier been trained and granted loans. These trainings indirectly build the capacity of the local government officials.

Women in Agriculture is recognized as a trade group in all the local government areas and the state government has provided Fish smoking kilns to the group for demonstration training to its members. They have also benefitted in terms of access to credit and other supplies. The Ministry for Women Affairs and Social Development collaborates with different organisations such as NGOs to build the capacity of the programme personnel. Gender disaggregated data is not deliberate-

ly used for planning purposes because there are capacity gaps in terms of the machinery for data collection and analysis. IT capacity gaps are also additional factors militating against effective collection and analysis of gender disaggregated data. There is both a perceived and felt need for capacity building programmes that will enhance the generation of gender disaggregated data on a timely basis.

Training supported by development partners include UNICEF – Child Protection training, Hope Worldwide programme on violence against woman, the United Kingdom’s Department for International Development (DFID) training on MDGs while the National Directorate on Employment (NDE), UNDP, ILO, the Central Bank of Nigeria (CBN) and Government of Philippines have built capacities for economic empowerment. In NDE programmes a 30% quota is reserved for female participants to ensure gender equity.

Gender Priority Issues

- Training of LGA officials on Gender issues as they relate to local development
- Strengthening women’s groups for advocacy and participation development policy processes.
- Improving security for women in markets is imperative;
- There is need to organise training for market women on improved packaging techniques to enhance the marketability of product
- Government should establish guarantee funds in appropriate financial institutions to facilitate easier access of soft credit for market women.
- Provision of ultra-modern market with toilet facilities, water supply and police station.
- There is both a perceived and felt need for capacity building programmes that will enhance the generation of gender disaggregated data on a timely basis.

3.2.5 HERITAGE, CULTURE AND TOURISM

Regulations, Legislation and Policy

Since a national legislation was passed to protect museums and antiquities in 1939, several other legislation aimed at preserving the Nigerian heritage and historic areas have come into being, leading to the identification and designation of 55 national monuments across the country.

In 1953, the then Minister for Works, Sir Abubakar Tafawa Balewa, initiated the Antiquities Ordinance which led to the creation of the National Department of Antiquities and the Antiquities Commission of that

year. The Commission was responsible for establishing Museums, supervising archaeological excavations, declaring and protecting monuments and controlling the movement of antiquities.

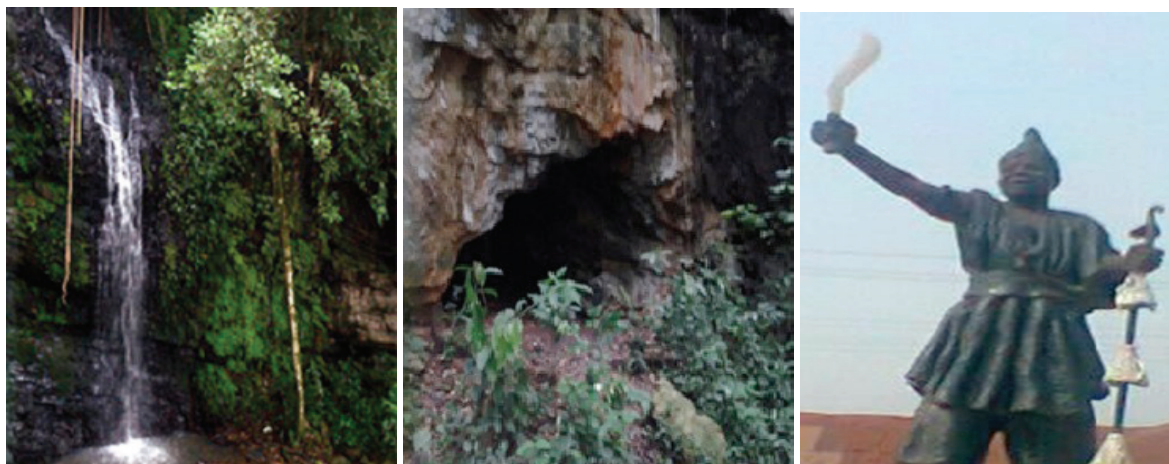
The Antiquities (Prohibited Transfer) Decree was promulgated in 1974, and in 1979, the National Commission for Museum and Monuments 1979, which replaced both the 1953 Ordinance and the 1974 Decree, provided for the designation of sites of national monuments. It empowers the National Commission for Museums to maintain an existing monument if it is in danger of decay or lacked adequate maintenance and, remove such monument. Unfortunately, the 1974 Act did not make provision for traditional management and enforcement system, which existed historically and is still very much in force and did not acknowledge how local communities value, and maintain their culturally held heritage sites. Currently, Decree 77 of 1979 (Cap. 242 of 2000) guides development and restoration of heritage and historical areas across Nigeria.

However, the 1946 Town and Country Planning Act had recognized the need to list buildings of historic, architectural and cultural heritage, as did the 1992 Urban and Regional Planning Act which provided for the mandatory preservation of such buildings and similar sacred places.

There is policy vacuum in several areas especially including of conferring ownership on those who could manage the sites such as voluntary organisations, traditional institutions, town unions etc. Both the state and local governments have not adopted policies on tourism. The State Government has set-up a Ministry for Culture and tourism to attend to heritage sites that are important for promoting tourism. There have been claims of lack of finance for the development of the sites, which may be attributed to poor management of the yearly celebration of festivals connected with the heritage sites, as none of the various festivals is managed on a commercial tourism scale. They however have potentials that could be exploited if well organised and provided with needed support in such areas as infrastructure, security, personnel and publicity.

Inventory of Heritage Sites and Festivals

Although no formal survey has been undertaken by the Local Governments of the Planning Area, the authorities have a mental record and listing of sites. The Centre for Black Culture and International Understanding (CBCIU) has a listing of sites across the state, including the Planning Area. The centre has a data base on culture and heritage in the State of Osun and a website for consultation.



Plates 8 - 10: Views of the Ayikunugba Water Falls Oke Ila and the statue of Ajagunla, the famous Ila warrior, in front of Orangun's Palace



Plates 11 - 12: The Orangun Oke Ila, HRH Oba Adedokun Omoniyi Abolarin I and traditional drummers during Isinro Festival

Historical Sites in the Planning Area include:

1. Idi Ogun Historical Counting Stone, Ila-Orangun;
2. Para Oke Grove, Ila-Orangun;
3. Ilayara Grove, Ila-Orangun;
4. Ilamogbo Grove, Ila-Orangun;
5. Olorun Sindo Bridge;
6. Ayikunugba Water fall (Oke-Ila Orangun);
7. Ajilekege Ora;
8. Ojuiwo (Ora);
9. Iroko Ojutalayo (Ora);
10. Ope Olorimeji (Sapakin);
11. Ojo Iwi (Ora);
12. Idi Ita (Ora);
13. Idi Ogun (Kareja Ora);
14. Igbo Elefon (Ora).

Several major festivals are held periodically in the Ila-Orangun Planning Area. Some major traditional fes-tivals in Ila-Orangun that have a potential to attract tourists include:

1. Isinro Annual Festival;
2. Osekagba – (Odun Ibile Ila) Festival;
3. Marugbo Igbefa Festival;
4. Aworo – Ose Traditional Worship

In Oke Ila, the beginning of the New Year is Osu Ogun (August), two days after the Isinro Festival. Like the Osun Festival in Osogbo, Isinro or Odun Oro holds annually and the event is becoming very popular, attracting visitors from far and near. The New Year customarily coincides with the commencement of the eating of the New Yam and for ages, the peasants of Oke-Ila traditionally return home after several months of hard work on the farm to celebrate the harvest of New Yam.

Another significant historic site in Ila-Orangun is Ilayara settlement, which is a sacred grove where farming or crop cultivation is not permitted to take place till today. Due to the growing apathy of indigenes to traditional religions and ways of life following widespread conversion to Islam and Christianity, heritage and historic sites have been suffering great neglect while the tourism potentialities are being compromised.

State and LGA Roles in Development of Heritage Sites

There is currently no specific State or local government laws on designation of heritage sites in the State of Osun. There is also no specific city or local regulations guiding development or restoration of heritage or historic areas in Ila-Orangun besides the national and state regulations. However, the Ila Local Govern-

ment Council is known to have given financial support in this respect in the past for such activities as palace maintenance etc. No other forms of support were being given for heritage sites in Ila-Orangun by NGOs CBOs.

