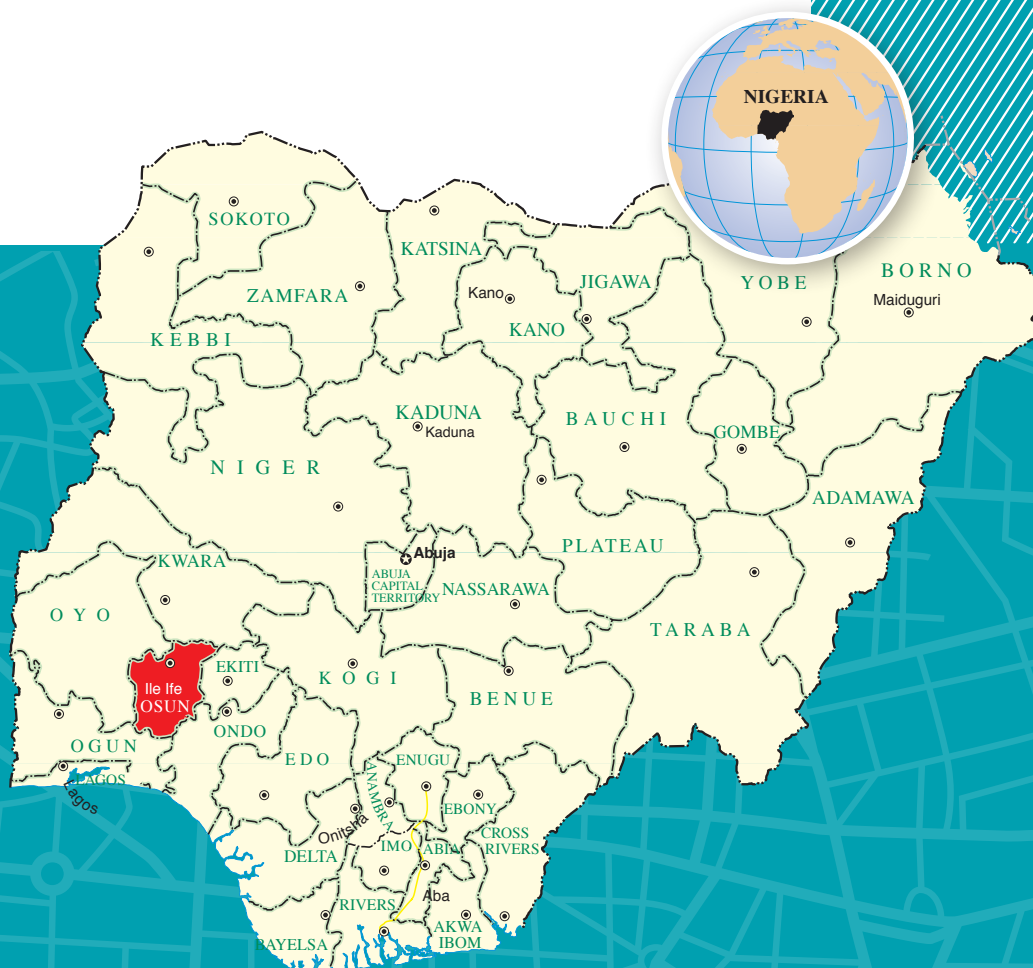


STRUCTURE PLAN FOR ILE-IFE AND ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project



UN HABITAT
FOR A BETTER URBAN FUTURE

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State of Osun Structure Plans Project



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UNHABITAT
FOR A BETTER URBAN FUTURE

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PROJECT MANAGEMENT:

STATE GOVERNMENT OF OSUN

State Governor: Ogbeni Rauf Aregbesola

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

Permanent Secretary: Arc. Wale Ojo

Director, Town Planning: Tpl Oladejo Ezekiel Akintunde

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

UN HABITAT

Director, Project Office: Alioune Badiane

Director, Regional Office for Africa: Axumite Gebre-Egziabher

Senior Human Settlements Adviser: Doudou Mbye

UN HAPSO

Habitat Programme Manager: Kabir M. Yari

National Programme Officer: Paul Okunlola (Project Coordinator)

Administrative Assistant: Elizabeth Owolabi

CONSULTANCY TEAM

Chief Technical Adviser: Professor Johnson Bade Falade

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

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

Governance/Gender/Anthropology: Dr. Boladale Adebawale

Urban Services/Transportation: Eng. Bola Olowe

GIS Assistant: Kazeem Tijani

Design and Layout: Peter Cheseret

FOREWORD



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

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

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

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

It was obvious that in order to harness the potentials of the State's significant urban population in achieving this laudable objective, the capacity of our cities to support this development agenda and offer better living conditions to their residents had to be significantly enhanced. Hence, the O-Renewal Programme was designed to regenerate a one-kilometre radius of the 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

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

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

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

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

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

Dr Alioune Badiane

Director, Programmes Division
UN-HABITAT, Nairobi

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ACRONYMS

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

EXECUTIVE SUMMARY

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

In order to effectively address the challenges of unsustainable urbanisation and adequately position the State of Osun to actualize the objectives of its Six-Point Integral Action Plan, the State Governor, Ogbeni Rauf Aregbesola, through a technical cooperation agreement with the United Nations Human Settlements Programme (UN-HABITAT) initiated a project on the preparation of Structure Plans for nine of the largest cities in the State. The cities are **Osogbo, Ede, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire and Ejigbo**. This initiative, which would guide the development of participating cities over the next 20 years, was also to follow through on the state's O-Renewal programme designed to regenerate a one-kilometre radius of the core areas in these cities. The Structure Plan for the city of Ile-Ife 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 Ile Ife 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 Ile Ife and environs with respect to the following identified thematic areas: Shelter and slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Urban Basic Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

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

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

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

ILE-IFE PLANNING AREA

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

Location and Natural Environment: In all there are 26 communities under the Ile-Ife Planning Area, namely; Ile-Ife, Olokun Erinje, Tonkere, Oke-Ogbo, Ita Elewa, Modakeke, Balogun, Itanjasa, Akeredolu, Owena, Edunabon, Wanisanni, Ode Omu, Igbara, Ipetumodu, Erefe, Asipa, Awowole, Adefaralana, Ekusobo, Oke-Opa, Igboya, Oroke-Ekun, Okerembete, Oluwada Akinlalu and Garage Olode.

Ile-Ife, which is the focus city is located about 56 kilometers from Osogbo, Capital of the State of

Osun and 200 kilometers from Lagos, the commercial nerve-centre of Nigeria. It lies between 275 metres and 300 metres above the sea level with the highest point at the city centre undulating to the urban fringes and is interlaced with a range of hills such as Oke-Ileri, Oke-Owu, Oke-Soda, Oke-Mogun, Oke-Ora and Oke-Itase from where the major streams like Agbara, Esinmirin, Opa and Awosun took their sources.

Population: According to the 2006 National Population Census, the total population of the planning area was put at 417,966. This figure was derived from the local government areas that make up the urban-ized areas of the communities in the planning area, adjusted to reflect those with portions of their population falling outside the Planning Area. The projection for population growth of Ile-Ife for the plan period was undertaken. However, the population projection for the Planning Area by the end of the plan period (2014 -2033) is 978,348. The implications of the projected figures for meeting the provisions for Education, Water Supply, Electricity Supply, Health, Sewage Disposal and Recreation were analysed.

DEVELOPMENT ISSUES IN ILE IFE PLANNING AREA

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

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

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

Housing status in Ile-Ife is characterized by a generally poor level of secure tenure. Some estimates suggest that only about 30% of houses have secure title documents, which is far below the rural average for the State of Osun estimated at over 49%. Some of the reasons for the low urban percentage were identified as: difficult and cumbersome processes in securing the necessary documents, unavailable and unreliable planning and zoning documents from planning authorities, absence of cadastral and survey plans, multiple transactions and subdivisions for the same piece of land and, haphazard and uncoordinated land-use functions, securing well-defined property rights (those that are exclusive, transferable and enforceable) are essential for economic growth.

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

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

Environment covers all issues pertaining to the policy, legislative and institutional frameworks for environmental conservation to address issues that relate to climate change; **Urban Basic Services** features several issues relating to education, water supply, health facilities, electricity, telecommunication, sanitation and solid wastes; **Land Administration** covers the legislative framework for land administration, information and management in the planning area; **Urban Safety;**

Disaster Risk Reduction; and Transportation assesses the existing transport system (networks and the different modes) and auto park facilities within the planning area in order to achieve a sustainable transport development.

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

STRUCTURE PLAN VISION, GOALS AND OBJECTIVES

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

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

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

By 2034 Ile-Ife, along with its Planning Area will be a thriving city of culture and a centre for academic excellence as well as a destination for tourism and great place to live, work and visit.

The specific objectives are:

- Improving the overall environment of Ile-Ife city and environs and providing new homes and infrastructure and an improved local environment that will provide support for local businesses;
- Improving the overall environment of Ile-Ife and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Ile-Ife 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 Ile-Ife 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 Ile-Ife 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 Ile-Ife a more efficient and sustainable human settlement, which is better able to meet the needs of its residents.

01

INTRODUCTION

1.1 PREAMBLE

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

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

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

The Structure Plan will incorporate elements of the regeneration strategy and a combination of the two will form the development plan for each city. The overall objective of this project is to support the preparation of Structure Plans for these cities with an overall framework for guiding their development and growth in the next 20 years. The Plans will aid informed strategic decision-making with main focus on:

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



Plate 1: Ori Olokun Statue in Ile-Ife City Centre

Source: Consultants Survey

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

Specifically, the objectives of the project are to embrace:

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

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

1.2 THE NATURE AND OVERALL PURPOSE OF THE STRUCTURE PLAN

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

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

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

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

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

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

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

1.3 METHODOLOGY

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

1.3.1 Overview of the RUSPS Methodology

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

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

The RUSPS was first used in Nigeria in 2007 for the preparation of Structure Plans for Awka, Nnewi and Onitsha in Anambra State in 2010. Nasarawa State became the second State in Nigeria to utilise the RUSPS methodology for the preparation of Structure Plan for four cities. In both instances, the adoption of the RUSPS methodology has been hinged on the principle

of building the capacity of consultants and the staff of government ministries, (Federal, State, Local Government) NGOs and communities to understand and use RUSPS methodology for data collection. To achieve this objective of building national capacity, the UN-HABITAT organized three days training on RUSPS, from 24th to 26th September, 2013, to properly train and induct identified experts and selected technical staff of the State of Osun Ministries and Local Governments in the following thematic areas:

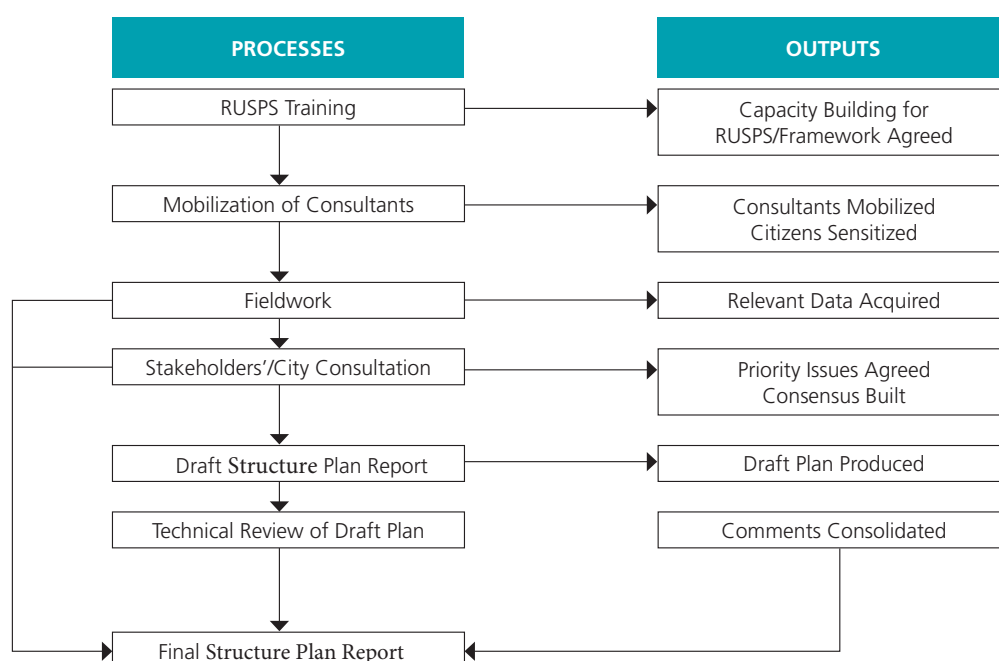
1. Shelter and slums;
2. Local Economic Development;
3. Transportation;
4. Urban Safety/Security;
5. Disaster and Risk Reduction;
6. Basic Urban Services;
7. Environment;
8. Gender;
9. Governance;
10. Heritage/Historic areas; and.
11. Land Administration

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

The objectives of the city profiling studies are to:

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

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

FIGURE 1.1 The RUSPS Processes and Outputs

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

1.3.2 Desk Study and Fieldwork

Following the training and in line with the RUSPS framework, consultants undertook desk studies and field work for collection of both primary and secondary data pertaining to the nine thematic issues. The aim of the desk study was to enable the consultants 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 RUSP questionnaires to all relevant stakeholders for each of the agreed themes. In addition, focus group discussions were held to collect required qualitative data and information on critical issues of development.

1.3.3 Stakeholders Consultations

The method of data collection was essentially participatory. Discussions and consultations were held with critical stakeholders during the field work carried out from January-June 2013. During data collection, meetings and discussions were held with stakeholder groups in the cities and at State and Local Government levels. The Ile-Ife City Consultation was held at the Palace of the Ooni of Ife on Wednesday, July 10, 2013, with more than 260 participants in attendance.

TABLE 1 Schedule of City Consultations held for Cities in Cluster 2

Date of City Consultation	City
9 July 2013	Ilesa
10 July 2013	Ile-Ife
11 July 2013	Ede

Source: Consultants Reports

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

Diverse developmental issues were identified and discussed at the meeting based on the findings on different thematic issues. This consultation provided an opportunity for representatives of interest groups to discuss issues affecting Ile-Ife community development. The stakeholders were selected from different areas of public interest, ranging from representatives of professional bodies, traditional institutions, academic and research institutes, all the local government areas, community development associations, women's groups, trade associations, security agencies, financial institutions, non-governmental organizations, market group, the media, and civil servants. The forum resulted in adoption of reports and the signing of City Declarations.

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



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



Plates 2-7: Stakeholders participating in group discussions during the Ile-Ife City Consultation

1.3.4 Technical Reporting

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

1. Inception Report.
2. List of Stakeholders.
3. Profile Report for each city
4. Issues Paper for Consultation for each city
5. City Consultations Report; and
6. Structure Plan Report for each city

1.3

DEFINING THE ILE IFE PLANNING AREA

The Ile-Ife Planning Area as defined by the State Government of Osun covers a total of 26 settlements located across four Local Government Areas, namely, Ife Central, Ife North and parts of Ife East and Ife South Local Government Areas of the state, as well as Ife East Area Office, Modakeke. The extent of the Planning area is shown in Figure 1.2 below.

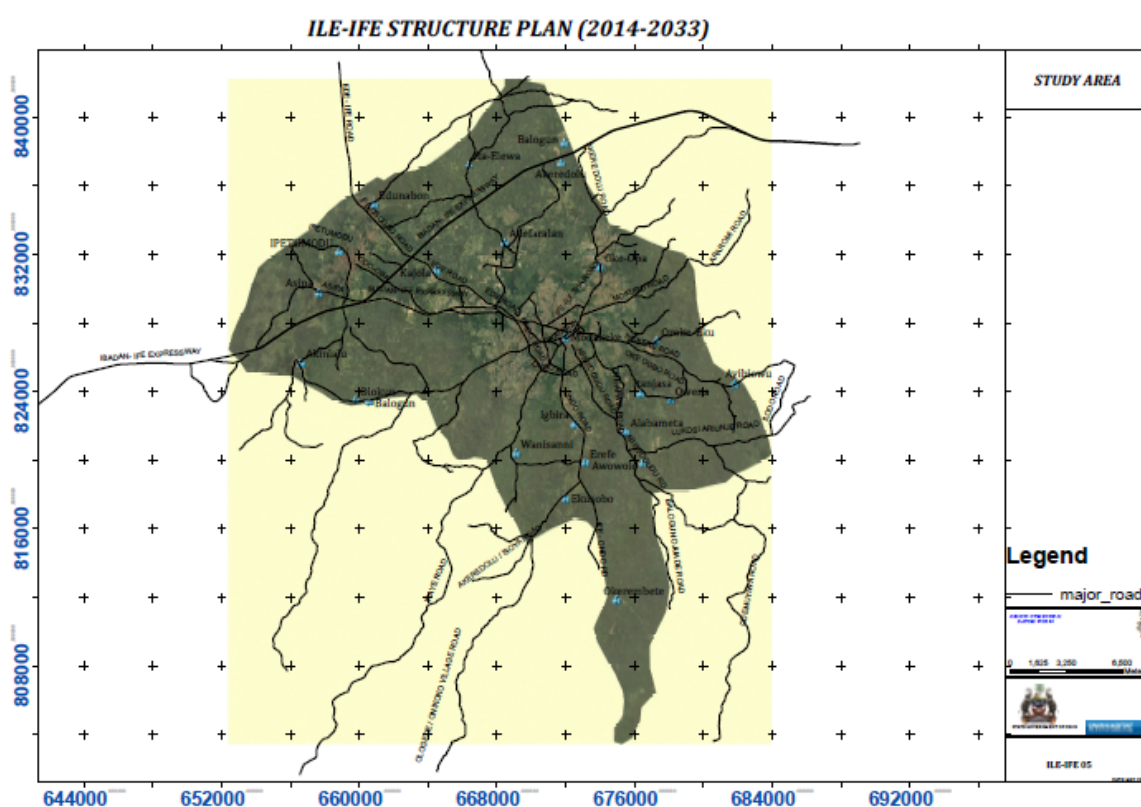
1.4

LESSONS LEARNED

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

- The methodology provides an opportunity for rapid scoping of urban areas.
- It helps identify key development challenges to be addressed and priority projects.
- RUSPS promotes the adoption of a participatory and integrated approach to data collection and analysis of urban issues. Essentially, the methodology emphasizes involvement of stakeholders (local government officials, traditional councils, communities, professional groups, trade unions and organisations, civil society organisations, among others) in identifying priority issues and obtaining their buy-in for urban planning and management and in monitoring the implementation process.

FIGURE 1.2 The Ile-Ife Planning Area



- It covers the multi-dimensional nature of urban planning and management in the areas of shelter and slum, local economic development, governance, gender, heritage, environment, urban basic services, urban safety, disaster and risk reduction and transportation in order to attain an inclusive city.
- It helps to identify critical areas of capacity gaps that need strengthening for effective urban management.
- RUSPS offers a greater scope for adopting a gender perspective to urban planning and management.
- Positive strong political commitment at the highest level is achieved through the RUSPS methodology.
- It provides the bedrock for carrying out SWOT analysis of the city with respect to the adopted thematic issues.

1.5

STRUCTURE OF THE REPORT

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

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

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

The Structure Plan's vision, goals and objectives are presented in Chapter 5 while policy statements such as National Urban Development Policy 2012, National Housing Policy 2012; Land Use Act of 1978, Osun Integrated Development Agenda, Nigeria Vision 20:2020, Millennium Development Goals and Goals of Habitat Agenda, among others were reviewed. From these reviews and taking into account the views expressed by the Stakeholders at the City Consultation held in Ile-Ife, the vision, goals and objectives for development for new Ile-Ife was arrived at.

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

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

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

02

BACKGROUND TO ILE-IFE PLANNING AREA

2.1

LOCATION, NATIONAL AND REGIONAL SETTINGS

The Structure Plan Project is located in the State of Osun, which was created in 1991 out of the old Oyo State and is one of the 36 states in the Federal Republic of Nigeria. The state is located in the South Western geo-political zone of Nigeria, lying between longitude 4° 00' E to 5° 04' E and latitudes 6° 45' to and 8°.

15°N with Osogbo as its capital city. The state of Osun is bounded on the North by Kwara State, on the West by Oyo State, on the South by Ogun and Ondo States and on the East by Ekiti and Ondo States. The state is accessible by road and rail from different parts of the country (Fig 2.1).

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



Ile-Ife is located in the Southwestern part of Nigeria at the intersection of roads from Ibadan (64km west) and Ilesa. Ile-Ife is located about 56 kilometers from Osogbo, Capital of the State of Osun and 200 kilometers from Lagos, the commercial nerve-centre of Nigeria. The town lies between latitude 7°0N and 7°35'N and Longitude 4°20'E and 4°45'E of the Greenwich Meridian. **Ile-Ife**, also called Ife or Ife Lodun is one of the principal towns in the State of Osun, Nigeria. Otherwise regarded as 'the cradle of the Yoruba race', Ile-Ife is reported by Biobaku (1955) to have probably been founded between the 7th and 10th centuries AD.

The State is divided into three Senatorial Districts and 30 Local Government Areas and the Ife East Area Office, Mò dakeke (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.

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



Source: State Government of Osun

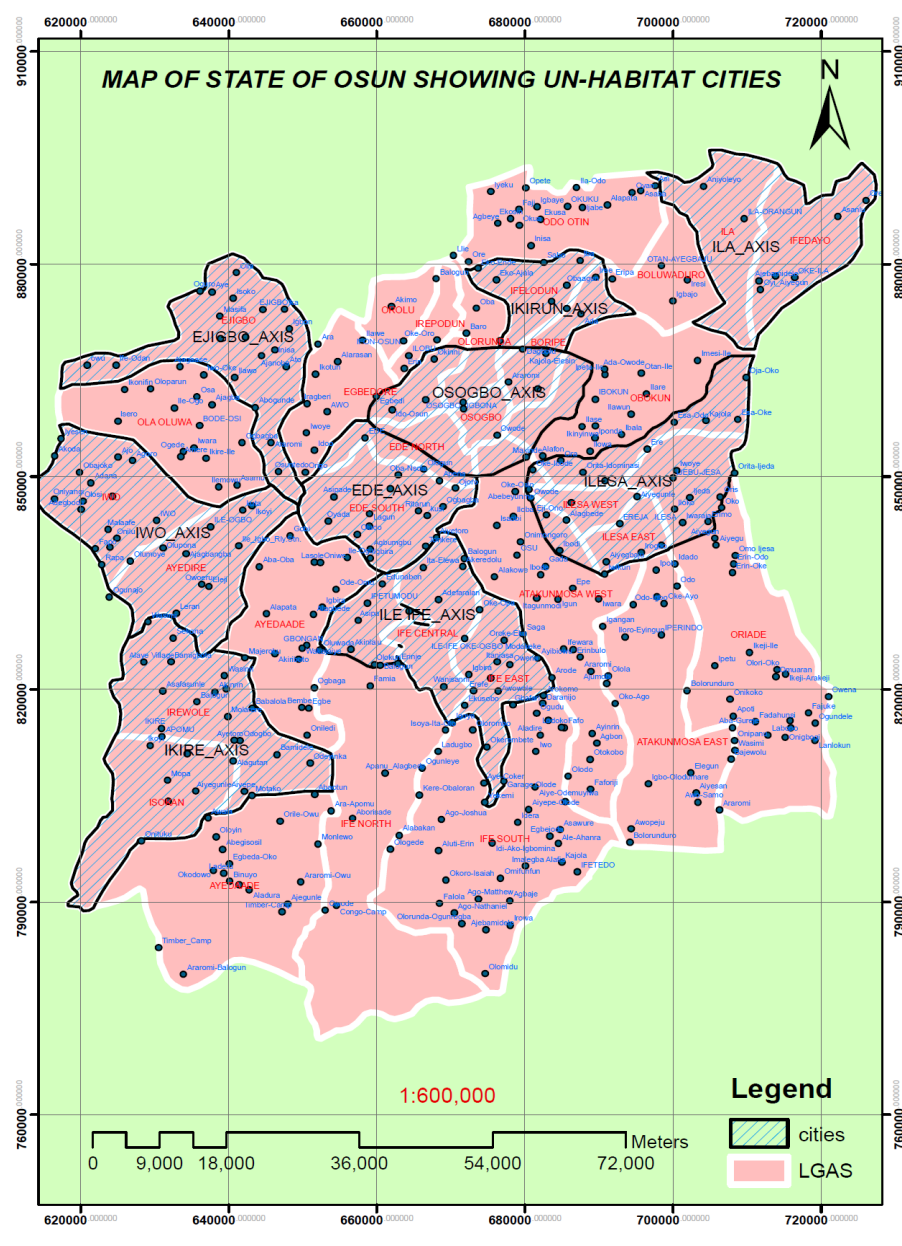
2.2 THE ILE-IFE PLANNING AREA

Ile-Ife Planning Area, which covers a total of 26 settlements is located across four Local Government Areas, namely Ife Central, Ife North and parts of Ife East and Ife South Local Government Areas of the State of Osun and Ife East Area Office, Modakeke. Ife Central, with its headquarters in Ile-Ife covers an area of about

112.372 sq.km. Ife East, occupying a land area of about 174.006 sq.km has its headquarters located at Oke Ogbo. Ife North LGA, on the other hand occupies a land area of about 899.929 sq.km with the headquarters located at Ipetumodu.

The town is situated on an elevation of between 275 metres and 300 metres above sea level with the highest point at the city centre undulating towards the urban fringes and interlaced with a range of hills such as Oke –Ileri, Oke- Owu, Oke- Soda, Oke-Mogun, Oke – Ora and Oke-Itase from where the major streams like Agbara, Esinmirin, Opa and Awosun took their sources.

FIGURE 2.3 State of Osun Showing Structure Plans Project Cities



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

Traditionally, *Ile-Ife* was divided into five quarters namely Irewo, Okerewe, Moore, Ilode and Ilare and within each quarter were compounds with family lineages (Eluyemi 1978). The traditional Ife kingdom, schematically, could be described as a wheel with the *Oba's* palace as the hub, from which roads radiated like spokes and in relation to which the en-framing town wall represented the rim (Krapf-Askari, 1969; Obateru, 2006). Ile-Ife is regarded as the origin of old Yoruba tribe.

2.3 NATURAL ENVIRONMENTAL FACTORS

2.3.1 Climate and Rainfall

The Planning Area lies within the tropical rain forest zone of Nigeria. The climate is dominated by two major air masses; the warm and the dry tropical continental wind from the Sahara Desert and the hot, humid tropical maritime wind from the Atlantic zone (the south West Monsoon wind). The wet season starts from mid-March to late October while the dry season runs from November to March.

