

STRUCTURE PLAN FOR IWO AND ENVIRONS

(2014 – 2033)

State of Osun Structure Plans Project



UN HABITAT
FOR A BETTER URBAN FUTURE

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MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UNHABITAT
FOR A BETTER URBAN FUTURE

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FOREWORD



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

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

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

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

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

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

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

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

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

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

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

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

PREFACE



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

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

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

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

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

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

Arc. 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 whom we owe our gratitude, although space would only permit mentioning a few.

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

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

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

We specially acknowledge the support and cooperation of the Deputy Governor, Otunba Grace Titilayo Laoye, Obas in Council and community leaders of the various communities covered in this project, namely Ede, Ejigbo, Ijesaland, Ikire, Ikirun, Ila-Orangun, Ile-Ife, Iwo and Osogbo; Executive Secretaries of participating Local Governments; members of community development associations, Women and Youth Groups as well as all trade and professional associations, for attending to the requests for information and their various contributions and assistance to the success of the project, especially through their active participation at the City Consultations in each city.

Finally, we wish to acknowledge the selfless service rendered in various capacities including consultants, Field Assistants and all those too numerous to mention who in diverse ways contributed to the successful completion of the project.

Dr Alioune Badiane
Director, Projects Office
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ACRONYMS

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

EXECUTIVE SUMMARY

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

In order to effectively address the challenges of unsustainable urbanisation and adequately position the State of Osun to actualize its Six-Point Integral Action Plan, the State Governor, Ogbeni Rauf 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 selected 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 Iwo 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 Iwo and environs is the participatory Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology, which presents the spatial contexts for promoting social, economic and cultural development of the area with respect to the following identified thematic areas: Shelter and slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Basic Urban Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

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

- Setting the broad structure for the direction of future growth of these cities, taking account of topograph-

ical, environmental and socio-economic constraints and considerations;

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

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

IWO PLANNING AREA

Background: Iwo Planning Area is located between latitudes 7°37' and 7°40' north of the Equator and longitudes 4°09' and 4°13' east of the Greenwich Meridian. Iwo is the headquarters of Iwo LGA, one of the 31 Local Governments in the State of Osun, Nigeria which along with Ayedire LGA make up the Iwo Planning Area. The city covers a land area of 245 square kilometres. The city is the "traditional" headquarters of Iwo Land (Kingdom). Other LGAs in Iwo Land, Ayedire and Ola Oluwa, with their respective headquarters at Ile-Ogbo and Bode-Osi. Ile-Ogbo and Bode-Osi LGAs cover land areas of 265.783 square kilometres and 332.117 square kilometres respectively. Iwo and its environs lie within the tropical zone and experiences two major climatic seasons: the rainy and the dry season. Iwo lies within the southern guinea savanna vegetation zone and its environs can be divided into the central ridge and the valleys. Iwo Planning Area is situated on an elevation of between 202 and 315 metres above sea level.

Population: The population of Iwo Local Government Area was 191,377 according to the 2006 Population Census. This was made up of 98,312 (51.4) males and 93,065 (48.6) females. On the other hand, the

population of Ayedire Local Government Area in 2006 was 75,846. Females accounted for 48.9% of this population. The census figures did not provide data on the number of people living in the city; information available however revealed that population growth rate increased from 2.83% between 1991 and 2006, to 3.20% from 2007 to date. Thus, populations of the identified localities (Iwo, Olupona, Kuta and Ile-Ogbo) were computed from 1991 census figures using an annual growth rate of 2.83% for the period 1991 to 2006 and 3.20% for 2007 to date.

DEVELOPMENT ISSUES IN IWO PLANNING AREA

Housing accounts for largest land use in the city. Generally, however, many of the houses are of poor quality. The Profile studies showed that there is proliferation of slums in the Planning Area. A survey conducted for the Osun Urban Renewal Program for Iwo in 2012 revealed that the city is made up of about 70% high density residential buildings, with over 45% of such buildings concentrated within the core area. However, the housing situation within the city centre (the core area) is undesirable. In many houses, there is no distinction between the living room and the sleeping room as well as the kitchen and the store. In others, residents are usually crowded in very limited space and the rooms usually lack adequate ventilation. The state of most dwellings units and housing environment, in general, within the core area of the town are very poor.

There is however improvement in the physical condition of houses in other parts of the city, such as area outside the traditional core. The condition of buildings in the periphery indicates improvement in terms of the building construction materials (wall, floor and roof), size of room and number of person per area of land, building design, among others.

A large proportion of residents within the Planning Area live in houses that are in life and health-threatening conditions; lacking adequate provision for safe, sufficient and potable water, sanitation, drainage and the removal of garbage. Data from the 2006 Census indicate that only 23.7% of households in the Planning Area have access to improved water, compared with the national average figure of 67.0%. Likewise, only 19.4% of all households in Iwo Planning Area had access to piped water, which is much lower than the national average of 33.0%. With regard to sanitation, access to improved sanitation in Iwo Planning area is 19.6%, compared with the national average of 60.0%. Generally therefore, the level of access by households to basic urban services like water and sanitation in Iwo Planning is relatively low in comparison with both State and national figures.

The various development issues in Iwo 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**, 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 Iwo Planning Area is **The Composite Model**, which allows the development of both the central and outskirt areas. This is in line with the goals and objectives of the 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 Iwo 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, the overall vision of the State, the international and national policies.

Although unforeseen changes over the next 20 years are likely, the Structure Plan vision is:

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

The specific objectives are:

- Improving the overall physical environment of the city Iwo 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 Iwo and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- Regenerating Iwo 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 Iwo an easy place to get to and around by walking, cycling, public transport and road;

- Reducing the impacts of flooding, inadequate waste disposal, traffic congestion and rising energy costs;

- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;

The implementation of Iwo 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 Iwo a more sustainable human settlement, efficient and meeting the needs of its residents.

01

INTRODUCTION



Plate 1: Main entrance to the Palace of the Oluwo of Iwo

1.1 PREAMBLE

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

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

In order to address the challenges arising from unplanned urbanization, the State Government of Osun decided to adopt strategic urban development

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

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

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

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

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

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

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

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

Essentially, a Structure Plan is meant to:

- Generate and provide for development plans to meet the social and economic needs of the residents in the Planning Area in ways which do not compromise the quality of the environment and the quality of life of future generations, in accordance with the principles of sustainability.

- Create, for the people of the Planning Area, the best possible opportunities for work, housing, shopping, education and leisure and for meeting social and community needs, including assisting those within the community with particular disadvantages to improve their quality of life; and
- Improve and protect the built and natural environment of the Planning Area.

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

1.3 METHODOLOGY

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

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

1.3.1 Overview of the RUSPS Methodology

The UN-HABITAT, in response to various challenges of urbanization facing developing countries, is promoting socially and environmentally sustainable towns and cities with the twin goals of 'providing adequate shelter for all' and 'promoting sustainable human settlements planning, development and management in a rapidly

urbanizing world'. In so doing, UN HABITAT developed a tool for rapid urban assessment upon which immediate and long term interventions can be based. This tool is the RUSPS, which was first developed in 2003 by UN-HABITAT while working with the European Commission (EC) on an urban sector profile study in Somalia.

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

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

To achieve the objective of building national and local capacity to formulate structure plans for cities in the State of Osun, UN-HABITAT organized a three-day workshop on RUSPS from 24th to 26th September, 2013, to properly train and induct identified experts in the methodology. Participants at the Training included selected technical staff of State of Osun Ministries, Departments and Agencies notably, Osun State Ministry of Lands, Physical Planning and Urban Development, Osun Polytechnic and staff of the Local Government and Federal Ministry of Lands, Housing and Urban Development. The

RUSPS training also created an opportunity for major Ministries, Departments and Agencies to present their programmes to the consultants and to agree on the following thematic issues to be covered in the profiling of cities for the structure plan formulation:

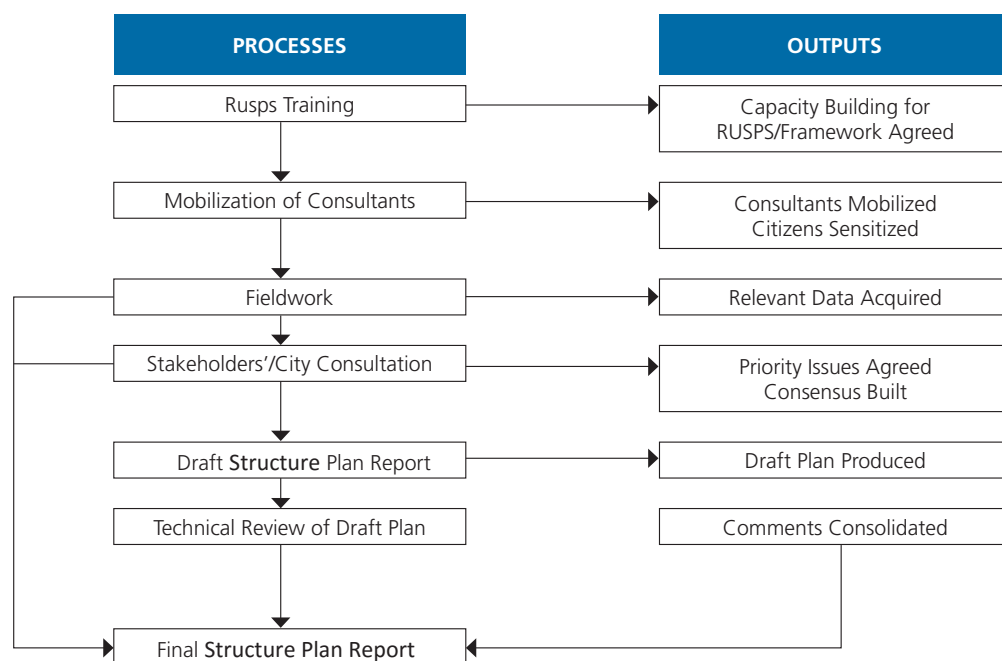
- i. Shelter and Slums;
- ii. Local Economic Development;
- iii. Transportation;
- iv. Urban Safety/Security;
- v. Basic Urban Services;
- vi. Environment;
- vii. Gender;
- viii. Governance; and
- ix. Heritage/Historic Areas.
- x. Disaster and Risk Reduction; and
- xi. Land Administration.

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

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

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

FIGURE 1.1 The RUSPS Processes and Outputs



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

1.3.2 Desk Study and Fieldwork

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

Information sources utilised and reviewed included inter alia:

- a. Project Documents;
- b. Relevant Acts;
- c. Population Statistics;
- d. Data Base on Business premises, institutions, infrastructure etc.;
- e. Regulatory Frameworks;
- f. Programme Websites; and
- g. Land records, registration etc.

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

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

1.3.3 Stakeholders' Consultations

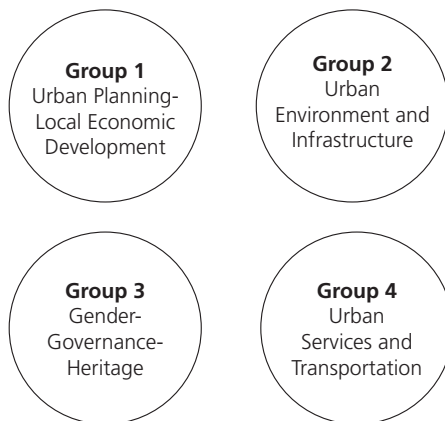
The method of data collection entailed holding of discussions and consultations with critical stakeholders during the field work undertaken from January-June 2013. Specifically, meetings and discussions were held with stakeholder groups in the Planning Area and at State and Local Government levels from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

The Iwo City Consultation was held on Monday 15th July, 2013 at the Oluwo's Palace, Iwo, with 317 participants in attendance. The consultation featured technical presentations on each of the thematic issues covered in the RUSPS. Participants at the consultation were subdivided into Syndicate Groups to enable them have detailed discussion on the nine thematic issues.



Plates 2 - 7: Stakeholders at the Iwo City Consultation

The Syndicate Groups were classified as follows:



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

1.3.4 Technical Reporting

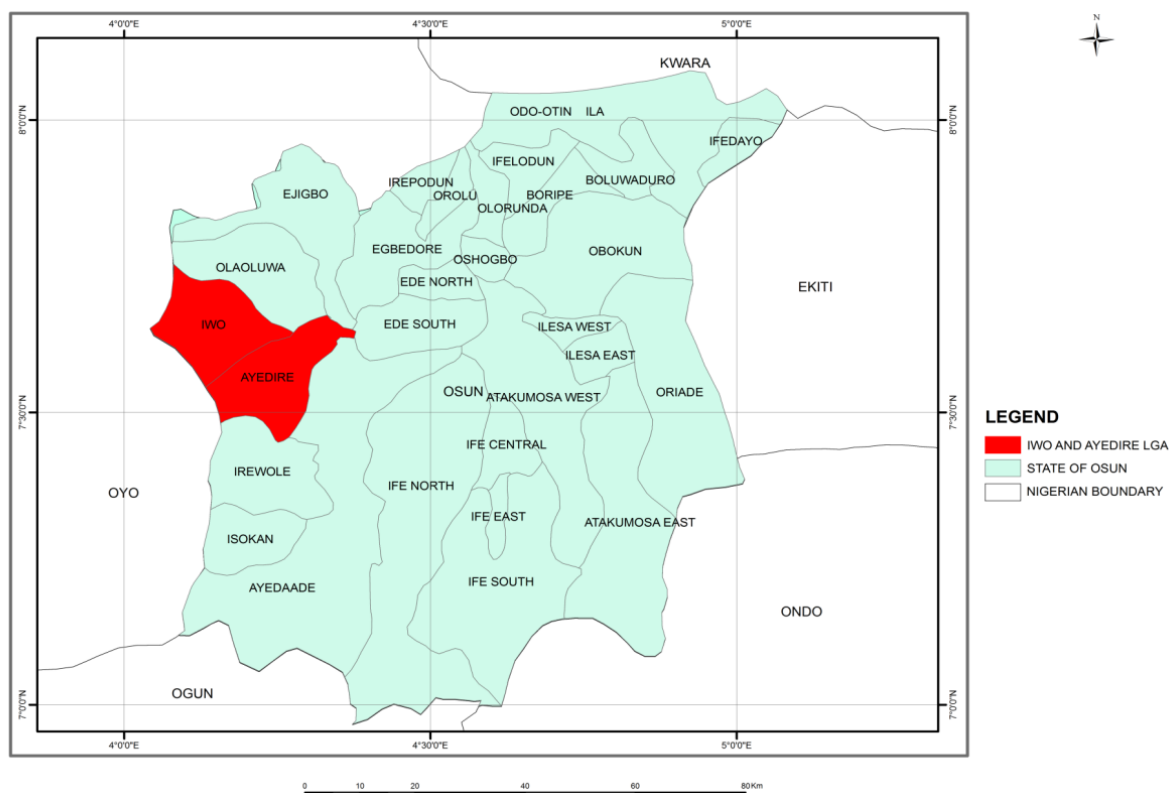
Following the desk study, the profiling studies conducted and the City Consultations held for preparation of the structure plan, consultants for Cluster 3 prepared the following reports:

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

1.4 Defining Iwo Planning Area

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

FIGURE 1.2 Map of Iwo Planning Area



1.5 LESSONS LEARNED

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

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

1.6 STRUCTURE OF THE REPORT

This report has eight chapters. **Chapter 1** provides the introductory accounts. **Chapter 2** provides a general background account of Iwo Planning Area including its

geographical setting, the natural environment, history of the people population pattern, existing land uses and settlement patterns. **Chapter 3** provides concise accounts of critical developmental issues as they relate to Iwo, which have been highlighted in the profile studies conducted and the issues agreed upon by the stakeholders at the city consultation held in the town.