Roles of Other Stakeholders in the Development and Management of Heritage Sites

Generally, cultural beliefs rather than laws or planning regulations have been the basis for protection and designation of heritage sites like shrines, groves and temples. None of the historical sites in the Ila Planning Area generates any revenue for the city's traditional administration and they do not enjoy government (Federal, State or Local) support. They are so far being maintained through communal efforts and occasional donations from well-wishers from both from far and Near. The Orangun Oke Ila Oba Adedokun Omoniyi Abolarin I has launched a N500 million endowment fund to among others assist the state government to rehabilitate the Ayikunugba Water Falls at Oke Ila which, is regarded as the pride of the town. Also, the listed heritage areas in Ila-Orangun city are said to be free from any legal or other encumbrances and can thus be upgraded, through partnerships and proper funding.

Key Heritage, Culture and Tourism Issues

The major issues that have a bearing on the development of Heritage, Culture and Tourism in Ila Planning Area include:

- Legislation;
- Land tenure;
- Ownership of sites;
- Finance;
- Land use planning;
- Maintenance and Management;
- Prevention of encroachment.

Heritage, Culture and Tourism Priority Issues

- Rehabilitation, upgrading and beautification of all existing facilities within heritage sites in the Planning Area;
- Undertake survey of existing sites and assess priority upgrading need to maximize their use and exploit their tourism potentials;
- Preservation and renovation of existing shrines and other heritage sites by government;
- Need to define clear policies to address the roles and responsibilities of different heritage stakeholders, especially traditional institutions;
- Resource mobilization (both internally and externally) to prosecute heritage sites' improvement and sustainability;

TABLE 3.13 SWOT Analysis on Heritage, Culture and Tourism

Strengths	Weaknesses	Opportunities	Threats	Priority Projects
Existence of federal and State legislation and policies on culture and heritage matters in the State of Osun.	Poor approach to the maintenance and sustenance of heritage sites in Ila-Orangun.	Maximizing the eco-tourism potentials of all heritage sites in the city and beyond. The Ayikunugba Waterfall in Oke Ila and other sites with great tourism potentials abound.	Uncomplimentary effects of religion and modernity on the city's cultural heritage. Sacred sites subject to environmental abuse like site denigration and encroachment.	Rehabilitation/upgrading and conservation of all existing facilities within as well as beautification of all the heritage sites throughout the State.
Ila-Orangun and its surrounding towns are endowed with several major Deity Shrines, statues, old and modernized king's palace, palace museum, ancient mosques, sacred sites churches etc.		Improving on the image of Ila-Orangun as a culturally important ancient Yoruba city.		Explore and maximize the tourism potentials of all heritage sites
				Emphasis to be placed on Capacity building and Resource mobilization (both internally and externally) to prosecute heritage sites' improvement and sustainability

■ Building the capacity of relevant Local Government officials to administer heritage assets and create employment opportunities for youths to support the tourism industry.

3.2.6 ENVIRONMENT

Solid Waste Management

Management of solid waste is haphazard in Ila-Orangun, while management of water and as drainage facilities are inadequate. The people generally dispose of their solid wastes in available open spaces within the neighbourhood and this practice could lead to epidemics and disease outbreaks. Such areas where refuse is usually dumped within the settlement include Obafa and Sule Abidoye Streets.

However it is noted that environmental campaigns run by state and Local Government agencies are yielding positive impacts as the community troops out to clean the environment during the monthly environmental

sanitation exercise. The Executive Director of the LGA and the Oba have supported the campaign to encourage the people every month to clear drainages to avert floods.

3.2.7 BASIC URBAN SERVICES (BUS)

The basic urban services considered in the Ila-Orangun Structure Plan include water supply, education, electricity supply, health, and communal facilities.

Water Supply

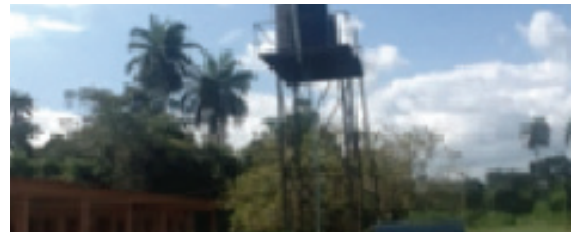
The proportion of population with access to improved drinking water in the Planning Area is low, as inadequate water supply is a major problem faced by the residents of Ila-Orangun Planning Area as most settlements do not have direct access to pipe borne water and individuals resort to digging wells to provide water in each house or in the neighbourhoods. In Ila-Orangun, inhabitants therefore travel as far as 800 meters to obtain water for domestic needs.

TABLE 3.14 Osun Percent Distribution of Households by Type of Refuse Disposal Facility

YEAR	Household Bin Collected By Govt Agency	Household Bin Collected By Private Agency	Govt Bin Or Shed	Disposal Within Compound	Unauthorized Refuse Heap	Other Types	None
2007	0.0	1.2	0.0	34.7	64.1	0.0	-
2008	0.0	0.0	0.0	5.1	90.4	4.5	-
2009	0.8	3.4	3.6	16.7	70.8	4.7	-
2010	3.3	1.0	3.5	32.8	57.4	0.0	2.0



Plate 13: Olukori Refuse Dump



Plates 14 - 16: Water Supply Facilities in Ila-Orangun and Environs. Source: Consultants Survey, 2013

TABLE 3.15 Average Water Supply/Demand in Ikirun, Ila-Orangun and Osogbo Townships

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

Source: State of Osun Water Corporation (2013)

TABLE 3.16 Local Government Bore Holes in Ila-Orangun and their status

S/n	Community/Street	No of Boreholes	Status	Agency Responsible
1.	Obale's Compound Market Square Isedo Area Ila-Orangun	1	Functioning	Local Government
2.	Isale Alfa General Hospital Road Ila-Orangun	1	Not functioning	-
3.	Adekunle Health Centre Ila-Orangun	1	Functioning	-
4.	Oke Ola /Agbamu Road Ila-Orangun	1	Not functioning	-
5.	General Hospital Ila-Orangun	1	Not functioning	-
6.	Oke Ede Ila-Orangun	2	Not functioning	-

Source: Consultants Survey, 2013

Although there is a water scheme along Ila- Ora Road, most of the public taps are not functional and water flows only occasionally and unpredictably. The bore holes provided under National Assembly Constituency budgets in the three Senatorial Districts and other donor supported bore holes are at varying stages of functionality. Of seven boreholes provided by government, only two are functioning, which indicates that people in Ila-Orangun depend mainly on other sources for their drinking water supply.

The Federal Government, through the Ogun-Osun River Basin Development Authority, allocated a sum of N555,555,556 for the construction of a Mini Water Scheme in Ila-Orangun in the 2012 Capital Budget. It is expected that when the scheme is completed, the water situation in the town will improve significantly.

Although data specifically relating to the city of Ila-Orangun and the surrounding towns is not available, going by the available statistics for the state, the challenge of inadequate water provision is more pronounced within the central areas (slums) of the Planning Area. In 2008, only 11.9% of people in the state had access to treated tap water while a majority (47%) depended on well water. However, by 2010 the situation had improved marginally due to the different water schemes being embarked upon, as 17% had access to treated tap water, 38.4% depended on well water and 14.8% had access to bore holes. (NBS 2013) However, the shortfall

still falls significantly short of the 77% MDG access target for 2015.

Emphasis has been placed on improving adequate access to safe drinking water due to its link with the prevention of water-related diseases, such as diarrhoea, cholera, dysentery and guinea-worm which are known to be widespread wherever unwholesome water is used. Nationally, access to improved sources of drinking water within areas classified as slums is generally put at lower than 51.3%, compared with 72.4% in the newly developing outlying areas of urban centres.

At the National level, the **Performance Tracking Survey Report on MDGs** stated that about 24.9% of persons in the poorest households (i.e. slums) have access to improved sources of water while close to 74.4% of those in the richest households have access to improved sources of drinking water.