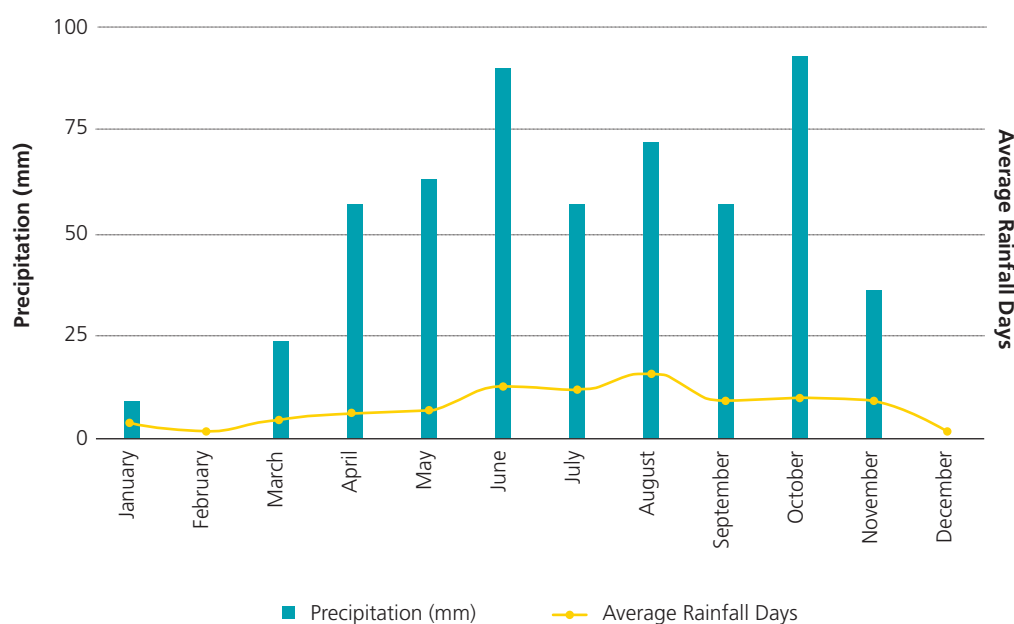
Since most of the rains in the year fall within the wet season, that is about five to six months of the year, the drainage basins and streams in the area are seasonal, flowing in full during the wet seasons but with very little or no flow at all during the dry season.

Relative humidity is about 75.8% to 86% for dry and wet seasons respectively. With the prevailing climatic conditions coupled with the altitudinal location (286m above sea level), the study area is populated with non-forested wetlands that somewhat influence the quality of well water as well as vulnerability of the residents to water borne diseases.

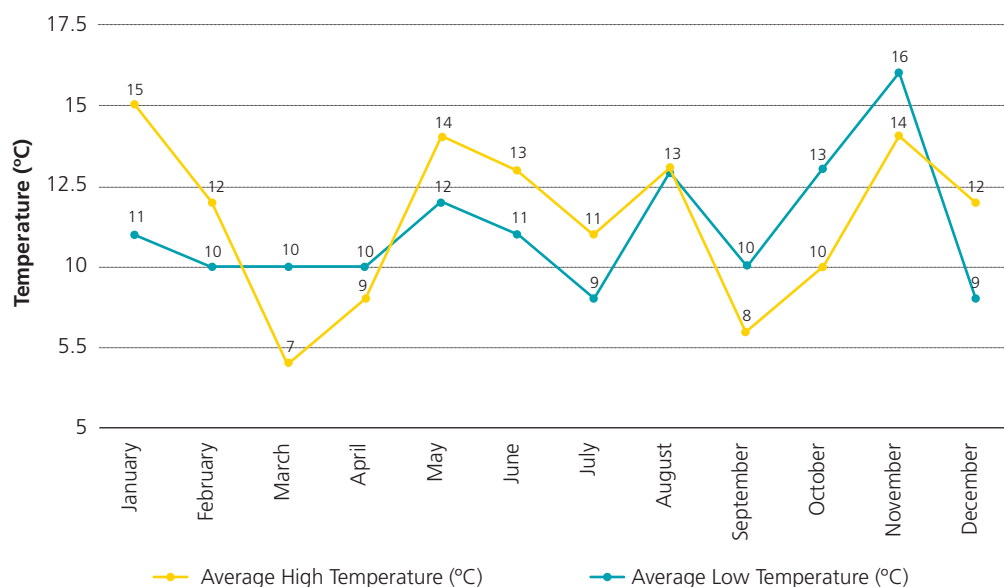
The city has mean annual rainfall of about 1400mm. Figure 2.4 shows that maximum rainfall occurs in Ile-Ife in June and October, which falls within the period known as the wet season in Nigeria, where inter-tropical convergence moves north at approximately 20°N from July to August. Drier and sunnier weather with higher temperatures prevails in December, January and February. October is the wettest month with about 90 - 95 mm of rainfall, whilst February and December are the driest months, with less than 5 mm of rainfall.

The average annual rainfall is about 1800mm. The relative humidity of Ile-Ife at dawn is about 75 – 80%, often resulting in early morning precipitation during the rainy season and dropping to about 68% in the afternoon, generating heat and slight physical discomfort.

FIGURE 2.4 Average Rainfall in Ile-Ife Planning Area



Source: World Weather Online, 11 June 2013

FIGURE 2.5 Average High and Low Temperature in Ile-Ife Planning Area

Source: World Weather Online, 11 June 2013

2.3.2 Temperature

Ile-Ife has an average maximum/minimum temperature of 29°C/24°C; while daily temperature rarely falls below 18°C. There is an indication of a seasonal variation of about 5°C between the hottest and coldest months.

2.3.3 Vegetation

The planning area consists of heavy forest blended with light forest zones. Some parts are of the Savannah (orchard bush) zone mixed with shrubs.

The vegetation of the area falls under tropical rainforest belt characterized by multiple canopies and lianas. Farming practice on the floodplains of some major rivers in Ile-Ife is characterized by small holdings with cultivation of field crops such as maize, cocoyam and vegetables.

2.3.4 Topography and Drainage

The topography of Ile-Ife is quite undulating with some rocky hills mostly made up of igneous rock surrounding the ancient town.

2.3.5 Geology and Soil

The area is underlain by metamorphic rocks of the basement complex, which outcrop over many parts. Rocks of the basement complex found here is schist, associated with quartzite ridges.

2.4

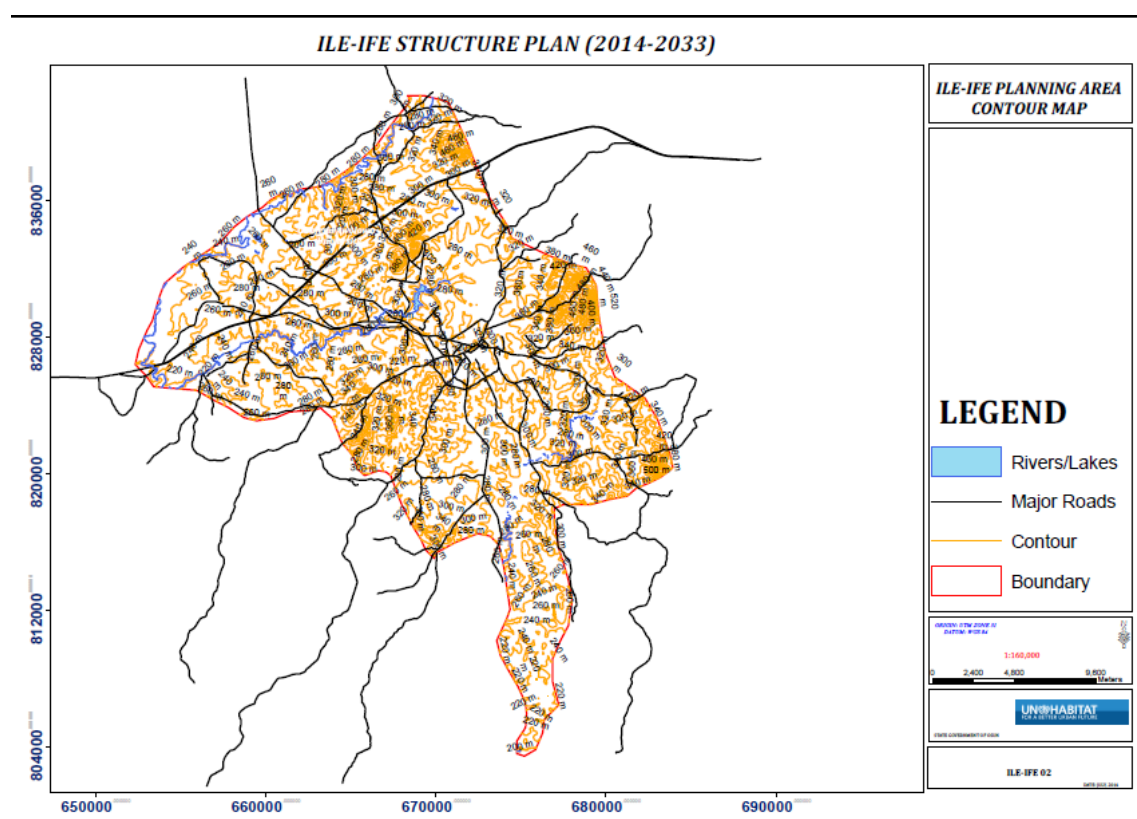
HISTORY AND DEVELOPMENT OF ILE-IFE

2.4.1 History

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

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

FIGURE 2.6 Topography of Ile-Ife Planning Area



within a splendid valley surrounded by steep sided hills (Ozanne, 1968).

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

2.4.2 Population Growth of Ile-Ife

According to the 2006 National Population Commission Census, the population of Ile-Ife city is put at 355,341, a figure derived from the two local government areas that make up the urban area of the town. The demographic statistics of Ile-Ife Planning Area is captured by the figures recorded for Ife Central, Ife East, Ife North and Ife South Local Government Areas in Table 2.3 below.

TABLE 2.1 Ile-Ife Local Governments and Township Population

LGA	*Projected Population		
	2006	2013	2033
Ife Central	167,204	197,880	323,519
Ife East	188,614	223,218	364,944
Ife North	153,274	181,395	296,566
Ife South	134,490	159,164	260,221
Total	643,582	761,658	1,245,250

Source: National Population Commission - 2006

Age Structure of the Population

According to the 2006 Population and Housing Census (Priority Table Vol. IV - Population Distribution by Age and Sex), the age structure of the population in LGs of the Ile-Ife Planning Area presents an interesting scenario. As shown in Table 2.2 below, whilst the dominant groups in the total population in Ife Central and Ife East LGs are ages 15 - 19, 20 - 24 and 25 - 29, it is not the same for Ife North and Ife South, where the dominant groups range between ages 0 - 4, 5 - 9, 10 - 14. The male population is more dominant in all the LGs, with age group 0 - 4 carrying a good percentage.

2.4.3 Development and Physical Growth of Ile-Ife

During the medieval period, two earthen rampart walls were erected around the city center, making Ile-Ife what archaeologists call a *fortified settlement*. The royal center of Ile-Ife had a circumference of about 3.8 kilometers, and its inner-most wall encircles an area of some 7.8 km. A second medieval period wall encircles an area of some 14 km; both medieval walls are 4.5 meters tall and two meters thick between the 9th and 12th centuries, with houses featuring potsherd pavements. Buildings were constructed primarily of sun-dried adobe brick and so only a few remnants have survived

Traditionally, *Ile-Ife* was divided into five quarters namely Iremo, Okerewe, Moore, Ilode and Ilare and within each quarter were compounds with family lineages (Eluyemi 1978). The traditional Ife kingdom, schematically, could be described as a wheel, with the *Oba's* palace as the hub, from which roads radiated like spokes and in relation to which the enclosing town wall represented the rim (Krapf-Askari, 1969; Obateru, 2006). Ile-Ife is regarded therefore as the metropolis

of old Yoruba. Though suggested by various scholars including Johnson (1921); Lucas (1948); and Ajayi and Crowther (1972) that Ile-Ife is fabled as the spot where God created man, white and black and from where they dispersed all over the earth, though this claim is not scientifically proven. However, Fabunmi (1969) states that *Ile-Ife* is regarded and believed to be the cradle of the world.

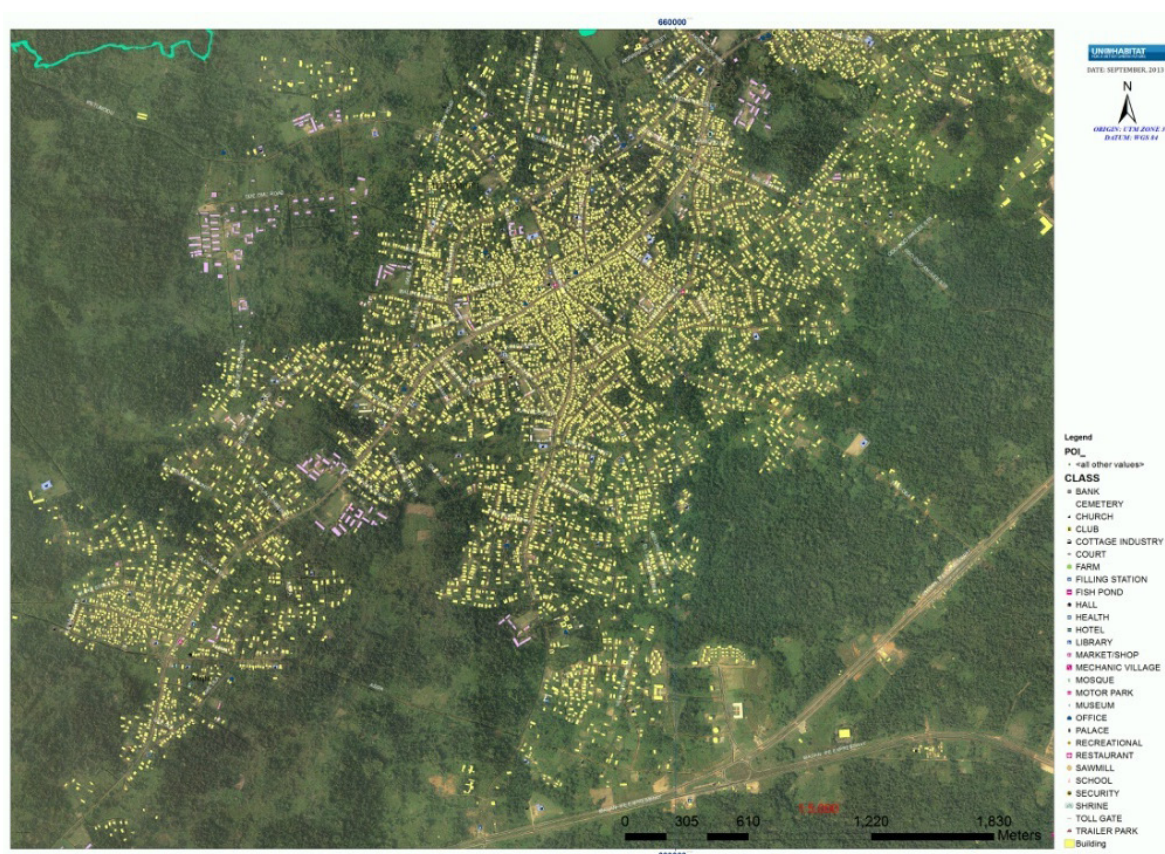
Today, Ile-Ife is home to the *Obafemi Awolowo University*, the Natural History Museum of Nigeria, Oduduwa University, Ipetumodu and The Polytechnic, Ile-Ife. It has a local *television station* called NTA Ife and is home to various businesses. It is also the trading center for the farming region, where *yams, cassava, grain, cocoa, and tobacco* are grown. *Cotton* is also produced and is used to weave *cloth*. Prominent *hotels* in Ilé-Ife include Hotel Diganga on Ife-Ibadan Road, Mayfair Hotel, Obafemi Awolowo University Guest House, Cameron Hotel etc. Ilé-Ife has a *stadium* with a capacity of 9,000 and a second division professional league *football* team.

According to a study on the Assessment of the Growth of Ile-Ife, Osun State Nigeria, Using Multi-Temporal Imageries (O. A. Ajala & A. M. Olayiwola, April 2013), the main categories of land uses identified in Ile Ife are: built-up area, natural vegetation, water body, rock outcrop and cultivated area. The pixel statistics of land use in Landsat TM 1986 presented in Table 2.7 shows that the area covered by natural vegetation was 167.43km² representing 60.79% of the study area. Cultivated area accounted for 29.58% of the area, whereas rock outcrop area covered 4.48 km², that is, 1.7% and water bodies occupied 4.39 km² (1.6%) of the entire study area. The built-up area accounted for 6.40% (17.63 km²) of the study area.

TABLE 2.2 Age Structure of the Population

LG	Age Groups	Total	Male	Female
Ife Central	15 - 19	12.16	12.38	11.91
	20 - 24	18.07	19.33	16.66
	25 - 29	12.60	12.70	12.48
Ife East	0 - 4		12.14	
	5 - 9	12.73	13.06	12.4
	10 - 14	12.31	12.68	11.9
	15 - 19	11.75	11.85	11.6
Ife North	0 - 4	11.88	12.13	
	5 - 9	13.15	13.82	12.5
	10 - 14	12.32	12.51	12.1
	15 - 19			12.0
Ife South	0 - 4	11.98	12.14	11.81
	5 - 9	12.84	13.13	12.55
	10 - 14	11.76	12.27	11.24

FIGURE 2.7 Satellite Imagery of Ile-Ife Planning Area



Source: O. A. Ajala & A. M. Olayiwola, April 2013

2.4.4 Existing Land Uses in Ile-Ife Planning Area

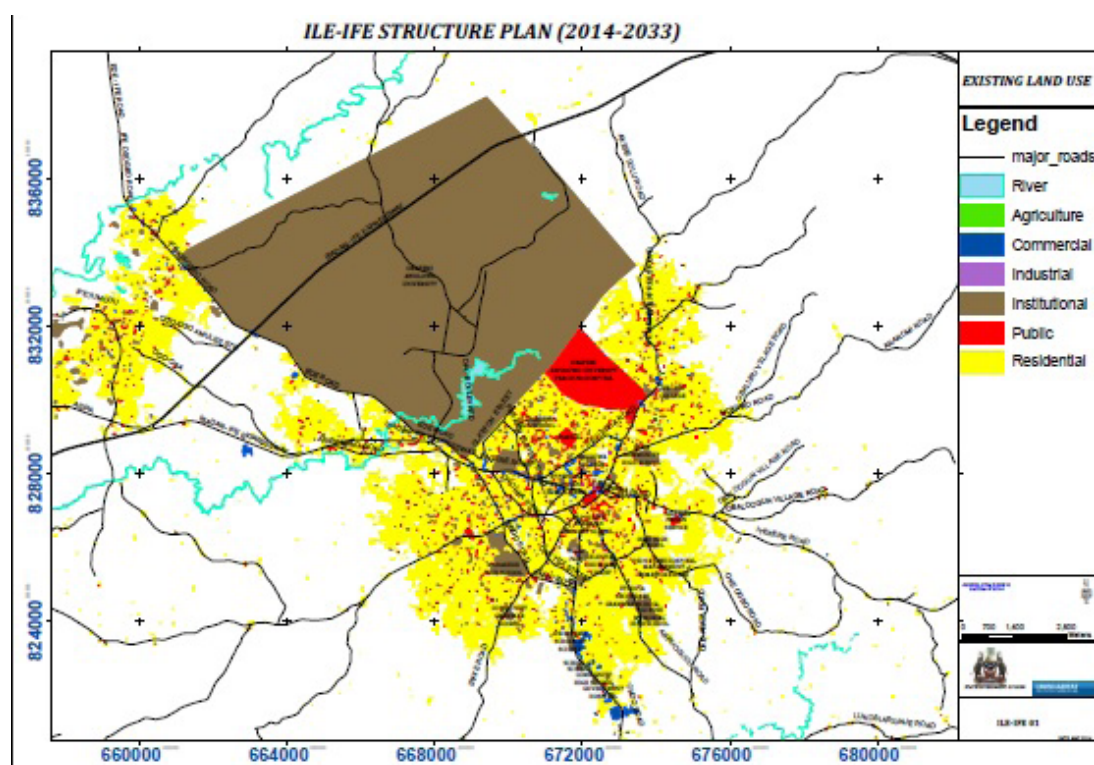
These land use classes suggest that in 1986, much development had not taken place in the study area. The large cultivated area indicates that majority of the populace were farmers. In 2002 natural vegetation was still the dominant land cover class with 135.3 km² covering approximately 49.06% of the study area though it has shared off about 11% of its original area extent. The pixel representing cultivated area constituted 26.38% of the entire study area in 2002; rock outcrop area accounted for 5.6 km² (2.07%), water body remained fairly constant while on the contrary built-up area increased to 58.6km² (21.27%).

A 2007 image showed that the built-up area increased to 79.40 km² (28.82%) of the study area. Natural vegetation still retains dominant position with 199.80 km² representing 43.48% coverage of the entire study area, but has lost 47.64 km² while water bodies, rock outcrop and cultivated area accounted for 3.21 km² (1.17%), 4.7 km² (1.71%) and 64.39 km² (24.82%) respectively. Table 2.3 below shows changes in the extent of built-up areas in 1986, 2002 and 2007 respectively, indicating that within 21 years, the built-up area increased from 17.6 km² to 79.39 km² with 350.11% of change, implying that the built-up area had multi-plied approximately three and half times between 1986 and 2007, while cultivated land lost approximately 17% of its total land cover.

TABLE 2.3 Classification of land-uses in Ile-Ife (km²)

Land use/cover class	1986		2002		2007	
	Area (km2)	(%)	Area (km2)	(%)	Area (km2)	(%)
Built-up Area	17.6373	6.4	58.6661	21.27	79.3959	28.82
Water Body	4.3978	1.6	3.3888	1.23	3.2199	1.17
Rock Outcrop	4.4829	1.63	5.6988	2.07	4.7107	1.71
Natural Vegetation Area	167.4302	60.79	135.3079	49.06	119.8074	43.4
Cultivated Area	81.4725	29.58	72.7479	26.38	68.3941	24.8
Total	275.4207	100	275.8095	100	275.528	100

Source: O. A. Ajala & A. M. Olayiwola (April 2013)

FIGURE 2.8 Existing Land Uses in Ile-Ife Planning Area

Source: Consultants Field work 2013

2.5

OTHER SETTLEMENTS IN ILE-IFE PLANNING AREA

As shown in Table 2.4, settlements to be covered under the Ile-Ife Planning area in the Structure Plans project include the following:

TABLE 2.4 Settlements in Ile-Ife Planning Area

S/N	NAME OF SETTLEMENT
1.	Ile-Ife
2.	Tonkere
3.	Ita Elewa
4.	Balogun
5.	Akeredolu
6.	Edunabon
7.	Ode Omu
8.	Ipetumodu
9.	Asipa
10.	Adefaralana
11.	Oke Opa
12.	Oroke-Ekun
13.	Oluwada Akinlalu
14.	Olokun Erinje
15.	Oke-Ogbo
16.	Modakeke
17.	Itanjasa
18.	Owena
19.	Wanisanni
20.	Igbira
21.	Erefe
22.	Awowale
23.	Ekusobo
24.	Igoya
25.	Okerembete
26.	Garage Olode

03

DEVELOPMENT ISSUES IN ILE-IFE PLANNING AREA



Plate 8: Ile-Ife City Centre

3.1 PROFILING THE PLANNING AREA

3.1.1 City Profile Studies

A profile study was carried out at Ile-Ife to investigate the nine thematic issues adopted for the project. The study was targeted at identifying priority project areas for intervention and capacity building, as well as to determine the capital investment projects required, with the aim of achieving sustainable development and management of human settlements in the Planning Area. The primary survey made use of the RUSPS questionnaire to collect data based on the nine thematic issues and the key development issues are summarized in Appendix 2. Accordingly, key areas of concern were highlighted and were presented at the community consultation meeting.

There are four local governments and an Area Office in Ile-Ife Planning area. They are:

- Ife Central Local Government
- Ife North Local Government
- Ife South Local Government
- Ife East Local Government
- Ife East Area Office, Modakeke

3.1.2 City Consultations in Planning Area

The involvement of stakeholders in the profiling and formulation of the strategic plan is the hallmark of the RUSPS methodology. A city consultation meeting

was held to discuss the outcome of the profile study, which involved consultation with various stakeholders to create awareness and sensitize the various interest groups on the project and other efforts of the Government. Diverse developmental issues were identified and discussed at the city consultation, based on the findings on different thematic issues. The various stakeholders were sensitized on the findings of the study in order to ensure that an effective Structure Plan is developed for Ile-Ife.

The consultations were held as follows:

- Ile-Ife Stakeholder's Conference was held in February 2013
- The Ile-Ife City Consultation was held at the Palace of the Ooni of Ife on Wednesday, July 10, 2013, with more than 260 participants in attendance.

In line with the participatory nature of the RUSPS methodology, this consultation was held to allow stakeholders to take advantage of the interaction to contribute to the decision-making process of identifying key priority developmental issues facing Ile Ife community and ultimately contribute to the formulation of the Ile-Ife Structure Plan. The stakeholders selected from across the city included representatives of traditional institutions, participating Local Government Council areas, community development associations, women's groups, trade associations, security agencies, financial institutions, non-governmental organizations, market groups, the media, and civil servants who met to deliberate on the critical development issues identified in the profile studies with respect to the nine thematic issues.

In order to ensure fruitful deliberations, the nine thematic issues were re-classified into four groups and stakeholders were divided accordingly.

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

3.2 DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 Shelter and Slums

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

In the inner city of Ile-Ife, most of the dwellings have deteriorated beyond acceptable living standards and are considered unfit for human habitation. There is overcrowding, inadequate access to safe drinking water, sanitation and other infrastructure. Currently no fewer than 20 neighborhoods in Ile-Ife could be described

as slums. Households in these neighborhoods tend to have all the characteristics of the United Nations definition of Slums.

Settlement Patterns

Ile-Ife is an ancient city with central significance in the totality of Yoruba mythology in respect of creation, development, culture and heritage. This definitely had a great impact on the forms/structure of settlements in this city and surrounding areas. Most of the existing buildings, especially in the inner city core, are traditional and vernacular in design. They are built in the traditional compound system, walled and secured by gates. Modern houses also co-exist in the inner city with these traditional types, which is a reflection of the organic growth and lack of harmony and planning that could result from in-effective development control.

Ile-Ife comprises three distinct sectors, mainly:

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

House Types and Housing Conditions

House types in Ile-Ife are mainly of the Corridor Access housing (Brazilian type), bungalows (semi detached and fully detached), blocks of flats, duplexes and storey buildings. Areas with high quality Housing include: Parakin, Opa, Eleyele, Modomo, Ibadan Road, Ede Road and the University Staff Quarters.

One of the major challenges of housing especially in Nigeria is how to address existing variations in patterns of residential quality across different urban areas. There is the growing concern of the quality of houses in most urban areas and Ile-Ife is no exception.