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

02

BACKGROUND TO IWO PLANNING AREA

2.1

LOCATION: NATIONAL AND REGIONAL SETTING

Iwo Planning Area is located in the State of Osun, one of the States in Nigeria (Fig 2.1). Iwo lies approximately between latitudes 7°37' and 7°40' north of the Equator and longitudes 4°09' and 4°13' east of the Greenwich Meridian. Iwo is the headquarters of Iwo LGA, one of 31 LGAs (with Ife East Area Office) in the

State of Osun, Nigeria and covers a land area of 245.00 sq. kilometres. The State of Osun covers a total land area of 9,000 square kilometres and is ranked the 28th largest state and the 4th largest in South West Nigeria (Figure 2.1).

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

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



FIGURE 2.2 Map of the State of Osun showing LG Areas

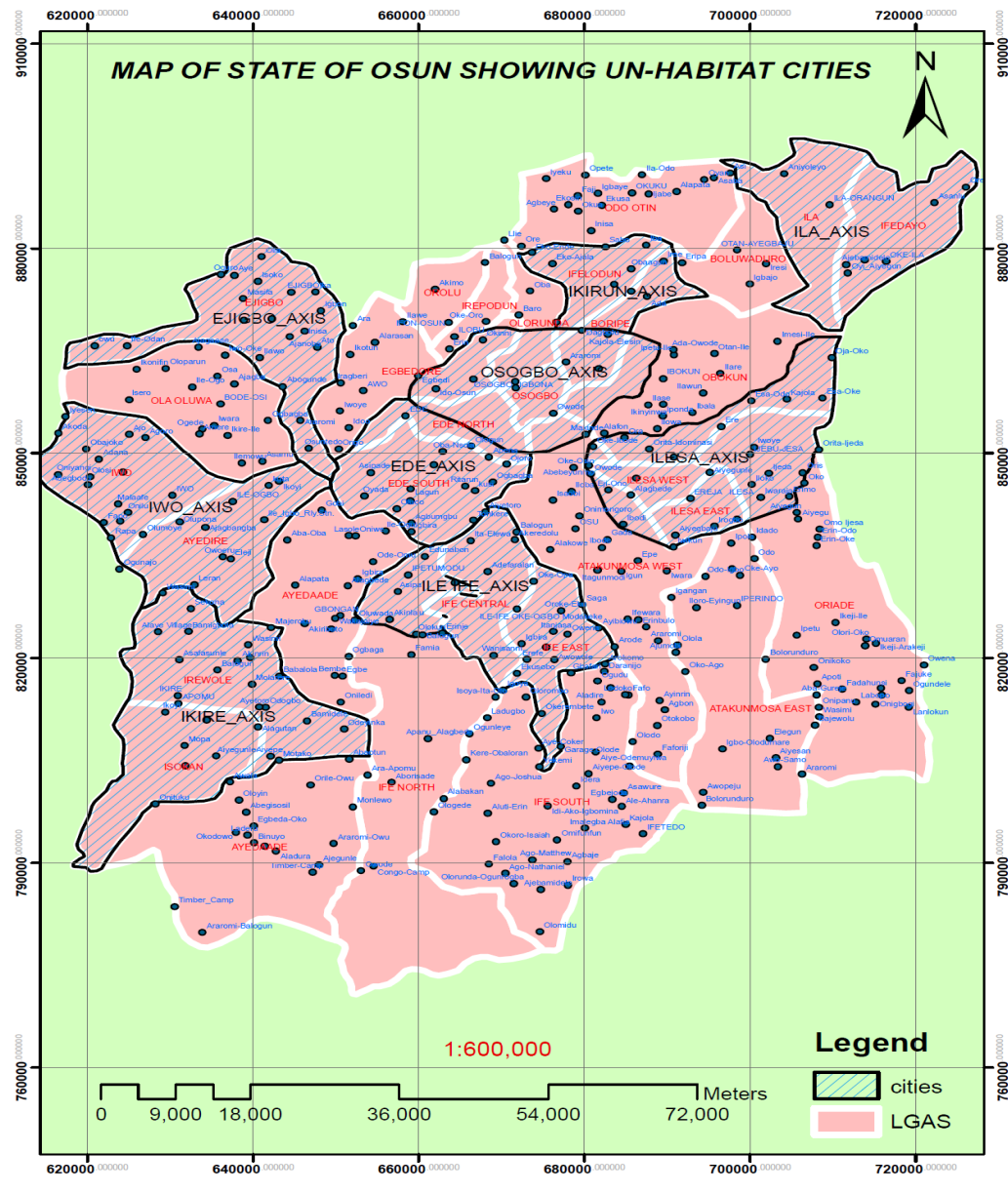


Source: State Government of Osun

2.2 IWO PLANNING AREA

Iwo LGA is bounded on the south and west by Lagelu and Afijio Local Government Areas of Oyo State respectively. It is also bounded on the north east by Ola Oluwa LGA and to the south east by Ayedire LGA, both in Osun State. Iwo city is the “traditional” headquarters of Iwo Land (Kingdom). Iwo Land extends into three LGAs, namely Iwo, Ayedire and Ola Oluwa LGAs. Indeed, the term Iwo and its environs comprises of all settlements within these identified LGAs. **For the purpose of this project however, Iwo Planning Area covers only Iwo and Ayedire LGAs.**

FIGURE 2.3 State of Osun Showing Structure Plan Project Cities



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

2.3 NATURAL ENVIRONMENT FACTORS

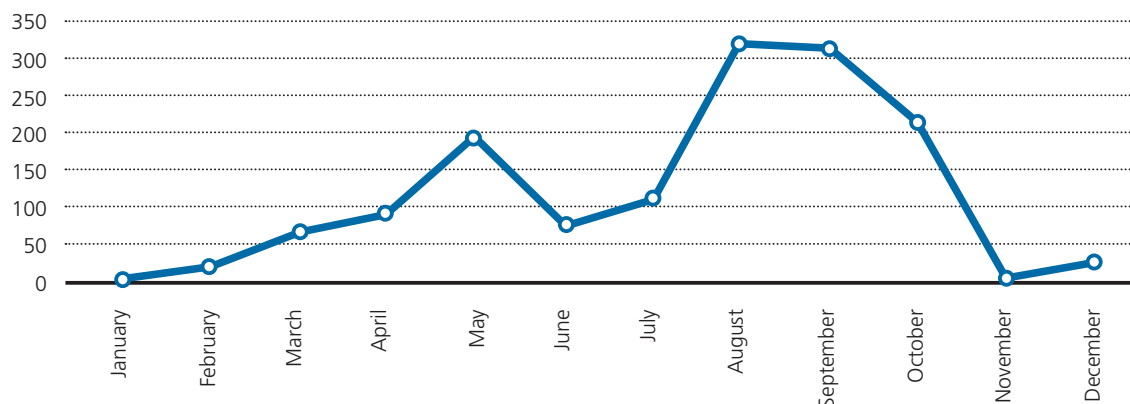
2.3.1. CLIMATE

Iwo and its environs lie within the tropical climatic zone and experience two major climatic seasons: the rainy and the dry season. Two major winds, namely the south-west monsoon and the north-east trade winds blow over the area. The south-west monsoon wind is

warm and moist and blows during the rainy season, while the north-east trade wind which is cold, dry, dust-laden blows during the dry season.

The rainy season usually runs between April and October, while the dry season is between November and March. The city usually experiences heavy rainfall between July and September of each year. The average monthly rainfall over the area is about 25.4cm, while the lowest rainfall is about 2.54cm most especially during late November and early December. Rainfall data for the year 2010 from the nearest meteorological station (Ibadan) is presented in Figure 2.4.

FIGURE 2.4 Rainfall pattern in Iwo Planning Area

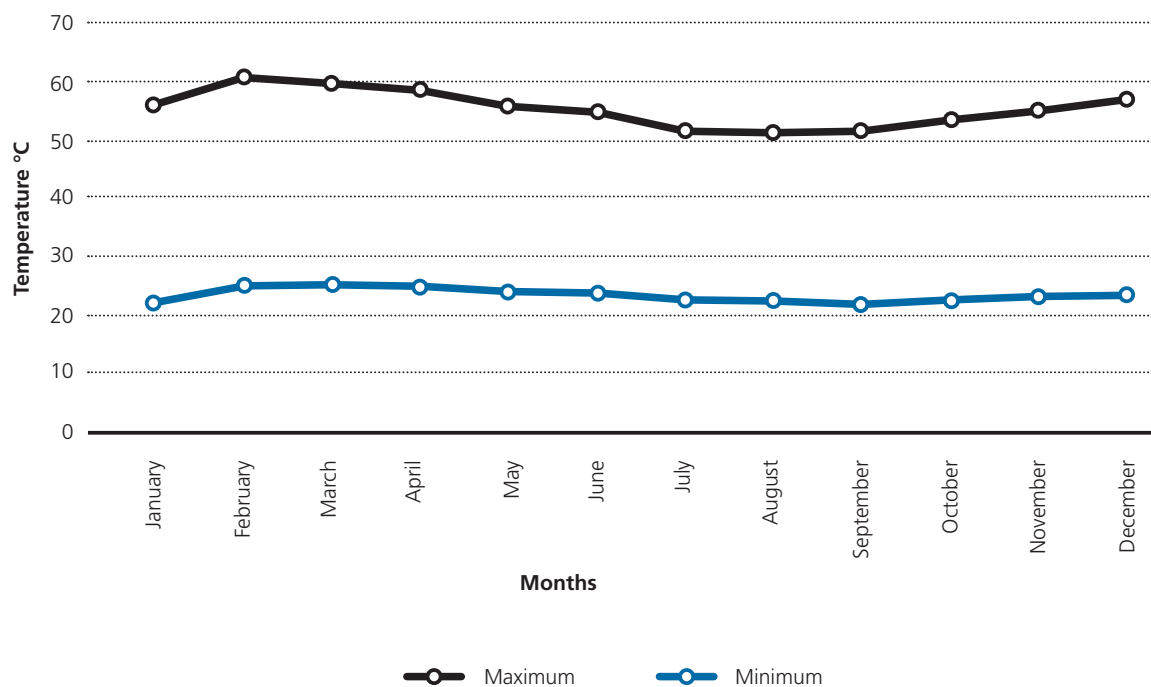


Source: NIMET, Lagos (2013)

During the dry season, temperatures could be as high as 35.0°C in March. The evaporation/heat index is as high as 42°C in the dry season, with high relative humidity of 51.9%. The maximum temperature of about 36.1°C occurs usually in February, while the minimum temperature of about 21.8°C occurs in

September when there is dense cloud cover. The city also experiences a high relative humidity of over 80%. The temperature profile as obtained from the closest meteorological station (Ibadan) and recorded for the year 2010 is detailed in Figure 2.5.

FIGURE 2.5 Annual Temperature Pattern for Iwo Planning Area (2010)



Source: NIMET, Lagos (2013)

2.3.2 Vegetation

Iwo Planning Area lies within the southern guinea savanna vegetation zone, which is characterized by long tufted grasses with scattered trees especially the *Acacia specie*. In the extreme south and southeastern parts of the state, there exist areas of undisturbed rainforest made up of climbers, heterogeneous trees of hardwood genre and bamboo thickets along river courses. Hardwood trees like Iroko, Afara and Mahogany are found in this forest region. Mature forests still exist in the Owu forest reserve at the southern part of the State. Also, natural forest vegetation in the area has been largely undisturbed through preservation.

However, in most other areas, the natural vegetation has been degraded as a result of human activities, notable among which are bush burning for subsistence farming, felling of trees for fuel and, road construction. As a result of the degradation of natural forests, exotic trees have been introduced as forest plantations. The exotics introduced include *Tectona grandis (teak)* and *Gmelina arborea*, *Terminalia superba*, a native species also cultivated.

Another important aspect of the vegetation of the area is cultivation of tree crops, usually in plantations. Plantations for major tree crops include cocoa, kola, oil palms, cashew and citrus, among others.

2.3.3 Geology and Soil

The town lies mainly on the Pre-Cambrian Igneous and Metamorphic Rocks of the Basement Complex. These

rocks show great variation in grain size and in mineral composition, ranging from very coarse grain pegmatite to fine-grained schist and from acid quartzite to basic rocks consisting largely of amphibole. The rocks are strongly foliated and occur as outcrops.

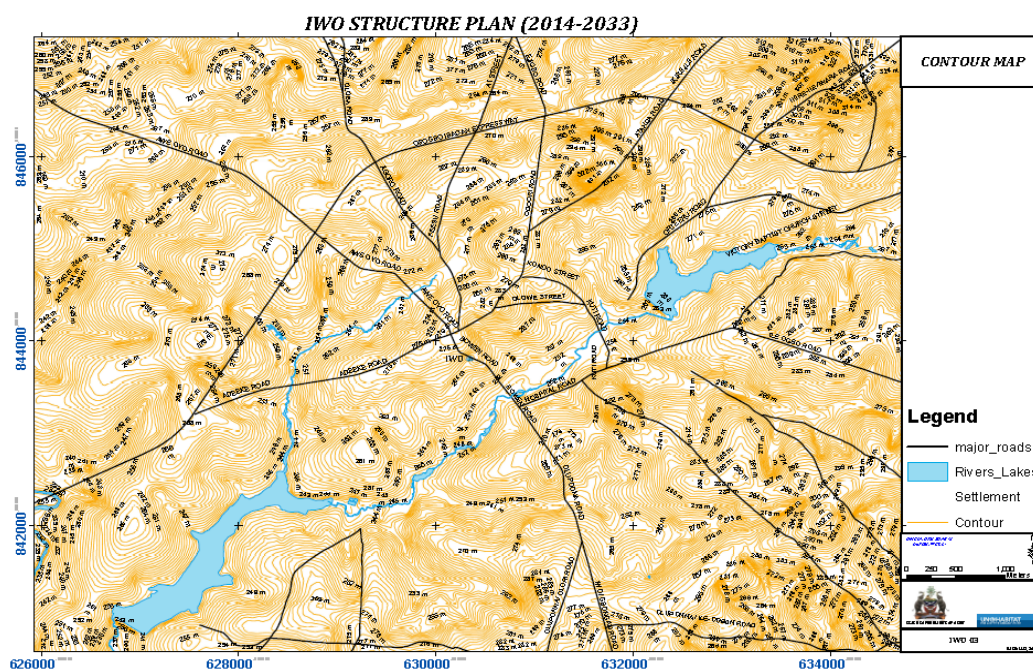
The soil is mainly ferruginous tropical soil on crystalline acid rocks which supports most of the important food and cash crops such as yam, cassava, maize and oil palm.

2.3.4. Relief and Drainage

Iwo and its environs can be divided into two main zones with respect to its topography: the central ridge and the valleys. The central ridge runs from the southwest to the northeast and provides a well-drained land for residential development. Iwo is situated on an elevation of between 202 and 315 metres above sea level. The elevation of the city at the city centre is 268metres above the sea level, while altitude is 272metres and density altitude is 1,101metres. The land is fairly plain with the existence of few small hills such as *Idi-Oke*, *Oke-Ifa* and *Oke-Ore*.

The land is drained by two rivers, namely Yanyanun and Aiba and Payan. The valley formed by these two rivers and other streams is mainly marshy land, resulting from flood plains developed during the raining season. Both rivers are not navigable, but their flood plains are used for urban agriculture, planting of vegetables - a practice called “*akuro*” - and maize, during the dry season. During the rainy season, most of the houses along the river beds are prone to flooding.

FIGURE 2.6 Topography map of Iwo Planning Area



2.4

HISTORY AND DEVELOPMENT OF IWO PLANNING AREA

2.4.1. History

The Iwo people are of Yoruba ancestry. History has it that they migrated from Ile-Ife during the 14th century. The earliest settlement was initiated by Adekola Telu, a Prince from Ife. Adekola Telu was the son of the 16th Ooni of Ife, a female called Luwo Gbagida.