Access to Improved Sanitation

A household is considered to have access to improved sanitation if an excreta disposal facility, either in the form of a public or private toilet, is shared with a reasonable number of people. In Ila-Orangun and surrounding settlements, most houses do not have appropriate excreta disposal facility that is shared by a reasonable number of people. Specific data for the Planning Area is lacking, but for State of Osun in general, the data for distribution of households by type of

TABLE 3.17 List of government primary schools in Ila-Orangun and facilities provided

School	No of Blocks	No of Toilets	No of Fields	No of classrooms	No of wells
AUD 1 Oke-Ola	8	1	1	24	-
AUD 2 Oke-Ola	8	1	1	24	-
AUD A Ora Road	5	6	1	15	-
AUD B Ora Road	4	-	1	12	-
Baptist Primary School A Oke Ejigbo	6	1	1	18	-
Baptist Primary School B Oke Ejigbo	5	2	1	15	-
LA Primary School A Oke Aloyin	4	-	1	12	-
LA Primary School B Oke Aloyin	3	1	1	12	-
St. Julius Primary Isedo	6	1	1	18	-
SDA Primary School Adekunle	5	1	-	15	-
St. Michael Primary School Oke Ede	6	1	-	18	-

Sewage

In Ila-Orangun, there is no central sewage collection and disposal system. Most of the houses in urban or semi-urban areas make use of soak-away pits or private septic tanks for excreta and sewage disposal. The most commonly used method in Ila is the pit latrine, while few of the houses make use of the water closet systems. In the indigenous areas, most houses make use of unlined toilet pits, while some people also defecate in open spaces where refuse is also dumped.

Health Facilities

There are some private health care providers in Ila-Orangun apart from the existing General hospital, and Local Government Primary Health Centre which are adequate to cope with patients' population but are limited in terms of human resource capacity, facilities and drugs supply needed to take care of the health needs of the people.

The poor condition of the health facilities requires provide incentives to attract competent personnel, improve drug supply through a government/community partnership revolving drug scheme and giving the existing General Hospital a face lift with better infrastructure facilities.

Educational Facilities

The State and Local Governments are responsible for the majority of education facilities within Ila-Orangun. Both primary and secondary schools have functional buildings/classrooms for pupils. The state government also provides some textbooks in the public schools and school lunch in primary schools like in other parts of the state. Arrangements are also recently on the way to

provide senior secondary school students with a study tabloid '*Opon Imo*' to assist them achieve more focussed study. Traditionally, Ila is known for a strong emphasis on education, which has resulted in a literacy rate estimated at about 90 percent – one of the highest in the state. There are seven government primary schools, several privately-run primary schools, eight government secondary schools and several private secondary schools in Ila. The government also subsidizes the West African Examination Certificate examination fees for the students.

3.2.8 Transportation

Transportation Priorities

The following are components of the proposed transportation plan in the study areas

1. Expansion of the road that connects Ila-Orangun and Ora-Igbomina into a dual carriage transportation network. This would help curb traffic congestion.
2. Provision of standard sidewalks for pedestrians from secured setbacks of 3m to 5m also for covered concrete drains (stable concrete side drains system), bus/community shelter, bumps and road signs at the Oke-Ojigbo road;
3. Provision of road signs and traffic lights on Ila-Orangun and Osogbo roads. This will help to reduce the rate of accidents and regulate the high volume of traffic, and bicycle lanes for pedestrians and cyclists, also construct junctions and bus-stops, pedestrian crossings at appropriate locations along the service roads lanes on all roads
4. Intersection upgrading at the Bola Ige Junction, sharp bends, curve sections at 1004/Adeniji area.

04

URBAN FORMS AND ALTERNATIVE GROWTH PATTERNS FOR ILA-ORANGUN 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 in any settlement 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

City authorities have to make 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 extra 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 their original purposes. 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.

4.1.2 Urban Forms

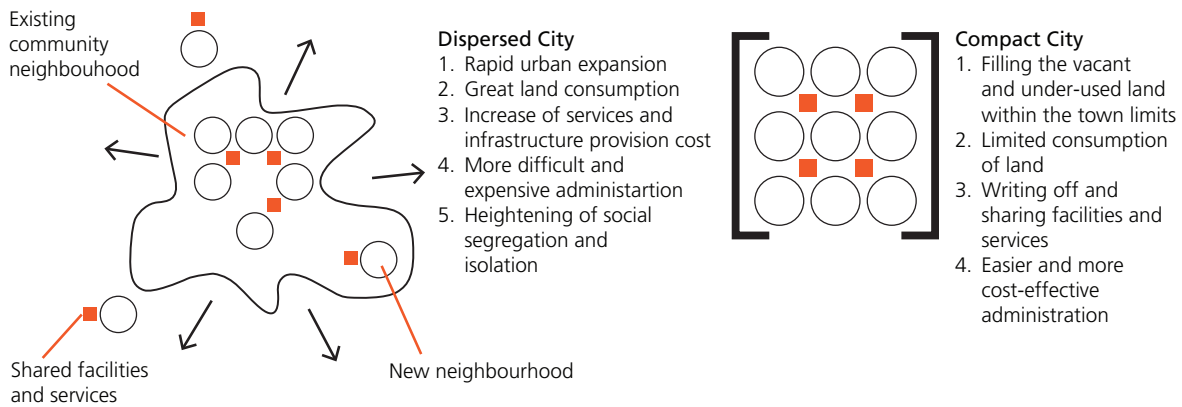
FORM 1: MONOCENTRIC MODEL

This model proposes a strong high density city centre with concentration of commercial activities, jobs and amenities. This will demand daily movement of people

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



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

FORM 2: THE POLYCENTRIC MODEL

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

FIGURE 4.2 Monocentric Model

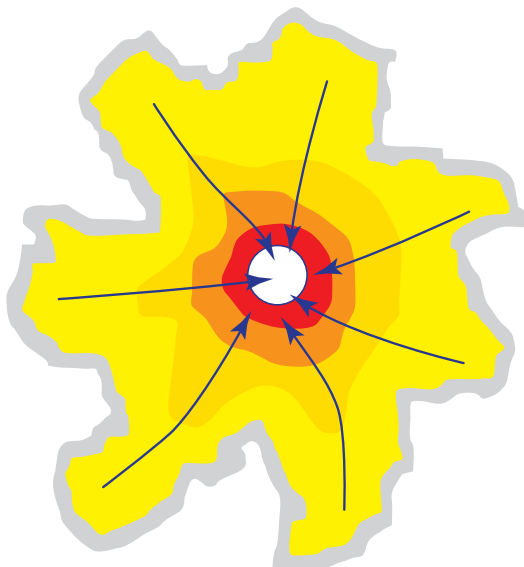
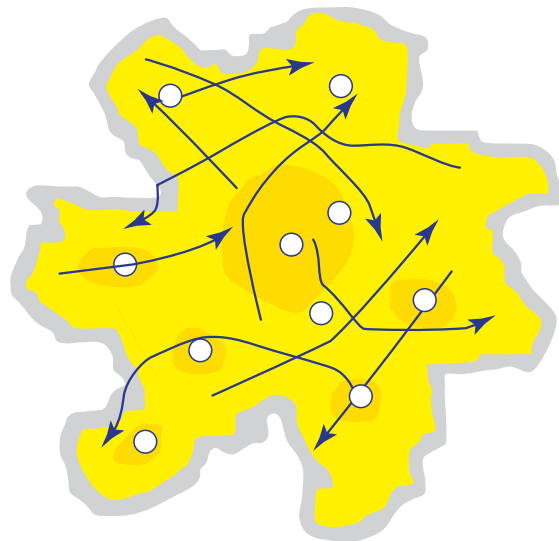


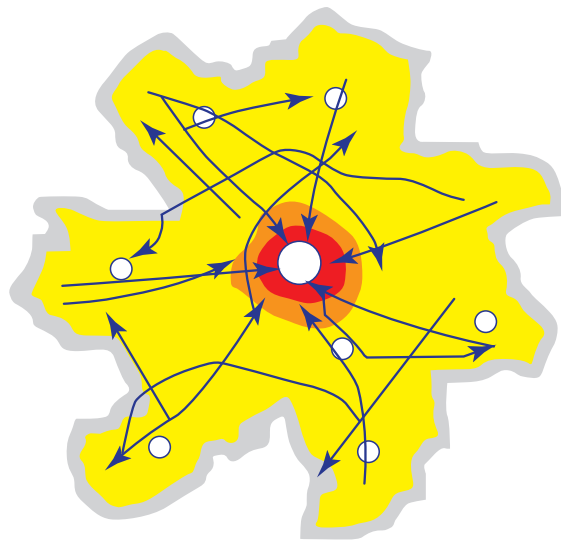
FIGURE 4.3 Polycentric Model



FORM 3: THE COMPOSITE MODEL

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

FIGURE 4.4 Composite Model



4.2

PREFERRED URBAN FORM FOR ILA ORANGUN

Ila-Orangun metropolis, made of the city and its immediate environs, covers two Local Government Areas namely Ila and Ifedayo Local Governments. As the city of Ila-Orangun grows and expands, it may eventually merge with some villages and settlements outside the city to form a conurbation.