TABLE 3.1 Housing in Ile-Ife by Ownership Status

Owners of houses	State of Osun		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
Household head	452,264	61.94	12,356	39.66	23,977	58.91	21,653	65.85
Spouse of Household head	21,581	2.96	1,032	3.31	1,457	3.58	996	3.03
Other Household members	94,428	12.93	4,486	14.40	4,673	11.48	4,109	12.50
Relation but not household member	27,696	3.79	735	2.36	1,076	2.64	1,215	3.70
Private landlord	98,811	13.53	8,949	28.73	7,761	19.07	3,635	11.06
Employer Private company	9,090	1.24	514	1.65	732	1.80	427	1.30
Other Private	9,032	1.24	1,282	4.12	225	0.55	308	0.94
Government	12,399	1.70	1,445	4.64	383	0.94	379	1.15
Other	4,908	0.67	354	1.14	414	1.02	158	0.48
TOTAL	730,209	100.00	31,153	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

TABLE 3.2 Housing in Ile-Ife by House Types

House type	Osun state		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
Detached Houses	452,516	61.62	12,501	38.88	23,945	58.84	20,069	61.04
Traditional huts/structure	26,768	3.65	272	0.85	564	1.39	1,392	4.23
Flats	94,111	12.82	5,962	18.54	5,754	14.14	4,045	12.30
Semi detached	44,614	6.08	1,531	4.76	2,199	5.40	2,251	6.85
Rented rooms	95,740	13.04	9,722	30.24	7,718	18.96	4,343	13.21
Informal/improved houses	2,024	0.28	153	0.48	44	0.11	50	0.15
Other	18,543	2.53	2,011	6.25	474	1.16	730	2.22
TOTAL	734,316	100.00	32,152	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

TABLE 3.3 Housing in Ile-Ife by Number of Bedrooms

No of Bedrooms	State of Osun		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
No sleeping room	77,643	10.63	6,170	19.81	3,930	9.66	3,990	12.14
1 bedroom	54,732	7.49	6,313	20.26	6,639	16.31	2,243	6.82
2 bedrooms	85,127	11.66	5,090	16.34	6,397	15.72	3,820	11.62
3 bedrooms	95,082	13.02	5,412	17.37	6,376	15.67	3,886	11.82
4 bedrooms	118,958	16.29	3,705	11.89	6,357	15.62	5,488	16.69
5 bedrooms	46,235	6.33	1,236	3.97	2,565	6.30	2,443	7.43
6 bedrooms	110,063	15.07	1,383	4.44	4,288	10.54	6,077	18.48
7 bedrooms	22,377	3.06	338	1.08	682	1.68	1,282	3.90
8 bedrooms and above	120,096	16.44	1,506	4.83	3,464	8.51	3,651	11.10
TOTAL	730,313	100.00	31,153	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

TABLE 3.4 Housing in Ile-Ife by Flooring Materials

Material	State of osun		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
Earth/Mud/mud block	184,352	25.28	6,972	22.39	8,072	19.83	7,858	23.90
Wood/Bamboo	15,990	2.19	471	1.51	885	2.17	1,018	3.10
Cement Concrete	495,198	67.91	21,547	69.19	29,810	73.25	22,164	67.41
Stone	6,840	0.94	193	0.62	543	1.33	441	1.34
Burnt brick	6,840	0.94	301	0.97	377	0.93	448	1.36
Vinly tiles	5,878	0.81	692	2.22	281	0.69	257	0.78
Ceramic tiles	6,938	0.95	419	1.35	361	0.89	377	1.15
Terrazo	5,456	0.75	480	1.54	303	0.74	228	0.69
Other	1,689	0.23	69	0.22	66	0.16	89	0.27
TOTAL	729,181	100.00	31,144	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

TABLE 3.5 Housing in Ile-Ife by Wall Materials

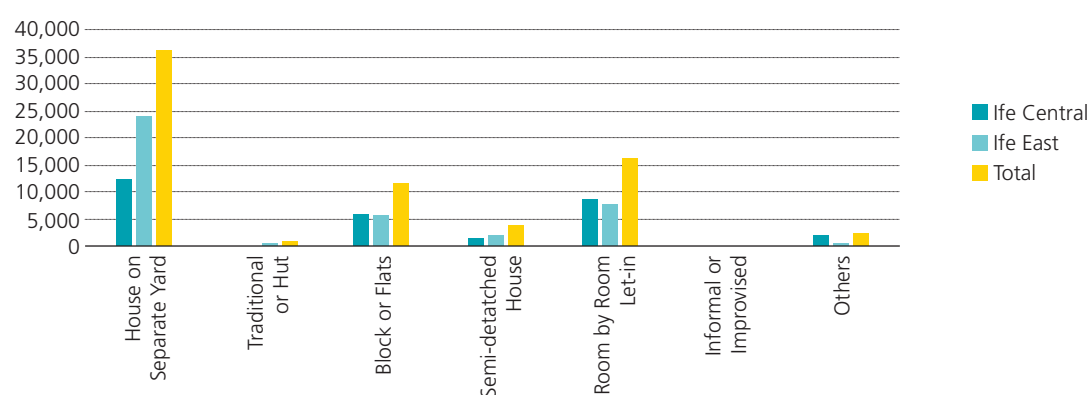
Material	State of osun		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
Mud/reed	176,469	24.16	6,620	21.25	7,861	19.32	7,738	23.53
Wood/Bamboo	17,402	2.38	444	1.43	862	2.12	1,239	3.77
Stone	6,661	0.91	299	0.96	308	0.76	450	1.37
Cement/Block/Brick	510,823	69.95	23,149	74.31	30,772	75.61	22,558	68.61
Metal/Zinc sheet	14,491	1.98	396	1.27	629	1.55	715	2.17
Other	4,467	0.61	245	0.79	266	0.65	180	0.55
TOTAL	730,313	100.00	31,153	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

TABLE 3.6 Housing in Ile-Ife by Roofing Materials

Material	State of Osun		Ife-Central		Ife East		Ife North	
	No	%	No	%	No	%	No	%
Thatch/Palm leaves/Raphia	25,733	3.52	996	3.20	918	2.26	1,198	3.64
Wood/Bamboo	57,765	7.91	1,318	4.23	3,041	7.47	3,384	10.29
Earth/Mud/Mud bricks	31,974	4.38	862	2.77	1,233	3.03	1,543	4.69
Corrugated Metal/Zinc sheet	315,349	43.18	13,720	44.04	17,867	43.90	11,888	36.16
Slate/Asbestos	193,356	26.48	9,664	31.02	11,592	28.48	9,160	27.86
Cement/Concrete	75,679	10.36	2,922	9.38	3,625	8.91	3,943	11.99
Roofing tiles	25,433	3.48	1,321	4.24	2,000	4.91	1,457	4.43
Other	5,024	0.69	350	1.12	422	1.04	307	0.93
Total	730,313	100.00	31,153	100.00	40,698	100.00	32,880	100.00

Source: 2008 NDHS

FIGURE 3.1 House Types in Ile-Ife by Structure of Housing

Source: 2008 NDHS

From available data (Tables 3.1 – 3.6), most buildings are situated in separate yards, this will account for roughly 70% of the total houses, while block of flats and room by room have 10% each with the remaining 10 % shared by traditional structures, semi detached houses and others.

Housing Estates

There are few housing estates in Ile-Ife and they consist mostly of blocks of flats. Some of these estates are privately owned, they include Sijuwade, Ajanaku, Akosile, Omole and Molayo estate.

Other residential schemes like Parakin Obalufe scheme and Erinta scheme are owned by the Local Government, while there is also the Osun State Property

Development Corporation's Moremi Estate and the Federal Low Cost Housing at Erefe, Ondo Road.

Security of Tenure

Housing status in the Ile-Ife is characterized by a generally poor level of secure tenure. Some of the reasons for the low urban percentage were identified as:

- Difficult and cumbersome processes in securing the necessary documents
- Unavailable and unreliable planning and zoning documents from planning authorities.
- Absence of cadastral and survey plans

■ Multiple transactions and subdivisions for the same piece of land

■ Haphazard and uncoordinated land-use functions securing well-defined property rights (those that are exclusive, transferable and enforceable) are essential for economic growth.

Slum Upgrading

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

Areas in Ile-Ife that are characterized with houses that are dilapidated and deteriorating are Ajamopo, Ilode, Enuwa, Ita Akogun and Iredunmi. The physical and environmental characteristics of the traditional core area of Ile-Ife and some other unplanned areas need urgent slum upgrading programme which will in turn improve the quality of housing, provide the necessary residential infrastructure and eradicate slums in Ile-Ife.

Regulatory Framework

Properly planned environments with amenities required for good living can only be found within some housing/residential estates in Ile-Ife. New developments by individuals tend to be created in a rather ad-hoc manner. It was gathered during the field survey that individuals or organizations can acquire parcels of land after a lengthy bureaucratic process of approvals from local or State Government. They then submit building plans for approval after which construction can commence. However Ile-Ife does not have an up-to-date city wide Structure Plan from which developments can be guided, monitored and controlled. Institutional mechanisms need to improve overall quality of shelter and development of a Structure Plan to facilitate and encourage better housing and improve basic urban service provision are to be considered.

Land Administration

Generally, in Ile-Ife and other local government areas in the state, the government regulations and policies are not in conflict with national policies with respect to land rights for the poor. However, there are no existing land use plans that promote access to land for the urban poor and equal access for both men and women.

Ownership and Access to Land

All land in the state is under the control of the State government and the land records in use are the lands register and the land cadastral. However, these land records are not up to date. The land records available can be best described as incomplete and inconsistent in coverage, this is because all these cities do not have approve Structure Plans for both the city centre and the

fringes of the city and also because of the administrative bottlenecks involved registering a landed property.

On the average, the process for registration of land titles is expected to last about nine months, but this is hardly the case as the actual duration of the process usually lasts indefinitely. Though there are fixed rates for registration of land by individuals, the charges are generally considered too expensive for low income earners, thereby limiting the number of titles being registered.

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

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

Land Governance and Administration

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

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

The new tenure system introduced is not only contractual but also a dependent type of tenure. While the Governor is empowered to grant Statutory Rights of Occupancy within his State, the Local Governments may grant customary rights of occupancy essentially for agricultural purposes. The grant, however, may not exceed 500 hectares if used for agricultural purposes or 5,000 hectares if used for grazing. Part III of the Act deals with rents, its provisions being dictated by two important policy issues: the need to insulate land

from market speculation and the economic imperative of ensuring that available land is 'not banked but used productively' (Uchendu 1979:79).

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

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

The Use and Control of Land

The State Government and Local Councils exercise significant control over land in Ile-Ife. Apart from the legal provision contained in the Land Use Act 1978, a significant amount of land is owned by the different levels of government in the planning area. The councils and the state government have responsibility for management and control of the land they own. The areas occupied by government agencies and institutions incorporate large open land, green fields and planted areas. Careful management and prudent use of these can serve as a positive step towards the conservation and enhancement of the environment.

In addition, various forest reserves and areas of wildlife interests are controlled by the government and the effective control and management of these for agriculture and wildlife habitats will have a major impact on the response to climate change and achievement of sustainable development goals. Effective land use administration is necessary for proper planning and environmental management.

Land Disputes and Conflicts

Land disputes constitute a major source of social, economic and political instability in various parts of Nigeria including Ile-Ife, as people face an uncertain future when they do not possess titles to the land they own or have had access to for several years. The fragmented family structure and lack of central registration system makes land disputes complex and difficult to resolve. The Land Use Act which supposedly transferred land to the State did not lead to full

control since families that originally owned land were not compensated and many were not willing to part with their land without compensation.

Transfer and Sale of Land

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

a) Major Development Issues

- The need for efficient use and management of land by securing high value developments in previously built up areas.
- The need to increase the efficiency of use and discourage premature use of green land to ensure the right balance is struck between conservation and development.
- The need to provide additional land for housing must be balanced with the aims of protecting the City's greenfield land and its existing urban character.

b) Agreed Priorities

- Design of Low Income Housing Schemes and Prototype housing
- Provision of Planned housing estates through Public Private Partnership. (PPP) schemes.
- Extension of government residential areas.
- Introduction of recreational open spaces within the inner city core.
- Action to be taken on slum upgrading to improve the conditions of slum-dwellers.
- Provision of site and services schemes.
- Facilitating access by low income earners to micro-credit facilities for financing shelter improvements.
- Improvement in transport infrastructure and making public transport more available and affordable.
- Creation of awareness for residents of slum areas on the benefits of urban renewal.

3.2.2 LOCAL ECONOMIC DEVELOPMENT

The intention of the Structure Plan is to promote a sound economic base within the City, as well as catering for the needs of existing local businesses in order to ensure their viability and competitiveness. Continuous economic prosperity and thriving businesses are as important as bringing social and environmental benefits to the community.

The absence of any major manufacturing firm to take up the skilled work force has contributed to mass unemployment and gaps in knowledge. There are pockets of local manufacturing firms producing such items as building materials, plastics, mattresses, bags, detergents, soap and clothes. These are also small scale businesses owned by individuals or families.

The manufacturing base of Ile-Ife is very weak. Cocoa and timber provide a good base for industrial development but the advantage of this is yet to be exploited. The state government's commitment to economic development with the proposed improvement in the energy sector is expected to shift balance in favour of inward investments in the future. Agriculture also provides a vital springboard for industrial development and Ile-Ife is blessed with good agricultural land.

In terms of the types of industries within the city, the most predominant industry type is small scale construction, household manufacturing and business services. Offices and retail activities dominate the stock of commercial premises and there is also a relatively high level of small firms and family businesses sometimes classified as informal sector. There are no large manufacturing and industrial processing firm in the city.

Business Activities

The principal occupation of the inhabitants of Ile-Ife is farming. Over 50% of the population is engaged in farming. Other subsidiary occupations are petty trading, hunting and lumbering. Farming is subsistent with maize, rice, yam, cassava, plantain and beans as the main crops. The few economic crops found in the area include oil palm trees (growing wild) and cocoa trees. A few of the inhabitants are hunters, with hunting carried out at subsistence level and as a recreational activity.

Historically the economy of Ile-Ife and its adjoining area was agriculturally based with petty trading predominantly at the towns, particularly Ile-Ife. Although farming still accounts for much of the land use and represents a very significant percentage of the employed population, the number of people engaged

in service sector is rising all the time. Today farming is in decline, as younger people do not find farming attractive and therefore seek employment in service industries or prefer menial jobs in the city.

Employment Opportunities

Major Employers

In general, there is a lack of large-scale employers in Ile-Ife. Obafemi Awolowo University accounts for nearly 75% of office jobs, whilst colleges, schools and the health sector account for a further 15%. The remaining 10% is generated from other sectors. As the cradle of the Yorubas with a rich heritage, Ile-Ife is a potential haven for tourism. The development of the city as a tourist destination for visitors would create significant number of job opportunities especially for young people.

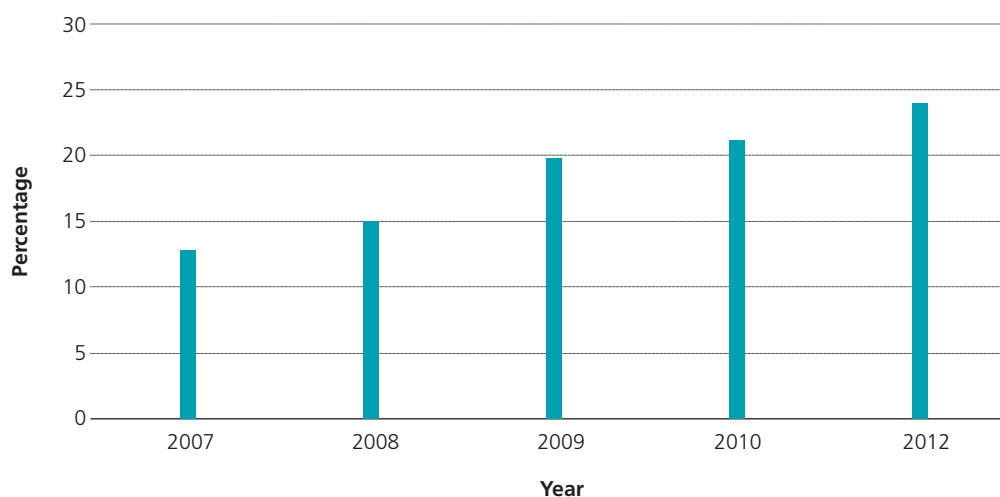
The high demand for economic growth and additional job opportunities are of major concern given the absence of opportunities for wage employment especially in government establishments and industries. Ile-Ife falls within the 'rest of the State' where additional jobs are to be provided. Although the presence of OAU and the teaching hospital make Ile-Ife's productivity levels to be above the average for the State as a whole, it is recognised that improved productivity can enhance the city's competitiveness and improve the economy's ability to generate higher living standards for employees and residents.

Employment Status

State-wide, the level of unemployment (for salaried jobs which the people, especially the youths prefer) is considerably high. The level of unemployment is at par with the national figure which is about 25% as shown in Fig 3.2. The unemployment growth rate is estimated to be about 16% and the number of youths that are unable to find jobs has already reached dangerous heights. Apart from the unemployed, Nigeria also has a high percentage of the underemployed – those whose incomes are so low that they cannot afford the basic necessities of life such as food, clothing and shelter. The above statistic reflects the general trend but the local situation in Ile-Ife is a lot worse as a result of lack of major employers and manufacturing firms.

Youth unemployment is over 50% and it is still rising. This has become a threat to socio-economic peace and stability. Various initiatives and efforts of the three tiers of government are aimed primarily at addressing the problem of unemployment in Nigeria. Unfortunately, most of these initiatives are hardly visible and fall short in terms of scope and scale of the problem.

FIGURE 3.2 Unemployment Growth Rate in Nigeria



Source: National Directorate of Employment

Income levels

Apart from unemployment, some of those engaged in the formal sector, like teachers, local government employees and hospital workers are poorly paid. Considering that these constitute the highest number of those gainfully employed, the level of poverty is very high. Semi-skilled workers could also be found especially in various LGAs. The average income per adult is estimated at between N12,000 and N120,000 naira per year with a mean of about N40,000 per annum.

A major challenge for the economy is the low manufacturing base. Commercial and retail activities dominate the business sector and there is lack of investment, dilapidated infrastructure and unreliable energy supply. These make it difficult for potential investors from the private sector to be actively involved in economic development in Ile-Ife and other towns and cities in Nigeria.

Other factors include:

- High fertility rates
- Low literacy and numeracy rates
- Investment in employment generating activities remains low despite significant opportunities.
- Lack of targeted investments in key labour intensive areas.

State of Osun Empowerment Initiatives

The State Government of Osun has, in recent years, come up with different programmes such as the Osun Youth Empowerment Scheme (O-YES), Osun Youth Empowerment Scheme-Technology (O-YESTECH) and the Osun Rural Enterprise And Agricultural Programme (OREAP) to create jobs and empower the people. These initiatives have only scratched the surface of the employment problem; they have not significantly improved the situation.

Major Commercial Centres

The main shopping area in the city is along the Mayfair-Sabo commercial spine and Lagere-Obalufon section where there is the highest concentration of commercial activities. The commercial centre features a good range of retailers, as well as a wide range of services and a number of small shops, adding to its vibrancy. There are several markets and smaller local centres in different parts of the city and these provide essential shopping facilities and other services. They also provide an important contribution to the local economy.

In the past few years the residential areas of Ile-Ife have increasingly been unlawfully commercialized and this has destroyed amenity of a large part of the city. Planning and development control strategies have had limited impact or influence on development patterns in the city, leaving it unable to cope with the challenges of urban land development.

The Old City Core

This area is essentially the traditional heart of the city, comprising the *Ooni's* palace and other developments within roughly, a one kilometer radius of it. With its admixture of strictly traditional (cob or adobe) and vernacular buildings, the area is typical of most modernizing Yoruba city centres. However, rather than increase the local content of "urbanizing presence", many of the initial civic buildings located there in the wake of colonization, have been re-located: by 2000, the law-courts and Local Government office had been moved to the outskirts, on the highway to Ibadan; the telephone exchange office moved to the Mayfair area, and the Electoral Commission office had been transferred to Osogbo, the State capital (Osasona, 2006: 80-81). Only the palace grounds and the museum retain their pride of place; even *Ile Nla* lost its prominence to a City Hall completed in 1990. In this regard, Ife's traditional centre is *not* typical. Though the area is not dead.

Mayfair-Sabo Commercial Spine

This zone is a three-kilometre stretch along the Ibadan-Ilesa inter-urban road that passes through the centre of the town. This area takes the distinct character of being the city's commercial nerve-centre; what businesses had fitfully been practiced closer to the traditional core, had gradually migrated to this area for vibrancy. At present, the area continues to extend outwards as

more commercial activities take place in a ribbon-like formation. This axis extends toward Sabo and beyond, along Ilesa Road and backward towards Mayfair and Obafemi Awolowo University campus (OAU) and the road leading to Ibadan. (See Fig. 3.3 below). Apart from small-scale retailing, there are some medium to large scale offices and businesses including banks and petroleum franchises.

Regeneration of Ile-Ife Old City Core

The Urban Renewal Development Plan (URDP) identifies a number of sites in the central area for redevelopment to accommodate a variety of town centre uses such as offices, retail and leisure as well as identifying capacity for new homes, open spaces, leisure and transport facilities. Other opportunities in addition to those already identified could arise in the longer term through rationalisation of sites, such as existing compounds and family owned property, for more efficient use of land.

Hand in hand with government regeneration objectives, community aspiration and prudent reuse of land, new quality development through integrated and sustainable urban extensions can be created. This will add high caliber housing, local services and facilities and sustainable transport connections to the town centre, supporting the town centre office, retail, leisure and services.

FIGURE 3.3 Mayfair-Sabo axis showing the Lagere-Obalufon commercial section

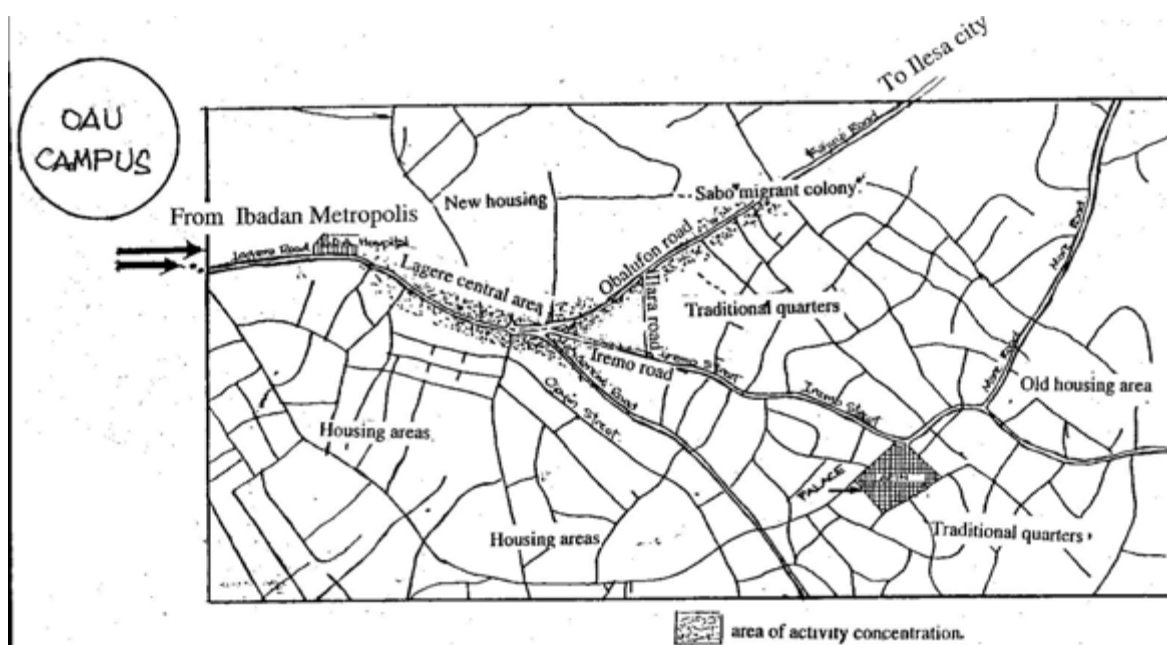




Plate 9: Market in Ile Ife

Formal Retail Activities

The level of retail activity in Ile-Ife is comparable to what obtains in other cities in the South West. In the past, the city could boast of such major enterprises like GB Oliviant, John Holt, Cooperative and other brand names. Most of these have closed down, however, Ile-Ife's historic streetscapes offers an opportunity to create a distinctive and attractive retail environment that could attract shoppers and make visits to the town centre a more enriching experience.

At present there are more than 20 plazas spread across the city. While some of these are well located, others are badly sited with inadequate parking facilities for shoppers. Consequently, customers are forced to park along main roads thereby causing obstructions and other traffic related problems.

Ile-Ife town centre has also suffered from its inability to compete with better facilities provided in nearby cities like Ibadan and Osogbo. The Structure Plan therefore seeks to create a more attractive commercial environment to enable the city to compete for a fair share of the retail market.

Markets

There are 29 markets within the planning area. Table 3.7 shows the distribution of the markets within the various local government areas.

TABLE 3.7 Spread of Markets in Ile Ife Planning Area

Location	Number
Ife Central	4
Ife East	9
Modakeke Area	6
Ife north	5
Ife South	5
Total	29

Ile-Ife has only one main market at Odo-Ogbe which is said to be congested and lacking basic amenities like potable water, electricity, access road, public toilets and so on. The market also lacks adequate drainage and waste disposal facilities. Consequently, most marketers drop their waste indiscriminately around the market, resulting in poor sanitation and filth. The

available facilities are over-stretched and the few toilets are blocked regularly due to intensity of use and poor maintenance. Members of the community are in need of new markets built to international standards and with appropriate facilities including good health care services. There is also the need for redevelopment of Odo-Ogbe market.

In addition, other smaller markets and local centres exist in different parts of the city. Prominent among them are: Sabo, Modakeke, Arubidi and Enu-Owa markets. These provide essential shopping facilities and other services. However, most of these would require substantial improvement. Other settlements in the planning area have markets and local shopping outlets. Some of these are in poor state and will require significant investment during the planning period.

A new market known as Apollo market which was recently built is yet to function due to lack of basic infrastructure. These new markets will help to reduce the congestion being experienced at Odo-Ogbe market. It is important for the State government and local authority to work with the community to ensure that the market operates properly as there is a high demand for stalls.