The Iwo people primarily practiced African traditional religion until Islamic missionaries arrived and converted many to Islam. The Christian missionaries followed soon after with evangelism and through the establishment of missionary schools converted many others to Christianity. Iwo people today practice any of the three religions, with a higher population of Muslims than Christians and still fewer Traditionalists. Non-indigenes and immigrants of different tribes are employed in different trades in the city.

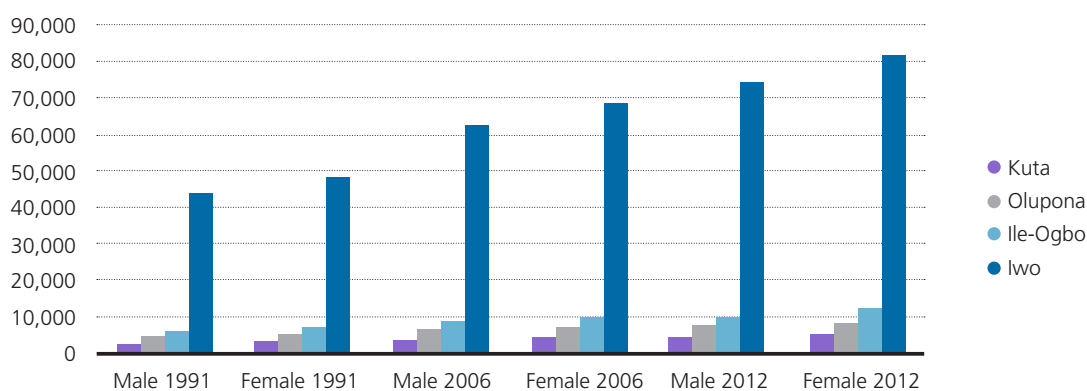
On account of the abundant agrarian land, a large proportion of people in the Iwo Planning Area are engaged in farming, especially at the subsistence level. The farmers engage in the farming of both arable and cash crops. Arable crops produced in abundance include yam, cassava, maize, banana, plantain, melon and vegetables among others, while cash crops such as cocoa, oil palm and kola-nut are also widely farmed in the area as farming is the traditional source of economy in Iwo and its environs.

2.4.2 Population Growth in Iwo

Going by the National Population Census figures for both 1991 and 2006, Iwo Local Government has the largest concentration of people in the State of Osun. According to the 1991 Population Census, there were a total of 105,401 persons in Iwo Local Government Area, made up of 50,356 males and 55,045 females with 87.08% (91,791 - 43,696 male and 48,095 female) of the entire Local Government Population residing within the city. Iwo city is demarcated into four quarters, namely Isale Oba, Molete, Oke-Adan and Gidigbo comprising such areas as Araromi, Fesu, Olukotun, Oke-Odo, Adegboodu and Kajola among others. Similarly, the population in Ayedire comprises of 19,640 males and 21,996 females.

The 1991 population data also indicates that only three of the 98 identified localities within Ayedire LGA had populations of above 5,000 people. These were Kuta (5,405; 2,485 males and 2,920 females), Olupona (9,275; 4,364 males, and 4,911 females) and Ile-Ogbo (13,152; 6,024 males and 7,128 females). In other words, a total of 27,832 people representing 58.64% population of Ayedire LGA lived-in these three localities. The 2006 National Census put the population of Iwo Local Government Area at 191,377, comprising 98,312 (51.4%) males and 93,065 (48.6%) females. On the other hand, the population of Ayedire Local Government Area in 2006 was 75,846 with females accounting for 48.9% of this figure. The 2006 census figures did not provide any data on the number of people living in the city, projections indicate that population growth rate increased from 2.83% between 1991 and 2006, to 3.20% by 2007 to date. Thus, populations of the identified localities (Iwo, Olupona, Kuta and Ile-Ogbo) were computed from 1991 census figure using annual growth rate of 2.83% for the period between 1991 and 2006 and 3.20% for 2007 to date (Figure 2.5).

FIGURE 2.7 Projected population growth pattern (1991-2012) for major settlements in Iwo Planning Area



Source: Consultants computation from 2006 Census figures

2.4.3 Age Structure of Population in the State of Osun

The age structure of residents in the State was not disaggregated on a Local Government Area basis under the 2006 Census. However, state-wide data (NPC 2009) (Table 2.1) showing the distribution of residents in the State into the different age structure - by five year age groups and gender - indicates that a total of 48.51% (1,657,522) constitute the dependent population

This group comprises persons within the age groups between zero and 19 years. Though the youths (ages 20-34) accounted for 25.50% of the population, the age groups which are dominant in the work force constitute only 22.22% of the State of Osun population.

2.4.4 Development and Physical Growth of Iwo

Residential land use forms the bulk of development in Iwo Planning Area (Figure 2.9) The city structure is characteristic of the morphology of the typical Yoruba town, comprising three distinct residential zones.

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

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

Source: National Population Commission (2009)

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

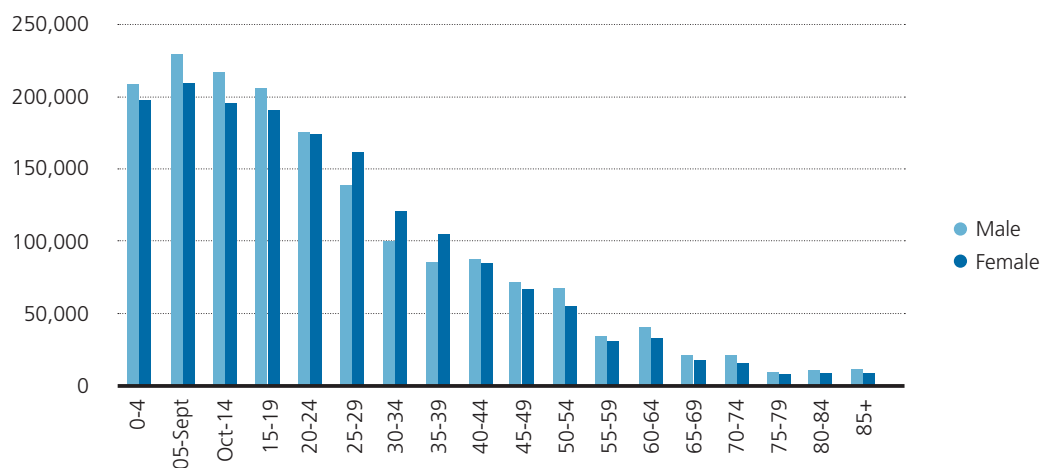
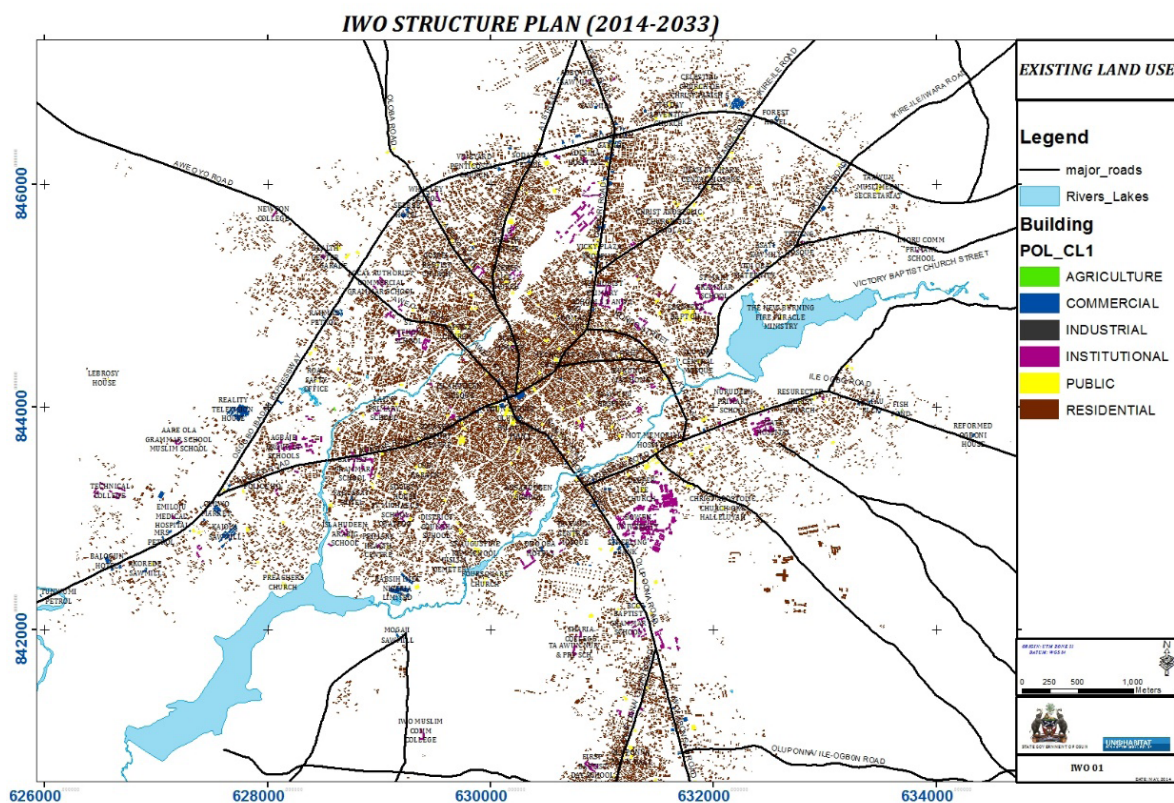


FIGURE 2.9 Iwo Planning Area Existing Land Use

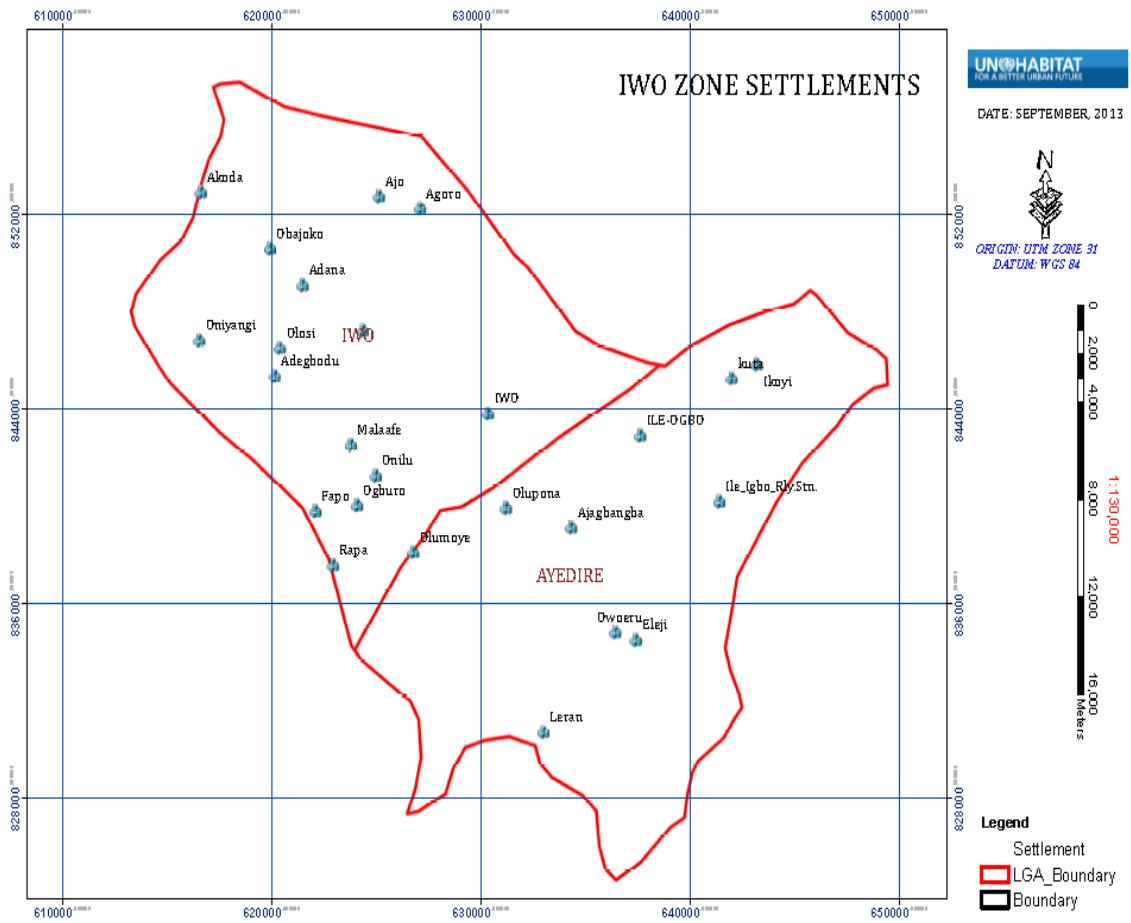


The first zone comprises such places as the King’s Palace, town hall, Central Mosque, main market square and homes of early settlers as well as compounds of the traditional High Chiefs and Princes, which are located within the heart of the city, otherwise referred to as the core residential zone. This section of the city grew inorganically. The core area is followed by the transition zone in a wheel-like manner. Developments in this zone, unlike in the core area, are well laid-out with adequate access roads and other urban infrastructure facilities. In the third zone (sub-urban), housing density is usually lower than what obtains in the other two zones and building developments in this zone are fairly planned, although development appears to be overtaking the planning.

2.5 Other settlements in Iwo Planning Area

Other settlements in Iwo Planning Area are Obajoko, Adana, Ikoyi, Oniyangi, Adegbodun, Olosi, Olupona, Ogburo Fapo, Ajagbangba, Olumoye, Ile-Ogbo and Malaafe (Figure 2.10).

FIGURE 2.10 Other settlements in Iwo Planning Area



03

DEVELOPMENT ISSUES IN IWO PLANNING AREA

3.1 PROFILING IWO PLANNING AREA

The Profile study conducted on Iwo Planning Area between January and May 2013 focused on the eleven thematic areas adopted under the RUSPS framework. These are Shelter and Slums, Local Economic Development, Governance, Gender, Heritage, Environment, Urban Basic Services, Land Administration, Urban Safety, Disaster and risk reduction and Transportation. The various development issues identified in the profile study were thereafter presented to stakeholders at the City Consultations held in Iwo on Monday 15th July, 2013, with 317 participants in attendance, during which consensus was reached on in respect of each of the thematic areas which are of relevance to the future planning of the area. The critical contributions of the stakeholders which are of significance to the formulation of the Structure Plan for Iwo have been referred to in the appropriate sections of this Report, while the **Iwo City Declaration** can be found in Appendix 1.

3.2 DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 SHELTER AND SLUMS

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

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

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



Plate 8: A residential neighborhood in the core area of Iwo Town

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

Existing Housing Stock

Housing accounts for the largest land use in the city. Generally, many of the houses are of poor quality. The Profile studies showed that there is proliferation of slums in the Planning Area. A survey conducted for the Osun Urban Renewal Program for Iwo in 2012 revealed that the city is made up of about 70% high density residential buildings, with over 45% of such buildings concentrated within the core area. However, the condition of housing within the city centre (the

core area) is generally poor. In many houses, there is no distinction between the living room and the sleeping room as well as the kitchen and the store. In others, residents are usually crowded in very limited space and the rooms usually lack adequate ventilation. The state of most dwellings units and housing environment, in general, within the core area of the town are unimaginably abysmal (Plate 9).

There is however improvement in the physical condition of houses in other parts of the city, such as area outside the traditional core. The condition of buildings in the periphery indicates improvement in terms of the building construction materials (wall, floor and roof), size of room and number of person per area of land, building design, among others (Plate 10).