The need to plan more efficient and better settlements in accordance with our cultural heritage makes Form 3 - **The Composite Model** more appropriate for Ila-Orangun. 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 urbanisation keep their identity and specialisations. 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 Ila Orangun Planning Area during the next 20 years. The documents reviewed include the following:

1. The National Housing Policy 2012
2. The National Urban Policy 2012
3. The Land-Use Act 1978
4. The Urban and Regional Planning Law 1992
5. Local Economic Empowerment Strategies
6. Osun Six-point Integral Action Plan
7. The Vision 20:2020 and
8. 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 development, 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:

1. 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,
2. Promotion of efficient urban development management and good governance
3. 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:

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

The major provisions of the Act are:

1. All lands in a state are vested in the authority of the Governor;
2. Private ownership rights to urban land are limited to 0.5 hectares and rights are restricted for leaseholders for a term of years;
3. 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;
4. The Acts forbids the alienation of land (urban or rural) by sale, mortgage and assignment without the prior approval/consent of the Governor; and
5. 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:

1. 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.
2. 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.

3. To ensure effective control in such other special cases as wastelands, tree preservation, buildings of special architectural and historical significance and advertisement.
4. 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.
5. 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.
6. 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 crosscutting, hence, the achievement of these actions requires a combined effort 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:

1. Easily feed themselves so as to banish hunger;
2. Sustain a dignifying life style so as to banish poverty;
3. Have a job to be engaged with as to banish unemployment;
4. Easily access health care services so as to promote functional education;
5. 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’s’ **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:

1. **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.
2. **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.
3. **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,
4. **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 ILA-ORANGUN (2014-2033)

In the light of prevailing global challenges like climate change, erosion, deforestation and pollution among others, require strategic and concerted efforts on the part of all stakeholders. The design and implementation of Structure Plan is expected to not only identify the existing profile for achieving sustainable environmental development in the State of Osun, but also produce a vision to which residents' are committed to contributing effectively in the nine selected cities.

The vision for the Ila-Orangun Structure Plan Area, which is derived from the review of the general local and international development goals and initiatives as well as the priority wishes of the residents, is therefore:

“To develop Ila-Orangun as a dynamic, resilient, livable and inclusive city with strong social, economic, human, and infrastructural base that will significantly sustain the city as a regional hub that ensures 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 Ila-Orangun 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 Ila-Orangun Planning Area as articulated in the Ila-Orangun City Declaration”*

5.3.2 Objectives and Strategies of the Structure Plan for Ila-Orangun Planning Area

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

Objective:

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

Strategies:

1. Allocation of adequate and appropriate land for commercial and industrial uses
2. Allocation of land to informal sector activities such as mechanic village, business parks, and traditional markets.
3. Carrying out road improvement schemes and establishment of mass transit system for efficient movement of people, goods and services within Ila Orangun as well as its environs.

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

Strategies:

1. Allocating appropriate land for elementary, middle and senior schools and other institutions and equitable spatial distribution in line with population considerations.
2. Reserving land for vocational and skills acquisition centres as well as incubators for business start-ups in Ila-Orangun Planning Area

Objectives:

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

Strategies:

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

Objective:

To achieve environmental sustainability in Ila-Orangun Planning Area

Strategies:

1. Upgrading of slums through the improved access to water, sanitation, education, communal facilities, housing and general environment during the plan period
2. Reduction in the incidences of environmental pollution by initiating internationally acceptable waste management methods and separation of incompatible land uses
3. Conserving historic and heritage sites in Ila-Orangun Planning Area and preserving and rehabilitating historic and cultural buildings and landscapes
4. 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 PROJECTIONS
FOR ILA-ORANGUN PLANNING
AREA (2014-2033)

6.1

POPULATION PROJECTIONS FOR ILA-ORANGUN 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 has to focus on current and future population, especially focusing on needs of the projected population for work, housing, recreation and other pursuits, movement and requirements for basic urban services. The current and anticipated growth in population and in particular demographic characteristics, are a function of the demands for housing, work, recreation, basic urban services and transportation.

6.1.1 Basic Assumptions for Population Projections

The plan's assumptions include the following:

1. That future growth in the population of Ila 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.
2. That the population projections for Ila-Orangun will be undertaken using compound growth rate method for population projection using the following formula as set out below for which the result of the projections is set out in Table 6.1:

Where: $N_t = P * e^{(r * t)}$

N_t = Future Population

P = Base Population

e = Base of Natural Logarithm (2.71828)

r = Rate of Natural Increase (3.0%)

t = Time Period

3. That the land required for commercial use is estimated using a number of methods such as the per capita space standards and facility space requirements.
4. That land use projection for industrial land use will radically improve on the existing amount of land allocation, which is too low and will substantially increase this figure to contribute to the goal of diversifying the economy of State of Osun to embrace manufacturing and provision of goods and services.
5. Land needed for transportation is based on the conventional standard of 40% of total land use for an urban area reserved for circulation and 15% additional for social infrastructure as the operational guide.
6. Land for housing is based on housing demand especially the total population, average household population size and existing shortages.
7. Projections for provision of such basic services as education, health and communal facilities have been based on the planned population, with land reservation made in hierarchical fashion with respect to the needs of people at neighbourhood, district and town levels using the central place theory and neighbourhood concepts for space allocation.
8. Broad land use allocation will be based on a set of standards to ensure equitable distribution of uses.

6.1.2 Projected Population Figures

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

The estimated population projections for Ila-Orangun Planning Area disaggregated by Local Governments, which was 99,107 in 2006, has been projected to 231,983 by 2033 (Fig 6.1).

TABLE 6.1 Population Projections for Ila-Orangun and Environs (2014 - 2033)

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

Source: NPC (2006); Consultant (2013)

TABLE 6.2 Population Projections for Ila-Orangun and Environs (2014 - 2033)