Banking and Finance

There are a number of banks and financial institutions in Ile Ife. Most prominent among these are Zenith Bank, Guaranty Trust Bank, Eco Bank and First Bank. These are mainly concentrated in the commercial zones within Lagere area and inside Obafemi Awolowo University campus. Other parts of the city are not well served with banks though a few financial institutions such as micro-finance and credit unions are available. It is expected that more banks and financial institutions will be opened as the economy grows.

a) Major Development Issues

- Lack of adequate framework to support local economic development;
- Weak infrastructure and services base for entrepreneurial development;
- Low capacity for employment generation;
- Strong dominance of service sector in local economy;
- Need for adequate incentives to promote strong and diverse economic growth and create competitive local economy;
- Need to develop capacity and skills to improve access by local people employment.

b) Agreed Priorities:

- Provide adequate support to encourage development of local businesses and creation of job opportunities;
- Adopt strategies to attract new investments to the City, support new business start-ups and, develop existing businesses
- Assist businesses and educational establishments with capacity building and enhancement of skill levels through training.
- Ensure regulatory framework to enable business growth while also protecting the area's high quality environment
- Safeguard the distinctive character of the city and maintain its vitality and viability
- Provide facilities to promote the development of retail, recreation and leisure facilities in the city, based on the identified needs of the population
- Ensure management of car parking and traffic movement in the central area.
- Upgrade the major market in Ile-Ife, located at Odo Ogbe, with provision of amenities like potable water, electricity, access road and public toilets.

3.2.3 GOVERNANCE

Urban governance in the planning areas is made up of the traditional governance structures which coexist with the State and Local Government Structures. The State of Osun is divided into three federal senatorial districts, each of which consists of two administrative zones. The State also has 30 Local Government Areas and Ife East Area Office, Modakeke, which all share the responsibilities of management, administration and governance of the State.

Traditional Governance Institutions

The highly esteemed traditional institution is accorded its rightful place in the State of Osun. Ile-Ife is known to be the ancestral home and the origin of the Yorubas, and it has six access routes, which are the six gateways into the city. Traditional governance of Ile-Ife involves the traditional ruler, the **Ooni** Ile-Ife, the high chiefs and the Baales in various communities.



Plate 10: Cross Section of Community *Baales* at Sensitization Meeting in Ooni's Palace

Source: *Osun Structure Plan Survey, 2013*

The traditional ruler is the custodian of the people's tradition and culture. He is supported in the administration and governance of the city by the High Chiefs and other *Baales*. The traditional ruler is also assisted by the various Community Unions, other groups of Chiefs, religious groups, associations (professionals and artisans), men and women association among others. They also play important roles in administration of traditional urban governance structures. They provide strong platforms for initiating self-help development activities and maintaining law and order as well as promoting social, political and religious advancement.

Some of them are engaged in such community services as building schools, health centres, maternity homes, orphanages, town halls, water projects, providing credit facilities, scholarship schemes and so on.

The palace of the Ooni of Ife has four courts where disputes are settled locally; the Emese Court, the Court of the High Chiefs, the Court of the Kabiyesi, and the Temple of Wisdom. The Natural History Museum and some other historical sites are also located at the Oduduwa Palace.



Plate 11: Ile-Ife Women Leaders and Chiefs

Source: *Osun Structure Plan Survey, 2013*

The Local Government Council

By the Nigerian Constitution (1999), Local Government constitutes the third tier of government and should exercise a measure of autonomy. Each Local Government Area (LGA) is administered by a Local Government Council consisting of an elected chairman who is the Chief Executive of the LGA, and other elected members who are referred to as Councilors. Of the 30 Local Government Areas and Ife East Area Office, Modakeke in the State of Osun, three are located in the Ile-Ife Planning Area. These are Ife Central Local Government, Ife East Local Government, and Ife North Local Government.

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

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

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

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

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

Due to low level of internally generated revenue, Local Governments have remained primarily dependent on funds from statutory allocations from the Federal and State governments. Sources of internally generated revenue include: levies, market taxes, marriage registration fees, registration of business premises, vehicle license fees, bill boards, tenement/property rates, public parking fees, sanitation levies and so on.

Performance: Transparency and Accountability

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

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

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

a) Identified Development Issues

- Significant dearth of skilled and professional personnel and lack of the right equipment to deliver services efficiently;
- Lack of training opportunities to improve capacity of professional staff; and
- Need for effective framework for data collection and analysis, monitoring and evaluation.

b) Agreed Priority Issues

- Adoption of framework to promote Public-Private Partnership in service delivery to enhance good governance;

- Provision of training for capacity building of staff at the State and Local Governments levels;
- Development of appropriate project implementation and monitoring capacity.

3.2.4 GENDER

Institutional and Regulatory Framework

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

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

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

- Efforts geared towards effective implementation of the National Gender Policy prepared by the Federal Ministry of women Affairs.
- An affirmative action policy of 35%.
- State Action Against AIDS (SACA) adopted in the State of Osun
- Various support programmes are available at the Ministry of Women Affairs and Social Welfare to empower women through skills acquisition seminars, such as 'Opportunities for Women in Agriculture and Women in Pudarh' as well as programmes to enhance women's access to credit and other productive resources, provided they organize themselves into groups or cooperatives.

- Establishment of Orphan and Vulnerable Children (OVC) Desk Office to cater for their needs.
- Campaign against teenage pregnancy.

Some of the programmes already implemented include the following:

- Implementation of 30% representation for women into political offices.
- Family Reconciliation Programme that is coordinated by the Ministry of Women Affairs and Social Welfare. The ministry has fully reconciled 23 families by 2014.
- The domestication of gender policies is receiving attention in the State House of Assembly.
- Encouragement of female gender to vie for political offices in order to increase the number of women holding public offices¹.
- Launching of campaign against Rape, Sexual Abuse as well as Misuse of the Female Gender and Violence in the State, in collaboration with the Office of Osun First Lady.
- Empowerment of OVC Desk Officers in the State through training and exposure to the need for child protection policy².

Women and Governance

The issue of governance covers a wide range of social and economic systems – outside official government institutions. It can be described as the whole range of institutions and relationships involved in the process of governing self-organizing and inter-organizational networks (Rhodes, 1997). Thus, governance and its administrative institutions represent the exercise of (state) power with the consent of the people either directly or indirectly through their elected representatives (Bello-Imam and Obadan, 2004).

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

1 Osun News Portal. Accessed June 11, 2013.

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

obtaining loans to acquire land easily because of the poverty level.

Women were generally excluded from participating in decision-making processes until recently when the participation of women in governance took a more prominent role. This was generally confirmed by the Nigeria Demographic and Health Survey (NDHS 2008), where Nigerian women were reported to have limited decision-making power in their households. However, women play prominent roles in the Ile-Ife Planning Area especially in the traditional set up.

The State of Osun's governance structure in Table 3.8 shows the distribution of office portfolios by gender data. There are five women in the executive council out of a total of 20 Commissioners in the State cabinet. Women are also represented in the State House of Assembly and at different levels in the State agencies.

In all local governments within the planning area, there are units known as the community and social welfare department, which are charged with the responsibility of promoting women empowerment. Other institutions that are involved include the Market Women's Association, Forum of Muslim Women Association of Nigeria (FOMWAN), Women Missionary Union, Good Women Association (Christ Apostolic Church), Living Hope Care Society, Community Women and so on. The activities of these groups include networking and training in gender analysis, planning and budgeting.

Women and Education

While there is gender balance in enrolment at the primary school level in favour of women, educational statistics from most schools in the planning area show a higher number of males enrolled in schools than females, beyond the primary level. The school dropout rate also remains consistently higher for females than males. At the national level, female access to education in Nigeria remains lower than male access as is clearly validated in the statistics. The national primary school enrolment statistics for 2005 show a 55.9% enrolment for boys and only 44.1% for girls. In secondary schools, the data puts enrolment for boys at 55.45% and girls 44.55%. At the level of tertiary institutions, only 39.70% of graduates from universities are female and the percentage of female polytechnic graduates is lower still at 37.54%. Literacy rate for adult men is 74.6% while for adult women, it is 56.8%. Secondary school completion rate for girls is 44%, while that of boys is 75% (NBS, 2006).

According to NHDS report 2008, many Nigerians have no formal education—36% of women age 15–49 and 19% of men age 15–49. Only 9% of women and 14% of men have secondary education and above. Urban residents and those in the South West zone have the highest levels of education and the State of Osun has above the national average in the literacy percentage by gender (Table 3.9). However, disaggregated data by cities and communities were not available at the time of this present survey.

TABLE 3.8 The State of Osun: Gender and Governance Structure

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

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

Source: Osun State Diary, 2013

TABLE 3.9 Percent of Literate women and men age 15–49 (by States/Zone) in Nigeria

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

Source: (NDHS (SW), 2008)

Women and Health

In Nigeria, almost 90% of women and 94% of men have heard of HIV or AIDS (2008 Nigeria Demographic and Health Survey, NDHS). However, less than half (48%) of women 15–49 and about two-thirds of men 15–49 (69%) know that HIV can be prevented by using condoms and by limiting sex to one faithful partner. HIV prevention knowledge has changed slightly since 2003, when 45% of women and 63% of men knew that using condoms reduced the risk of HIV transmission (NDHS, 2008). The number of people living with HIV/AIDS in Nigeria is estimated at 2.95 million, with females constituting almost three-fifths (1.72million; 58.3%) (National HIV/AIDS Policy Review Report, 2009). Figure 3.4 shows the HIV sentinels surveillance data among pregnant women in 2005.

The State of Osun data indicates that the number of people living with HIV continues to rise across the 30 local government areas in Osun State. The state had three positive HIV cases in 1991 which has risen to 4,004 cases in year 2004.

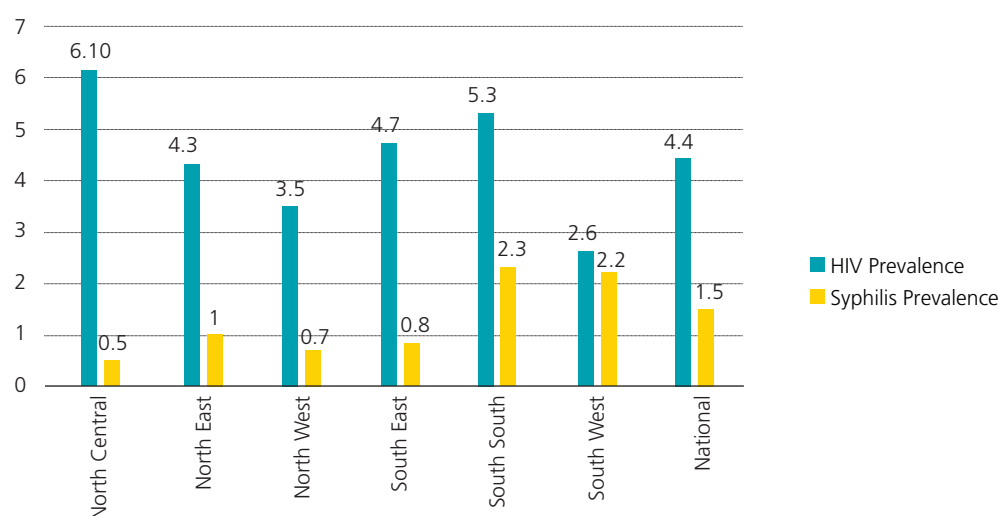
Women and Employment

According to the 2008 NDHS, in Nigeria, seven in 10 married women aged 15–49 (71%) are employed compared with almost all married men (99%). Seventy-one percent of employed women and 56% of employed men are paid in cash, while 17% of employed women and 30% of employed men are not paid at all. In Osun state, more women are currently employed while the number of those not employed in the 12 months preceding the survey is very low compared to their male counterparts.

Factors which constrain Women Empowerment

There are several factors that constitute constraints for the empowerment and development of women in the planning area. Currently, the dearth of data on the conditions of women and men in the country has been a hindrance to the achievement of the goals of sustainable development which include attainment of gender equity, economic justice and freedom from discrimination and other harmful practices. There are no known laws or existing urban policies that limit women's activities except for informal practices derived from cultural beliefs and value systems of each individual or family.

FIGURE 3.4 HIV and Syphilis Prevalence by zone in Nigeria, HIV sentinel survey among pregnant women attending Ante Natal Clinics (ANC), 2005



Source: National HIV/AIDS Policy Review Report, 2009

a) Identified Development Issues

- High incidence of poverty
- Lack of awareness on gender related programmes of the Ministry of Women Affairs and Social Welfare
- Lack of access to credit
- Gender discrimination reflected in boy-child preferences which often lead to the neglect of the girl-child in some cases
- The practice of female genital mutilation
- Violence against women such as rape, wife battering and lack of maintenance support
- Maltreatment of widows
- Denial of inheritance rights
- High levels of teenage pregnancy b)

■ Agreed Priority Issues

- **Capacity Building and Training**, especially for Local Government staff;
- Implementation of sensitization programmes such as enlightenment campaigns to stir up interest in women to take up political appointment and disabuse the mindset of the members of the public against their belief that women cannot hold positions of authority;
- Establishment of vocational skills acquisition programmes mounted for unemployed women.

3.2.5 HERITAGE

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

Heritage sites are sacred and cultural areas. Tradition plays a crucial part in determining the operation and maintenance of such sites. Its importance is underscored in the existing national policies that were formulated to ensure the preservation of cultural sites. The regulations that guide the development of heritage

site are in accordance with Decree 77 of 1979. The regulations at the city level are in conflict with those at the national level. The areas of conflict usually have to do with control and ownership of heritage and historic areas, and are mostly resolved through dialogue and participatory management. Heritage sites are identified by act as special areas, and are treated differently. They are treated as sacred areas which belong first to the host community and the government. These sacred places are held in trust by the host community for the government. The local government area policies compliment state and federal government policies to encourage the development of heritage sites to attract tourist inflow.

MOREMI AJANSORO

Moremi, the heroine of Primordial times is also one of the most cherished heritage icons in Ile-Ife and her statue is seen conspicuously on entry into the Oba's palace. A woman who loved Ife, she released herself to be taken captive in order to free her people from bondage.



Plate 12: Moremi Ajansoro's Statue, Ooni's Palace
Courtesy: Osun Structure Plan Cluster 2 Survey, 2013

Traditionally, most of the oldest Yoruba cultural sites are found in Ile-Ife. Ile-Ife's highly cultural norms and practices have created an age long belief and environment that has its roots in deep traditional setting that defines her heritage. The heritage sites of the city comprise palaces, shrines and historical events and practices. Ile-Ife is famous for the diversity of its religious sites and it is believed that there are 201 or 401 deities in the city with one form of ritual ceremony or another taking place every day.

It is not all deities that exist in the city that are of widespread importance within the communities. Some of them are only minor family deities and their festivals are mainly family affairs. However, deities that are of major importance in Ile-Ife and whose followership involve a cross-section of the community cannot be easily numbered. This is because the worship of such deities is exclusive and limited to their initiates only. There are however, two festivals, namely, 'OLOJO' and 'EDI' that are regarded as general festivals for the entire community. Many other private festivals which are publicly significant exist but participation by the members of the public is limited.

TABLE 3.10 List of Deities, Locations, Festival Period and Title of their Priests in Ile-Ife

Names Of Deity	Location	Time Of Festival Celebration	Priest (Isoro)
Osaara	Moore	March	Olosara
Obalufon	Obalufon Shrine	March	Obalara
Orisateko(Ijugbe)	Better Life Market, Modakeke	March/ April	Obalejugbe
Okun Walode	Ilode	April	Walode
Ooni	Palace	May	Ooni
Egbodo Erio	Oketase	May	Araba
Ilemole	Palace, Iremo	May/November	Oluwo
Efon	Iwara	May	Obawara
Ekun	Palace	June	Oluwo
Ode Omo Ooni	Different Ruling Houses	June	Soko
Orungbe	Iremo	June	Lowa Ijaroa
Ifa	Oke Itase	June	Araba
Olokun	Ijio	June	Obajio
Erinmi	Ilode	June	Ejesi
Ore	Olopo	June	Olopo
Luwoo	Ilode	June	Obaloran
Esindale	Apata	July	Apata
Omitoto-Ose	Ilode	July	Obaloran
Esu- Obasin	Ilare	August	Obalaayan
Agemo	Ilare	August	Waasin
Oba Meri	Idita	Septem Ber/Oct	Lookore
Oke Agboniregun	Oke Itase	October	Araba
Oranmiyan(Olojo)	Oranmiyan Groove	October	Osogun/Eredumi
Oramfe	Oke Oora (Nta Road)	November	Obaluru
Moremi(Edi)	Moremi Groove	November	Yekere
Esa	Different Ruling Houses	November	Soko
Iro Fegun	Fegun's Compound	December	Owa Fegun
Iro Isanire	Ilode	December	Isanre
Iro Obawara	Iwara	December	Obawara
Oodua	Oodua Groove	December	Obadio
Orisa Ikire	Akire's Compound	Dec/ January	Obakire
Iro Ompetu	Ompetu	January	Ompetu
Iro Obalaaye	Iraye	January	Obalaaye
Iro Ooni	Ooni's Palace	January	Modewa
Ita	Ita Groove	January	Obalesun/Obala-Aye
Ilase	Ilase Groove	February	Obalase
Ija	Ija Groove	February	Timi
Pokulere	Atiba	February	Obariyun

Courtesy: Osun Structure Plan Cluster 2 Survey, 2013

The Temple of Wisdom is also an important historic site in Ile-Ife. Known as Ogunladi, it is a sacred place where people come to pray and seek for things; and not everyone gets a chance to visit the place. Apart from these heritage sites which can be seen, Ife also has some underground artifacts. Other historic sites which have either deities or important historic events associated with their location include but are not limited to those listed in Table 3.11.

TABLE 3.11 List of Other Significant Deities and Historic Events in Ile-Ife

Names
Igbolokun
Idi eepinigbodo
Italapoa
Itaapata
Igbo itapa
Osunolugbodo
Igbo moremi
Esuyare
Ogunlaadin
Arakata
Edena (eden)
Okeisoda
Esuopin at Yannigan compound
Odoiya
Omi Osunolajumeji
Okeileri
Omi- ebo
Yeyemolu
Itaolukeremi de
Lafogido
Okeigeti
Okekuta
Ayala
Osunogbono Ya
Obawinrin Groove
Idi aagba
Igbo - odi

Regulations and Legislation guiding Heritage/Historic Cities

In the State and the country in general, no proper regulation exists with respect to heritage/historic sites (Filani, 2003). In spite of this however, several efforts have been made to encourage, protect, manage and develop the sites in accordance with UNESCO requirements and guidelines by the Federal Government. Some of these include:

- The establishment of Nigerian Antiquities Service in 1943 which paved way for the collection and preservation of works of art, especially sculptures in metal, wood, stone, terracotta and ivory also necessitated research and documentation.
- In 1953, the Antiquities Ordinance provided legislation for the protection of Nigerian antiquities; while

the Antiquities Department and Antiquities Commission were created in 1953 and 1954, respectively.

- Other legislations were later promulgated, such as the Antiquities (Amendment) Decree of 1969, the Antiquities (Prohibited Transfers) Decree No. 9, of 1974 and the National Commission for Museums and Monuments Decree No. 77, of 1979 which expanded the responsibilities of the Commissions to include, among others, administering National Museums, Antiquities and Monuments; establishing and maintaining national Museums and other outlets for, or in connection with, but not restricted only to, antiquities, science and technology, warfare, African, Black, and other antiquities, arts and crafts, architecture, natural history and education services (Filani, 2003).
- The private sector is encouraged and allowed/invited to participate with the government to develop any of the tourist centers to a profitable level. Example is the partnership with EDP for promotion and investment in the state's tourism assets.
- All heritage/historic sites are the properties of both the Federal and State Governments of Nigeria.
- There is the Nigerian Cultural Policy of 1988 which states that 'The State shall preserve as Monuments old city walls and gates, sites, palaces, shrines, public buildings, promote buildings of historical significance and monumental sculptures'.
- The local community is allowed to exercise its cultural rights.
- The community's traditional responsibilities and cultural rights are exercised through the *Oba* and his Council and the Community Cultural Heritage Council.
- Under the Land Use Act of 1990 the Federal Government of Nigeria confers on State government's trusteeship of protected lands in urban areas with the involvement at local level by the Local Governments in the area.
- The National Commission for Museums and Monuments (NCMM) is empowered to manage the heritage sites under the terms of a 1979 Decree, which vested it with custodianship of all monuments shrines and antiquities (Osun-Osogbo Sacred Grove (Nigeria) No 1118, 2004).

Institutional Framework

Management structure at the State Ministry Level

With the creation of Osun State in 1991, the Osun State tourism board was established as a unit under the Ministry of Commerce and Industry. In 2003,

the Board attained the status of a full-fledged board/parastatal with powers to revive and promote tourism. The state, since 2007, has a full-fledged Ministry of Tourism and Culture. The Ministry is structured into five departments. They include Museum and Monuments; Field Research and Documentation; Hotels and Hospitality; and Finance and Administration. The Ministry oversees the functions of its parastatals including the State tourism board, State Council for Arts and Culture and Center for Black Culture and International Understanding.

Management of heritage sites

The sites are preserved in the custody of the Federal and State governments. The State Governments, under the Land Use Act of 1990, are conferred with the trusteeship of protected lands in urban areas. The local governments are also involved at local levels while the local community is allowed to exercise its cultural rights through their *Oba* and his Council and the Community Cultural Heritage Council, where they exist.

There are several efforts at rehabilitation going on in various heritage/historic sites in Ile-Ife planning area. At Opa Oranmiyan, for instance, government has renovated the site by removing the old local tiles and replacing them with modern tiles while the giant Oduduwa groove is being renovated.

The National Commission for Museums and Monuments (NCMM) manages heritage sites as the institution vested with custodianship of all monuments shrines and antiquities. It employs and trains staff deployed to the sites, who manage access and maintain the shrines.

There is a Management Committee set up under the Chairmanship of the National Commission for Museums and Monuments, with a representative of the *Oba* as Vice-Chairman. A Management Plan is normally drawn up and adopted by all the stakeholders, including the State Government, local governments, and the *Oba* of the communities involved. In situations where the Plan addresses the natural aspects of the site, how these are to be managed in order to sustain the spiritual qualities of the site is not always spelt out in detail.

Communities and People Living in Heritage Sites

As part of its Corporate Social Responsibility (CSR), the State Government of Osun has continuously embarked on rehabilitation of roads leading to various sites as well as renovation of hospitals, clinics and maternity centers and creating employment opportunities for people in the host communities. Other infrastructure facilities provided and enjoyed by the host communities include provision of transformers and renovation of sites, where necessary, to enhance tourist visits.

Resource Mobilisation

- The state government is the major mobiliser of resources for the management of heritage sites. However, other development Partners including UNESCO, UNICEF among others also provide counterpart funding and some support in certain cases.
- The salaries of the employees on site are met by the National Commission for Museums and Monuments (NCMM).
- Entry fees generated on site are shared between the traditional and Cultural Heritage Councils of the host community and the NCMM and used for conservation.
- Major projects have to be funded separately from the NCMM budget.

Agreed Priority Issues

- Need for rehabilitation of heritage sites and their access roads;
- Support for creation of employment opportunities in the host communities
- Provision of necessary infrastructure at host communities to enhance tourist visits.

3.2.6 ENVIRONMENT

Environmental issues in Ile Ife are similar to those in other urban centres in the state, since they are all within the same geographical area and human activities in these cities are similar.

There are some regulations guiding urban environmental issues such as waste management, pollution control, urban agriculture and management of farm settlements. Implementation of these regulations and policies include daily and weekly collection of wastes, prosecution of defaulters, adoption of safe urban agricultural management practices, establishing and implementation of farm settlement schemes among others with varying degrees of effectiveness. For instance, while daily collection of refuse was found to be very effective; prosecution of defaulters was found to be partly effective; and the implementation of the farm settlement schemes was found to be least effective.

The main environmental challenges facing the city include the indiscriminate dumping of refuse, most especially in the city centre and slum areas, which leads to emission of offensive odours and creation of viable sites for breeding of pathogens causing diseases. Also, burning of uncollected refuse at dump sites close to living quarters pollute the environment through the emission of smoke into the atmosphere. Poor methods of solid and liquid waste disposal/management also

cause contamination of ground water. Air pollution through traffic and industrial activities release poisonous gases into the atmosphere which are harmful to human health and also causes global warming. Polluted water bodies also lead to water borne diseases.

Local governments are involved in the regulation of policies, enablement of private sector participation, and undertaking activities through its departments in responding to urban environmental issues. The local government authorities usually partners with public agencies such as the Osun Waste Management Agency (OWMA).

Agreed Priority Issues

The key issues to be addressed are to:

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

3.2.7 BASIC URBAN SERVICES

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

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

1. Osun State Water Corporation (OSWC) for urban water supply,
2. Osun State Rural Water Supply and Sanitation Agency (OSRUWSSA) for rural water supply and sanitation
3. Power Holding Company of Nigeria (PHCN) for electricity supply,
4. Osun Waste Management Authority (OWMA)

5. Osun State Ministry of Works and Transport (MWT) for roads, drainages etc,
6. Osun State Ministry of Health (MOH), for health facilities;
7. Osun State Ministry of Lands and Housing
8. Osun State Ministry of Environment,
9. Osun State Ministry of Education (MOE), for education
10. Osun State Ministry of Commerce and Industry
11. Local Governments for health, education, roads etc,

Due to the large number of agencies involved in the provision of these services, the standard of delivery of basic services varies with the different agencies. As such, there is a need for effective coordination of their efforts.

Infrastructure

The services provided include Water Supply, Roads and Drainage, Telecommunications, Electricity, Gas, Sewerage and Sanitation.

Water Supply

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

In a review of the water and sanitation sector in the State of Osun for the period 2005-2009, the European Union/UNICEF evaluated the performance of the State Government in both water supply and water-related sanitation and hygiene for the period of the Water Supply and Sanitation Sector Reform Program (WSSSRP) in EU focal States.

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



Plate 13: The Osogbo-Ede Dam in Ede
Source: Osun Structure Plan Survey, 2013

for about two-thirds.

Operationally, the state government largely was unable to meet its water and sanitation targets; the operational efficiency of water schemes was only about one-quarter of the installed capacity; cost per unit of water supply rose; and the proportion of connections that were metered was less than five percent. Technical, financial and administrative constraints face the water schemes. Although there are several institutions for the coordination of inter-governmental activities in Nigeria, including water and sanitation, a number of challenges remain in this regard such as inadequate specification of policy parameters for tiers of government, including water quality.¹

The planning area has significant water resources potentials that can be tapped and exploited to provide adequate water supply. These include surface water and groundwater. However surface water is the most viable because the area is underlain by the basement complex, which is characteristic of most parts of the old western region. As such, the groundwater potential in the area is quite low, hence the low viability of groundwater as a source of major water supply. At best, it could serve individual households of small communities through shallow wells and boreholes.

The main source of surface water supply to Ile-Ife is the Osun River, on which the New Osogbo-Ede Water Supply Scheme, located in Ede town has been constructed. Potable Water from Ede is delivered to Ile Ife through transmission and distribution mains originating from the scheme. However, due to age, water supply to Ile-Ife has been epileptic and very irregular.