Plates 9-10: Dilapidated housing in the core area of Iwo and contemporary housing in the newer developing areas

Source: Consultants Survey

TABLE 3.1 Iwo Planning Area: Distribution of Regular Households by Type of Housing Unit

	Total	House on separate stand or yard	Hut/ structure made of traditional material	Flat in block of flats	Semi-detached house	Rooms/Let in house	Informal/ Improvised dwelling	Others
Osun	730313	453516	21765	94111	44614	95740	2024	18543
Iwo	40958	25991	1862	4629	2869	4735	146	726
Aiyedire	16462	11740	789	1267	1367	967	33	299

TABLE 3.2 Iwo Planning Area: Distribution of Regular Households by Ownership Status of Dwelling Unit

	Total	Heads of Household	Spouse to Head of Household	Other Household Member	Relative but not Household Member	Privately Owned (Landlord)	Private Employer	Other Private Agency	Public Govt Owned	Other
Osun	730313	452264	21687	94428	27696	98811	9090	9032	12399	4906
Iwo	40958	26897	1056	4520	2028	4771	491	258	747	190
Aiyedire	16462	11454	321	2235	856	1079	109	105	256	47

TABLE 3.3 Iwo Planning Area: Distribution of Regular Households by Number of Exclusive Sleeping Rooms

	Regular Household	No Sleeping Room	One Room	Two Rooms	Three Rooms	Four Rooms	Five Rooms	Six Rooms	Seven Rooms	Eight & Above Rooms
Osun	730313	77643	54732	85127	95082	118958	46235	110063	22377	120096
Iwo	40958	5147	1987	3928	4187	5446	2322	7167	1200	9574
Aiyedire	16462	1612	483	1283	1266	2746	1128	4085	623	3236

TABLE 3.4 Iwo Planning Area: Distribution of Regular Households by Tenure Status of Dwelling Unit

	Total	Owned	Owned but not yet paid off	Rented	Occupied rent-free	Squatting	Others
Osun	730313	432938	17318	208531	66000	3641	1885
Iwo	40958	25210	1397	9785	4225	200	141
Aiyedire	16462	11820	331	2212	1903	163	33

Source: National Population Commission

Access to water and sanitation

Several residents within the Planning Area live in houses that are in life and health-threatening conditions; lacking adequate provision for safe, sufficient and potable water, sanitation, drainage and the removal of garbage. Data from the 2006 Census indicate that only 23.7% of households in the Planning Area have access to improved water, compared with the national average figure of 67.0%. Likewise, only 19.4% of all house-

holds in Iwo Planning Area had access to piped water, which is much lower than the national average of 33.0%. With regard to sanitation, access to improved sanitation in Iwo Planning area is 19.6%, compared with the national average of 60.0%. Generally therefore, the level of access by households to basic urban services like water and sanitation in Iwo Planning is relatively low in comparison with both State and national figures.

TABLE 3.5 Iwo Planning Area: Distribution of Regular Households by Source of Water Supply for Domestic Purpose

	Total	Pipe-borne inside dwelling	Pipe-borne outside dwelling	Tanker supply/ water vendor	Well	Bore- hole	Rain water	River Stream/ Spring	Dugout/Pond/ Lake/ Dam/ Pool	Other
Osun	730313	52098	66482	9299	340368	36807	48873	153542	4555	18289
Iwo	40958	1628	1924	354	27623	1836	1556	5226	329	482
Aiyedire	16462	392	278	79	9930	794	1238	3156	75	520

TABLE 3.6 Iwo Planning Area: Distribution of Regular Households by Type of Toilet Facility

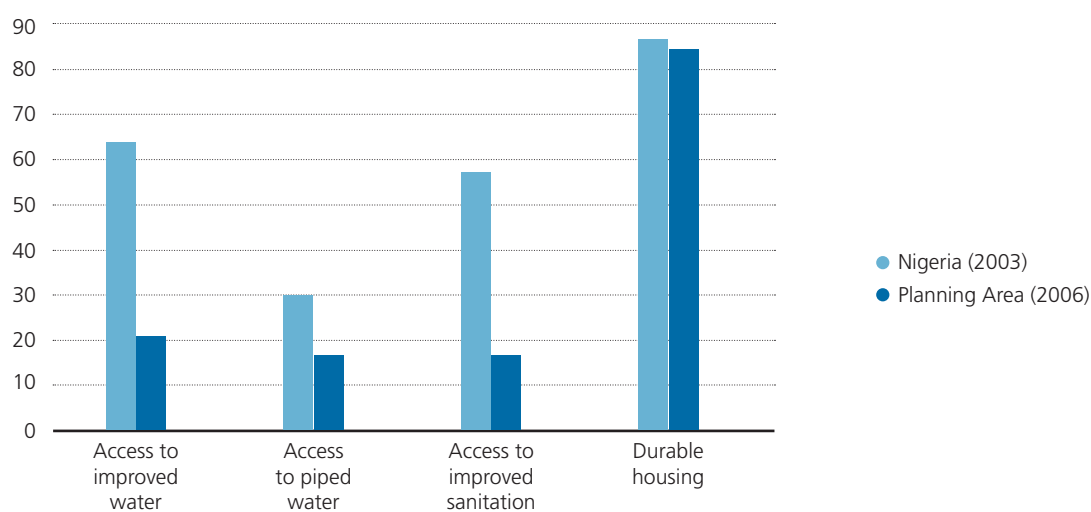
	Total	Water Closet (WC)	Pit Latrine	Bucket/ Pan	Toilet Facility in separate dwelling	Public Toilet	Outside (bush/ beach/field)	Other
Osun	730313	102172	303553	14783	9507	55705	242056	2537
Iwo	40958	5448	19517	785	917	2441	11663	187
Aiyedire	16462	1164	7726	287	339	1557	5335	54

TABLE 3.7 Iwo Planning Area: Distribution of Regular Households by Method of Solid Waste Disposal

	Total	Collected	Buried by Household	Public Approved Dump site	Unapproved Dump site	Burnt by Household	Other
Osun	730313	51988	42960	122459	280247	219714	12945
Iwo	40958	2457	2935	6392	15617	13027	530
Aiyedire	16462	1218	1123	3536	5968	4156	461

Source: National Population Commission

FIGURE 3.1 Comparative Access by Households to Water and Improved Sanitation in Iwo Planning Area



Source: NPC 2006

There is no central sewage system in Iwo and the most prevalent toilet type used by houses in Iwo are Pit Latrines (47.7%), while only 13.3% of houses have water closet toilet facilities (Table 3.6) newly emerging residential areas of the city. Other methods for disposal of human waste are: buckets/pans (2%), public toilet (5.9%), open defecation/disposal (28.5) and 'others' (0.5%). Some residents discharge waste directly into the Oluyori Water Works (the main source of water to the city) in the core residential areas some houses have pit latrines that are not lined, therefore causing soil pollution, contamination of underground water and serious danger to public health. The situation in the other settlements (Kuta, Ile-Ogbo and Olupona) is not different from what is obtainable in the main city.

Security of tenure

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

Despite the proliferation of slums in the state, there has not been any case of forced eviction or resettlement in this part of the Planning Area. Indeed, slum areas in Iwo and environs are permanent places of abode for many people, including the less privileged and the destitute among others.

Housing and Urban Renewal

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

Efforts to improve the quantity and quality of the housing stock in the Planning Area have consisted mainly of individuals or groups embarking on development of private housing, such as single-unit residential buildings mostly outside the core area, with development of a few residential layouts outside the core residential area. The Local Governments are also embarking on opening new residential schemes in Iwo and Ile-Ogbo.

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

Shelter and Slums: Priority Issues

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

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

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

TABLE 3.8 SWOT Analysis of Shelter and Slums Priority Issues

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECTS
<ul style="list-style-type: none"> Existence of National policies and legislation for Housing/Urban Development. 	<ul style="list-style-type: none"> Low level of implementation of adopted policies in the state. Use of outdated planning legislation and non-adoption of Urban and Regional Planning Law in the State. Absence of formal Master Plans for Iwo and its surrounding communities. 	<ul style="list-style-type: none"> Prospects in the Structure plan to reflect the objectives, and strategies of adopted policies 	<ul style="list-style-type: none"> Do nothing situation leading to worse housing condition. Lack of political will Possible resistance to land use zoning 	<ul style="list-style-type: none"> Passage of relevant legislation, policies and land use standards. Upgrading of inner and suburban slums Provision of adequate access to safe water and sanitation.
<ul style="list-style-type: none"> Existence of legal and cultural system of land ownership. Establishment of Digital land information system for the state 	<ul style="list-style-type: none"> Inefficient mechanisms for transferring property, Sub-optimal environment for mortgage lending due to absence of clear property rights, long process of obtaining governor's consent, inefficient land management system, and high cost of property transaction. 	<ul style="list-style-type: none"> Exploring opportunities in Constitutional review to introduce new strategies for housing, access to land, and efficient housing finance High land prices, low per capital income of majority of the population and high cost of building materials. 	<ul style="list-style-type: none"> Lack of reform, continuation of the existing ineffective housing delivery situation. Possible resistance to land use zoning. 	<ul style="list-style-type: none"> Reform of land titling process to ensure access to land by the poor, women, widows and non-indigenes.
<ul style="list-style-type: none"> Private sector investment in housing 	<ul style="list-style-type: none"> Poor provision for housing infrastructure and lack of subsidy; Poor housing development with about 70% of urban population living without access to potable water and aesthetic environment and good sanitation. Lack of adequate funding from internal and less usage of external sources of funding. 		<ul style="list-style-type: none"> High land cost, high interest loans leading to high housing cost. Lack of resources. 	<ul style="list-style-type: none"> Promote sites and services to ensure adequate infrastructure provision. Promote PPP in housing development and management Capacity building. Mobilize resources for projects.
<ul style="list-style-type: none"> State has embarked on urban renewal scheme for nine cities including Iwo 	<ul style="list-style-type: none"> Partial scope of the scheme covering only the inner areas. High percentage of urban dwellers living in slums and lack of proper approach to slum prevention and land ownership which ensures access to land for women and non-Indigenes. 	<ul style="list-style-type: none"> Prospects for expansion of the O Renewal programme for slum upgrading. Prospects/ opportunities in the Structure Plan for Iwo to extend slum upgrading to other areas. 	<ul style="list-style-type: none"> Lack of continuity Lack of political will Poor funding 	<ul style="list-style-type: none"> Implement, sustain, and extend existing urban renewal programmes from inner to outer area slums.

3.2.2 LOCAL ECONOMIC DEVELOPMENT

The major economic activity of residents in the Iwo Planning Area is agriculture and also to a large extent, commerce, with particular focus on trade in agricultural, industrial and general goods. Iwo Planning Area, being endowed with agricultural land, also has potentials for the development of agro based industries.

Small formal and informal business organizations are the major pillars supporting local economic development of the city and region. Such small businesses are located arbitrarily around the Planning Area. Currently, mixed use developments constitute a management challenge as a result of poor organization and lack of planning.

Informal sector actors, notably petty traders, artisans and other skilled service providers are prevalent in Iwo, while there are also Civil servants at the Local, State and Federal Government levels who live and work in the city. Other private establishments in the city also add to the local economy of the city and educational and administration establishments are significant sources of employment in Iwo.

There are no major industrial establishments in Iwo, though potentials exist for fruit canning processing and canning due to the abundance of raw agricultural materials. The retail trade in agricultural products like corn, cassava, cowpea, yam and beef is however prevalent in Iwo, being a commercial city. Almost all houses located on major roads in the town serve both residential and commercial purposes, a consequence of the high level of retail activities. There are small cottage industries namely: palm oil processing, gari processing, block making, bakeries and sawmills that employ a number of people especially the females. However, most of these cottage industries still operate using traditional equipment and methods.

Agriculture

Agriculture has traditionally been the main stay of the economy of the State of Osun, a foundation first consolidated by the old Western Region Government. However, not much progress has been made over the years in building on this foundation to transform the economy of the State using agriculture as a driver.

The introduction of Osun Rural Enterprise and Agricultural Programme (O-REAP) has assisted in re-invigorating the economy of the State. This programme seeks to achieve agriculture reformation and economic growth by increasing the cultivation of arable crops like maize, cassava, cowpea and vegetables

among others, for local consumption. This will ensure availability of food in the State of Osun in sufficient quantity and at affordable prices. The programme also seeks to ensure that the State is adequately protected against such natural disasters as drought, food shortages and, the vagaries of market such forces as price fluctuations and inflation.

About 60% of the population of Iwo LGA and 70% of the population of Ayedire LGA are engaged in agriculture either as full time or part time farmers. A total 237,063 hectares of land is available for farming in Iwo, which has a total of 9,246 farming families, of which 3,523 (38.10%) are resident in Iwo town and the remaining (61.90%) reside in other surrounding settlements, especially at Oke-Oba area of Iwo town. However, in Ayedire LGA, many more people (70% of the population or 40,268 people) are engaged in various agricultural activities than in Iwo, which is a more urbanized settlement. The primary crops farmed in Iwo are cocoa, yam, corn, cassava, and palm oil.

Commerce and Trade

There are various markets that operate either daily or periodically in the Planning Area. These include the very busy Odo Ori market, which is filled to capacity on its main market days, Olukotun Market on Oyo Road and Araromi Market; while the Jankara, Oluwo and Akaso Markets located in the core area as well as Kajola Market on Ibadan Road, which operate rotationally at every five days.

There is also the Ojomode Market in Ile Ogbo, which operates rotationally every seven days. The Odo Ori market, located off Osogbo – Ibadan Road, started as a five-day periodic market but now operates daily. This market also serves as a meeting point for farmers, artisans and retailers. The major items sold in the markets are food items (agricultural products), which attract large buyers from neighboring towns and States like Oyo and even Lagos.

Institutional Framework for Local Economic Development

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



Plates 11-14: Farm produce and other goods at the Odo Ori and Oja-Oba Markets
 Source: Consultants Survey, 2013

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

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

In order to enhance capacity in the agriculture and ancillary agro-allied industries, the state government promoted the establishment of O-REAP as an upstream and downstream support institutions seeks to increase household incomes for individuals engaged in the agriculture sector and other agro-allied industries. As farmers will be part of the formal sector, this will also lead to an increase in the internally generated revenue of the State through improved payment of taxes.

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

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

TABLE 3.9 SWOT Analysis Local Economic Development

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of small scale commercial establishment	Large informal sector attracting 60-80% of youth	Some donor agencies notably UNICEF, and EU, are active in the planning area	Inadequate power supply	Develop industrial estate for Iwo
Federal Government commitment in promoting industrial and commercial activities	Lack of access to funds and valuable information	Government commitment to promote LED in Iwo	Lack of resources	Redesign old markets especially Odo Ori, Jankara and Oja Ale market
Ongoing programme to assist the unemployed and SMIS and SMEs	Local industries located within residential areas	The structure plan will make provision for establishment of a standard industrial estate	Lack of consistency in government policies	Develop business parks for small and medium enterprises
	Lack of access to valuable information and new technological developments			Improve power supply

3.2.3 GOVERNANCE

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

Institutional Framework

While the 1999 Constitution of the Federal republic of Nigeria outlines the three-tier political administrative structure for the country at the Federal, state and local government levels, there is no provision for a formal framework to address the issue of urban governance. Though local governments were established to administer governance at the local government levels and both urban and rural local governments co-exist in the country, a major lacuna is the absence of a single authority for administering towns and cities, many of which have been fractured into several local government areas. However, due to the strong cultural ties existing in the communities, the governance framework in the Planning Area consists of both the traditional institutions and the local government authorities.

Traditional Governance Framework

Traditionally, Iwo Land (Kingdom) is ruled by the Oba, whose title is the Oluwo of Iwo, who presides over his Traditional Council of chiefs. The traditional institu-

tions in the Planning area also include other traditional councils within Ayedire and Ola Oluwa LGAs. The Iwo Traditional Council comprises 14 High Chiefs who discharge various responsibilities, including settling of community disputes and other issues that relate to the development of the town.