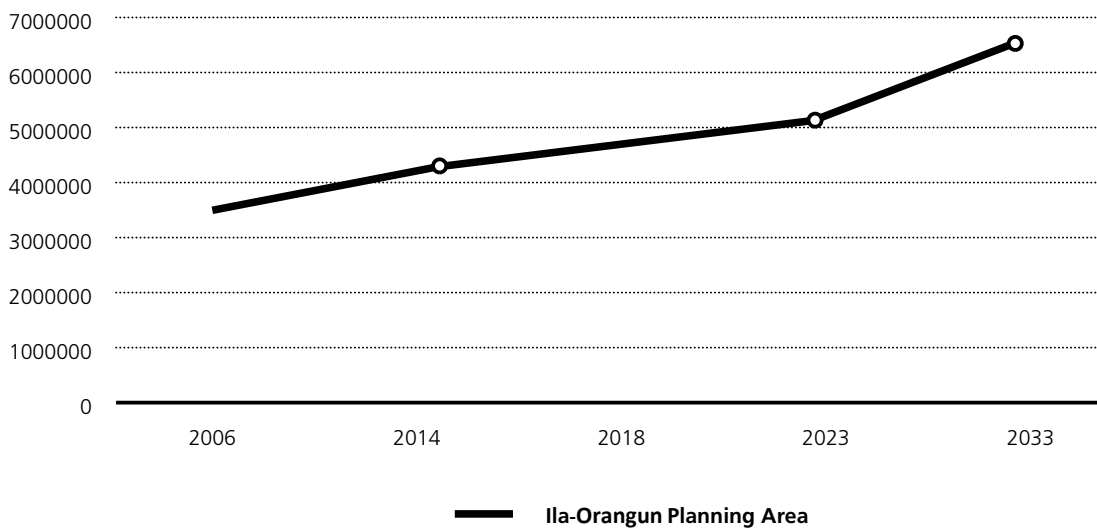
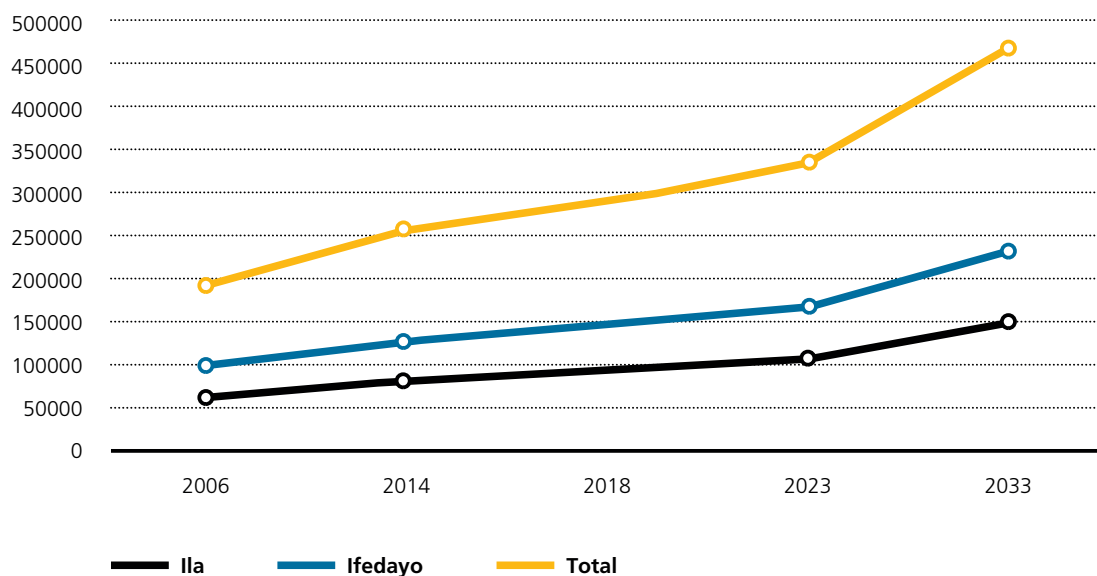


FIGURE 6.2 Population Projection for LGs in Ila-Orangun Planning Area (2014 - 2033)



Source: Projections from 1991 and 2006 Census Figures using basic projection formula by Consultants

6.2 LAND USE BUDGET FOR ILA-ORANGUN PLANNING AREA

The estimated land use budget required to cater for the needs of the estimated population has been estimated at roughly 440 hectares of land to be developed around the existing settlements in the Planning area (Table 6.3).

The current housing backlog for the Ila-Orangun Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 1,881 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 2,420 per-sons for the take-off year 2014.

6.3 INDICATORS FOR BASIC URBAN SERVICES

Indicators 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.

TABLE 6.2 Population and Housing Shortfalls in Ila-Orangun 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)
ILA	Ila LGA	62,054	13605	1483	99107	2420 (1881)	127509	144631	169301	231983
	Ifedayo LGA	37,508	8173	398						

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

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

TABLE 6.4 Indicators for Basic Urban Services

Basic Urban Service	Possible Indicators	Indicators adopted
1. Education	<ul style="list-style-type: none"> Number of public and private primary schools located in the planning area Number of public and private secondary schools located within the planning area Number of tertiary establishments located within the planning areas 	<ol style="list-style-type: none"> Additional primary schools required Additional secondary schools required Additional tertiary establishments required
2. Water Supply	<ul style="list-style-type: none"> Household Usage: Litres per person per day Supply: Quantity of water supply to the planning area by the state water corporation 	<ul style="list-style-type: none"> Additional household requirements Additional supply by state water corporation
3. Electricity Supply	<ul style="list-style-type: none"> Kilo Watts hours (KWh) per annum per household Kilo Watts supply to the planning area by the state PHCN 	<ul style="list-style-type: none"> Additional household electricity required Additional kilo watts supply required
4. Health	<ul style="list-style-type: none"> Number of public and private hospitals/Clinics located in the planning area Number of private and public hospital beds located in the planning area Number of emergency patients attended to each year Number of health workers available in the planning area 	<ul style="list-style-type: none"> Additional hospital/clinics required Additional hospital beds required Additional health workers required
5. Sewage Disposal	<ul style="list-style-type: none"> Amount of kerbside waste disposed in the planning area Number of reserved waste disposing lands available in the planning area 	<ul style="list-style-type: none"> Additional kerb-side household waste generated Additional reserved waste-land required
6. Recreation	<ul style="list-style-type: none"> Estimated amount of public access open space located in the planning area Number of indoor and outdoor sport centres/stadiums located in the planning area Number of churches, mosque, museums and art galleries located in the planning area 	<ul style="list-style-type: none"> Additional recreational facilities required Additional open spaces required

07

STRUCTURE PLAN FOR
ILA-ORANGUN PLANNING AREA
(2014-2033)

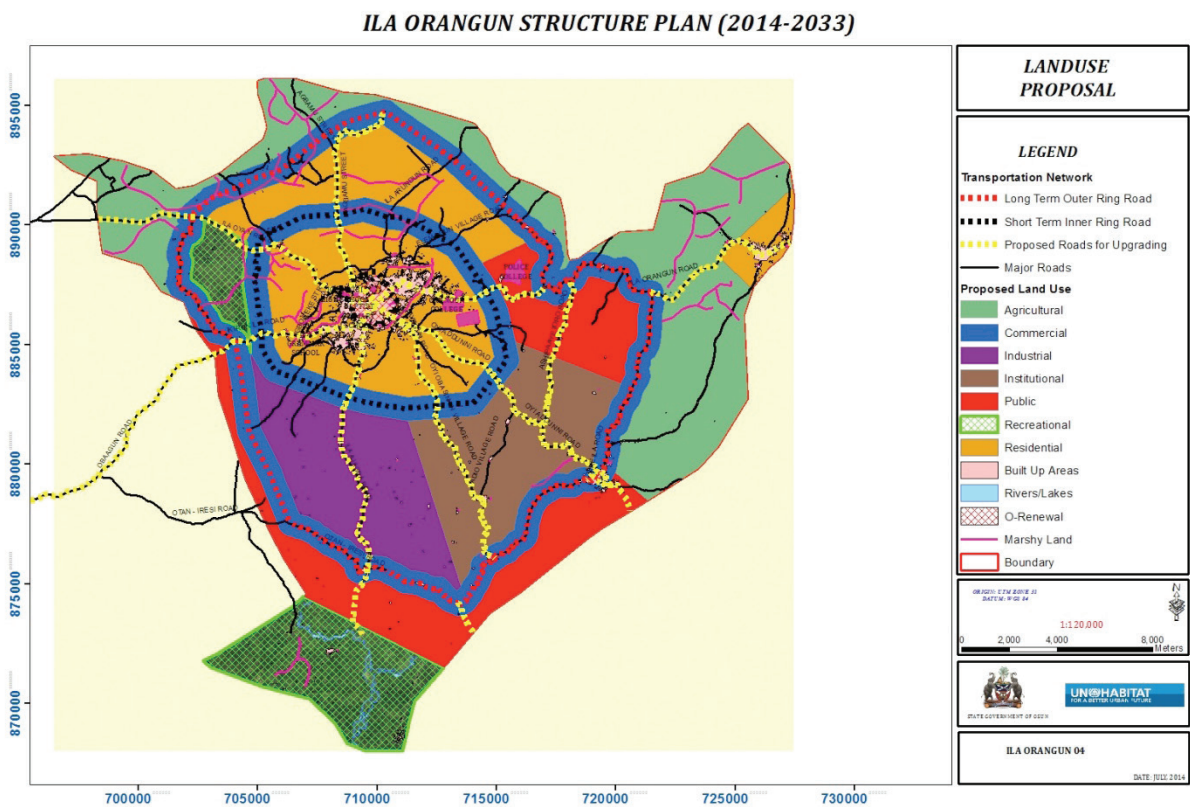
7.1 PREAMBLE

The Structure Plan for Ila-Orangun recognises the importance of the city and its immediate city region to the economic and cultural life of the people and seeks to enhance its contributions by arranging land uses to complement each other, providing spaces for new businesses and ensuring that land use and transportation are properly coordinated and integrated. The proposed land use for Ila-Orangun is as shown in Figure 7.1.