Plate 14: The spillway section of the Ile-Ife Water Supply Project under construction
Source: Osun Structure Plan Survey, 2013

Recently, the government of the State of Osun commissioned a project for the rehabilitation of the New Osogbo-Ede Scheme to bring it back to its design capacity of 180,000 cubic meters per day, in order to make treated water available in areas covered by the scheme, including Ile-Ife.

In addition to the New Osogbo-Ede Scheme, there is ongoing construction of a separate water supply scheme dedicated to Ile-Ife and environs being undertaken by the Federal Government of Nigeria (Fig. 3.12). When

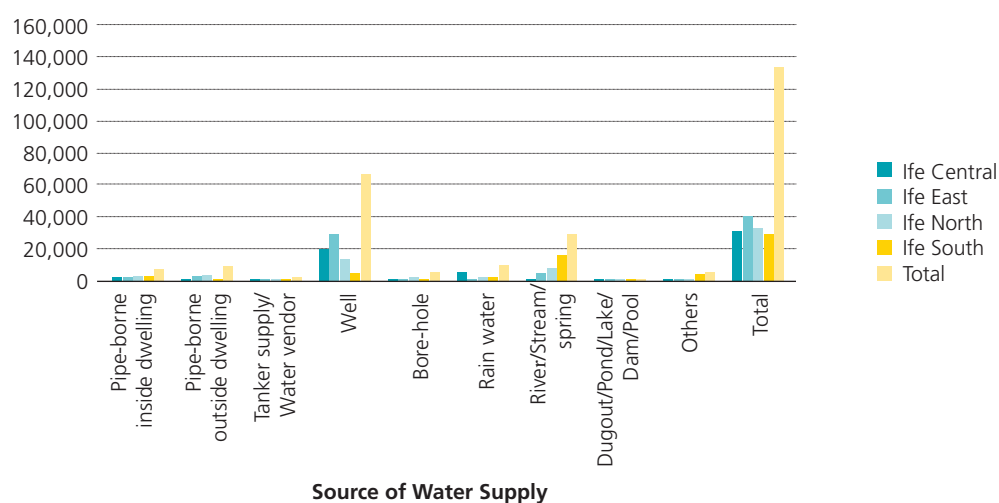
completed, this scheme will produce 97,763m³/day for supply to the people of the planning area. There is also the Mokuro Water Scheme which has a production capacity of 1000 cu.m per day. However, this scheme is under rehabilitation and is not currently supplying potable water to residents of the planning area.

On the other hand, though not quite viable, ground-water sources are also being tapped by households in the planning area. Apart from those installed individually, different arms of government in Nigeria also

provide water supply through shallow wells, hand pump boreholes and motorized boreholes. The distribution regular households by sources of water supply in the planning area is as shown in Figure 3.5 below.

The Figure 3.5 shows that about 50% of the total households in the planning area obtain the water supply from shallow wells, whilst only about 12% have access to potable water supply either inside their dwellings or outside, through public stand-pipes.

FIGURE 3.5 Regular Households by Source of Water Supply for Domestic Purpose



Source: National Population Commission - 2006

Sanitation

Sanitation services in urban areas of the State of Osun are generally considered inadequate. The defunct Osun State Environmental Protection Agency (OSEPA), which had the responsibility for water related sanitation in the state, was faced with challenges that hindered its performance. However, there are some activities going on with respect to solid waste management especially in the urban centres of the State.

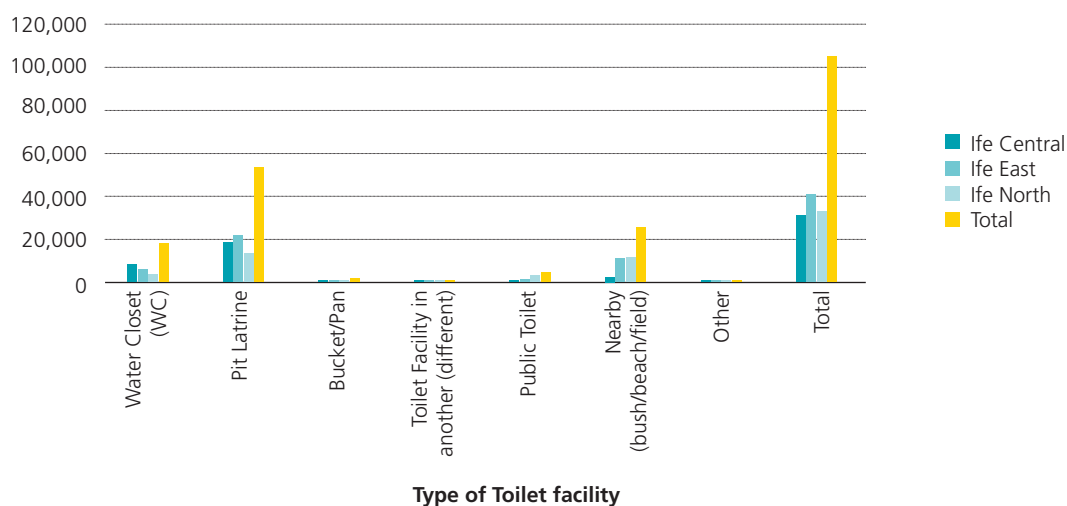
Data from the National Bureau of Statistics gives an indication of the percentage distribution of households in the State of Osun with respect to the type of toilet facility provided for the period between 2007 and 2010 (Table 3.12).

TABLE 3.12 Percentage Distributions of Households by State and Type of Toilet Facility (2007 - 2010)

YEAR	None	Toilet on water	Flush to sewage	Flush to septic tank	Pail/ Bucket	Covered pit latrine	Uncovered pit latrine	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

Source: National Bureau of Statistics (2012)

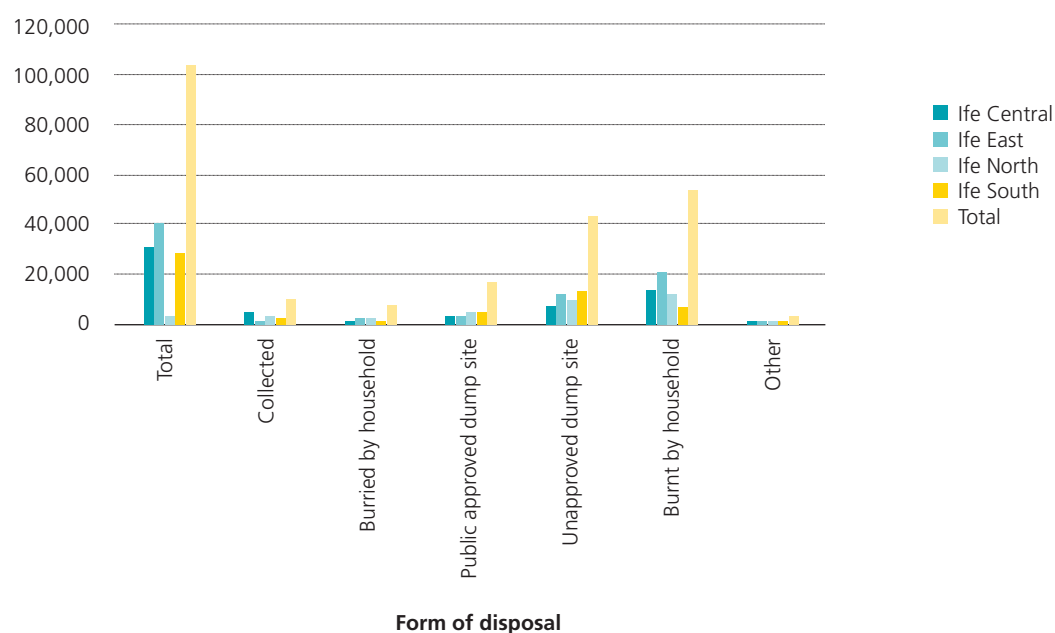
FIGURE 3.6 Distribution of Regular Households by Type of Toilet Facility



The planning area is made up of semi-urban and mostly rural areas, besides the University communities which form a small part of the population in the planning area. As such there is no sewerage system within the towns. Household liquid wastes are mostly disposed of in septic tanks and pit latrines. In some cases residents resort to open defecation and use of open drains.

Solid Waste Disposal: There are several ways by which solid waste is being disposed of in the Planning Area. Figure 3.7 show that burning of refuse constitutes the most common method (about 53% of house-holds), followed closely by dumping of solid waste in unapproved dump sites (43%) in the Planning Area.

FIGURE 3.7 Solid Waste Disposal Methods by Households in the Planning Area



There are no sanitary landfill sites in the Planning Area and indeed the entire State. However, the State Government is working to improve the system of collection and disposal of waste in the State through a public-private-partnership (PPP) arrangement through which waste collection vehicles have been purchased and put into use.

Telecommunications

In Nigeria, available forms of telecommunications are through fixed land lines which used to be provided by the Nigerian Telecommunications (NITEL) and recently, the Global System of Mobile Communication (GSM) operated by private service providers. Currently, there are as many as five licensed GSM operators. The most popular operators are MTN, GLO, AIRTEL, ETISALAT.

All these networks are active within the planning area. Figure 3.8 show the distribution of access to telephones in the planning area.

Electricity

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

1. Insufficient power generation, which is a national issue;
2. Usage of substandard poles by PHCN;
3. Poor response of PHCN to public complaints;
4. Poor service attitude of PHCN leading to raising of crazy bills which some customers of PHCN refuse to honour; and
5. Poor attitude of people to maintenance of PHCN installations.

To address some of these problems, the policies and strategies developed by the state are as follows:

FIGURE 3.8 Access to Telephones in Ile-Ife Planning Area

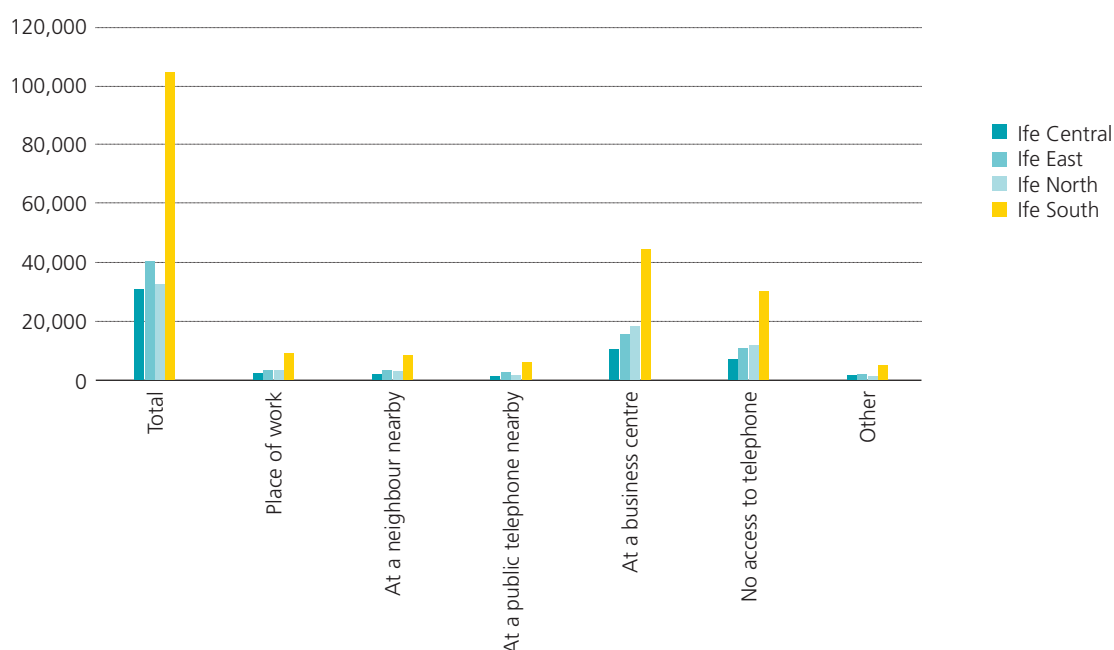


TABLE 3.13 Electrification Policies and Strategies in State of Osun

POLICIES	STRATEGIES
Urban Electrification (i) Ensuring equitable distribution of electricity with a view creating an enabling environment for the private sector to thrive in the state.	1. Extension/rehabilitation of street lights in Ilesa, Ikirun, Iwo, Ile-Ife, Ede and Osogbo Zones; 2. Provision of traffic light at major roads in urban centres; 3. Provision of electrical and mechanical services for government public buildings; 4. Maintenance of 7.5MVA Injection Sub-Station and External Electrification an new Secretariat Complex; 5. Provision of lightening arrester on government buildings; 6. Provision of solar and bio-gas energy sources for electrification projects; 7. Purchases of five mobile generating sets; 8. Construction of 3 x 1000KVA central power station for New Secretariat Complex; 9. Reinforcement and relocation of 33KV line (Osogbo-Ikirun-Ila); and 10. Extension of 33KV feeder line from: a. Ile Ife - Ifetedo (60km) b. Iwo - Ejigbo (40km) c. Iwo - Ikire (16km) d. Osogbo-Idominasi-Ibokun (20km) e. Olode-Faforiji (10km)
Rural Electrification (i) Provision of electricity for 40 rural communities.	1. Effective collaboration with all stakeholders in the power supply sector (both public and private) 2. Applying demand driven-approach to provision of rural/semi-urban electrification schemes, whereby the communities will participate in the investment and maintenance of projects; 3. Organizing study tours (national and international) so as to learn best practices in alternative power supply; 4. Adequate monitoring and supervision of projects; and 5. Holding of sensitization meetings with Community Development Associations in the Local Government; 6. Provision of transformers for rural electrification through the constituency projects of House of Assembly.

The Ile-Ife Undertaking Office serves a very large area both within and outside the Planning Area. These include the whole of Ile-Ife Township, Gbongan, Ikire, Moro, parts of Ilesa, Orile Owu and Sekona. Areas not covered within the Planning Area include some villages and remote areas in Opa, Obudu Abe, Orile Owu, Oogi.

TABLE 3.14 Electric Power Facilities in Ile-Ife Planning Area

LOCATION OF STATION	CAPACITY
AP Area	2 Nos. 15 MVA
Ondo Road	2 Nos. 15 MVA
Ikire	7.5 MVA
Gbongan	15 MVA
Moro	7.5 MVA

Source: Consultant's Field Survey (2013)

Due to the proximity of the planning area to Osogbo, the state capital, population in the area is increasing at a fast rate and so is the demand for electricity, which is not being adequately met. Hence, most consumers have had to resort to the use of electricity generating sets, solar powered sets and the use of firewood, kerosene and other less sustainable means to meet their energy requirements. Table 3.15 below shows the high use of kerosene by majority (41%) of households in the planning area for domestic energy. This raises concerns over environmental pollution, while the use of generating sets has substantial impact on their income and businesses.

TABLE 3.15 Distribution of Energy Supply Sources

LGA	Total	Electricity	Gas	Kerosene	Candle	Solar	Other
Ife Central	31,553	21,289	993	7,489	1,073	147	162
Ife East	40,698	26,355	166	13,161	674	40	302
Ife North	32,880	18,281	256	13,393	647	114	189
Ife South	29,197	6,212	247	21,589	758	134	653
Total	134,328	72,137	1,662	55,632	3,152	435	1,306
% of total Household	100%	54%	1%	41%	2%	0.3%	0.97%

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

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

Identified Development Issues:

- Completion and installation of additional injection substation; the NIPP project along Ilesa Road;
- Re-conducting old transmission lines (i.e. changing the 35mm conductors to 150mm aluminium conductors);
- Relocating the transmission lines further away from the main road;
- Provision of another breaker from Ajebamidele to Orile Owu;
- Upgrading the 2/30MVA available to 2/60 MVA;
- Transformers are overloaded, there is need to relieve sub stations and provide more transformers, about 40 500KVA transformers are needed and upgrade of the existing 200 and 300 KVA transformers to 500 KVA transformers.

Education

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

The Elementary is a neighborhood school for students in the First Grade to the Fourth Grade, the present Primary One to Four. It will comprise pupils from ages six to nine years. Each elementary school will accommodate 900 pupils. About 100 Elementary Schools are planned for the State.

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

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

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

TABLE 3.16 Educational attainment for male and female population in the state of Osun

Gender	No education	Some primary	Completed primary	Some secondary	Completed secondary	More than secondary	Don't know/missing	Total	Number	Median years completed
Female	33.0	16.6	15.9	13.8	13.5	6.3	0.9	100.0	2354	5.0
Male	10.7	22.1	12.3	19.6	21.5	13.9	0.0	100.0	1503	6.9

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



Plate 15: Oduduwa University - a privately owned University in Ife North LGA

Source: Osun Structure Plan Cluster 2 Survey, 2013

Table 3.17 shows a list of the various educational institutions existing within Ile-Ife Planning Area. From available data, there are more private primary schools (133) than public primary schools (108) in the area.

TABLE 3.17 Educational Institutions in Ile-Ife Planning Area

EDUCATIONAL INSTITUTION	IFE CENTRAL		IFE EAST		IFE NORTH		Total
Primary Schools	Public Private	42 49	Public Private	64 84			239
Secondary Schools	Public Private	16 20	Public Private	26 21			83
TTCs	0		0				0
Colleges/Polytechnics	Private	1	0		1		2
Universities	Public Private	1 0	Public Private	0 0	Public Private	0 1	2
Adult Literacy Centers	0		0				0
Women Literacy Centers	0		0				0
Youth Literacy Centers	0		0				0
Vocational Centers	0		0				0

Source: Consultant's Field Survey (2013)

The State government is supporting the provision of schools at the local level through the construction of buildings, supply of furniture like school desks, chairs and other inputs like chalk, teaching charts and so on.

Health

Ile-Ife has one teaching Hospital, the Obafemi Awolowo University Teaching Hospitals Complex located along Ilesa road. Other major hospitals in Ile Ife include two State Hospitals and many standard

private hospitals such as the Seventh-day Adventist Hospital; a major private hospital, Titilope Hospital, Kosehunti Hospital, Olunife Hospital, and Apex Medical centre. In all, there are about 44 private hospitals in the Planning Area.

Apart from the major teaching hospital and private hospitals, there are about 15 Primary Health Centers (Table 3.18) in the Planning Area.



Plate 16: Obafemi Awolowo Teaching Hospital Complex - A Federal Hospital

Source: Osun Structure Plan Survey, 2013

TABLE 3.18 Health Care Facilities in the Planning Area

	Ife Central	Ife East	Total
Federal Medical Centre	0	0	0
Teaching Hospitals	1	0	1
State Hospitals	1	1	2
Primary Health Care Centers	15		
Private Hospitals	44		
Herbal Homes	0		
Pharmacy Stores	0		

Source: Consultant's Field Survey (2013)

Generally, the provision of health care facilities in the State is inadequate, both in quantity and quality. Table 3.18 shows that there is no Federal Medical Centre in the area. However, Most of the infrastructure and equipment in the hospitals and primary health centers are old and require urgent refurbishment and in some cases, complete replacement. Similarly, the location, distribution, design and quality of equipment in many of the private hospitals and clinics deserve more attention. Also, the number of doctors and other health workers in the employment of the State government is inadequate. Though the government is making efforts, there is need for a holistic approach in overhauling the health care system, not only in the Planning Area, but generally all over the State.

Funding for infrastructure

Funding of infrastructure is a major growing concern across the state. With dwindling public resources, there is a need for adoption of strategies that will enable developers to contribute to the funding of infrastructure. Such policies will also ensure that new developments are located where they can be supported by existing or proposed infrastructure.

Identified Development issues:

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

- Ensure timely provision of infrastructure to accompany developments;
- Ensure that proposals for new developments make appropriate contributions towards the provision of infrastructure;
- Ensure developments are restricted in areas where infrastructure and other services are inadequate and there are no proposals for future improvements;
- Improve access to facilities, particularly for young people, the elderly and the disabled people infrastructure.

Social Services

The social services issues faced in Ile Ife include inadequate number of recreation and tourism facilities; aged infrastructure, most especially those of primary and secondary schools; as well as poor quality of health care facilities among others. Some of the steps being taken to improve these services include rehabilitation of existing infrastructure in these areas and increasing the capacity of existing services and extending the services to areas not served previously.

Sources of funds include budgetary allocations, loans from development partners, donations fund raising events for special projects etc.

Hotels and Guest Facilities

Ile-Ife Planning area has a good supply of hotels and guest facilities and centers. This is due majorly to its being a university town. Table 3.19 shows a list of some of these centers. The private sector is the major supplier of this social service.

Commercial Offices

There are several banks located within the Planning Area. In fact, virtually all the major commercial banks in Nigeria have various branches within the area. Other major commercial concerns in the area are:

TABLE 3.19 Hotels and Guest Facilities in Ile-Ife Planning Area

Hotels/Guest Facilities	Sample List	Number
Bars	Kelly, The Prime, Ogbe and Lexica Bar - which supplies about 200 other bars	204
Hotels	Hotel Diganga, Mayfair Hotel, Xela Hotel, Cameron Hotel, Hilton Hotel, Motel Royal, Celebrations Hotel, Kays Chippy, Gateway restaurant, Best Friend Hotel	26
Fast Food Outlets	Cook, Mr Biggs, Spices, Banwill, Guess	Numerous
Guest Houses	RECTAS guest house, Conference Centre, OASIS	Over 20
Club Houses	Ife Recreation Club	1
Community Halls	Ife City hall	1
Event Centers	GITY, Aquarium, Restoration gardens etc	5
Parks and Gardens	Oduduwa Park, University Zoological Garden, Ori Olokun Garden etc	Numerous

TABLE 3.20 Survey of Business Enterprises in Ile-Ife

	ACTIVITIES	AVAILABILITY
1	Manufacturing firms	None
2	Construction companies	None
3	Factories	a. One Iron and Steel Factory at Fashina b. One industrial Estate at Abata-Ege along Abiri Ogudu Road
4	Businesses (Offices)	Numerous
5	Government Institutions	Four Local Government Secretariats
6	Markets (Total 29)	a. 4 in Ife Central, b. 9 in Ife East, c. 6 in Modakeke Area Office, d. 5 in Ife North, e. 5 in Ife South
7	Shopping Plazas	About 20
8	Filling stations	61
9	Business organizations registered with the LGs	a. Ife Central: 14 b. Ife East: 10
10	Artisans registered with LG	Ife Central: 20; Ife East: 16 (welders, carpenters)
11	Motorcycle Riders (okada):	a. Ife Central: About 2400 b. Ife East: About 6000
12	Carpenters	About 900
13	Car sales	One major showroom at Ajebamidele and many roadside car sellers
14	Saw mills	Ile Ife as home to Sasha forest reserve, has more than 35 saw mills
15	Farm produce	Cocoa, Cola nut, Palm, Maize, Cassava etc

Agreed Priority Issues

Some constraints encountered in the provision of social services include poor service delivery by public servants due to lack of required skill, inadequate facilities to perform and in some cases low commitment on their part. Others are unfriendly atmosphere for students and teachers in schools, inadequate recreational facilities, low income arising from underemployment/unemployment, religious belief of the people etc.

Ile-Ife has one main market at Odo-Ogbe which is said to be congested and lacking basic amenities like potable water, electricity, access road, public toilets and

so on. The available facilities are over-stretched due to the population of people and the few toilets they have are blocked. Although there is another market known as "Apollo market", it has been abandoned by the populace due to lack of basic infrastructures. Members of the community are in need of new markets built to international standards, and with the appropriate facilities including adequate sanitation facilities and good health care services. These new markets will help to reduce the congestion being experienced at Odo-Ogbe market. There is also the need for redevelopment of Odo-Ogbe market and the already abandoned Apollo market. Equally of importance is the fact that

the existing main market lacks drainage facilities and a solid waste disposal system as most marketers drop their waste at the centre of the market.

There is the need to construct a standard mechanic village for the relocation of the many mechanic workshops that are littering the areas.

The rural areas have been neglected for long, as such the farmers requested that these areas need to be developed to reduce rural-urban migration and preserve the agricultural development of the area.

a. Identified Development Issues

1. **Low access to basic services:** Need to improve access to basic urban services in terms of priority needs and access to education, health, water etc.
2. **Poor management of infrastructure and facilities:** Need to improve the management of infrastructure and communal facilities.
3. **Absence of PPP participation in delivery of basic services:** Need to engage in Public-Private-Partnerships for delivery of Basic Urban Services.
4. **Inadequate electricity supply:** Need to adopt measures to adequately address the massive shortfall in power supply against demand, and low voltage when available. Some of the proposals on the ground include:
 - Construction of injection substations to service Awo road, Owode and Akoda.
 - Reduce the load on the cottage feeder and feeder that serves Gbongan road.

b. Identified Priority Issues

1. **Ensure adequate provision and improved access to basic services:** There is the need for adequate provision and access to health, education, communal facilities by women.
2. **Enforce development control regulations around public infrastructure:** Removal of illegal structures and compensation paid for demolition of all buildings obstructing public infrastructure.
3. **Exploit willingness to pay for water supply:** Willingness of the community to pay for water supply provided by government agencies.
4. **Rehabilitate State Hospitals and Primary Health Centers and provide more state hospitals:** Rehabilitate the only state hospital and the 37 primary health centres in the area, so that they can perform successfully the functions.
5. **Improve electricity supply:** Improve electricity supply and encourage the use of

alternative and safe energy source

6. **Refurbishment of heritage sites:** The heritage sites such as those of Sango, Oya, Esu, need refurbishment and provision of recreational facilities.

3.2.8 TRANSPORTATION

There is a national transport policy to guide the development of the sector nation-wide. However, the State of Osun is yet to adopt the initiative and prepare its transport policy. On the other hand, the Osun State government has developed a road infrastructure programme which is currently being implemented.

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

To complement the road network system, the state government is developing Business Infrastructure that will support the opportunities which the emerging road network and commercial hub will bring. As such, the Osun-Hub (O-Hub) initiative is being implemented to address this need.

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

In the **Ile-Ife Planning Area**, the transportation network consists essentially of road transportation. There is also no water transport service in the Planning Area. There is also no operational public transport service in the Planning Area. Public transportation in the planning area provided by mini buses, private cars used temporarily for commercial purposes (kabukabu),

tricycles and commercial motor cycles (*okada*). These provide door to door service though *okada* have continued to pose problems of safety as they have been prone to accidents and other crimes. The mini buses and few taxis operating along the major roads appear to be well organized through their union, the National Union of Road and Transporter Workers (NURTW) and the standards and conditions of the vehicles are in most cases poor or at best fair.