The town operates a three-tier chieftaincy system. These are the Royal Chiefs, the Alabere (Councilor Chiefs) and the Ajagunna. The Oluwo in Council is also assisted by the Iwo Board of Trustees, especially in the area of developmental activities such as provision of infrastructure facilities. Other similar organs within Iwo environs are the Kuta United Front, Ile-Ogbo Progressive Union and Olupona Development Association.

For ease of administration, Iwo town is divided into four quarters (Isale Oba, Molete, Oke-Adan and Gidigbo), each which is made up of several compounds with each compound headed by a *Baale*. Also, there are about 81 districts or towns in Iwo Land, each headed by its Baale (District Head) with a compliment of chiefs, all of who are appointed by the Oluwo. Their duties are to administer the affairs of respective district towns on behalf of the Oluwo.

Local Government Administration

The Iwo District Council was established in 1940. This metamorphosed into Iwo Local Government in 1976 following the enactment of Edict No 5 of the then Oyo State Government. Over time, the Local Government has experienced changes. For instance, the present Ayedire and Ola Oluwa LGAs were created from Iwo Local Government in 1976 and 1991 respectively. Though the 1999 Federal Constitution makes provision for election of the Local Government Chairman and Councilors to represent political wards through an electoral process, the Local Governments are currently

headed by Executive Secretaries appointed by the State Governor. Other political appointees who assist the Executive Secretary are the Deputy Executive Secretary and the Scribe. The day-to-day administrative activities of the Local Governments are coordinated by Head of Local government Administration (HLA), who is responsible to the Executive Secretary.

Administrative functions of the Iwo and Ayedire Local Government Area Councils are organized and performed under nine departments. These are: Administration and General Purpose, Agriculture, Community Development, Finance, Planning and Budgeting, Primary Health Care (PHC), Town Planning and Land Services, Water Environment and Sanitation (WES) and Works Departments. Each of these departments is headed by a Director who in most cases is professional and career officer. The constitutional responsibilities of the Local Government as entrenched in the 1999 Constitution of Federal Republic of Nigeria (Fourth Schedule, Section 7) are as follows:

- i. Collection of rates;
- ii. Establishment and maintenance of cemeteries, burial grounds and homes for the destitute or infirm;
- iii. Licensing of bicycles, trucks (other than mechanically propelled trucks), canoes, wheel barrows and carts;
- iv. Establishment, maintenance and regulation of slaughter houses, slaughter slabs, markets, motor parks and public conveniences;
- v. Construction and maintenance of roads, streets, street lightings, drains and other public highways, parks, gardens, open spaces etc.;
- vi. Naming of roads and streets and numbering of houses;
- vii. Provision and maintenance of public conveniences, sewage and refuse disposal;
- viii. Registration of all births, deaths and marriages;

- ix. Assessment of privately owned houses or tenements for the purpose of levying such rates as may be prescribed by the House of Assembly of a State;
- x. Control and regulation of out-door advertising and hoarding, movement and keeping of pets of all descriptions, shops, kiosks, restaurants, bakeries, laundries and licensing, regulation and control of sale of liquor;
- xi. Provision and maintenance of primary, adult and vocational education
- xii. Development of agriculture and natural resources other than the exploitation of materials
- xiii. Provision and maintenance of health services

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

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

Resource mobilization

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

Revenue collection by local government from residents of Planning Area Iwo cannot be described as effective. Analysis of local government budget estimates for the three years period 2010, 2011, and 2012 revealed that the proportion of the total income estimate accounted for by Internally Generated Revenue (IGR) for each year was consistently low (Figs. 3.3 and 3.4) and the local governments appeared to depend primarily on Statutory Allocations from the Federal and State Government for the management of the city.

FIGURE 3.2 Iwo LGA Estimate of Income/Expenditure for period 2010–2012

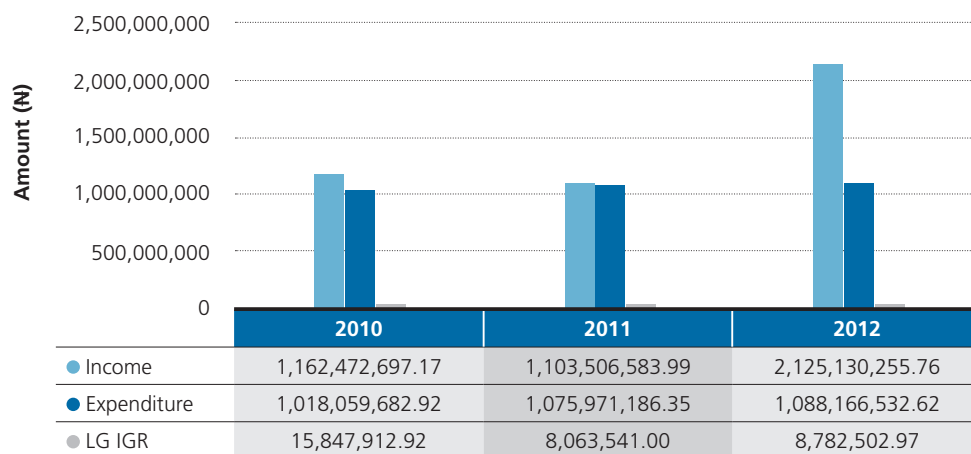
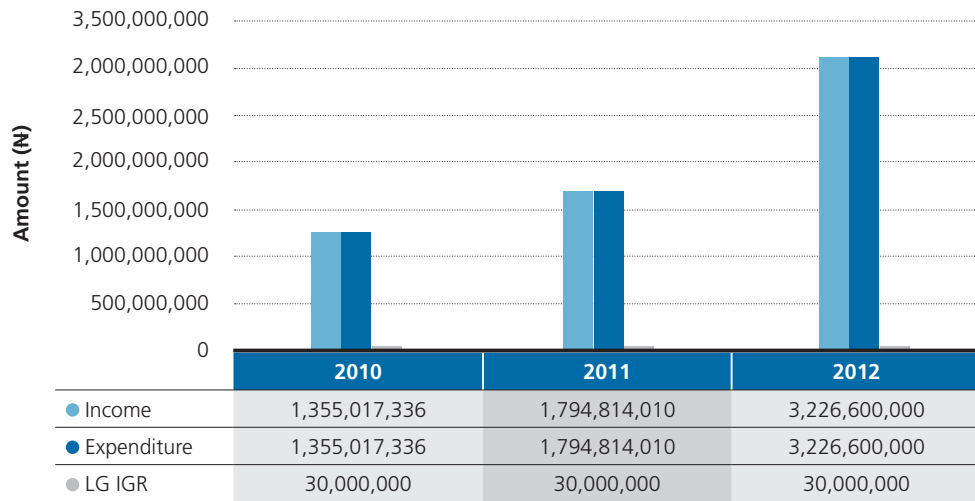


FIGURE 3.3 Ayedire LGA Estimate of Income/Expenditure for the period 2010–2012



Performance and Accountability

The number of Community Development Associations (CDAs) in Iwo LGA has grown over the years, rising from below 60 in 2007 to 113 as at September 2013. This increase was attributed to a vigorous and vibrant enlightenment campaign carried out by the Department of Community, Youth and Sports Development of the Local Government.

The CDAs have contributed to the development of Iwo LGA mainly through embarking on various self-help projects and providing assistance to implementation programmes funded by the LGA, the state government and international donor agencies like UNICEF, EU, and UNFPA.

Since 2010, Iwo LGA has earmarked the sum of ₦3million annually as grants to assist CDAs in implementation of their various self-help projects. The grant to each CDA whose project proposal is approved by the Department of Community, Youth and Sports Development ranges from a minimum ₦50,000 to a maximum of ₦ 100,000. Projects embarked upon by the CDAs include electricity extension, borehole rehabilitation and provision of health facilities market stalls and lock up stores provision among others. A total of 80projects were on-going across the LGA, while 15 had been completed and are awaiting commissioning as at September 2013.

There has also been a steady increase in the number and range of activities by Community Development Associations (CDAs) in Ayedire LGA. The CDAs hold their meetings with the Department of Community, Youth and Sports Development on the first Tuesday of every month. Some of the projects include construc-

tion of shopping complex at Oyatedo/Keja in Kuta and Oshinmoyin.

An on-going sensitization campaign has focused on encouraging citizens, especially women, to form cooperative societies where they can have easy access to small loans to boost their various trades. There are also interventions from UNICEF, the European Union (EU), the State and the Federal Government especially in the area of water provision where 20% of the existing boreholes are functional. Health issues addressed under these interventions include cholera, typhoid and gastro enteritis. The LGA is also making provision for the construction of hand-pump operated boreholes and deep wells.

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

Capacity building

The critical development issues relating to urban governance in the Iwo planning Area include:

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

- iii. Provision of policy statement articulating the vision of the local government

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for Urban Governance issues in Iwo Planning Area are presented in Table 3.10.

TABLE 3.10 SWOT Analysis on Urban Governance

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Willingness of Communities in the LGAs to participate in governance.	<ul style="list-style-type: none"> Inadequate funding of Local Governments. 	<ul style="list-style-type: none"> Scope for improving access to land through participatory planning strategies. 	<ul style="list-style-type: none"> Over centralization of power, roles and resources at the Federal and State levels, thereby limiting the performance of LGs. 	<ul style="list-style-type: none"> Enact enabling State planning laws, policies and land use standards and institutions for urban governance especially at the municipal/local government level.
Existence of governance structures at state, local and community levels.	<ul style="list-style-type: none"> Inadequate staffing of LGs, Zonal offices and over-staffing of the State Ministry. 	<ul style="list-style-type: none"> State government's readiness to mobilise support for participatory governance 	<ul style="list-style-type: none"> Lack of funds and poor participatory planning, budgetary allocation and resource mobilization, monitoring and evaluation. 	<ul style="list-style-type: none"> Establish and promote participatory planning and budgeting.
High regards for cultural norms and traditional rulers.	<ul style="list-style-type: none"> Lack of understanding and non-adoption of elements of good urban governance, such as transparency, accountability and citizens' participation by agencies. 	<ul style="list-style-type: none"> Federal and State Governments' new initiatives aimed at improving governance and promote good governance at the L.G.As level. 	<ul style="list-style-type: none"> Absence of effective institutional and policy frameworks for governance at the Municipal and LGA levels. 	<ul style="list-style-type: none"> Implement sensitization programme and promote adoption of values.
Commitment of state government to effect change	<ul style="list-style-type: none"> Over centralization of decision making and resources at state level. Lack of data and poor record keeping. Poor project implementation and lack of continuity. Harmful traditional norms discriminating against women. Inadequate administrative framework for urban governance. High crime rates and insecurity 	<ul style="list-style-type: none"> State House of Assembly already considering new laws related to urban planning 	<ul style="list-style-type: none"> Lack of political will and continuity of policies and programmes. Corruption in government at all levels. 	<ul style="list-style-type: none"> Establish New Institutional framework for implementing plan. Establish Programme Management Committees (Policy and Technical Committees) as a way of ensuring participation. Institute a new revenue generation and accounting system. Strengthening institutional capacity for promoting good urban governance.

3.2.4 GENDER

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

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

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

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

Interaction with traditional authorities however revealed that the application of cultural beliefs rather than culture per se places a barrier on women’s participation in public life. A Bill on the protection of all forms of violence against women has been drafted and the Ministry of Women Affairs is collaborating with the Ministry of Justice to push the bill. Domestic violence against women is not usually reported and when reported, the cases are not handled with dispatch as effectiveness in handling cases of violence against

women may sometimes be compromised due to the central nature of the criminal administration system.

Gender and Governance

Women in Iwo Planning Area are represented at different levels of governance within their communities including the level of the *Oba* in Council and in the town unions. Women therefore also participate in the decision making processes, though they are of significantly lower numerical strength in the council than the men. However, there is the *Iyalode* lineage reserved for women only in Iwo as obtains in the Yoruba culture. Other honorary chieftaincy titles reserved for women are the *Iyaloja* (head of the market women) and *Otun Iyalode*.

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

Gender and Education

In the Iwo Planning Area, both males and females have access to education. Available data from the State Government on pupil enrollment in public primary schools for the 2009/2010, 2010/2011 and 2012/2013 academic sessions indicate that girl-child enrollment was higher than for males (Table 3.11) with the exception of the 2012/2013 session in Iwo LGA, when the male enrolment figure was higher than for the females. This implies that the girl child in Iwo Planning Area has adequate access to education, though the situation differs at the secondary school level (Table 3.12).

At the city level, however, statistics indicate that in most cases female children do not go far beyond the primary school level. This is because in many cases, female children become pregnant and drop out of school to give birth and take care of children.

TABLE 3.11 Pupils’ Enrollment in Public Schools within Iwo Planning Area

LGA	2009/2010		2010/2011		2012/2013	
	Male	Female	Male	Female	Male	Female
Ayedire	4,918	5,492	14,829	15,402	5,224	5,666
Iwo	10,959	11,231	18,541	18,821	10,178	10,056
Total	15,877	16,723	33,370	34,223	15,402	15,722

TABLE 3.12 Student enrollment in public secondary schools in Iwo Planning Area

IWO LOCAL GOVERNMENT AREA										
	2008/09		2009/10		2010/11		2011/12		2012/13	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
JSS	4733	4549	4180	3765	4207	3861	3482	3393	3746	3935
JSS/SS	6227	5689	1406	1048	1414	1118	1285	1092	433	345
SS	2938	3026	2611	3157	2748	3437	2721	2984	2416	2559
TOTAL	13898	13264	8197	7970	8369	8416	7488	7469	6595	6839

AYEDIRE LOCAL GOVERNMENT AREA										
	2008/09		2009/10		2010/11		2011/12		2012/13	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
JSS	857	732	859	747	737	755	708	686	799	772
JSS/SS	682	655	717	661	743	626	781	644	613	524
SS	764	708	777	754	823	749	813	699	743	606
TOTAL	2303	2095	2353	2162	2303	2130	2302	2029	2155	1902

Source: State Government of Osun

Gender and Health

Responsibility for basic primary and secondary health facilities lie concurrently with the State and Local Governments. At the community level in Iwo and its environs, a survey suggests that minimal attention is placed on children and women's health. The state hospital is not adequately staffed and this presents considerable costs and emotional stress to women and children. While some are able to access medical treatment through private hospitals, many others consult traditional health care providers.

Gender and Agriculture

Women in Iwo planning Area are deeply involved in processing of agricultural products, such as palm produce and cassava. Although these activities are usually at the small scale level, most of the operations are carried out manually.



Plates 15-16: Women engaged in agro activities processing Garri and Palm oil

Source: Consultants Survey, 2013

Gender and Access to Land

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

Gender and Empowerment

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

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

The ministry is also working in line with the National Gender Policy to place priority focus on gender mainstreaming, equity and equality, as well as women participation in politics. In Iwo however, the level of women's awareness on issues of gender, especially the policies at the state Ministry of Women Affairs still remains very low. Factors such as sources of funding for projects, low capacity and poor access to social amenities constrain the advancement of women. Despite these constraints, women contribute immensely to the economy through participation in the informal sector and their domestic activities.

Faith-based organizations, churches and mosques have been worthy partners in promoting women affairs at the local government level. Also, non-governmental organizations (NGOs), Community Based Organizations (CBOs) and other professional bodies especially at the local level provide capacity building and legal aid through outreaches and workshops. Women also play critical and notable roles in the promotion of community development in Iwo and its environs.

Gender Priority Issues

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

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) Gender Issues in Iwo Planning Area is presented in Table 3.13.