7.2 LAND USE PROPOSALS

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

FIGURE 7.1 Land Use Proposal for Ila-Orangun Planning Area



The plan advocates for the judicious use of urban land and the preservation of good agricultural land from urban development. Land use in the core old urban area is mainly residential and is recommended to continue, however, with some upgrading and redevelopment. Outside the core area, the city will expand more or less in sectors to cater for the future needs of residential, public/institutional land use, commercial, industrial and agricultural uses. In addition new, compact mixed used residential development is proposed as a natural extension of the town. The plan has made concrete arrangements for improved transportation to integrate the town and improve efficiency in both the short and medium term.

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

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

This will be achieved in the Ila-Orangun Structure Plan by also locating land uses to complement each other and ensuring that land use and transportation are properly coordinated and integrated.

Land use planning and design of the Structure Plan is hinged on adopting integrated and participatory approaches to land use budgeting and relating this to the projected population. It also entails advancing broad land use development control measures for 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

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

1. Upgrading all existing residential areas that manifest the attributes of slums as defined by UN Habitat. This will focus on in-situ upgrading of existing housing together with provision of comprehensive on-site infrastructure such as roads, drainage, sanitation, water supply etc. This proposal is in line with the programme of the state government to carry out urban upgrading within one kilometre radius of the core of Ila-Orangun. Consequently, the activity is to be extended to

cover all parts of the town and not just the older parts of the city.

2. Introducing in-fill housing schemes in the upgraded area, where vacant spaces exist, to maximize the value and benefits of the new infrastructure being upgraded.
3. Prepare detailed layout schemes, opening up of land designated for residential development and construction of roads and other residential infrastructure.
4. Initiating housing projects to cater for the expected population increase in the short, medium and long terms.
5. Improving access to serviced land through construction of additional residential layout schemes and sites and services projects.

Urban Renewal

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

- Ensure equal access to serviced land to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;
- Through demonstrated strong political support, promote community participation and institutionalized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;
- Adoption of a policy on slum upgrading and doing away with slum clearance, total bulldozing of slums.
- Adopting the principle of subsidiarity i.e. devolving responsibilities and accountability to the lowest appropriate level as a critical factor;
- Involvement of donor agencies in the scheme, as support to national and sub-national governments in implementation of slum upgrading projects;
- Adopting strict design, affordable and pro-poor engineering design and cost standards.

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

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

Land Administration

The land record keeping system in the State of Osun needs to be fully digitalized, in order to make document-search and allied land governance activities less onerous than hitherto. Since land use planning and land administration are both within the same Ministry, it will be necessary to address capacity challenges affecting their operations, in order to enhance the overall land administration framework to facilitate housing delivery.

The following strategies are recommended:

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

Strengthening the Capacity of Planning Agencies

The Structure Plan recommends the following;

- Familiarising all staff of the relevant the state and local governments about the provisions of the

Structure as well as the recommended phasing and implementation strategies.

- Ensure that adequate resources are made available in the annual budgets for the implementation of the plans
- Establish an agreed coordination mechanism, for ministries, department and agencies for the successful implementation of the plans
- Conduct training programmes for all relevant staff on plan implementation and development control.

Housing Finance

One of the constraints militating against housing provision, beside land and infrastructure, is availability and access to housing finance. Adequate measures are therefore required to attract financiers and funding, both for owner-occupied and rented housing stock. The state Ministry of Commerce, Cooperatives and Empowerment would promote establishment of housing cooperatives and microfinance institutions to assist low and medium income earners to gain access to finance their housing units.

7.2.2 Local Economic Development

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

Commercial Land Use

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

Small Businesses

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

7.2.3 Environment

Solid Waste Disposal

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

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

7.2.4 Basic Urban Services

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

This Structure Plan addresses the following basic urban services:

Education

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

Health

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

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

Water Supply

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

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

1. Installing functional boreholes to complement supplies
2. Rehabilitate existing distribution system and extend water supply to deprived areas.
3. Introduce effective system of cost recovery for sustainability of operations
4. Re-organization and strengthening of the capacity of the State Water Corporation to carry out its statutory functions
5. As a short term measure, the drilling and installa-

TABLE 7.1 Water Supply: Average Demand in Ikirun, Ila-Orangun and Osogbo Townships

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

Source: State of Osun Water Corporation (2013)

tion of Hand-Pumps and Motorized Boreholes to bridge the current shortfall.

Electricity Supply

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

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

Recreation Centres

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

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

7.2.5 Transportation

Land Use and Transportation

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

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

Multi-mode Transport System

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

Planning a multi-mode transport system typically includes the following steps:

1. Monitor existing conditions of roads especially numerous potholes on the road, indiscriminate parking of taxi cabs at the core areas, trading of the right of ways of major roads radiating from the core.
2. Forecast future population and employment growth, and identify major growth corridors.
3. Identify current and projected future transport problems and needs, and various projects and strategies to address those needs.
4. Evaluate and prioritize potential improvement projects and strategies-light rail to link the lake, junction's improvement at the centre of the settlement (including traffic signals etc.)
5. Develop long-range plans and short-range programs identifying specific capital projects and operational strategies.
6. Develop a financial plan for implementing the selected projects and strategies.

The following are recommended for developing multi-modal transportation system in Ikirun, Ila-Orangun and Osogbo and environs:

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

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

Roads and Design Standards

The desire for safe, attractive and vibrant streets in Ila-Orangun cannot be overemphasised. Road design can be more effective in cost and efficiency, slowing traffic speeds, through understanding and addressing driver behaviour. Roads and design standards should focus on sustainable residential development, including the promotion of layouts that:

- Prioritise walking, cycling and public transport, and minimize the need to use cars;
- Are easy to access for all users and to find one's way around;
- Promote efficient use of land and energy, and minimize greenhouse gas emissions;
- Provide a mix of land uses to minimize transport demands

7.2.6 Heritage, Culture and Tourism

The absence of maps specifically describing all heritage sites within the Planning Area, coupled with the very poor sanitary conditions within monument areas is to be addressed by the implementation of the Structure Plan. Programmes for upgrading heritage or historic areas will be [participatory, actively involving all stakeholders – residents, traditionalists, NGOs and CBOs through dialogues to build consensus as laid down in the Conservation Management Plan.

The Local Government Councils in the Ila-Orangun Planning Area do not grant financial assistance towards the physical development or maintenance of historical/heritage sites like shrines, palaces etc. This will be addressed by harnessing contributions from all stakeholders including indigenes in the diaspora.

7.2.7 Gender

Mainstreaming Gender into Urban Planning

Gender mainstreaming is an often neglected area in urban planning in Nigeria. In practice, this means city administrators must create laws, rules and regulations that benefit men and women equally. The goal is to provide equitable access by all to city resources.

With regards to Security, a robust security set up is to be developed involving the Nigerian Police, community patrols and alternative security all working in harmony, while street lights are to strategically located around black spots.

Popular Participation by Women

Platforms for engagement must be created to enable all residents to participate in the decision making processes. Youth participation will be emphasized irrespective of gender to ensure popular participation and articulation of policies reflective of people's interests. The Structure Plan will promote engagement with the people, especially women, in regular, evidence-based and structured dialogue in this regard.

7.2.8 Urban Safety

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

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

08

STRUCTURE PLAN
IMPLEMENTATION FOR
ILA-ORANGUN AND ENVIRONS

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 Ila-Orangun are:

- (a) 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;
- (b) Formulation of Policy, legal, land use standards and institutional framework required for plan implementation;
- (c) Empowerment of the various agencies and individuals that have roles to play in the im-

plementation process through general and specific capacity building in the different thematic areas;

- (d) Articulation of fiscal policies for resources mobilization and implementation of the Structure Plan. Resources may be drawn from Government's Annual Budgets, Non-governmental organizations, Public Private Partnership (PPP) and Community based fund raising procedures, e.g. cooperative and micro-finance funds;
- (e) Establishment of a management base and regulatory structure for implementation and monitoring of the structure plan.
- (f) Establishment of institutional implementation, coordination and monitoring mechanisms

8.1.1 Phasing of the Structure Plan

The planning horizon for Ila-Orangun Structure Plan is for a period of 20 years (i.e. 2014 - 2033) and it is to be implemented progressively over the period.