Road Transportation

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

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

Federal roads, also referred to as Class A roads are those roads that interconnect major towns and cities, particularly the State Capitals with each other. These major or trunk roads are provided by the Federal Government of Nigeria. The Ibadan - Ife dual carriageway is

a Federal Highway which links Ile-Ife with the other parts of the country and is one of the roads that link south-western Nigeria with the northern parts of the country. It originates from Lagos and traverses through Ibadan, Ile-Ife, Ilesa, where the dual carriage way stops and a single carriageway takes over to Akure, Okenne, Lokoja and to Abuja - the Federal capital.

There is also the Ife - Ondo Road that traverses most of the Planning Area. The Ife-Osu-Ibodi Road, part of which is a dual carriage way, is another Federal road that passes through the centre of Ife town. These roads are in fairly good condition and offer easy passage through the planning area to other parts of the State.

State and Local Government Roads

The total length of State-owned roads in the planning area is about 291.79 kilometers. Among this network of secondary roads owned by the State government, some either branch out or feed into the Federal roads.

Some major roads in Ile-Ife, such as Ireemo Road, Ondo Road and the road linking Road 7 through Oluorogbo to Sabo Junction are known to be extremely narrow, thereby causing traffic congestion during peak periods. The poor condition of these roads has also made them dangerous to motorists and other road users. Containers used as shops placed on the sides of major roads and buildings make these roads even narrower and hinder traffic, thereby constituting a nuisance. Members of the community have requested for an expansion of these narrow roads and provision of speed breakers on roads like Idi Omo to reduce accidents.



Plate 17: Means of Road Transport within Ile-Ife Planning Area

Source: Osun Structure Plan Survey, 2013



Plate 18: Ile-Ife Township, from the Ibadan- Ife Road
Courtesy: Osun Structure Plan Cluster 2 Survey, 2013

There is the need for street lights on all major roads within the city to ease the discomfort of drivers while driving at night. Other key transportation issues are: lack of car parks especially at Lagere for taxi drivers; lack of potable water or toilet facilities in the two parks within the town; deplorable condition of roads from rural communities to the city centre, undermining the ease of conveying farm produce to the city centre undermined.

Most of the local roads have been in poor condition (Table 3.21), with serious consequences for traffic flow, congestion, operations and maintenance costs.

However, a comprehensive road improvement scheme is currently underway in the state, in addition to the O-Renewal programme focusing on upgrading infrastructure within a one-kilometer radius from the city centre in each of the nine largest cities in the state.

The Structure Plan therefore promotes the adoption of appropriate spatial policies that will enhance the delivery of transport infrastructure necessary to support new developments in a sustainable manner, whilst minimising the need to travel and providing a choice of alternative modes of transport.



Plate19: Ibadan - Ife Dual carriageway
Source: Osun Structure Plan Survey, 2013

TABLE 3.21 List and Condition of State Roads in Ile-Ife Planning Area

SN	NAME OF ROAD	LENGTH (km)	SURFACE TYPE	CONDITION	REMARKS
1	Ile-Ife Ifewara Road	8.50	Bituminous Surface	Poor	Total Rehabilitation
2	Ile-Ife-Itagunmodi-Ibodi-Ilesa Road	18.50	Asphalt	Fair	Pot-hole patching
3	Ile-Ife-Famia-Akinlalu Junction (on Ife/Ibadan Expressway)	24.00	Earth Road	Bad	Under Construction
4	Ifewara-Faforiji-Garage Olode	34.00	Earth Road	Fair	Under Construction
5	Ifetedo-Mefoworade	12.90	Earth Road	Bad	Total Rehabilitation
6	Garage Olode-Omi Funfun-Onigbodogi Ajobamidele-Bolorunduro-Ogun State boundary	40.40	Asphalt	Poor	Spot-rehabilitation
7	Omifunfun-Agbaje-Mefoworade	8.00	Earth Road	Poor	Total Rehabilitation
8	Omifunfun-Ologiri-Egbejoda on Ile-Ife/Ifetedo Federal Highway	15.00	Earth Road	Poor	Total Rehabilitation
9	Akinlalu-Asipa-Ipetumodu-Yakoyo-Moro-Edunabon	8.00	Asphalt	Good	Pot-hole patching
10	Ipetumodu-Odeomu	6.50	Asphalt	Bad	Total Rehabilitation
11	Okerenbete-Aye Coka-Idi Ako-Omifunfun	30.00	Earth Road	Poor	Total Rehabilitation
12	Ifetedo-Oniperegund Road	6.00	Asphalt	Good	Pot-hole patching
13	Ife-Ogudu-Odemuyiwa	36.80	Asphalt	Good	Pot-hole patching
14	Lagere-Itasin-Iraye Road	2.90	Asphalt	Poor	Total Rehabilitation
15	Enuwa-Oke Atan Road	0.50	Asphalt	Fair	Pot-hole patching
16	Oluwasanmi-Sabo-Enuwa Road	2.60	Asphalt	Poor	Total Rehabilitation
17	Atiba-Okerewe-Ondo Road Junction	2.60	Asphalt	Poor	Total Rehabilitation
18	Sabo-Oduduwa Road	1.20	Asphalt	Bad	Total Rehabilitation
19	Oke-Awona-Orita Merin Ayesa-Oke Soda Road	2.70	Asphalt	Bad	Total Rehabilitation
20	Isale Agbara-Ogbon Agbara-Ondo Road Junction	1.20	Asphalt	Bad	Total Rehabilitation
21	Enuwa-Ilare-Sabo Road	1.00	Asphalt	Bad	Total Rehabilitation
22	Lokore-Oke Atan/Iode Road	1.85	Asphalt	Bad	Total Rehabilitation
23	Oke Awana-Idi Ifetedo Road	2.20	Surface Dressing	Bad	Total Rehabilitation
24	Sasa-Ifetedo Road	1.00	Asphalt	Bad	Total Rehabilitation
25	Ita Akogun-Ayetoro-Salvation Road	2.00	Surface Dressing	Bad	Total Rehabilitation
26	Akinlalu-Edunabon Road	12.5	Asphalt	Bad	Total Rehabilitation
27	Ipetumodu-Akinola-Ife/Ibadan Expressway	5.0	Asphalt	Good	Pot-hole patching
28	Fajuyi Junction-More-Oja Ife-Enuwa-Lagere	3.3	Asphalt	Poor	Total Rehabilitation
29	Orisumbare-Ife Meat Market-Ife/Ibadan Expressway Road	0.32	Asphalt	Good	Routine Maintenance
30	Access Road to NTA Ife	0.324	Asphalt	Good	Routine Maintenance
	Total Length (km)	291.79			

Source: Ministry of Works and Transport, State of Osun

Identified Development Issues are:

- Need for direct development to accessible locations
- Need to reduce congestion across the city and thus reduce CO₂ emissions
- Need to reduce the high dependency on use of private cars and encourage a change to more sustainable modes of transport
- Need to improve facilities for cycling and walking
- Need eliminate the use of commercial motorcycles (*okada*) as a means of public transport by providing alternatives through mass transit bus system. This can be achieved progressively by encouraging and providing incentives for private transport operators
- Need to achieve better integration of public transport facilities with private transport, cycling and walking facilities
- Need for improved accessibility to the town centre, local facilities and services, particularly for young, elderly and disabled people
- Need for improved road safety and provide a safe, efficient and sustainable movement of people and goods in the city
- Need for increased investment in improved transportation services and facilities

Rail (Monorail and Light Rail)

There is currently no provision for rail or monorail transport in the Planning Area, though railway routes

run through a number of towns in the state. The exploitation of this as a means of mass transportation is to be encouraged and developed in the near future.

In summary, characteristics of the transportation situation in the Planning Area are:

- Poor standards of design, construction and maintenance besetting road transport system mostly caused by inability to relate transport provision with land use development and lack of adequate parking facilities and traffic congestion;
- Absence of rail transportation in the Planning area as part of a network for mass movement of persons, goods and services;
- Absence of commercial air transportation particularly in view of the upgrading of the ongoing work on the proposed Osogbo airport.

a. Identified Development Issues:

1. **Absence of effective coordination of road provision among tiers of government:** Lack of effective coordination of the role of federal state and local governments in the provision of roads.
2. **Limited linkages between transport provision and land use development:** Lack of relationship between transport provision and land uses.
3. **Poor road safety awareness among all users:** High rate of road accidents involving motorcyclists (*okada*) when compared with other road users, coupled with impact of poor provision for cyclists parks and right of way on safety of pedestrians, cyclists and motorcyclists
4. **Absence of road development strategies and standards:** There are no strategies and design and construction standards for development of urban roads as entry point.
5. **Poor Traffic Management:** Strategies for coordination of road/traffic management agencies, establishment of support services/facilities and enforcement of traffic rules and regulations are limited.
6. **Inadequate funding of transportation infrastructure and services:** Investment in transportation services at state and local government level is inadequate.

b) Agreed Priority Issues:

1. **Provision of ultra-modern motor parks:** Construction of standard motor parks at four major transport axes in major cities in the planning area
2. **Road improvement:** Township and intra road system should be improved to facilitate commercial and social life of residents.

Central island to be raised on expressway to discourage illegal turns by drivers and motorcycle riders.

3. **Reduction of traffic congestion and improved safety of pedestrians:** Construction of overhead bridges to reduce vehicular congestion due to pedestrian traffic, particular along the Ile-Ife/Ilesa road, particularly at the *Oja Ife* area.
4. **Improved regulation of parking:** Promulgation of bye-laws regulating street parking and provision of modern parking facilities.
5. **Review of roles for Traffic management agencies:** Resolution and harmonization of operational conflicts between Federal Road Safety Corps and Vehicle Inspection Officers and other transport sector agencies at state and local government level;
6. **Establishment of Driving schools to train drivers:** Establishment of Driving Schools and enforcement of drivers' registration documentation.

3.2.9 URBAN SAFETY

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

The community department of the local government is concerned with security issues. Besides the Nigeria Police Force, the Local Government Authority with the assistance of the Landlords Association, are also responsible for ensuring safety/security of residents, though the police work together with local government authorities and other stakeholders on security issues.

Institutional Setup

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

3.2.10 DISASTER RISK REDUCTION

There is no regulation or policy relating to urban disaster risk. Fire is the most important factor responsible for individual hazards while flooding and landslides are the main disaster risks facing Ile-Ife.

Disasters that have struck in the past and their causes include:

TABLE 3.22 Recent Disasters in State of Osun

	DISASTER EVENT	CAUSE	AGREED PRIORITY ISSUES
1	Flooding	Poor Drainage Infrastructure	Provision of adequate drainage system
2	Fire	Carelessness and lack of approved layout plans, building plans, and inadequate ventilation	Public awareness media services like the radio and television on disaster risks, immediate steps to take whenever they foresee a risk, and steps that can be taken to prevent these risks.
3	Building collapse	Use of poor/improper materials building materials and personnel	Enforcement of legislation on conduct of Environmental Impact Assessments (EIA); setting up of committee which monitors building materials during construction The local community helps to notify any authority whenever there is a disaster e.g. PHCN, fire service etc.

04

URBAN FORMS AND
ALTERNATIVE GROWTH
PATTERNS FOR ILE-IFE
PLANNING AREA

4.1

URBAN FORMS AND LAND USE PLANNING

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

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

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

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

4.1.1 THE CASE FOR MORE COMPACT SETTLEMENTS

Density

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

Density in an urban context means more or less numbers of people served by urbanization in a certain area. The higher the density, the more efficient the layout will be, because more people will be served by the same length of public service lines. This reduces the construction cost of physical infrastructure such as road, electricity, telephone, water and sewerage systems. A higher density allows more people to live closer to public spaces, schools, hospitals, places of worship and community facilities. This will ensure better transit conditions over time, shorten trip distances, save travel time and preserve millions of square kilometres of arable land¹. The Structure Plan strongly encourages the development of higher densities to minimize expenditure per capita on urban infrastructure.

Compactness

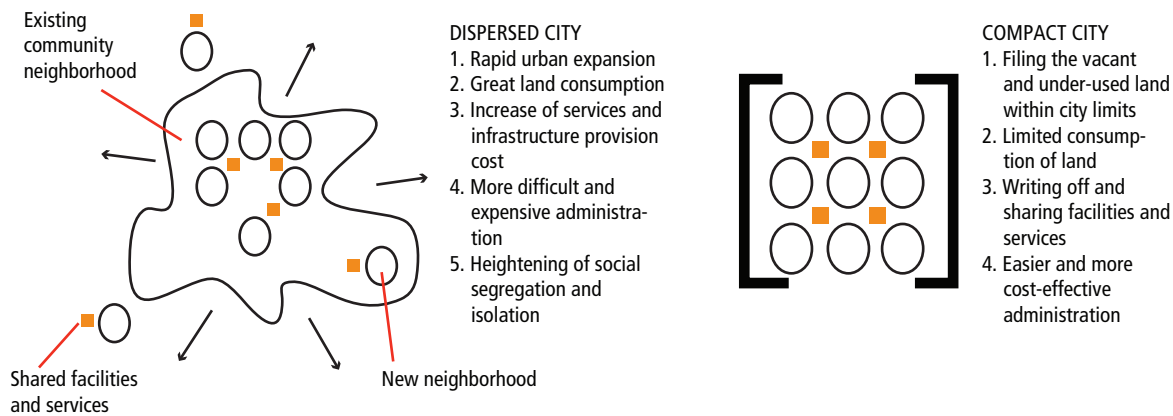
Cities authorities have choices on how they want their cities to grow. Allowing new developments to grow in sprawling, extensive and low density development will only succeed in taking good agricultural land for urban development and at the same time place burden on transportation. City planners can avoid this by locating compact new sub-centres within or adjacent to existing cities. Most cities have land that is no longer needed for its original purpose. Cities need to first create incentives to develop such land, before driving development to distant green fields. In addition to protecting arable land, this strategy significantly decreases the cost of providing transit utilities and other services to new locations, while reducing most residents' daily commute².

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

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

² Ibid

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

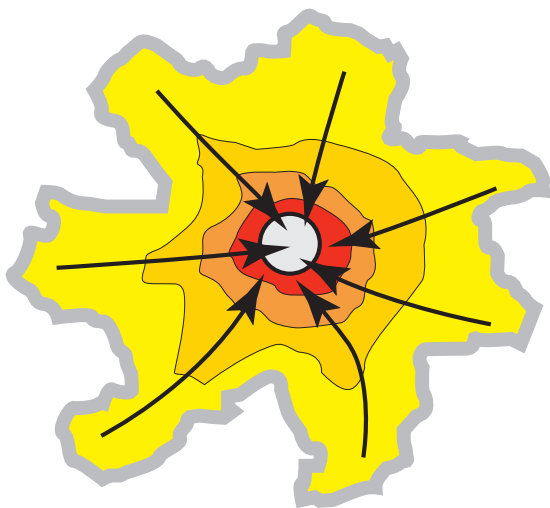


4.1.2 URBAN FORMS

FORM 1: MONOCENTRIC MODEL

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

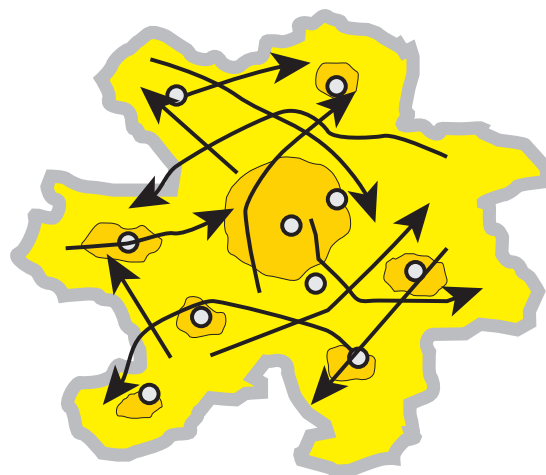
FIGURE 4.2 Monocentric Model



FORM 2: THE POLYCENTRIC MODEL

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

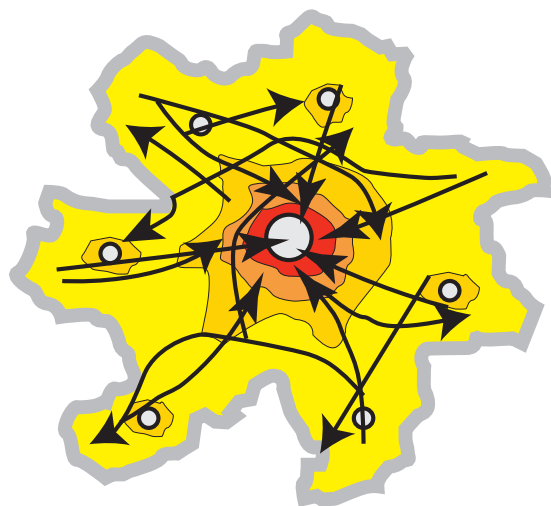
FIGURE 4.3 Polycentric Model



FORM 3: THE COMPOSITE MODEL

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

FIGURE 4.4 Polycentric Model



4.2

PREFERRED URBAN FORM FOR ILE-IFE

Ile-Ife metropolis made of the city and its immediate region, covers three local government areas namely Ife Central, parts of Ife East and Ife North Local Govern-ments. Ife has a very strong city centre around the Ooni's Palace, with market and cultural sites and landmarks. The city is bisected by the Ife-Ondo road. The Obafemi Awolowo university community, in the town, is also a growth pole on its own. It has many commercial banks, administrative and academic activities.

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

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

5.2

THE EXISTING FRAMEWORK FOR HOUSING AND URBAN DEVELOPMENT

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

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

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

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

Policy (NUDP 2012). The goal of the NUDP is to promote a dynamic system of urban settlements which fosters sustainable economic growth, promotes efficient urban and regional planning and development and, ensures improved standards of living and well being of Nigerians.

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

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

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

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

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

- Easily feed themselves **so as to banish hunger**
- Sustain a dignifying lifestyle **so as to banish poverty**
- Have a job to be engaged with **so as to banish unemployment**
- Easily access health care services **so as to promote healthy living**

- Acquire market relevant skills **so as to promote functional education**

- There should be peace and harmony for the benefit of the people, visitors and businesses in the state **so as to promote communal peace and harmony.**

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

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

5.3 THE STATE OF OSUN'S OVERALL VISION

5.3.1 Mission statement

The overarching Mission statement for Osun is:

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

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

5.3.2 The Objective of the State of Osun:

The objectives are to:

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

5.4

THE VISION, OBJECTIVES AND STRATEGIES OF THE STRUCTURE PLAN

5.4.1 Vision

The Vision of the Structure Plan is:



"By 2033 Ile-Ife will be a thriving city of culture and a centre for academic excellence as well as a destination for tourism and a great place to live, work and visit."

5.4.2 Objectives

The specific objectives are:

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

- To replace the various degree of old, decayed and congested buildings and infrastructures which are characteristics of old city;
- Conservation, protection and enhancement of heritage assets to encourage local distinctiveness, including raising awareness and improving the interpretation of and signage heritage and historic places; and
- Preserve the distinct local character of heritage sites by encouraging new developments that complement the Planning Area through high quality sustainable design.

5.4.3 Strategies of the Structure Plan

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

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

06

POPULATION GROWTH AND LAND USE PROJECTIONS (2014-2033)

6.1

POPULATION AND LAND USE PROJECTIONS FOR THE PLANNING AREA

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

6.1.1 Basic Assumptions for Population Projections

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

- That future growth in the population of Ile-Ife Planning Area through natural increase and migration, will occur on an annual growth rate of 3.2%. Going by the 2006 Census, the National Population has estimated the National Population Growth Rate at 3.2 per cent, which is the same as the Growth Rate for the State of Osun.
- That the population projections for Ile-Ife Planning Area was undertaken using compound growth rate method of population projection using the following formula as set out below for which the result of the projections is set out in Tables 2.5 below:

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

Where: P_n = Population in year n.

P_o = Population of base year;

r = annual growth rate; and

n = number of years

- 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.

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

6.1.2 Population Growth Rate

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

Factors which influence growth rates include the following:

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

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

TABLE 6.1 Disaggregated Population Projections for LGs in Ile-Ife Planning Area (2014 - 2033)

LGA	2006	2014	2018	2023	2033
Ife Central	167254	215186	244080	285714	391497
Ife East (30%)	56417 (188057)	72585 (241950)	82331 (274439)	96456 (321251)	132057 (440191)
Ife North	153694	197740	224292	262550	359757
Ife South (30%)	40601 (135338)	52237 (174124)	59251 (197504)	69358 (231193)	95037 (316790)
Total Average	417966	537748	609954	714078	978348
OSUN	3423535	4035659	4404660	4936348	6287268

Source: National Population Commission

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

6.1.3 Disaggregated Population Projections for Ile-Ife Planning Area

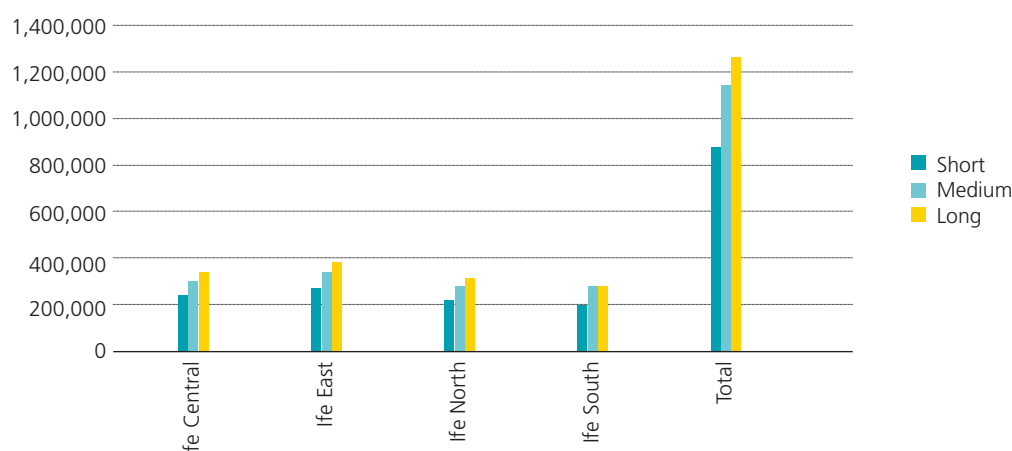
In order to achieve credible population estimates and projections, figures are computed on the basis of Local Governments predominantly in the Planning Area (70 per cent of population) and Local Governments with portions in the Planning Area (30 per cent of population), as reflected in populations estimates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

The projected average population for each of the constituent LGA in the Planning Area in the year 2033 is as shown in Table 6.1.

According to the Federal Republic of Nigeria Official Gazette (2007), the total population of the four local governments comprising the Planning Area in 2006 was 643,582. However, when adjusted to reflect areas that fall outside the Planning Area, the computed population by 2006 was 417,966. A summary of the demographic statistics of the LGs in Planning area is presented in Table 6.2.

When disaggregated into short (five years), medium (10 years) and long term (above 10 years) planning horizons, the population of the Planning Area which was estimated at 537,748 in 2014, has been projected to 609,954 by 2018, 714,078 by 2023 and 978,348 by 2033 respectively as presented in Table 6.1.

FIGURE 6.1 Disaggregated Population Growth of Ile-Ife Planning Area (2014 - 2033)



Source: Consultants Analysis

TABLE 6.2 Household Size in the State of Osun

Persons per Household	Number	Percentage
1	97,242	2.85
2	241,886	7.08
3	280,203	8.20
4	384,308	11.25
5	434,480	12.72
6	467,880	13.69
7	498,071	14.58
8	567,168	16.60
Above 8	445,721	13.04
TOTAL	3,416,959	100.00

Source: National Population Commission

6.2

LAND USE BUDGET FOR ILE-IFE PLANNING AREA

Table 6.4 shows the estimated land use budget required to cater for the needs of the estimated population, which comes to roughly some 8,600 hectares of land to be developed around the existing settlements in the Planning area.

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

6.3

PROJECTIONS FOR BASIC SERVICES

6.3.1 Projections for Educational Facilities

A breakdown of the projections for educational facilities in terms of classrooms to be provided over short, medium and long term periods in Ile-Ife Planning Area is shown in Table 6.5.

TABLE 6.3 Population and Housing Shortfalls in Ile-Ife Planning Area

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

TABLE 6.4 Land use budget for the projected population

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

TABLE 6.5 Projections for Educational Facilities Areas in Ile-Ife Planning Area

Educational Facilities	No.	2013 Population	Facilities per population	2034 Population	Facilities required for Projected population	New to be provided
Primary School	265	803,606.55	3032	1,557,102.17	513	248
Junior School	95	803,606.55	8459	1,557,102.17	184	89
Senior School						

Source: Consultants Analysis

6.3.2 Water Supply Projections

According to the National Water Policy of January 2000, areas with populations greater than 20,000 inhabitants (classified as urban areas) require a water supply provision of 120 litres per capita per day. As such, in line with the projected population of the Planning Area, water demand projections for Ile-Ife Planning Area are as shown in Table 6.6 below.

6.3.3 Electricity Demand Projections

Accurate projections on electricity demand are not readily available. However, data provided by the Energy Commission of Nigeria (ECN, 2005), taking a growth scenario of 7%, electricity demand in Nigeria was put at 15,730 MW by 2010, 23,302 MW by 2012

and 28,350 MW by 2015. With an estimated population of approximately 160 million people, electricity consumption per capita in Nigeria was projected to be 145 W as at 2012. However, the actual figures for electricity supply attained are much lower. This value may however not be generally applicable since the level of socio-economic development differs across the various states in Nigeria.

Therefore, making use of a per capital consumption of 145W, the annual power requirement for the Planning Area was calculated and is shown in Table 6.7 below. The estimated figures are based on the assumption that electricity demand will grow at 7% annually. From the computation, electrical power demand in the Planning Area will vary from about 130 MW at the moment to about 748 MW by 2035.