TABLE 3.13 SWOT Analysis Gender

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of international laws and commitments (CEDAW) and National Policy on Gender and Development	<ul style="list-style-type: none"> Undue adherence to cultural norms which limit the effectiveness of women in development 	<ul style="list-style-type: none"> Building on the inclusive approach adopted for Osun SEEDS 	<ul style="list-style-type: none"> Resistance to change and continued adherence to harmful traditional practices 	<ul style="list-style-type: none"> Adoption of pro-poor approach to land tenure
Existence of State and Local agencies for promoting gender issues	<ul style="list-style-type: none"> Lack of access to land and finance for women 	<ul style="list-style-type: none"> Establishment of Ministry for Women Affairs 	<ul style="list-style-type: none"> Lack of funds to implement projects and programmes 	<ul style="list-style-type: none"> Promote gender budgeting
Adoption of State of Osun poverty reduction strategy and promotion of gender in development	<ul style="list-style-type: none"> Non-inclusive approach to land use planning and budgeting 	<ul style="list-style-type: none"> Willingness to adopt affirmative action 	<ul style="list-style-type: none"> Continuing adherence to male dominated culture, tradition and religion 	<ul style="list-style-type: none"> Capacity building

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of educated women, women groups, community, NGOS and CBOs contributing to development	<ul style="list-style-type: none"> • Gender imbalance tilting towards women in education and in governance • High child and maternal mortality rates • Non-existence of gender disaggregated data • Lack of equitable distribution of the available and inadequate basic services which inhibit easy access of women and children to school, water supply and health facilities. 		<ul style="list-style-type: none"> • HIV/AIDS stigma and related negative attitude 	<ul style="list-style-type: none"> • Resource mobilization for projects • Promote 'girl child' education • Promote equitable distribution of education, health and communal facilities to ensure easy access for women and children to these facilities

3.2.5 HERITAGE

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

In Iwo, as is typical in all Yoruba cities, the Palace of Oluwo of Iwo Land is a prominent heritage legacy in the city. Several local gods and goddesses are worshipped by adherents of traditional religions and these include

Ifa, *Sango* (the god of thunder), *Ogun* (the god of iron), *Obatala* (the sky-god), *Orisa Oko* (the agriculture god), *Esu* (the evil one) and *Egungun*. Other cultural heritage that can be found within the Planning Area include various masquerades and the shrines of *Orisala*, *Ogun*, *Oranmiyan*, *Esu*, *Osun*, *Sango*, *Osalasa*, *Osa Balogun*, *Orisa-Oko* and *Oke*. Also, there is *Olujiya* pond at Laapo.

The *Egungun* festival, which is usually celebrated in the months of July/August, attracts people from distant places like Lagos, Port-Harcourt and Abidjan in Cote d'Ivoire. *Esu Awara* is also said to attract people from these places. *Ibayin* and *Oke-Ori* festivals are celebrated once a year in the month of March. When the *Oro* festival is being celebrated, women are forbidden to leave their homes as they are not permitted to set eyes on the masquerade and its worshippers. Another notable site in Iwo is the *Oluwere* shrine in Ile-Ogbo.



Plate 17: Main Entrance to Bowen University, Iwo



Plates 18-19: Masquerade during the annual Egungun Festival in Iwo and the Oluwere Shrine in Ile-Ogbo

TABLE 3.14 SWOT ANALYSIS Heritage and Historic Sites

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

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) Heritage Issues in Iwo Planning Area is presented in Table 3.14.

3.2.6 ENVIRONMENT

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

Flooding

Flooding is a major yearly environmental problem during the rainy season particularly for residents living around Okefa, Adeke, Anifalaje, Feesu, Odo-Ori among others. The most frequently affected is the River *Yanyanun*, which flows through the city and affects many parts of the city, especially the buildings along the flood plains. Information on losses of life and properties are however not available. Areas along major

rivers in the city are usually marshy during the rainy season.

Environmental pollution

Air quality in the city is generally good except in areas close to designated open waste dumps which experience foul odor emanating from the sites. Designated open waste dumps are common in the traditional residential areas of the city. Air pollution is also felt to some degree in the sub-urban residential areas where open dumps are located indiscriminately. Dumping of wastes inside the drains also causes land and air pollution while the practice of burning heaps of refuse with very high content of polythene materials is common.

Pollution from exhaust pipes of heavy vehicles and buses is a common phenomenon in the city, usually on market days when there is a high influx of vehicles into the city. Noise pollution is also experienced from external loud speakers mounted by mosques and churches to call their adherents to worship and by traders like music vendors and advertisers of other products.

Solid Waste Management

Collection, transportation and disposal of solid wastes is poorly executed in Iwo. The local governments, which have responsibility for waste management, lack



Plate 20: Open waste dump site (*Aatan*) within the core residential area of Iwo

the technical capacity to carry out this function effectively. Waste dumps are also major sites for breeding rodents and other disease carrying vectors. The popular methods of waste disposal include open dumps, burning and dumping inside drains during the rains or when it is about to rain.

Unfortunately, the wastes gathered in the markets during weekly sanitation exercises are not properly collected after the exercise. Poor solid waste management therefore constitutes a major health hazard and is responsible for unsightly scenes around the city. In general, there is no discernible system of solid waste management in Iwo and no evidence of legally acquired sites for waste disposal or a sanitary landfill.

Soil erosion and environmental degradation

The absence of adequate drainage has left a terrible landmark of erosion features in some parts of the town and there is extensive soil erosion in areas like Feesu, Agoro, Odo-Oba, Anifalaje, Adeke among others.

Institutional and legislative framework

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

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

At the state level, there are institutions whose area of operation do not extend beyond the state capital territory. Hence, these institutions do not have power to oversee the environmental issues in other cities. Similarly, at the local government there are Departments of Water and Sanitation, Town Planning and Land Matters as well as Health with responsibility for functions related to issues of the environment. In essence, there are overlaps in the oversight functions of these departments at the local government level.

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

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

- Channelization of major streams/rivers to prevent flood and the attendant loss of lives and property;
 - Construction of 10 kilometres length of road with adequate drains to reduce flooding of the urban environment.
- Environment Priority Issues**
- Embarking on environmental education and enlightenment programme for residents of Iwo to correct poor environmental management habits;
 - Upgrading capacity of the Department of Water and Environmental Sanitation for improved performance and acquisition of equipment for effective solid waste management;
 - Engagement by the Local Government with private sector participation in solid waste collection at the household level and recovery the stipulated costs from waste generators;
 - Local Government is to plan and design an integrated solid waste management system to cover Iwo and environs;
 - Re-introduction of sanitary/environmental inspectors by the Local Government;
 - Enactment and enforcement of appropriate environmental sanitation laws;
 - Establishment of Voluntary Community Action Teams (VCAT) to act as environmental watch dog in every neighborhood in Iwo;
 - Enforcement of Environmental Impact Assessment (EIA) and Town Planning Regulations;
 - Involvement of communities and civil society organizations in waste management.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of environmental issues in Iwo Planning Area are presented in Table3.15.

TABLE 3.15 SWOT Analysis on Environment

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

3.2.7 BASIC URBAN SERVICES

Basic urban services discussed in this section comprise water supply, educational and health facilities, storm water drainage and power and energy.

Institutional set-up

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

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

Water Supply

The principal source of water supply to Iwo Planning Area is the Iwo Water Works, which was commissioned in 1957 with an installation capacity of 9,080m³/day and currently operates at 30% of installed capacity

(2,724m³/day). The scheme was designed to provide water to the whole of Iwo Land. However, due to the low level of output, most water taps in the area have remained dry for many years and residents have largely depended on wells (shallow, hand-dug), streams and boreholes for their domestic supply. Most of these wells and boreholes are provided through the intervention of politicians, international donors (European Union) among others. Others sources of potable water for residents are sachet and bottled water.

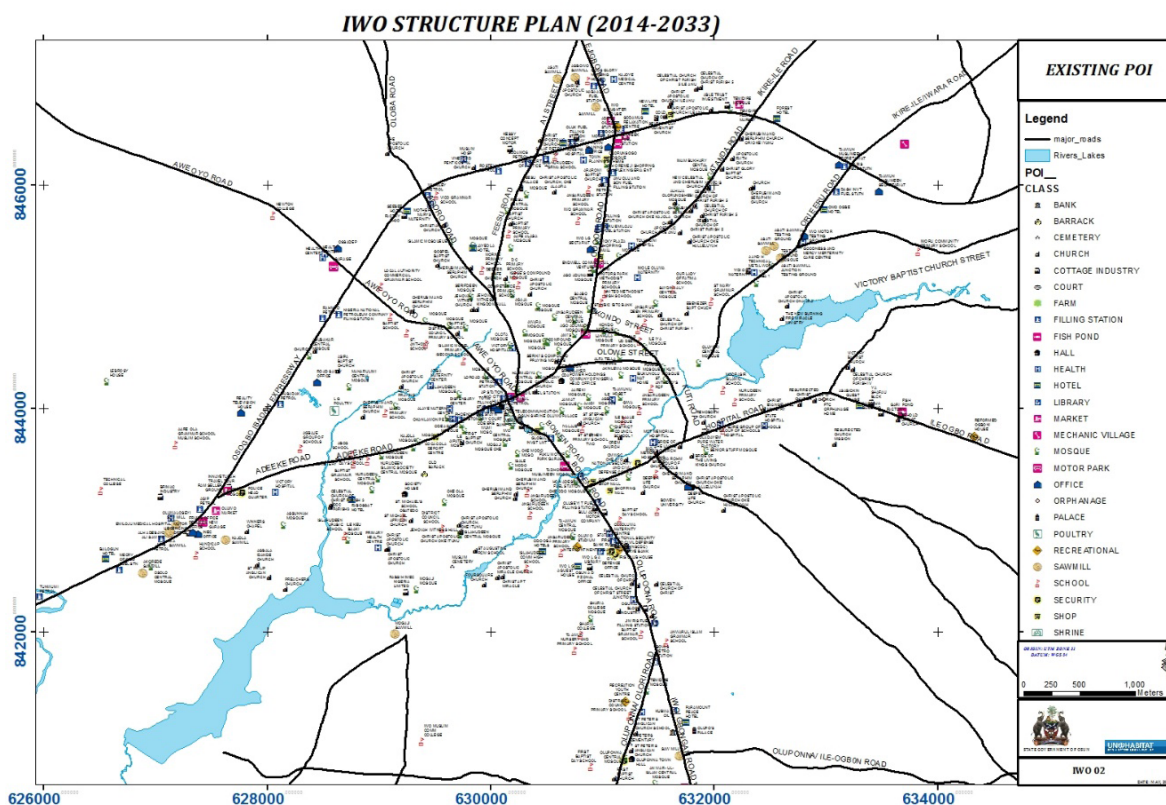
Educational Facilities

All levels of Nigerian educational facilities are available in Iwo Planning Area, ranging from well-equipped kindergartens, nursery schools, primaries schools, secondary schools and tertiary institutions like Bowen University, which is located in Iwo. There are 60 public primary schools in Iwo LGA and 33 in Ayedire LGA. Many of the public schools are in deplorable conditions. However, the State Government of Osun has embarked on the construction of “Mega” schools in the town to cater for the growing educational needs of the people, especially at the primary and secondary levels.

Health Facilities

There are a total of 70 health facilities in Iwo LGA and 27 in Ayedire LGA respectively. Survey however revealed that there are inadequate personnel in the public owned health facilities in these local government

FIGURE 3.4 Existing Urban Services in Iwo Planning Area





Plates 21-22: Secondary School in deplorable condition and new one under Construction in Iwo Planning Area

areas. Several community health outreach programmes like the Expanded Programme on Immunization (EPI) and Oral Rehydration Therapy (ORT) programme have been carried out actively by the local government authorities. However, traditional ‘healers’ and spiritual churches and Islamic clerics popularly known as “Alfas” are also known to be rendering health services.

Power and Energy

Electricity supply in Iwo is directly linked to the national grid through the 33KV transmission line from Osogbo the State capital. The supply of electricity is relatively regular but those who can afford generating plants to make up for shortfall of power supply make do with them. The Ibadan Electricity Distribution Company is faced with manpower shortage, insufficient cables and transformers. The available transformers are over loaded hence the need for electricity shedding.

Resource mobilization for BUS

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

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

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

Capacity building

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

- Low capacity and absence of training for professional staff in basic urban services sector
- Limited understanding among legislators and other decision making bodies at the state and local government level on provision of urban services
- Lack of appropriate support and infrastructure across the agencies involved in the basic urban services sectors.

Major priorities

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

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of data collected from the profiling of urban basic services is presented in Table 3.16.

TABLE 3.16 SWOT Analysis on Basic Urban Services

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Agencies exist for provision of school, health, water, sanitation, roads and electricity	Poor maintenance culture of infrastructural facilities	The structure plan will provide an enormous opportunity to correct imbalance in the provision of basic services	Resistance to change	Construct new schools, health, water and sanitation facilities
Existence of limited involvement of community, NGOs and private sector in provision of school, health and sanitation services	Inadequate provision for and skewed distribution of schools and health facilities in Iwo and Ayedire LGAs	Promotion of public-private partnership in the provision of water, health and sanitation	Lack of political will	Rehabilitate existing school, health, water and sanitation facilities
	Epileptic power supply and poor distribution network			Rehabilitate and upgrade old electricity facilities and provide new infrastructure in Iwo



Plate 23: Road under reconstruction with provision of drainage channels in Iwo

3.2.8 TRANSPORTATION

The road networks in Iwo can be classified under two broad categories, in terms of either capacity or ownership. With respect to capacity, there are two major classes of roads; the primary distributors and, the access roads, while the three recognized types of roads based on ownership are; the Federal, the State and the Local Government roads. Federal roads include the Iwo-Gbongan Road and Iwo-Oyo Road, while the State roads include Ibadan-Iwo-Osogbo Road and Iwo-Ogbagbaa-Awo Road. Access roads within the

town and its environs are maintained by the Local Government Council. Most of these roads are however in deplorable condition and in need of repair.

The different modes of transportation in operation in Iwo are the motorcycle “Okada,” tricycles, mini-buses and taxis with motor parks located strategically at Odo Ori, Paku, Adeke and Kara among others. However, improvements are required in the quality of available transport infrastructure and equipment while there is need for training for operators of commercial motorcycles in Iwo.

FIGURE 3.5 Existing Transportation Network in Iwo Planning Area

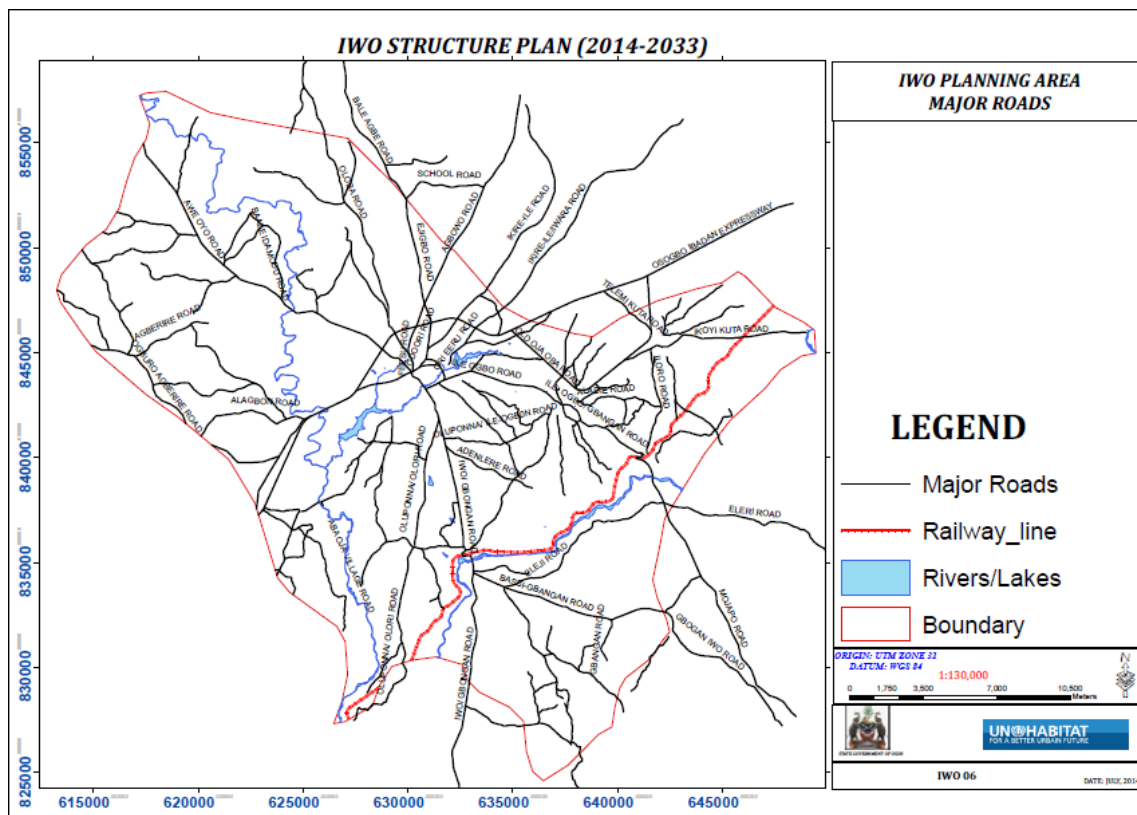


TABLE 3.17 SWOT Analysis Transportation

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Recent government commitment to upgrade basic services	Poor road networks, inadequate design and construction standards and poor maintenance	Existing road network system	Lack of resources	Redesign and rehabilitate old roads Design and construct new roads to high standards and ensure regular maintenance

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of data collected from the profiling of key transportation issues is presented in Table 3.17.