A five year periodic review of the Structure Plan and its implementation strategies would be adopted for effective execution of the development projects. This is to be carried out by technocrats and stakeholders.

For effective phasing of the plan in order of priority importance, consideration has been given for flexibility

TABLE 8.1 Phasing of Ila-Orangun Structure Plan (2014-2033)

Projects	Short Term (2014-2017)	Medium Term (2018-2024)	Long Term (2025-2034)
1 ARTICULATION AND ADOPTION OF IMPLEMENTATION POLICIES	√	√	√
Establish a new administrative structure for Urban governance including planning, resources mobilization, 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.	√		
Review and enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	√	√	√
Adoption of Affirmative Action and Domestication of CEDAW in State and Local Governments of Osun	√	√	
Formulate and adopt State of Osun Strategy for pro-poor access to land ownership	√		
Adopt State of Osun Strategy for funding Structure Plan and harness donors' and DFI funds for development.	√		
Establish Urban Observatory in Ila Orangun for data collection, monitoring and evaluation and review of structure plan and disaggregation of data by gender	√		

2	FORMULATION OF ACTION PLANS	√	√	√
	Adoption of Housing Upgrading Plan for Ila-Orangun Planning Area	√		
	Adoption of Comprehensive Solid Waste Management Plan for Ila-Orangun	√		
	Adoption of Transportation Improvement Plan for Federal, State and Local Roads	√		
	Adoption of Action Plan For New Schools and Health Centres in Ila-Orangun Planning Area.	√		
	Adoption of Action Plan for providing essential infrastructure and basic services in Approved Layout	√		
	Adoption of Action Plan for Ecological Problems Control and Conservation of Ecological Sites	√		
	Adoption of Landscape Improvement Plan for Ila-Orangun for Parks, Gardens, Recreational facilities	√		
	Adoption of Action Plan for providing essential infrastructure and basic services in Approved Layout in Ila-Orangun	√		
	Adoption of Action Plan for Ecological Problems Control.	√		
3	IMPLEMENTATION/PHASING OF ACTION PLANS AND PROJECTS	√	√	√
	Financing and Development of Approved Layouts including the Staff Housing for Government Institutions and Establishments in Ila-Orangun, Ora- Igbomina and Oke- Nla.	√	√	√
	Housing Upgrading for Ila-Orangun , Oke- Nla and Ora Ogbomina	√	√	√
	Provision and improvement of Health Facilities: Equip, modernize and Staff hospitals.	√	√	√
	Expansion plan for Education Facilities both Primary and Secondary Schools.	√	√	√
	Rehabilitation of Ila-Orangun, Oke-Ila and Ora –Ogbomina markets to accommodate lock-up stalls.	√		
	Implementation of Rehabilitation Plan for Motor Parks in Ila-Orangun, Ora -Ogbomina and Ora-Ogbomina	√		
	Allocation of recreational open space in all neighbourhoods the Planning Area	√	√	√
	Implementation of restoration Plan for Amusement Park and Gardens	√	√	√
	Dualization/Construction of Ila-Orangun – Ora Ogbomina Road	√	√	√
	Beautification for Ila including traffic lights and landscaping, erection of monuments	√	√	
	Establishment of Urban Security Association	√		
	Provision of adequate public transportation infrastructure in Ila-Orangun, Oke-Ila and Ora Ogbomina	√	√	√
	Develop Museum at Oke-Ila and Ora and promotion of various tourist attractions in Ila-Orangun (shrines, mosque, churches etc)	√	√	√
	Implementation of rehabilitation plan for water supply to Ila and environs	√	√	√
	Implementation of Solid waste Management plan for Ila and Environs, including the design, construction and management of proposed waste disposal site and waste recycling.	√	√	√
	Implement Plan for ecological problems control in Ila and Environs	√		√
	Construction of modern abattoirs at Oke Nla, Ora-Ogbomina and Oke-Nla	√	√	
	Implement plan for street naming and numbering in Ila-Orangun, Ora-Ogbomina and Oke-Nla	√		
	Provision of Industrial Layout for Ila, Oke-Ila, Ora Ogbomina	√	√	

and practicable implementation of the proposal. The proposed phases of the Structure Plan have therefore been classified into short, medium and long term scenarios. This is to assist government agencies in preparing their annual development plans.

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

Implementation of the various land use proposals will be executed in phases as shown in Table 8.1 by the State Government, adjoining LGAs and traditional institutions and with active involvement of the private sector and other key stakeholder groups. As a part of the implementation process, the detailed Implementation Program including prioritized actions with allocated timelines, resources and responsibilities will be updated annually to reflect strategic resource plan, service planning responsibilities and capital works program.

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:

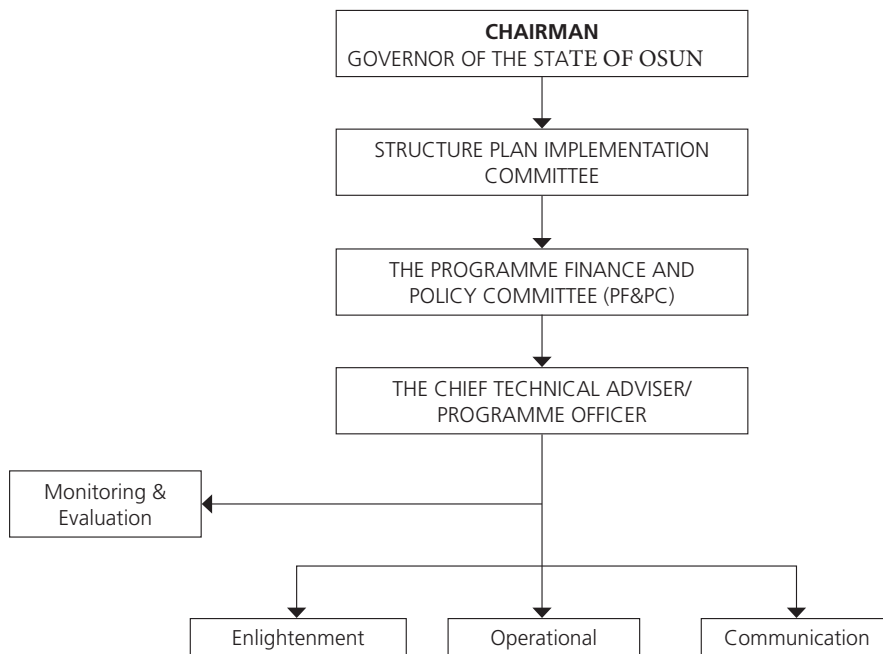
1. The Government of the State of Osun
2. Ila and Ifedayo Local Governments
3. Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)
 - Build Operate and Transfer (BOT) arrangements
 - Build Operate and Own (BOO) arrangements
 - International Donor Agencies
 - Corporate organizations and private Individuals
4. Loanable funds from local, bilateral and multilateral development finance institutions and funding agencies.

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.