TABLE 6.6 Water Demand Projections for Ile-Ife Planning Area

Year	Total Average	Water Requirement	
		litres/day	m3/day
2006	643,582	77,229,840	77,230
2007	659,178	79,101,376	79,101
2008	675,179	81,021,521	81,022
2009	691,597	82,991,594	82,992
2010	708,441	85,012,954	85,013
2011	725,725	87,086,999	87,087
2012	743,460	89,215,162	89,215
2013	761,658	91,398,920	91,399
2014	780,332	93,639,789	93,640
2015	799,494	95,939,328	95,939
2016	819,160	98,299,141	98,299
2017	839,341	100,720,876	100,721
2018	860,052	103,206,225	103,206
2019	881,308	105,756,932	105,757
2020	903,123	108,374,786	108,375
2021	925,514	111,061,629	111,062
2022	948,495	113,819,351	113,819
2023	972,083	116,649,900	116,650
2024	996,294	119,555,276	119,555
2025	1,021,146	122,537,534	122,538
2026	1,046,657	125,598,789	125,599
2027	1,072,843	128,741,214	128,741
2028	1,099,725	131,967,046	131,967
2029	1,127,322	135,278,581	135,279
2030	1,155,652	138,678,182	138,678
2031	1,184,736	142,168,279	142,168
2032	1,214,595	145,751,368	145,751
2033	1,245,250	149,430,018	149,430

TABLE 6.7 Electricity Demand Projections (MW) for Ile-Ife Planning Area

Year	Total Average	Electricity Growth Rate	Demand Projections (Mw)
2012	743,460	0.00015	108
2013	761,658	0.00016	118
2014	780,332	0.00017	130
2015	799,494	0.00018	142
2016	819,160	0.00019	156
2017	839,341	0.00020	171
2018	860,052	0.00022	187
2019	881,308	0.00023	205
2020	903,123	0.00025	225
2021	925,514	0.00027	247
2022	948,495	0.00029	271
2023	972,083	0.00031	297
2024	996,294	0.00033	325
2025	1,021,146	0.00035	357
2026	1,046,657	0.00037	391
2027	1,072,843	0.00040	429
2028	1,099,725	0.00043	471
2029	1,127,322	0.00046	516
2030	1,155,652	0.00049	566
2031	1,184,736	0.00052	621
2032	1,214,595	0.00056	682
2033	1,245,250	0.00060	748

07

STRUCTURE PLAN FOR ILE-IFE PLANNING AREA (2014-2033)

7.1 PREAMBLE

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

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

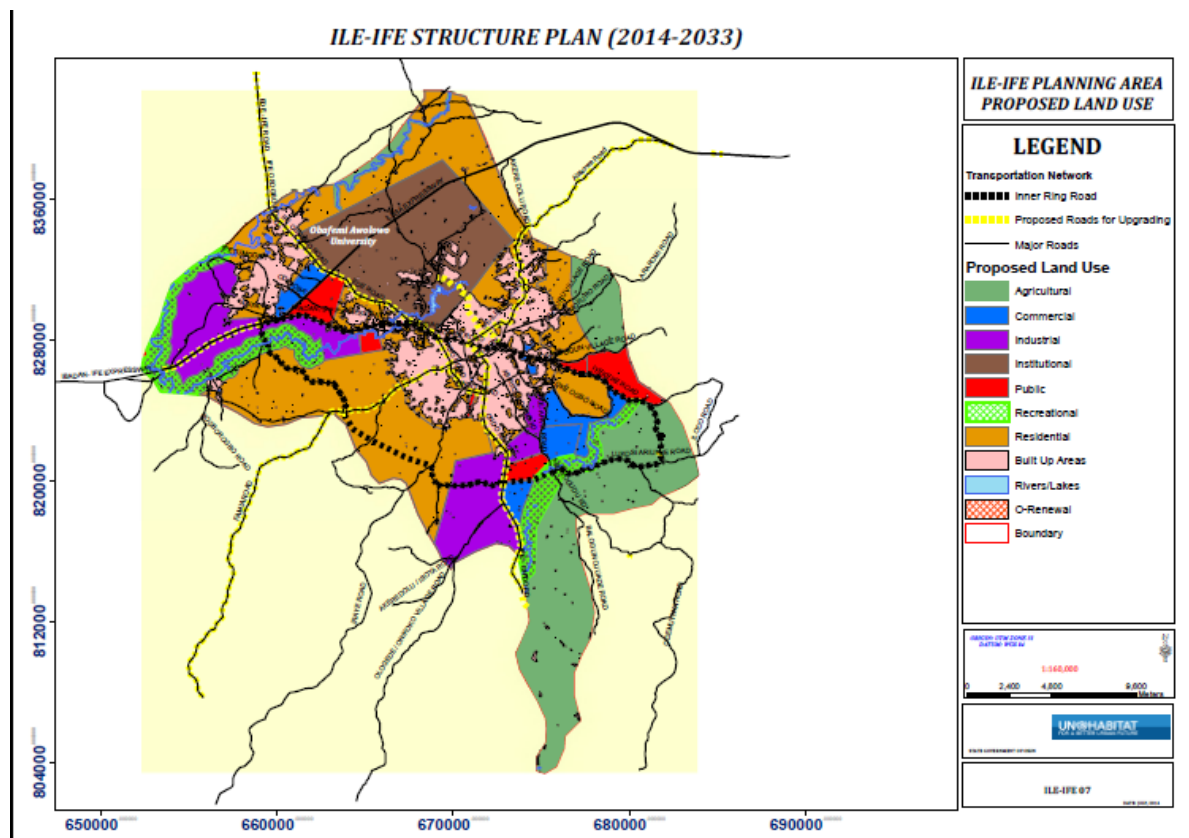
7.2 LAND USE PROPOSALS

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

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

- i Protect what is good and valued: historic sites, green spaces and maintain closer link between closer existing patterns of development and new ones;
- ii Regenerate those areas most in need of improvement and investment, especially in Ile-Ife core area; and,

FIGURE 7.1 Land Use Proposal for Ile-Ife Planning Area



- iii Ensure balanced land use provision in the Planning Area to attract major commercial and businesses to areas with the highest potential in Ile-Ife as well as provide housing to meet the needs of the population.

7.2.1 RESIDENTIAL LAND USE

Housing Provision

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

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

The Structure Plan seeks to reduce inequalities, create socially mixed communities with greater choice and better mix in size, type and location of housing to represent the needs of the whole community. As much as possible, mixed land use development will be encouraged in many old and new neighbourhoods to reduce travel demand and provide work places within easy access from residences.

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

The Plan also recommends that the new areas coming up in the south eastern part of the city should be consolidated and infrastructure such as roads and drainage provided. The area should also be re-planned to enable development to be more compact and mixed density. (see Figure 7.2).

FIGURE 7.2 Area Recommended for re-planning and densification



Source: Google Earth 2014

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

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

Housing Finance

The intention of the Structure Plan is to provide strategies aimed at bringing about social improvement, economic growth and environmental sustainability in communities in the Planning Area. The aim is to identify and develop financing mechanisms that will be accessible to both potential home owners and private sector real estate developers for financing a wide range of development initiatives. The aim is to design a scheme that will make financing available to both potential home owners and private sector real estate developers. A detailed study is to be carried out to determine local mechanisms for financing in the city as well as available opportunities in both the capital market and development finance institutions.

7.2.2 LOCAL ECONOMIC DEVELOPMENT

Economic Development

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

Industrial Land Use

At present, the industrial base of the planning area is very weak due to the absence of major manufacturing or construction companies in Ile-Ife and environs. The absence of any major manufacturing firm to take up the skilled work force has contributed to mass unemployment-

ment and gaps in knowledge. There are pockets of local firms producing such products as building materials, plastics, mattresses, bags, detergents, soap and clothes. There are also small scale businesses owned by individuals or families.

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

The Structure Plan aims to attract industrial investment to the city by allocating designated land for industrial development. While seeking the retention of existing industrial land for future use it will create new industrial and business parks that are attractive to new investors.

Industrial Park

The area of land between the toll gate and the Ilesha - Akure junction of the Ibadan-Ife road should be designated as industrial park. This area is attractive with its excellent road connections and the advantage of the Ibadan - Ife expressway which will provide a good link to Lagos, Ibadan and the Osogbo, the State capital. This will ensure viability and vitality of businesses and security of employment. The provision of diverse employment opportunities is important for the city's future prosperity and residents' wellbeing. Provision has been made for two light industrial areas. The first is on Ondo Road and the one on the Ibadan-Ife Expressway just as you are entering Ife from Ibadan. These areas need to be properly designed to serve as incubation centres as well as clusters for the promotion of small scale industrial development in this town. However, the presence of a metal melting factory, with its attendant air pollution propensity within this area would have to be addressed so that it would not constitute a disincentive.

Commercial Land Use

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

Areas outside the city centre are not sustainable locations for strategic scale office development as they do not have the extent of resident population to support employment growth on a large scale, resulting

in in-commuting and unsustainable patterns of travel. However, new office developments at an appropriate scale will support the economy and help alleviate out-commuting to larger centres

Town Centre Redevelopment: Ile-Ife Town Centre

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

High Street Developments

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

District and Local Shopping Centres

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

Development Finance and Investments

The thrust of the Structure Plan is to develop a strategy aimed at bringing about social improvement, economic growth and environmentally sustainable communities. The strategy will set out high-level principles and actions designed to secure transformational change

through working partnerships. However, neither private nor public funds would be sufficient to bring about the desired outcome. It is therefore necessary to explore all opportunities for future funding.

Small Businesses

The economy of the rural areas must be supported and rural diversification encouraged whilst respecting environmental quality and character of the rural areas. The Structure Plan will help to secure a diverse and vibrant economy, with dynamic town centres that support rural economic development through a range of local employment opportunities to meet the needs of the existing and future population.

Markets

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

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security and reducing poverty. Flood plains of rivers, streams and other marshy lands within the urban fabric of Ile Ife provide a good opportunity and source of employment for many people. As a deliberate policy, urban agriculture should be integrated into the economic base of the city. The Department of Planning in collaboration with the Departments of Agriculture in the respective local governments are to identify and demarcate suitable sites for allocation to potential farmers. Agricultural extension services are also to be provided to ensure the success of the scheme from the onset.

7.2.3 URBAN GOVERNANCE

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

Land Governance and Administration

To maintain and revitalise the economic viability of

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

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

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

Preference would be given to the development of sites within built-up areas before considering the development of green field sites. As much as possible, efforts would also be made to conserve land by encouraging the use of already developed areas in the most efficient way, while making them more attractive places to live and work

Harmonization of the roles of Planning Agencies

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

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

7.2.4 ENVIRONMENT

The Planning Area is set within a beautiful natural landscape with hills and rolling terrain. The landscape can be divided into four distinct characters: the wetland,

lowland (to the south-west), wooded land and, rocky/hilly area. Apart from Ile-Ife, other parts of the Planning Area are rural in nature with beautiful landscapes.

Environmental Quality

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

Natural Environment

The Planning Area is endowed with high value natural environment worthy of preservation for the future. A number of ancient monuments and shrines including valuable heritage sites and many open lands rich in wildlife habitat and biodiversity are located in different parts of the Planning Area which also constitute parts of the natural environment.

These natural and built assets, together with the general quality of the rural and urban areas, give the area a very special and valued character. It is therefore important that this distinct character is not devalued, as the quality of the natural and man-made environment requires conservation and/or enhancement.

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

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

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

Built Environment

The built environment is one of the plan area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. There is at present no statutory protection for historic assets apart from shrines and other cultural facilities that have acquired international or national recognition. There is no comprehensive listing of ancient monuments or buildings of historic and architectural merit. There are also no designated conservation areas and no recognised body – statutory or voluntary – responsible for management of the built environment. Therefore, a considerable number of assets are at risk from the impact of development pressure.

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

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

Open Spaces, Parks and Gardens

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

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

The Structure Plan's priority is to manage green infrastructure within the planning area and improve the linkages between green spaces and the built form. The plan has made provisions for the development of river banks for recreation. This will serve a dual purpose of

protecting the flood plain of these water bodies as well as providing ample space for both passive and active recreation.

Environmental Pollution Control and Management

The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land. Hence, activities necessary for societal and economic activities but which may be prone to polluting the environment are to be appropriately located and subject to controls in order to minimise their adverse effects and contain such within acceptable limits.

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

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

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

Solid Waste Management

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

7.2.5 BASIC URBAN SERVICES

The provision of basic urban services has remained a big challenge for the local governments in Nigeria and Ile-Ife Planning Area is no exception. Most of the new neighbourhoods have inadequate provision of all services, such as tarred roads, pipe-borne water supply, solid waste management etc. Most often, the few neighbourhoods that have adequate on-site services and infrastructure are also negatively affected by the absence of adequate off-site or city-wide infrastructure and the authorities lack the resources and capacity to match urban growth with necessary infrastructure.

Hence, most estates, industries and individuals who can afford the costs drill their own boreholes and install overhead tanks to provide water for their use. In other cases, residents have to rely on private vendors for the provision of services.

Educational Facilities

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

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

Healthcare Facilities

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

Water Supply

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

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

All residential estates must be provided with potable water towards achieving the MDG target for 2015 and beyond. The Structure Plan recognizes the roles of the different agencies concerned with water supply and the need for them to work together in partnership. The

cooperation of the Federal Ministry of Water Resources and Ogun/Osun River Basin Development Authority in the development of the water resources potential in the state is critical, in line with the National Water Policy. New developments are to be connected to water supply mains and public-private partnerships would be promoted in the provision of water supply.

Electricity Supply

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

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

7.2.6 HERITAGE CULTURE AND TOURISM

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

Conservation and Rehabilitation of Sites

Ile-Ife Planning Area is blessed with many heritage and historic sites as detailed in Chapter three and the city profile report. The Structure Plan aims to preserve and rehabilitate and document all the site's features; and to improve and expand access of tourist to the City.

Also, the resources for promoting tourism are still at the rudimentary level in Ile-Ife planning area.

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

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

7.2.7 TRANSPORTATION

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

1. Enhance the functionality of highways and roads including traffic flow, while maintaining the quality of life in the community.
2. Concentrate development in growth areas (e.g. town centres, neighborhood centres or other defined growth areas) via higher density, mixed use, land development patterns to reduce vehicular trips and lower density development in rural areas.
3. Discourage strip development along highways and the proliferation of single lot commercial/industrial development.
4. Limit development along arterial highways in rural areas.
5. Plan for a community street network that connects to state highways.
6. Require Structure Planning including roadway and pedestrian way planning for large tracts of land.

7. Plan and design transportation improvements that fit with community character.

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

1. Upgrading of existing distributor roads within the city – the Ibadan-Ife Road, Fa m i a Road, Ife–Osogbo Road, Alakowe Road, etc.
2. Construction of an inner ring road to distribute traffic, increase functional efficiency and reduce congestion at the old city centre.
3. Road Hierarchy in new residential areas to be detailed out at the implementation s t a t e . The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
4. Construction of an Outer Ring road to guide and cater for needs of future developments.

Multi-mode transport system and Communications

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

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

Roads and Design Standards

The Structure Plan aims to improve and expand on the functionality of the existing transportation networks, made up of roads and rail to meet local, regional mobility needs. The existing roads are not wide enough and do not follow reasonable and acceptable standards for design, construction and maintenance. A framework for collaborative intervention between Federal, State and Local Governments for promoting road planning, construction and rehabilitation is required and provision of incentives to attract private sector participation of the sector is essential.

The Structure Plan envisages the development and maintenance of high standards of design, construction and maintenance for the various categories of roads serving the Planning Area, comprising Federal, state and local roads. The Structure Plan would ensure that all existing roads are improved to a high standard of

road design, construction and maintenance in a phased manner. New development will be undertaken based on the recommended design standards (See Appendix 3) and the following key policies:

1. Maintain and preserve existing roads and rights-of-way instead of developing new roads.
2. Prevent any proposed road widening or straightening project that might negatively impact the natural, historic and cultural resources unless there is no other feasible alternative.
3. Preserve narrow and curved roads and rural character of the Towns' roads while not compromising public safety
4. Encourage projects that aim to decrease through traffic on local roads and in residential neighborhoods by maximizing the use of primary transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

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

The Structure Plan will ensure:

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

7.2.8 URBAN SAFETY

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

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

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

7.2.9 DISASTER RISK REDUCTION

Global warming and the impact of climate change have increased the concern about flooding and other natural disasters. Most of the planning area is free from risk of flooding. However, a few areas located along the main water courses, rivers and streams as well as some other marshy low-lying areas are also vulnerable. The strategy of the Structure plan is to preserve these sensitive ecosystems by 'greening' the river flood plains. In addition, regular dredging and channelization is recommended

Forest areas and woodlands provide a wide range of social, environmental and economic benefits. Sustainable and positive woodland management is the key to securing these benefits over the long term. The Planning area has a relatively good level of tree cover, but this has been under pressure through illegal logging and poor maintenance. Forests and woodlands also deliver benefits through the creation of diverse habitats by providing recreation opportunities, alleviating flood risk and have the potential to contribute to wider climate change issues such as creating carbon sinks or providing fuel for renewable energy.

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

7.2.10 SUMMARY OF IMPLEMENTATION POLICIES AND STRATEGIES

Policy	Guidelines
HOUSING POLICY 1	URBAN PLANNING AND MANAGEMENT Proposals for new homes and infrastructure including new building schemes and redevelopment proposals to be located in socially mixed and sustainable neighbourhoods. Physical regeneration and effective use of space in the inner city is to be promoted
LOCAL ECONOMIC DEVELOPMENT POLICY 1	COMMERCIAL LAND USE New Office Development will be directed to Ile-Ife Central Area to support its regeneration and sustainable urban living. Office development will also be directed to Ipetumodu, and areas along the old Toll Gate-Mayfair road to support regeneration objectives, support the transition of the economy from predominantly agriculture to provide more diverse employment opportunities. This will also provide needed services to the industrial area to be located between the Ilesa - Akure Road Junction and the old Toll Gate.
LOCAL ECONOMIC DEVELOPMENT POLICY 2	EXISTING AND NEW INDUSTRIAL AREAS <ul style="list-style-type: none"> Existing and allocated employment sites and industrial estates in Ile-Ife will be retained and change of use to other uses will be resisted unless it can be demonstrated that: The site is no longer economically viable for employment purposes in the long term; There is a clear conflict with adjoining uses, or Its release would offer significant benefits to the local area.
LOCAL ECONOMIC DEVELOPMENT POLICY 3	NEW INDUSTRIAL PARK <ul style="list-style-type: none"> New Industrial Park will be located in the area between the Ibadan - Ife Road Junction and the Ilesa - Akure Road and Old Toll Plaza along the Ibadan - Ife Expressway and will comprise: <ul style="list-style-type: none"> New Factories Ware Housing And Storage Technology Park COTTAGE INDUSTRIES TECHNOLOGY PARK <ul style="list-style-type: none"> As well as maintain the existing foundation other major agricultural institutions will be encouraged to be located in Ile-Ife and adjoining areas. The area designated as mechanic village and shown in the proposals map will also be used for other related activities providing this detrimental to the primary use of the site. New office development will also be directed to Ile Ife central area to support its regeneration and sustainable urban living. Small businesses will be supported through the creation of innovation centres and training establishments at various locations in the city and surrounding areas.
LOCAL ECONOMIC DEVELOPMENT POLICY 4	MARKET IMPROVEMENT The main markets should be rehabilitated through high quality and innovative design and landscaping. There should be: <ul style="list-style-type: none"> Proper demarcation with a perimeter fence to discourage. Market stalls to prevent spilling over to the highways and has spread into adjoining residential areas Stalls with permanent structure Proper drainage Refuse and litter bins Toilet facilities Adequate water provision In the designated trading areas the following conditions will apply: <ul style="list-style-type: none"> All stalls and kiosks should be of appropriate standards and quality approved by the planning authority. No trading activities should encroach on the highway New development should be of high quality urban design and public realm should retain its heritage attributes; New district and local shopping centres should be located around the exiting motor park and at such sustainable location as indicated in the proposals map. such development should include a range of complementary shops and a full range of services and facilities including health and leisure centres with adequate parking facilities for customers. SMALL BUSINESSES <ul style="list-style-type: none"> The economy of the rural areas will be supported and rural diversification encouraged while respecting the environmental quality and character of the rural areas. The Structure Plan will help to secure a diverse and vibrant economy, with dynamic town centres that support rural economic development through a range of local employment opportunities to meet the needs of the existing and new population. The Main Odo Ogbe Market is to be rehabilitated and decongested through high quality and innovative design and landscaping. This would involve proper demarcation of the market with a perimeter fence to discourage congestion and uncontrolled expansion. Development of a new market outside the fringe of Ile Town between the Obafemi Awolowo University Teaching Hospital and Osu Town. Improvement and modernisation of markets in other towns within the Planning Area.

Policy	Guidelines
ENVIRONMENT POLICY 1	ENVIRONMENT AS PUBLIC ASSETS In environments where valued heritage assets are at risk, the asset and its setting will be protected and managed. In order to secure and retain the significance of the area's heritage assets and their settings development in areas of known historic importance will be required to: <ul style="list-style-type: none"> • Sustain and enhance the features which contribute to the character of the area including: • Significant historical landscapes; • Protect locally and nationally significant buildings and structures be sympathetic to locally distinctive landscape features, design styles and materials
ENVIRONMENT POLICY 2	PROTECTION OF NATURAL RESOURCES The unique landscape of the city and the surrounding areas natural assets, including shrines of national and international importance should be protected. Development proposals which negatively affect feature such as green infrastructure networks; archaeological remains; wetland; wildlife havens birds' colonies should not be allowed unless it can be demonstrated that this will bring wider environmental, economic and social benefits that outweighs the loss of the sites
ENVIRONMENT POLICY 3	PROTECTION OF RURAL ECONOMY AND ENVIRONMENT <ul style="list-style-type: none"> • In order to sustain rural economy proposals which can lead to significant loss agricultural land will not be supported. • Farm land and open land deemed to be good for farming would not be designated for other uses unless it can be demonstrated that such development will contribute to the operation and viability of the farm holding. • In certain circumstances the use of land for agriculture, forestry and agricultural activity may be supported by small-scale tourism proposals, including visitor accommodation
ENVIRONMENT POLICY 4	THE BUILT ENVIRONMENT <ul style="list-style-type: none"> • The Built Environment is considered part of the state's heritage assets and will be protected and enhanced in recognition of their contribution to city's sense of place. • In environments where valued heritage assets are at risk, the asset and its setting will be conserved and managed in proportion to the significance of the asset.
ENVIRONMENT POLICY 5	BIODIVERSITY <ul style="list-style-type: none"> • In addition to maintaining and protecting existing open and green spaces, opportunities for making significant additions to the number and quality of open spaces in the planning area will be sought through new developments. • Developments which do not make sufficient provision for open space will not be permitted. • Developments that have the potential to harm existing designated open spaces or that could lead to a net loss in habitat and biodiversity will not be permitted.
ENVIRONMENT POLICY 6	FORESTS AND WOODLAND Creative measures to enhance existing woodlands and create new woodlands in the planning area will be supported. In recognition of their importance to the character and biodiversity of the planning area, existing forest reserves will be protected and new ones created. Developments that would lead to further fragmentation or result in a loss of forest reserves and woodland will not be permitted.
ENVIRONMENT POLICY 6	POLLUTION CONTROL Proposals for new developments will be required to demonstrate that they address existing pollution issues that are a barrier to achieving sustainable development and healthy communities including: <ul style="list-style-type: none"> • Deterioration of air quality; • Water quality; and • Contaminated land. • Developments that would result in a deterioration of environmental quality, either individually or cumulatively would be discouraged. • Alternative means of waste disposal besides open dumping would be considered while efforts would be made to minimise the generation of waste and maximise opportunities for recycling and composting. • All new development should seek to achieve the highest standards of design with respect to safety and security.
ENVIRONMENT POLICY 7	Development of a suitable people-oriented environmental protection plan to harness economic development in the Planning Area will be a priority.
BASIC URBAN SERVICES POLICY 1	EDUCATIONAL FACILITIES <ul style="list-style-type: none"> • Ensure the maintenance and upgrade of existing facilities and promote a high standard of new educational facilities in suitable locations for elementary, middle, high and tertiary educational facilities and vocational training centres for human development to achieving entrepreneurial and economic empowerment and social welfare. • The following measures would be taken into account in development of new facilities: • Maintain and expand existing education facilities to cope with population growth. By the year 2033, existing elementary, middle and high school facilities will be double the present number. • Encourage establishment of schools in school residential areas/districts are not properly served to correct the imbalances collaboration with the state ministry of education and local government education departments and other appropriate planning authorities. • Equip both old and the new primary and secondary schools with modern teaching and learning facilities and ensure they are well staffed for efficiency. • Rehabilitate existing buildings and improve the landscapes of all schools in line with promoting high standards of teaching and providing state of the art facilities in these schools, with state, local governments and communities working together to achieve this. • Develop additional early child care development centres and ensure that they are all functional and well equipped. • Make existing vocational centres functional and provide more in the area

Policy	Guidelines
BASIC URBAN SERVICES POLICY 2	HEALTH FACILITIES <ul style="list-style-type: none"> • Maintain, upgrade and ensure access of men and women to existing health facilities and promote a high standard for developing new facilities including hospitals, primary health care facilities, health centres and clinics etc in accessible locations. • The following measures should be taken account in development of new facilities: • Maintain and expand existing health facilities to adequately cover all the people in the planning area. Existing public hospitals are inadequate. More state hospitals should be established in the planning area • Provide adequate modern equipment in both old and the new hospitals and clinics with modern teaching and learning facilities and well staffed for high standard of health delivery. • Rehabilitate existing buildings and improve the landscapes of all facilities towards promoting high standards of healthcare. • Promote health education among men and women. • Improve and upgrade existing health facilities in the existing State General Hospital in Ile-Ife. • Promote landscape development and maintenance of hospitals, clinics and health centres. • Encourage the development of community health centres in existing residential areas in the Planning Area and ensure easy access for both men and women, including the disabled. • Develop a dispensary and a maternity clinic in each neighborhood that is provided with HIV/AIDS test kits as tool for reducing the fast growing trend of the disease.
BASIC URBAN SERVICES POLICY 3	WATER SUPPLY <ul style="list-style-type: none"> • Equal access to water supply would be ensured for all inhabitants of the Planning Area, both male and female alike. However since there is already a viable source providing water supply to the area, the the Structure Plan will ensure the following: • Continuous maintenance of the existing facilities and expanding service provision to unserved areas and new developments; • Reorganization and strengthening of the state water corporation to enable it carry out its statutory functions of providing sustainable water supply to people of the state. • Harmonisation of the roles and activities of the various stakeholders in the provision of water supply in the state, such as OSRUWASSA and state water corporation to ensure effectiveness and efficiency of service and remove areas of overlap and reduce waste of resources. • Installation of pipe mains by government to facilitate water supply directly into homes with cost recovery through metering • Installation of stand pipes within each compound to facilitate public water supply, with cost recovery through metering.
BASIC URBAN SERVICES POLICY 4	ELECTRICITY SUPPLY <ul style="list-style-type: none"> • Ensure that electricity supply lines are provided in all developed parts as well as extension of services to proposed housing, industrial and commercial areas by: • Installation of pre-paid meters in homes, industries and commercial places • Replacement of old wooden electricity poles, aged power cables and transformers with concrete poles and new cables. Additional transformers are to be widely supplied in the area to to ensure extension of power to un-served areas. • Ensuring that the provision of necessary infrastructure is integrated with new developments. • Promoting the use of alternative sources of energy to meet present and future energy needs. • Promoting the use of solar energy for street lighting and domestic energy supply.
BASIC URBAN SERVICES POLICY 5	COMMUNITY FACILITIES <ul style="list-style-type: none"> • Ensure adequate provision of facilities like meeting places, event centres, community centres and play centres as part of new developments. • Rehabilitate and improve the central Muslim and Christian cemeteries • Ensure that all new churches and mosques provide basic facilities like parking spaces, toilets, water meeting rooms and cemeteries/burial grounds
TRANSPORTATION AND COMMUNICATION POLICY 1	Ensuring that provision of transportation is related and reinforces land use proposals and development. Also ensure it contributes to achieving environmental protection and sustainability.
TRANSPORTATION AND COMMUNICATION POLICY 2	All new developments are to provide a safe, attractive, environmentally compatible and efficient multi-mode transportation system that is balanced with sustainable land use policies to enable the movement of people and goods to meet local, regional and national transportation and mobility needs.