3.2.9 URBAN SAFETY

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

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

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

Crimes generally committed in the State of Osun have been generally categorized into three broad types (Badiora 2012). These comprise offences against persons; offenses against property; and other offenses not in Group A and or Group B (Table 3.18). Crimes committed in the Planning Area also cut across these three broad groups.

TABLE 3.18 Categories of crimes committed in the State of Osun

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

Source: *Badiora (2012)*

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

Institutional set-up

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

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

3.2.10 DISASTER RISK REDUCTION

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

Osun SEMA was established through a state legislative bill. The agency receives budgetary allocation to embark on human and material capacity building as well as emergency intervention during flooding, wind

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

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

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

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

04

URBAN FORMS AND ALTERNATIVE GROWTH PATTERNS FOR IWO 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.

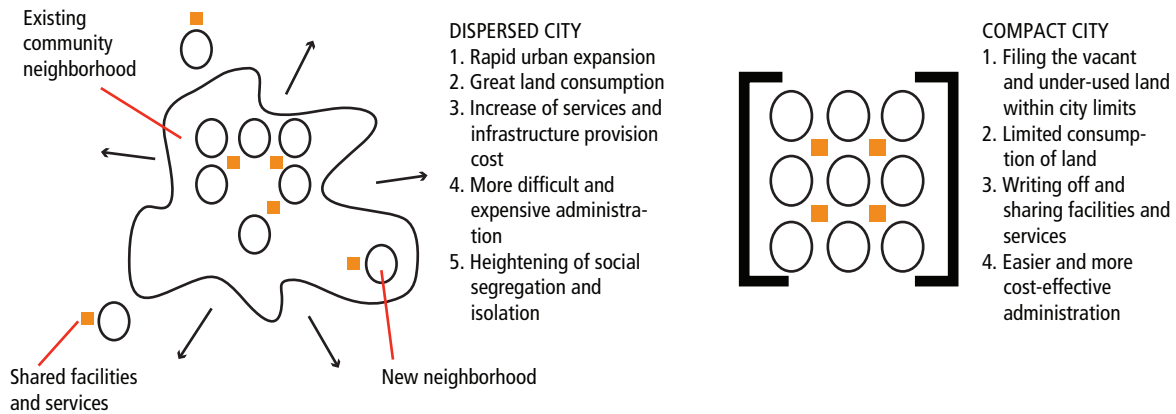
Compactness

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

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

2 Ibid

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



4.1.2 URBAN FORMS

Form 1: Monocentric Model

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

Form 2: The Polycentric Model

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

FIGURE 4.2 Monocentric Model

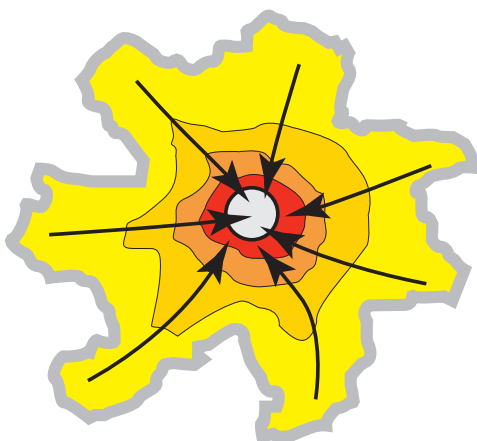
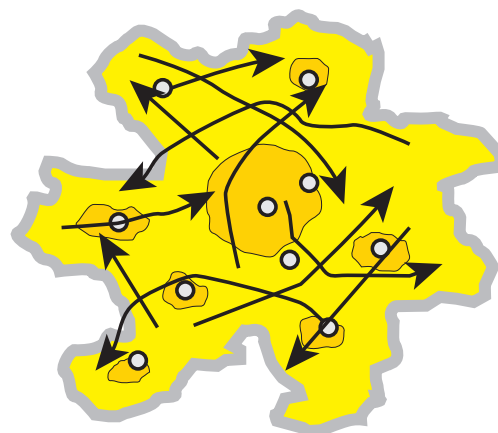


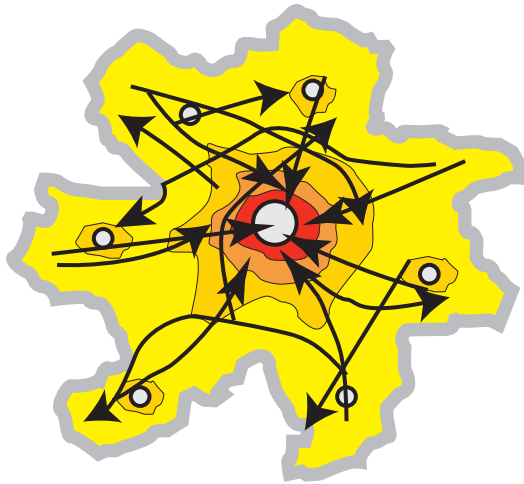
FIGURE 4.3 Polycentric Model



Form 3: The Composite Model

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

FIGURE 4.4 Composite Model



4.2

PREFERRED URBAN FORM FOR IWO PLANNING AREA

Iwo metropolis, made of the city and its immediate region, covers two local government areas, namely Iwo and Ayedire Local Governments areas. As the city of Iwo grows and expands its boundaries, a time will come when many distinct villages and settlements outside the city would merge with it to form a conurbation. Such settlements include Ile Ogbo, Isoko, Ola, Masifa, Isundunrin and Ilawo among others.

The need to plan more efficient and befitting settlements in accordance with the cultural heritage makes Form 3 - **The Composite Model** more appropriate for Iwo. 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 specialties. Transportation networks will be carefully planned to link the core city centre with sub-centres to be created.

05

STRUCTURE PLAN VISION,
GOALS AND OBJECTIVES

5.1 CONTEXT OF THE STRUCTURE PLAN: VISIONING THE FUTURE

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

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

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

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

5.1.1 National Urban Development Policy 2012

One of the implicit aims of any urban development initiative is to achieve the national goals and objectives for the country. The goal of the revised National Urban

Development Policy of Nigeria therefore, is ‘to promote a dynamic system of clearly defined urban settlements, which fosters sustainable economic growth, promotes efficient urban and regional planning and development, as well as ensures improved standard of healthy living and well-being of all Nigerians’.

The key objectives to achieve the goals are as follows:

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

5.1.2 National Housing Policy 2012

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

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

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

The Government intends that the Federal Ministry of Housing and Urban Development will work closely

with State Governors in the area of enhancing urban development. Part of the plans is to build new cities.

5.1.3 Land Use Act (LUA) 1978

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

The purposes of the Land Use Act are:

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

The major provisions of the Act are:

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

5.1.4 Urban and Regional Planning Law 1992

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

- To identify types and levels of the various physical development plans, identify the procedures for the preparation of these physical development plans

and lastly identify the administrative bodies that will be responsible for the execution of these various physical development plans according to the tiers or levels of government in the country.

- To ascribe greater emphasis to issues of development control, first, by creating a multi-disciplinary development control department with wider powers of approving or rejecting development proposals from government agencies; second, by enforcing various development control mechanisms and orders against erring developers; and third, by giving in-depth consideration to the environmental implications of major development proposals to prevent environmental degradation and decay.
- To ensure effective control in such other special cases as wastelands, tree preservation, buildings of special architectural and historical significance and advertisement.
- To spell out in an unmistakable terms, the powers of the planning authority with respect to acquiring land for planning purposes and its resultant payment of compensation as well as to further emphasise that the exercise of these powers by the planning authority shall be governed by the appropriate sections of the Land-Use Act of 1978.
- To ensure that areas that need improvements of any kind are to be well attended to by the planning authority working in co-operation with the residents of such areas.
- To ensure fairness, justice and equity to all, the Nigeria Urban and Regional Planning Law of 1992 provides for the establishment of the Urban and Regional Planning Tribunal in each State of the Federation and the Federal Capital Territory Abuja.

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

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

and orderly development of the state by integrating socio-economic programmes with physical planning.

5.1.6 Osun Six-point Integral Action Plan

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

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

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

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

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

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

others.

5.1.7 Millennium Development Goals (MDGs)

The MDGs are fashioned around eight main goals, namely:

Goal 1: Eradicate Extreme Poverty and Hunger;

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

Goal 2: Achieve Universal Primary Education;

It is targeted that by 2015, children everywhere boys and girls alike will be able to complete full course of primary schooling

Goal 3: Promote Gender Equality and Empower Women;

Goal 4: Reduce Child Mortality;

Goal 5: Improve maternal health;

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

Goal 7: Ensure Environmental Sustainability;

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

Goal 8: Develop a Global partnership for Development.

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

5.1.8 Nigeria Vision 20:2020

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

The Nigerian Vision 20:2020 is an economic transformation blueprint for a long term plan for stimulating Nigeria’s growth and launching the country into a path

of sustained and rapid socio-economic development. Fundamental to the vision are two broad objectives:

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

The two broad objectives are defined across four major dimensions:

- **Social dimension:** a specific, equitable, harmonious and just society, where every citizen has a strong sense of national identity and citizens are supported by an educational and health care system that caters for all and sustains a life expectancy of not less than 70 years.
- **Economic dimension:** a globally competitive economy that is resilient and diversified with a globally competitive manufacturing sector that is highly integrated and contributes no less than 25% to Gross Domestic Product.
- **Institutional dimension:** a stable and functional democracy where the rights of the citizen to determine their leaders are guaranteed and adequate infrastructure exists to support friendly and globally competitive business environment; and,
- **Environmental dimension:** a level of environmental consciousness that enables and supports sustainable management of the nation's God-given natural endowment to ensure their preservation for the benefit of present and future generation.

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

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

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

5.1.9 The Habitat Agenda

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

5.2 THE VISION FOR NEW IWO (2014-2033)

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

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

5.3 GOALS AND OBJECTIVES OF THE STRUCTURE PLAN 2014-2033

5.3.1 Goal of the Structure Plan for Iwo Planning Area

The overall Goal of the Structure Plan is *"To significantly contribute to achieving the goals of the State Government of Osun's policies on urban development and housing, its Six-Point Integral Action Plan, the Millennium Development Goals and Habitat Agenda, as well as the wishes of the people in the Iwo Planning Area as articulated in the Iwo City Declaration"* To achieve this, it will:

- Ensure adequate access to decent and affordable shelter to all resident of the city.

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

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

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

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

Strategies:

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

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

Strategies:

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

Objectives:

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

Strategies:

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

Objective: Achieve environmental sustainability in Iwo Planning Area

Strategies:

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

06

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

6.1 POPULATION PROJECTIONS FOR IWO PLANNING AREA

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

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

6.1.1 BASIC ASSUMPTIONS FOR POPULATION PROJECTIONS

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

- a. That future growth in the population of the planning area (Iwo and Ayedire LGAs) through natural increase and migration, will occur on an

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

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

Where P_n = population in year n

P_o = population of base year

r = annual growth rate

n = number of years

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

6.1.2 PROJECTED POPULATION FIGURES

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

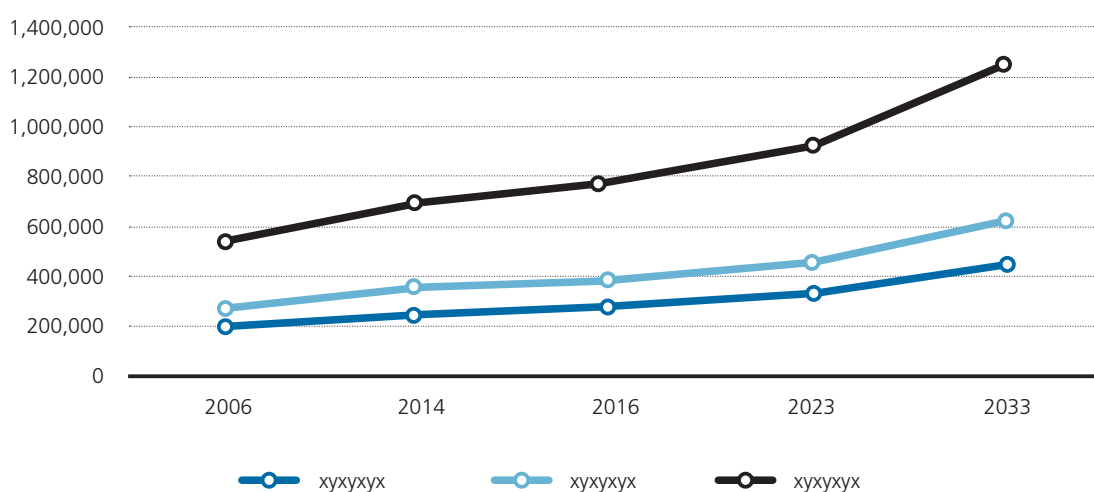
The projected population for Iwo Planning Area disaggregated by Local Governments is as presented in Figure 6.1. The total population figure for Iwo Planning Area, which is estimated at 343,804 in 2014, has been projected to reach **625,496** by 2033.

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

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Iwo	246222	254101	262232	270623	279283	288220	297443	306962	316784	326921
Ayedire	97582	100704	103927	107253	110685	114227	117882	121654	125548	129565
Total	343804	354805	366159	377876	389968	402447	415325	428616	442332	456486

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Iwo	337383	348179	359321	370819	382686	394931	407569	420612	434071	447961
Ayedire	133711	137990	142405	146963	151665	156519	161527	166697	172030	177535
Total	471094	486169	501726	517782	534351	551450	569096	587307	606101	625497

FIGURE 6.1 Population projection for LGAs in Iwo Planning Area (2014 to 2033)



6.2 LAND USE BUDGET FOR IWO PLANNING AREA

The estimated land use budget required to cater for the needs of the estimated population has been estimated at roughly 5,340 hectares of land to be developed around the existing settlements in the Planning area (Table 6.3).

The current housing backlog for the Iwo 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 6,759 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 8,696 persons for the take-off year 2014.

TABLE 6.2 Population and Housing Shortfalls in Iwo Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
IWO	Iwo LGA	191,377	40958	5147	267223	8696 (6759)	343804	389968	456486	625496
	Ayedire LGA	75,846	16462	1612						

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

Population in 2014	343,804.0
Projected population to 2033	625,497.0
Additional population to plan for	281,693.0
Number of Households at 6 persons per household	46,948.8
Current backlog of Housing in the town	8,696.0
Total land required for Residential use	3,091.4 Ha
Space required for Recreation/organised open spaces	84.5 Ha
Industrial development	353.3 Ha
Commercial land use	397.5 Ha
Institutional use	397.5 Ha
Circulation, Roads and utilities	971.6 Ha
Waste transfer and disposal sites	44.2 Ha
Total additional land required for future Development	5,339.9 Ha

Source: Computed by Consultants, 2014.