- 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:

FIGURE 8.1 Organisational Structure for Implementation of the Structure Plan



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

APPENDIX 1



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UN HABITAT
FOR A BETTER URBAN FUTURE

THE ILA ORANGUN CITY CONSULTATION DECLARATION ON PREPARATION OF STRUCTURE PLAN FOR ILA-ORANGUN AND ENVIRONS, STATE OF OSUN HELD ON TUESDAY 23RD JULY, 2013

We the indigenes, residents and stakeholders in the City of Ila-Orangun 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 Ila-Orangun on Tuesday 23th 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 Ila-Orangun and environs, we do hereby agree and state that we:

Note the historical antecedents of Ila-Orangun and its pivotal role as the capital city 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 Ila-Orangun and environs for the Structure Plan Project and the participatory approach adopted for the exercise. In particular, the participants appreciated the opportunity for constructive en-gagement 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:

1. 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.
2. 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.
3. 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.
4. Urge the State Government to adopt strategies to discourage land speculation to ensure land availability for Land Use Planning and orderly development of Ila-Orangun and environs.
5. Urge the State Government of Osun to adopt necessary measures to ensure that plans and regulations for the orderly development of Ila Orangun and environs are implemented and respected, including taking steps to:
 - the provision of serviced plots, housing and associated infrastructure as well as the removal of illegal structures where necessary;
 - Rehabilitate dilapidated buildings and commence beautification of Ila-Orangun and Oke-Ila city
 - 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 Ila-Orangun and environs;
 - 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:

1. 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 Ila-Orangun and environs as well as promote safe disposal of wastes from hospitals
2. 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
3. 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
 - Facilitate the establishment of additional higher institutions (University) in Ila-Orangun and environs
 - Construction of a new Water works for Ila-Orangun township
 - Rehabilitation of water pipes within Ila, Oke-Ila and Ora township
 - Construction of boreholes and potable water by the government for Ila township
 - Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
 - Construction of fire station and Motor Park/Garage for NURTW in Ila-Orangun town ship

C. GENDER, GOVERNANCE AND HERITAGE

1. Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
2. Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation
3. Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
4. Commend the efforts of the State government in developing and restoring Heritage sites in the town
5. Urge the State Government to to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites to further boost tourism in the town

D. BASIC URBAN SERVICES AND TRANSPORTATION

1. 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;
2. 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 Ila-Orangun and environs etc, include the following;
 - Promote Public-Private Partnership in the provision and management of basic urban services and build the capacity of agencies and civil society organisations
 - Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
3. Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Ila-Orangun and environs, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town
4. Further urge the State Government to accelerate the repair of all urban roads, to facilitate economic and social welfare of the State of Osun

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

This is the Declaration of stakeholders at the Ila-Orangun City Consultation, this 23rd day of July, 2013. Signed by:

1. Local Government Chairman :
2. Representative of Traditional rulers :
3. Representative of Ministry :
4. Representative of Community Associations :
5. Representative of CSOs :
6. Representative of NGOs :
7. Representative of Women Groups :
8. Representative of Youths :
9. Representative of Trade Groups :
10. Representative of Religious Groups :

APPENDIX 2:

ILA-ORANGUN: SUMMARY OF KEY DEVELOPMENT ISSUES

GROUP 1		
URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Shelter and slums	<ul style="list-style-type: none"> • There is need for rehabilitation of dilapidated buildings and beautification of Ila and Oke-Ila city. • Owners of buildings demolished during dredging of rivers should be compensated • Government should endeavour to resettle people before they are displaced • There is need for Computerisation of land processing • Government should not take over the land of dilapidated structures when demolished by the State • Government should enforce preparation of layouts before development
4	Local Economic Development	<ul style="list-style-type: none"> • There is need for construction of ultra modern markets in Ila, Isedo 1, 2 and 3 and provision of additional transformers. • Lack of credit is a major hindrance to self-employment. Distance to Osogbo where many credit institutions exist is too far and credit institutions don't attend to informal sector operators due to lack of collateral • The South West regional market has not been effectively exploited for export of local produce like Palm Wine, neither is there and value addition like appropriate bottling, to the product • Proposed West African University, Ila-Orangun owned by the Ila indigenes in the diaspora offers promising employment generation prospects
GROUP 2		
URBAN ENVIRONMENT AND INFRASTRUCTURE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Urban Environment	<ul style="list-style-type: none"> • There is need for provision of public toilets in markets. • There is need for reconstruction of Ile-Ayo bridge • There is need for provision of more waste disposal bins for easy disposal of waste • Provision of waste disposal vehicles and central refuse dump ground • Provision of public toilets within the city
2	Inadequate Infrastructure	<ul style="list-style-type: none"> • Government should dredge all rivers in Ila Local Government • There is need for rehabilitation of Ora market. • There is need for construction of roads to Ayegun market. • There is need for rehabilitation of Agbamu road. • There is need for reconstruction of Isinmi – Olotu and Anandun Road • There is need for completion of Osogbo /Ila road • Rehabilitation of Ila-Igosun and Ila-Ayegun roads

GROUP 3 GENDER- GOVERNANCE-HERITAGE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> • There is need for provision of loan facilities appropriate for women from NAPEP. • The 10 available plots of land allotted to the market women should be used to build markets and all the roads that lead to the market need to be rehabilitated.
2	Governance	<ul style="list-style-type: none"> • There is need for provision of job opportunities for youth's e.g. through the State government and the School of Agriculture. • Government should increase salaries and allowances being paid to Chiefs in Ila. • There is need for adequate performance monitoring of all government establishments in Ila. • Government should organise workshop that promote constructive dialogue on differences between tradition and religion
3	Heritage and Historic Sites	<ul style="list-style-type: none"> • There is need for Rehabilitation of Ayinkunugba water fall, Igbo Egungun and Idu – Ogun • There is need to upgrade the Isinro festival
GROUP 4 BASIC URBAN SERVICES AND TRANSPORTATION		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Provision of Basic Services (Education, health, water and energy)	<ul style="list-style-type: none"> • There is need to link electricity supply directly from Osogbo. • There is need for provision of public toilets • Provision of pipe borne water to Ajaba while government should expedite action on on-going federal government water project • Provision and availability of pre- paid electricity meters and transformers • Government should employ staff to ensure presence of competent workers in Ila maternity centres • Government should conduct monitoring and evaluation of teachers in secondary schools • There is need for establishment of technical school, adult education centre and farmers academy • Rehabilitation of water pipes within Ila, Oke-Ila and Ora township
4	Urban Mobility	<ul style="list-style-type: none"> • There is need for provision of fire station, motor Park/Garage for NURTW in Ila town ship

APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

Types of Dwellings	Gross Density		Net Density	
	No of dwellings per hectares	No of persons per hectares	No of dwelling per hectares	No of persons per hectares
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		
	Detached Housing	Semi-detached Housing	Row House
Rehabilitation of slum dwellers and improvement of sub-standard area	240	160	120
Low-cost housing in urban areas	360	240	180
Normal housing development	500	333	250

TABLE 5 Recommended Maximum Plot Coverage

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

TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines

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

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

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

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

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

TABLE 9 Recommended land Allocation in a Commercial Area/Market

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

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

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

TABLE 11 Recommended Widths of Roads in Commercial Area

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

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

Type of commercial development	No. of parking spaces per hectare of site area
Market	
i. Minor	15 – 25
ii. Major	25 – 30
Department Stores	
i. Small	25 – 30
ii. 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
Worksheds	50 – 55
Organized open space	10 – 15
Utilities, services and facilities	20 – 25
Roads, parking lot etc.	15 – 20
Other uses	5 – 10

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

Types of abutting road	Set-back in metre from the centre line of the road
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 litre 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% - 331/2%
Sub-Post office	50,000 – 25,000	0.18 – 2.5	30% - 331/2%
Agency	25,000 – 10,000	0.625	30% - 331/2%
Telephone Exchange			
	Line per 1,000 Population		
Large Towns	5 – 10	7.5	30% - 331/2%
Medium Size Towns	2 – 3	5.0	30% - 331/2%
Small Towns	1 – 2	2.5	30% - 331/2%
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 metres	Minimum safe sight distance in metres
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 23 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)
180° (Parallel)	30	5 x 2.5
30° (Angle)	35	5 x 2.5
45° (Angle)	40	5 x 2.5
60° (Angle)	45	5 x 2.5
90° (Perpendicular)	50	5 x 2.5

TABLE 24 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	30°	3.6	5.0	5.0	14.0
2.4	45°	3.6	6.0	3.6	16.0
2.4	60°	7.0	2.0	3.0	21.0
2.4	90°	8.0	1.8	2.4	21.0
2.7	30°	3.6	4.5	6.0	14
2.7	45°	3.6	6.0	3.6	16
2.7	60°	6.0	6.5	3.3	20
2.7	90°	8.0	7.0	2.5	21

TABLE 25 Number of Car Parking Spaces

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

TABLE 26 Standards for Playgrounds

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

TABLE 27 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 Ila-Orangun 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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