Policy	Guidelines
TRANSPORTATION AND COMMUNICATION POLICY 3	<ul style="list-style-type: none"> • Provide for a balanced and functional road network including arterial, collector and local roadways, and pedestrian and bicycle/motorcycle ways. The Structure Plan would promote and ensure efficient provision of road transportation facilities that will include the following: • Upgrading and rehabilitation of all the existing roads in Ile-Ife planning area and explore the opportunities for providing a system of internal arterial roads linking various zones to enhance free flow of traffic within these zones in the planning area. • Additional access roads required to link the rural areas around Ile-Ife with the main city in order to facilitate transportation • Adoption of appropriate standards for road design, construction, traffic management • Provision of Zebra-crossings around school areas • Provision of Over-head bridges across all major dual carriage ways • Provision of Drainage channels on all roads • Adoption of appropriate standard road design, construction, traffic management • Provision of appropriate parking spaces • Provision of urban buses to replace commercial motorcycle operators in urban centres • Establishment of Public Complaints Centres within the zone for complaints regarding condition of roads and drainages and for lodgment of complaints regarding contractors falling short of expected performance • Expansion of access roads into all markets and upgrading of all motor and motorcycle parks including the provision of necessary facilities • Pedestrian walkways, street lights and parking spaces should be provided on all roads • Developing and implementing an intra-city mass transit system and encourage private sector-led development/initiation of decent taxi service system for Ile-Ife. • Provision of bus stops, bus bays, lay-bys and pedestrian crossings at appropriate locations on all major roads with provision of pedestrian walk ways. • Ensuring that traffic lane markings, road signs and traffic lights are provided at reasonable locations on all roads. • Ensure provision for and enforcing strict parking standards for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries.
TRANSPORTATION AND COMMUNICATION POLICY 4	Ensure safety of pedestrians, cyclists and motorcyclists along all roads in Ile-Ife Planning Area.
HERITAGE POLICY 1	Maintain, protect and enhance heritage sites in Ile Ife in accordance with UNESCO requirements and guidelines by the Federal Government and ensure that artifacts of historic significance in the rural and urban communities are preserved.
HERITAGE POLICY 2	Create conducive environment by ensuring good infrastructure like providing new road networks, strengthening small and medium-scale entrepreneurs and investments around the heritage sites to boost tourism.
HERITAGE POLICY 3	Encourage and promote public-private partnerships for promoting and investing in the state's tourism assets and cultural heritage.
DISASTER RISK POLICY 1	<p>DISASTER-PRONE AND VULNERABLE AREAS</p> <p>All new developments will be required to respond to existing and future flood patterns and disaster risks. In areas vulnerable to flooding or natural disasters special measures will be adopted for effective protection, risk reduction and management as well as implementation of such measures as sustainable drainage systems and opportunities for strategic food storage</p>

08

STRUCTURE PLAN
IMPLEMENTATION
FOR ILE-IFE
PLANNING AREA

8.1

PREAMBLE

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

1. 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;
2. Formulation of Policy and legal land use standard reforms and institutional framework required;
3. Empowerment of the various agencies and individuals that have roles to play in the implementation process through general and specific capacity building in the different thematic areas;
4. Articulation of fiscal policies for resources mobilization and implementation of the Structure Plan. Resources may be drawn from Government's Annual Budgets, Nongovernmental organizations, Public Private Partnership (PPP) and Community based fund raising procedures, e.g. cooperative and micro-finance funds;
5. Establishment of a management base and regulatory structure for implementation and monitoring of the structure plan.

8.1.1 Strategic Implementation of the Structure Plan

In order to achieve the proposals contained in the Ile Ife Structure Plan, the following strategic framework will be put in place.

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

8.1.2 Phasing of the Structure Plan

The planning horizon for Ile Ife Structure Plan is for a period of 20 years (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 and practicable implementation of the proposal. The proposed phases of the Structure Plan have therefore been classified into short, medium and long term scenarios. This is to assist government agencies in preparing their annual development plans. The suggested phasing scenario of Ile Ife Structure Plan is as shown in Table 8.1.

TABLE 8.1 Phasing of Ile-Ife Structure Plan (2014-2033)

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
1. SHELTER AND SLUMS				
a. New Housing Development				
• Housing Estates	✓			State/Federal/ PPP,BOT, BOO
• Government Reservation Area		✓		State
• Site and Service Schemes at Ife East and North LGA, (200 maximum plots of different sizes, low, medium & high densities).		✓	✓	State/PPP

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
• Improvement to existing Government Estates	✓			State
• Quarters for Secondary Schools	✓	✓	✓	State/LG/Private
• Affordable Mass housing in Ife East and Ife Central LGA Headquarters	✓	✓	✓	State/LG/Private
b. Urban Renewal	✓			
• O Renewal	✓	✓	✓	State/LG/Private
• Streetscape	✓	✓	✓	State/LG/Private
• Upgrading of Slums at Ajamopo, Ilode, Enuwa, Ita Akogun and Iredunmi in	✓	✓	✓	State/LG/Private
2. LOCAL ECONOMIC DEVELOPMENT				
a. Integrated Waste recycling project, Garage Olode	✓	✓	✓	State/PPP
b. Industrial land use:				
• Establish three at Ipetumodu, Igoya and Modakeke	✓	✓	✓	Federal/State/LG/Private
c. Business Parks, Ife, Yekemi and Eduabon	✓	✓	✓	Federal/State/PPP
d. Industrial Parks to be located at: Ode omu, Oke Opa and Owena	✓	✓	✓	Federal/State/ LG/ PPP
d. Small scale Industrial park at:				State/Multilateral
• Oluwada Akinlalu, Oloku Erinje, Okerembete, Asipa and Itanjansa	✓	✓	✓	Agencies/Private
e. Office development:				
• Ife Central Area	✓			State
• Ipetumodu Central Area			✓	State
• Ode Omu Central Area		✓	✓	State
• Modakeke Central Area		✓	✓	
f. Market Improvement:				
• Odo-Ogbe,	✓	✓		State
• Sabo markets	✓	✓		State
• Modakeke Market				State
• Enu-Owa Market	✓	✓		State
• Arubidi Market	✓	✓		State
• Apollo Market at	✓	✓		
g. Shopping Mall at Ife Central Area (along Mayfair-Sabo commercial spine and Lagere-Obalufon section), Modakeke and Edunabon Central Areas	✓	✓		State/Private
• Service Stations all over the LGAs		✓		Private
• Food stalls all over the LGAs		✓		Private
• Petrol stations all over the LGAs	✓	✓	✓	Private
• Construct new Mechanic Village at Ekusobo and Ipetumodu	✓	✓	✓	Private
• Old People's Homes,	✓	✓	✓	State/LG
• Hotels	✓	✓	✓	Private
• Upgrade Abattoirs in Ile-Ife, Garage Olode, Modakeke, Edunabon	✓	✓	✓	State/LG
• Abattoirs at Esa-Oke, Owode, Orita Idominasi, Irojo	✓	✓	✓	State/LG
3. ENVIRONMENT				
a. Solid Waste Management:				
• Improved Collection and transportation	✓	✓	✓	State/Local
• Construction of landfill sites at:				
– Wasimi	✓			State/Local

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
– Tonkere		✓		State/Local
– Arode			✓	State/Local
b. Protection of unique Landscape	✓	✓	✓	State/Local
c. Beautification of Town, Ipetumodu and Garage Olode	✓	✓	✓	State/Local
d. Protection of Wetlands along Opa, and Owena River basins	✓	✓	✓	State/Local
e. Open Spaces, Parks and Gardens	✓	✓	✓	State/PPP
f. Flood Risk Management in	✓	✓	✓	State/Local
g. Protection of Forest Reserves	✓	✓	✓	State
h. Clean up of Water bodies	✓	✓	✓	State/Local
j. Management of National Resources	✓	✓	✓	Federal/State
k. Conservation and Development of Natural Features with a view of enhancing their Environmental Value	✓	✓	✓	Federal/State/LG
4. BASIC URBAN SERVICES				
a. Education				
• Completion and Construction of Elementary and Middle Schools (248)		✓	✓	State
• Completion and Construction of High Schools (89)		✓	✓	State
• Upgrading of existing schools	✓			State
• Equip with modern teaching and learning facilities and staff all schools	✓	✓	✓	State
• Vocational/Skills acquisition centres (two per LGA)	✓			State/LG/NGO/ CBO
• Adult Literacy Schools (two per LGA)	✓			State/LG/NGO/ CBO
• Establish Tertiary Institutions	✓	✓	✓	State/Federal
b. Water Supply (Total Demand):				
• 99,518.63/cm/day	✓			State/Federal
• 136,364.52 cm/day		✓		State/Federal
• 186,852.26 cm/day			✓	State/Federal
c. Rehabilitation and Expansion of the existing Mokuro scheme and other existing schemes in the area to increase water supply to in the planning area	✓	✓		State/Federal
d. Continuous maintenance of the existing facilities and expanding service provision to unserved areas and newly developed areas	✓	✓	✓	State
e. Reorganization and strengthening of the State Water Corporation	✓	✓	✓	State/Multilateral Agencies
f. Installation of stand pipes within each compound to facilitate public water supply, with cost recovery through metering	✓	✓		State
g. Electricity Supply:				
• Increase Total Demand				
– 191.31 Mw	✓			PPP
– 346.82 Mw		✓		PPP
– 934.86 Mw			✓	PPP
• Installation of pre-paid meters in homes, industries and commercial places	✓	✓	✓	PPP

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
• Replacement of old wooden electricity poles, aged power cables and transformers with concrete poles and new cables	✓	✓	✓	PPP
• Exploring the use of alternative sources of energy	✓	✓	✓	State/PPP
5. TRANSPORTATION				
a. Road Transportation				
• Rehabilitation and Construction of new standard motor parks in Ile-Ife, Garage Olode and Modakeke,	✓	✓	✓	Local/State
• Construction of overhead bridges across the Ife-Ondo Ori Olokun Gardens roundabout	✓			State/Federal
• Dualisation of Ori Olokun Roundabout to OAUTH Road, passing through the Coty Centre and develop as a high street for shopping, offices and commercial centres and provide with pedestrian walkway and street light	✓			State
• Widening and expansion of Iremo road, Ondo road and the road linking Road 7 of OUA through Oluorogbo to Sabo Junction and provide with pedestrian walkway and street light		✓		State
• Develop an integrated multi-modal transport system for Osun State to include road and rail transport for rapid access all over the state with the Airport at Ido Osun as a focal point.		✓	✓	State
• Develop intra community and intercity Mass transit System		✓	✓	State
• Upgrade existing Motor Parks and Motorcycle Park and provide with necessary facilities and amenities	✓	✓		State
• Expand access roads into and in all markets	✓	✓		State
• Provide pedestrian walkways, street lights and parking spaces on all major roads within the planning area	✓	✓	✓	State
6. HERITAGE, CULTURE AND TOURISM				
Preserve and renovate the following:	✓	✓	✓	
a. National Museum,	✓	✓	✓	Federal/State
b. Ooni's Palace, Enuwa Area, Ile-Ife	✓	✓	✓	State/LG/ Community
c. Agbonniregun Temple, Oke Itase,	✓	✓	✓	State/Private
d. Oranmiyan Staff, Mopa Area, Aarubidi,	✓	✓	✓	State/Private
e. Zoological Garden, Obafemi Awolowo University Campus,	✓	✓	✓	State/Private
f. Oluorogbo Temple, Ilode Street, Ile-Ife	✓	✓	✓	State/Private
g. Igbo-Olokun Shrine, Ilode Street, Ile-Ife	✓	✓	✓	State/Private
h. Oduduwa Shrine and Grove, Ido Area, Oduduwa Street,	✓	✓	✓	State/Private
i. Baba Sigidi Burst, Baba Sigidi Compound, Iremo,	✓	✓	✓	State/Private
j. Igi-Nla (Mysterious Tree), Oke-Oora, Mokuro, Ile-Ife	✓	✓	✓	State/Private
k. Natural History Museum, Obafemi Awolowo University Campus, Ile-Ife	✓	✓	✓	State/Private
l. Sports Centres- Each LG Headquarters	✓	✓	✓	State/LG

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)	Sources of Funding
m. Parks in all districts (Wards)	✓	✓	✓	LG
n. Multipurpose Ground/Parks all wards	✓	✓	✓	State/LG
o. Sports Centres - Each LG Headquarters	✓	✓	✓	State/LG
p. Parks in all districts (Wards)	✓	✓	✓	LG
q. Amusement parks in	✓	✓	✓	State/LG
7. HEALTH CARE FACILITIES				
• Maintain and expand existing health care facilities	✓	✓	✓	State
• Establish another State Hospital in Ipetumodu, Ode Omu and Garage Olode	✓	✓	✓	State
• Provide adequate modern equipment in both old and the new hospitals	✓	✓	✓	State
• Rehabilitate existing 37 primary health centres and improve the landscapes of all Health facilities	✓	✓	✓	State
• Promote health education among	✓	✓	✓	State
• Develop Community Health Centres in existing and proposed residential areas and provide with HIV/AIDS test kits as tool	✓	✓	✓	State
8. URBAN GOVERNANCE				
a. Training Establishments	✓	✓	✓	State
9. DISASTER AND RISK REDUCTION				
a. Drainage and Flood Control in Ife	✓	✓	✓	State
b. Improvement/Construction of Fire Stations at:	✓	✓	✓	
• Improvement of Ile-Ife Fire Service Station	✓	✓	✓	State
• Construction of Ipetumodu, Garage Olode and Ode Omu Fire Service Stations	✓	✓	✓	State
c. Public Enlightenment of prevention and control of Fire outbreak	✓	✓	✓	State
d. Disaster Management Centre in each local government	✓	✓	✓	Federal/State/LG
e. Fire Stations (5 to 7 km radius)	✓	✓	✓	Federal/State/LG
f. Care centre for the physically challenged, Ile-Ife	✓	✓	✓	State/LG
10. URBAN SAFETY				
• Remand Home for Delinquent Juvenile	✓	✓	✓	State/LG

8.2

RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

In order to achieve effective and smooth implementation of any plan or project, the development of a financing structure that would assist in the mobilization of funds will be of vital importance. Adequate funding

is to be made available in the yearly budget of the state government to accommodate the proposed phasing activities. In addition, the government is to make available all necessary operational and logistics support for the implementation. These will involve adoption of programmes to encourage private investment through public-private-partnership arrangements, collaboration with non-governmental organisations and support from international donor funding institutions.

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:

- ## 8.3

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

```
graph TD; A["CHAIRMAN  
GOVERNOR OF THE STATE OF OSUN"] --> B["STRUCTURE PLAN IMPLEMENTATION  
COMMITTEE"]; B --> C["THE PROGRAMME FINANCE AND  
POLICY COMMITTEE (PF&PC)"]; C --> D["THE CHIEF TECHNICAL ADVISER/  
PROGRAMME OFFICER"]; D --> E["Monitoring &  
Evaluation"]; D --> F["Enlightenment"]; D --> G["Operational"]; D --> H["Communication"];
```

The organizational chart illustrates the hierarchy of the programme. At the top is the **CHAIRMAN**, who is the **GOVERNOR OF THE STATE OF OSUN**. This position oversees the **STRUCTURE PLAN IMPLEMENTATION COMMITTEE**. Below this committee is **THE PROGRAMME FINANCE AND POLICY COMMITTEE (PF&PC)**. The next level down is **THE CHIEF TECHNICAL ADVISER/ PROGRAMME OFFICER**. This officer has four direct reporting areas: **Monitoring & Evaluation**, **Enlightenment**, **Operational**, and **Communication**.

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 that will allow for a participatory approach in the implementation process should be put in place. Membership will include the following:

1. The Executive Governor of the State, who will be the Chairman of the Committee
2. Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
3. The Permanent Secretary, MLPPUD
4. The Director of Town Planning, MLPPUD
5. The Surveyor General of the State
6. The Director of Lands, MLPPUD
7. A Director from each of the following State Ministries:
 - Agriculture
 - Finance
 - Health
 - Education
 - Environment
 - Works and Transport
8. A Chairman from one of the Local Governments in the Structure Plan Area
9. 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, is 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 the political and

legislative arms of government and the support of the stakeholders down to the grassroots. This committee will include the following:

- i. The Deputy Governor of the State
 - Chairman
- ii. Chairman, Budget Committee of the State Assembly
- iii. Honourable Commissioner for Lands, Physical Planning and Urban Development
- iv. Honourable Commissioner for Finance
- v. Honourable Commissioner for Environment and Sanitation
- vi. Honourable Commissioner for Health
- vii. Honourable Commissioner for Justice
- viii. Honourable Commissioner for Women Affairs
- ix. Honourable Commissioner of Works and Transport
- x. Chairman, Local Government Service Commission
- xi. Representative of the Head of Service
- xii. Auditor General of the State
- xiii. Auditors General of participating Local Governments
- xiii. 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,
- Work 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 should 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 organisation. 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 should be enhanced through regular training. The PPO at the Local Government Level and DPPO at the district level will need to be strengthened through provision of equipment and training of staff. This will ensure that applications for permit are processed and approved within a specified time to facilitate development. The capacity needs have been identified in various sections of this plan. Table 8.2 below shows some of identified capacity building preferences.

8.6 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 Ile-Ife 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.

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	√	√	√

APPENDIX 1



THE ILE-IFE CITY CONSULTATION DECLARATION ON PREPARATION OF STRUCTURE PLAN FOR ILE-IFE AND ENVIRONS, STATE OF OSUN. HELD ON 10TH JULY, 2013

We the indigenes, residents and stakeholders in the City of Ile-Ife 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 Ile-Ife on Wednesday 10th 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 Ile-Ife and environs, we do hereby agree and state that we:

Note the historical antecedents of Ile-Ife and its cultural roots as the origin of the Yoruba race, as well as its significance in the promotion of social, cultural, economic and political development of the state and the nation;

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

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

Agreed on several critical thematic issues and resolved as follows:

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

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 Ile-Ife.
5. Urge the State Government of Osun to adopt necessary measures to ensure that plans and regulations for the orderly development of Ile-Ife are implemented and respected, including taking steps to facilitate:
 - provision of serviced plots, low-cost housing and associated infrastructure as well as the removal of illegal structures where necessary;
 - access to land and promote access to social housing for the poor
 - provision of sites and services schemes and extension of Government Residential Areas;
 - Create incentives for private investments in agricultural value-added Small and Medium Scale Enterprises (SMEs)
 - Provide modern markets and rehabilitate existing ones, such as the major markets in Ile-Ife, at Odo Ogbe and Apollo Market, with provision of basic amenities like potable water, electricity, access roads, public toilets etc, in order to facilitate local economic growth in Ile-Ife
 - 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 Ile-Ife 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:
 - Adopt an ambitious campaign to clean-up and modernize Ile-Ife including improvement of solid waste management to reduce burning of refuse
 - Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites

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 to mobilise the various multiple stakeholders to partner and contribute to city development; and
5. Urge the state government to adopt strategies to address the need to mobilise funds to conserve and rehabilitate heritage artifacts in the city and use the heritage for tourism, cultural education and the development of the sector

D. URBAN SERVICES, SAFETY 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 Ile-Ife 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 Ile-Ife, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town
4. Urge the State Government to accelerate the repair of all urban roads, to facilitate economic and social welfare of the State of Osun
5. Further urge the State Government to commence the immediate expansion of some major roads in Ile-Ife, such as Irewo road, Ondo Road, Road 7 link road, Oluorogbo to Sabo Junction, which are extremely narrow thereby causing traffic congestion during peak periods

We the undersigned, as representatives of all Stakeholders present at the Ile-Ife City Consultation, pledge our full commitment and support to the implementation of this Declaration. This is the Declaration of stakeholders at the Ile-Ife City Consultation, this 10th 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

ILE-IFE: SUMMARY OF CRITICAL 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"> • Government should enforce provisions of Land Use Act • Need for provision of site and services schemes • Need for rehabilitation of poor/dilapidated structures already identified • Need for slum upgrading and rehabilitation in identified areas • Public campaign against poor housing conditions to be sustained • Provision of modern amenities to support housing schemes • Extension of Government Residential Areas • Improper zoning of houses and poor quality housing conditions to be addressed
2	Physical Planning	<ul style="list-style-type: none"> • Enforce demolition of illegal structures on vehicular path to allow for proper road network. • Enforce demolition of structures on lowland river basin and water courses • Implementation of remedial measures immediately after demolition to avoid reoccurrence. • Enforce proper planning of existing and new markets and enforce penalties on violators of market boundaries • Ensure boundaries for buildings, especially schools, are conspicuously marked and demarcated • Undertake enlightenment and enforcement to ensure that commercial activities are confined within their designated zones • Need for creation of parks, open spaces and recreational areas and facilities like gymnasiums for adults and games for children within the inner city core
3	Local Economic Development	<ul style="list-style-type: none"> • Promote the use of construction projects as tools for job creation and economic development • State government should establish a large Urban Market in Ile Ife to boost economic activities and introduce orderly business activities in the city • Government should establish employment generating activities in Ile Ife to engage the Youths productively • Government should support the establishment of industries in Ile Ife to boost development of the city and address unemployment • Additional farmlands should be opened up to boost farming activities and increase production of both food and cash crops • Government should assist in making equipment readily available for such activities like tailoring and hair dressing so that young women can become self-employed
GROUP 2 URBAN ENVIRONMENT AND INFRASTRUCTURE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Urban Environment	<ul style="list-style-type: none"> • Ensure proper layout and sufficiently spread drainage channels
2	Solid Waste Management	<ul style="list-style-type: none"> • Provision of refuse disposal facilities around markets and public areas. • Ensure more frequent evacuation by refuse trucks (Now only on Saturdays) • Need for more ambitious campaign to modernize and implement clean-up • Need for proper completion of on-going drainage channels which have adversely affected the state of the roads through erosion
3	Depletion of forest resources	<ul style="list-style-type: none"> • Illegal felling of trees should be banned and penalties enforced for defaulters. Each household should also be encouraged to plant a tree. • Afforestation – Massive planting of trees and beautification of the environment required
GROUP 3 GENDER- GOVERNANCE-HERITAGE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> • Need for creation of employment opportunities and viable industries to stem outward migration of youths fuelled by lack of jobs in Ile Ife • Need for welfare packages like monthly stipends for elderly and other vulnerable groups (Widows orphans, children etc) as well as empowerment of women through financial incentives, vocational training, skill acquisition and soft loans • There is need to support women especially with respect to access to loans and credit facilities from banks and the government • Women should be supported to ensure they are not denied their inheritance rights • Provision of financial incentives to farmers • Need for decentralisation of market management structures to enable wider participation • Recreational facilities should be provided most especially for children

2	Governance	<ul style="list-style-type: none"> • Need for improvement of governance structures concerned with provision of basic urban services. • Need to adopt strategies to encourage wider participation of women in governance. • Demand for creation of least two additional local government councils in each of the existing Local Governments in Ile Ife • Demand by female chiefs for monthly allowance from government
3	Heritage and Historic Sites	<ul style="list-style-type: none"> • Many historic sites are not well known; need for government to catalogue the historic sites and undertake public awareness campaigns to popularise historic sites • Consent and support of traditional institutions should be sought for identification of historic sites in towns in the region. • Need for renovation of major historic sites in Ile Ife • Need for popularisation of historic sites in Ile Ife • Completion of a befitting palace for the Ooni of Ife
GROUP 4 BASIC URBAN SERVICES AND TRANSPORTATION		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Basic Urban Services (Education, health, water and energy)	<ul style="list-style-type: none"> • There is inadequate provision of basic amenities and improvements in basic infrastructure like water, electricity and other infrastructure across the city. • Strategies required to ensure improved provision of basic services in order to address current shortfall and meet future demand • Need for effective coordination of the activities of various agencies involved in the delivery of services • Water charges could be charged as part of tenement rate or household tax • Communities should be put in charge of operation, maintenance and collection of rates for public standpipes • Need for provision of waste bins in market places other strategic places in the city • Need for dualisation of some major roads • Private sector can participate in the delivery of services for household connections by proving meters • There is need for establishment of a modern Maternity Centre for the Imo community
3	Urban Mobility	<ul style="list-style-type: none"> • Additional access roads required to link the rural areas around Ile Ife with the main city in order to facilitate transportation • There is need for adoption of appropriate standards for road design, construction, traffic management and management • Zebra-crossing should be provided around school area • Over-head bridges should be provided across all dual carriage roads • Drainage channels should be provided on all roads • Facilities to be provided by the government should be laid out properly so that people will not have to dig across the road while trying to connect to the services • Appropriate standard road design, construction, traffic management should be adopted • Need for provision of appropriate parking spaces • Need to develop and operationalise strategies to promote sustainable urban mobility, using a multi modal approach including mass transit (e.g. BRT, rail), non-motorized modes etc. systems for the city. • Provision of urban buses to replace commercial motorcycle operators in urban centres • Public complaints centres should be established within the zone for complaints regarding condition of roads and drainages and for lodgement of complaints regarding contractors falling short of expected performance

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

TABLE 11 Recommended Widths of Roads in Commercial Area

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

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

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

TABLE 13 Recommended Land use Standard in Industrial Area/Estates

Land Use	Percentage of Developed Area
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 M.	Minimum safe sight distance in M.
Major road	3 or more	10 or more	20 or more	75	130
Secondary road	3 – 4	10 – 13.2	16 – 20	60	90
Local Street	2 – 3	7.2 – 10	12 – 16	45	65
Service Street	2	7.2	12	30	65
Cul-de-sac	2	7.2	12		
Cycle Track	1	1.8 – 2.4	3 – 4.5		
Pedestrian walk	1	1.8 – 3.0			

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

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

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

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

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

Types of Game	Game Area Dimensions	Clearance in metres	
	in 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			
Single	15.0 x 24	3.0	6
Double	10.8 x 24	2	6
Tennis Court	8.0 x 21	1.8	3
Hockey	55.0 x 92	3	5
Cricket	126 x 126		
Wicket	20m apart	6	6
Badminton Singles	5.1 x 13.5	1.8	3
Doubles	6 x 13.5	1.8	3
Table Tennis	1.5 x 2.7	1.2	1.8
Polo	18. x 288	9.0	15
Rugby	560 x 100.0	10.0	20

TABLE 26 Standards for Socio-Cultural Activity Areas

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

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

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

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

UN HABITAT

www.unhabitat.org