6.3 PROJECTIONS FOR BASIC URBAN SERVICES

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

6.3.1 Water Supply

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

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

6.3.1 Electricity Supply

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

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

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

Year	Population	Water (m ³ /day)	Electricity (kiwi)	Solid Waste (kg)
2014	343,804	35,239,910	649,790	44,695
2015	354,805	36,367,513	670,581	46,125
2016	366,159	37,531,298	692,041	47,601
2017	377,876	38,732,290	714,186	49,124
2018	389,968	39,971,720	737,040	50,696
2019	402,447	41,250,818	760,625	52,318
2020	415,325	42,570,813	784,964	53,992
2021	428,616	43,933,140	810,084	55,720
2022	442,332	45,339,030	836,007	57,503
2023	456,486	46,789,815	862,759	59,343
2024	471,094	48,287,135	890,368	61,242
2025	486,169	49,832,323	918,859	63,202
2026	501,726	51,426,915	948,262	65,224
2027	517,782	53,072,655	978,608	67,312
2028	534,351	54,770,978	1,009,923	69,466
2029	551,450	56,523,625	1,042,241	71,689
2030	569,096	58,332,340	1,075,591	73,982
2031	587,307	60,198,968	1,110,010	76,350
2032	606,101	62,125,353	1,145,531	78,793
2033	625,496	64,113,340	1,182,187	81,314

Source: Consultants estimates

07

STRUCTURE PLAN FOR IWO
PLANNING AREA
(2014-2033)

LAND USE PROPOSALS

7.1
PREAMBLE

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

The Structure Plan therefore addresses the different priorities identified under the eleven themes as well as their specific land use, policy and legislative implications in line with the projected needs for the Planning Area over the Plan period of 2014 – 2033. The proposed land use for Iwo Planning Area is as shown in Figure 7.1.

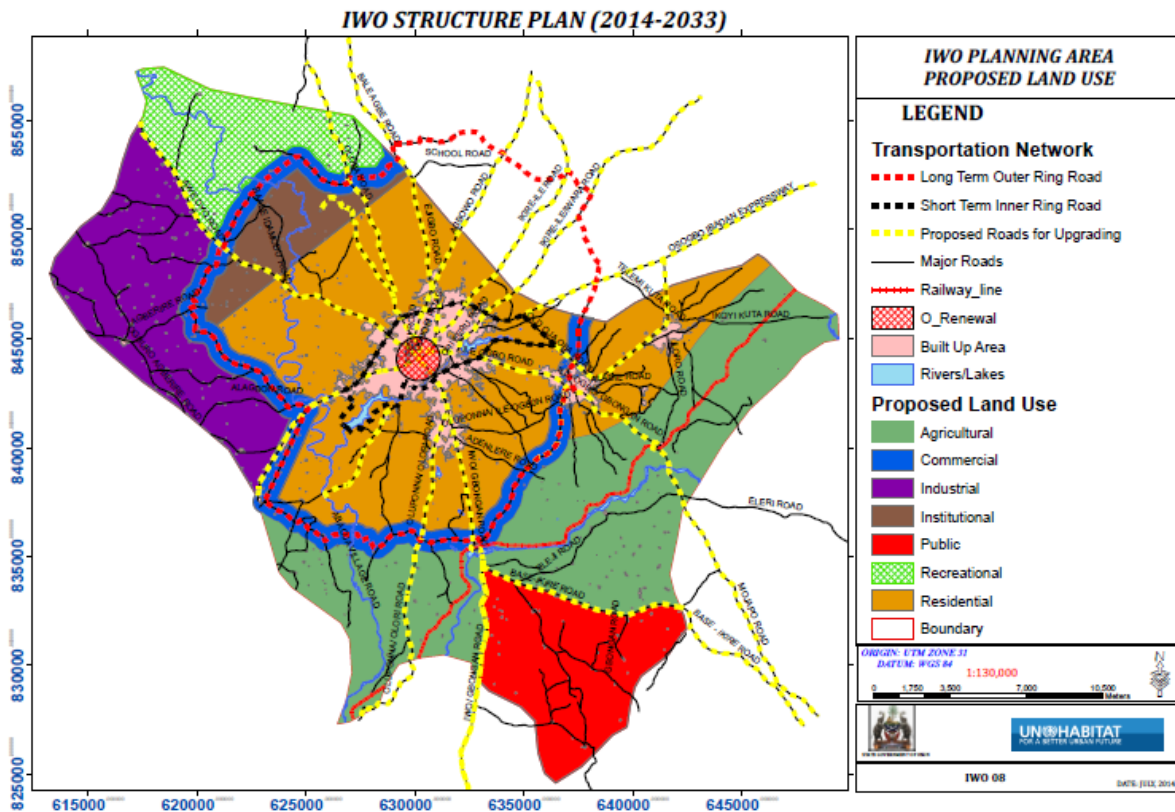
7.2
LAND USE PROPOSALS, STRATEGIES AND STANDARDS

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

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

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

FIGURE 7.1 Land Use Proposal for Iwo Planning Area



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

7.2.1 SHELTER AND SLUMS

New Housing Development

The development of new housing in the Planning Area will focus on the development of residential layouts and sites and services schemes. In addition, construction of affordable housing estates by both the public and private sector as well as Public-Private-Participation (PPP) schemes will be encouraged.

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

- Existing land acquired for development of low-cost housing in Iwo will be developed and existing low-cost housing scheme reviewed for effective implementation;
- Additional land to be acquired for the development of sites and services scheme in Kuta, Ile-Ogbo and Olupona;
- Additional land is to be acquired by the Local Planning Authorities in the Iwo Planning Area and made available to developers, particularly women, to meet the anticipated population growth. Also, Planning Approvals for all new buildings will be granted only subject to the provision of essential services before commencement of building operations.

Urban Renewal

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

- Slum upgrading schemes are to be extended to the newer residential areas outside the one kilometre radius such as the traditional/core area of Kuta, Olupona and Ile-Ogbo, while the participatory planning process adopted under the RUSPS methodology is to be institutionalised in order to

ensure wider public participation in housing/urban policy formulation and implementation;

- Households will be enlightened and encouraged to rehabilitate old traditional family houses in Iwo, Kuta, Ile-Ogbo and Olupona;
- Buildings in contravention areas such as under high-tension electricity cables, are as prone to flooding and those in violation of road setbacks to be removed;
- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Iwo and environs;
- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.
 - Going by lessons learnt from past experiences, the following are imperatives for successful implementation of urban renewal schemes under the Structure Plan:
 - a. Strong political support at all levels of government;
 - b. Community participation, ownership and empowerment through institutionalized community driven initiatives;
 - c. Implementation of sustained, progressive developments as opposed to one-off interventions;
 - d. Enforcement of the National Building Code, by-laws and appropriate land use standards; and,
 - e. In-situ upgrading of degraded areas and use of slum clearance only where inevitable and with the consent and relocation of slum dwellers.

Land for Housing

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

- Judicious use of urban and rural land through effective physical planning;
- Facilitate the provision of serviced lands at affordable price through sites and services schemes and strengthening and co-ordination of Land Registration and administration through a geo-referenced land information system to ensure security of tenure.

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

7.2.2 LOCAL ECONOMIC DEVELOPMENT

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

Commercial Land Use

All existing markets in Iwo Planning Area are to be rehabilitated and provided with modern sanitary facilities in addition to the following:

- Rehabilitation of the chaotic Central Business District around the Oluwo's (King's) Palace and the Central Mosque in Iwo in line with the O' Renewal programme.
- Rehabilitate and redesign of Odo Ori market to a modern market;
- Allocation of land to private investors and or the local government for construction of planned markets, shopping malls and small businesses in strategic locations in the Structure Plan Area;
- Re-vitalising economic activities through the adoption of mixed land use planning.

Industrial Land Use

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

- Allocation of land in Iwo, Ile Ogbo, Oluponna and Kuta for small cottage industries involved in palm oil processing, gari processing, block making, bakeries and sawmills

- Designation of industrial layouts by the LGAs to encourage investments by private entrepreneurs and indigenes in Diaspora to invest in industries and agriculture businesses;

- Allocation of land for the establishment of silos and other forms of storage facilities for farm produce in the Planning Area.

Small Businesses

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

- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation; and,
- Concessionary allocation of land to co-operative and thrift societies in Iwo, Ile-Ogbo, Oluponna and Kuta for establishment of businesses by members and to beneficiaries of the LGAs' CDA grant support programmes and the State of Osun's Cooperative programmes for farmers and SMEs.

High Street Development

Currently, unregulated mixed use developments in the Iwo Planning Area have contributed largely to chaotic state of the city centre due to lack of adequate planning. The structure plan therefore proposes

- The reclassification of high streets as high density zones to sustain the threshold for effective commercial activities;
- The adoption and designation of appropriate land use classifications on identified high streets;
- The design and enforcement of appropriate Rights-of-way along the designated high streets.

Urban Agriculture

Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is to be integrated into the economic base of the city. Under the Structure Plan, the sites around rivers and streams in the Planning Area, especially areas with extensive flood plains have been designated for urban agriculture. The urban agriculture scheme is to be integrated with waste recycling, where biodegradable components of the solid waste will be turned into compost for use on the farms.

7.2.3 ENVIRONMENT

The Natural Environment

The Structure Plan will support the preservation of the natural environment in Iwo Planning area by preventing further deterioration through the following:

- Enforcement of land use standards with regards to percentage of land designated for functional open spaces, parks and garden;
- Enforcement of development control regulations by the local Planning Authority in Iwo;
- Implementation of public awareness programmes propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and
- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture.

Preservation of Agricultural Land

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

The Built Environment

The built environment in the traditional core and new residential developments in Iwo are beset with several challenges associated with poor environmental quality, lack of sanitation facilities and the prevalence of deteriorating and dilapidated buildings.

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

- All existing dilapidated buildings in the Planning Area are to be rehabilitated through a special programme of the State Government of Osun;
- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Local Government Departments of water and Sanitation will be developed with trained staff and adequate equipment for effective monitoring of the environment.

Open Spaces, Parks and Gardens

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

- Ensure new residential neighborhoods in Iwo are provided with open spaces, parks and recreational grounds;

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

Climate Change and Flooding

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

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

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

Pollution Control

Levels of pollution in Iwo Planning Area are relatively low. Among the prevalent types of pollution are: Noise pollution from use of outdoor public address equipment as well as surface and ground water pollution through residential and commercial activities. Industrial pollution is not prevalent in Iwo.

The structure plan addresses pollution related issues through:

- Adoption and enforcement of zoning regulations to separate non-congruous activities;
- Enforcement of the existing pollution control legislations especially with regards to noise and air pollution; and,
- Implementation of public education and enlightenment programmes on use of environmentally harmful biological waste and chemicals in agriculture among others

Solid Waste Management

Air, land and water pollution in the Planning Area have been attributed to poor solid waste disposal, which also contributes to the incidents of flooding. This is evident from the open dumps generated along the major streets, river banks and open spaces in the town.

Due to limitations of available staff and equipment, Local Government Departments of Water and Sanitation have not been able to provide effective solid waste management in Iwo and currently, the people have had to rely on the use of open dumps as there are no properly constructed sanitary landfill sites.

To facilitate the adoption of acceptable standards of waste management, the following steps will be taken:

- Identification and acquisition of sites for sanitary landfills in the local government areas;
- Introduction of private sector participation in the collection, transportation and disposal of solid wastes and introduction of service charges through collection service at the primary source of generation for sustainability;
- Promotion of recycling activities (through purchase of machines) in collaboration with private operators;
- Introduction of composting of agricultural waste.

7.2.4 BASIC URBAN SERVICES

Educational Facilities

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

Health Services

The general hospital, which is about the largest health care centre in the Planning Area, is in need of equipment and additional staff. The Structure Plan proposes the construction of additional hospitals at Kuta and Ile-Ogbo as well as adequately staffing the existing primary health care centres with doctors, nurses and other paramedical staff. It is expected that houses will be built to accommodate resident doctors and facilitate prompt delivery of services as required from time to time.

Water Supply

The water supply and distribution system in Iwo Planning Area is considered poor and inadequate. A functional mains state water scheme is required in Iwo. Water pipe lines should be extended to new unserved development areas. Private donors like the Iwo indigenes in Diaspora, international donors and of other Non-government agencies would be encouraged to sink wells and bore holes to complement efforts of the state government while a public enlightenment campaign on water sanitation will be implemented, as the second most widely used source of potable water in Iwo Planning Area are rivers/streams and springs.

Electricity supply

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

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

Communal Facilities

One of the communal facilities in Iwo Planning Area, the city hall has recently been completed, though the Oluwo's Palace requires a facelift to make it more befitting for the city and the traditional ruler. The Structure Plan makes land available for social facilities and recreational parks in accessible locations for residents.

7.2.5 TRANSPORTATION

Major roads in Iwo are currently undergoing rehabilitation and efforts by the Federal, State and Local Governments are noticeable in this regard. It is recommended that all other roads connecting other settlements in the Planning Area to the city centre should also be rehabilitated and provided with adequate drainage systems.

Multimodal Transport System

The mostly used public transport modes in Iwo Planning Area are motor cycles (*Okada*) and mini buses. The unregulated use of motor cycles is considered a menace but has become inevitable for economic

and security reasons as most young men and school leavers who are unable to continue with their education are engaged in this activity. However, since the operation of motor-cycles is reckless and unsafe in the Planning Area regular capacity building is proposed to educate the riders on safety and how to reduce accidents. Private investors would be encouraged to invest in minibuses to improve intra and inter urban mobility, while introduction of tricycle as a mode of transportation could serve as an alternative to Okada.

Roads and Design Standards

The Structure Plan for Iwo Planning Area advances the development of a hierarchy of roads based on types, speed, land texture or gradient and capacity. The roads in urban areas follow the nomenclature as indicated in Buchman (Traffic in towns).

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

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

- Construction of Ring Roads, the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
- Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
- Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
- Encourage private sector-led development/initiative for taxi service system in Iwo Planning Area;

- Provide bus-stops (passenger's shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
- Provide pedestrian walkways, traffic lane-markings, road signs and traffic lights on all highways;
- Upgrade existing major traffic corridor on selected streets in Iwo to 15 metres right of way to serve as second order road within the city;
- Integrate pedestrian, bicycle and transit facilities on major multi-modal transportation corridors.

Safety of Pedestrians, Cyclists and Motorcyclists

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

7.2.6 HERITAGE, CULTURE AND TOURISM

Historic monuments in Iwo Planning area as well as architectural monuments and historic artifacts like the Oluwo's Palace and the various shrines, are to be preserved. Efforts will also be channeled towards promoting culture of the people by allotting land to activities that support heritage and boost tourism through development of employment opportunities and income.

7.2.7 URBAN SAFETY

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

- A comprehensive Street naming and house numbering scheme is to be implemented to enhance identification of locations and conduct of security operations around the city;
- All streets in the city are to be provided with street lighting;
- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;

- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;
- The Nigerian Police will be supported through the provision of adequate and modern equipment.

7.2.8 DISASTER RISK REDUCTION

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

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Iwo and Ayedire LGAs through dedicated Departments in the LGAs which will also re-establish the moribund multi-sectorial Emergency Management Committees;
- Emergency action plans will be developed for all communities in Iwo and Ayedire LGAs while appropriate funding and land will be set aside to develop a functional emergency relief warehouse that will attend promptly to local emergency
- Participatory community emergency/preparedness action plans will be developed for all communities in Iwo and Ayedire LGAs while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergencies.

08

STRUCTURE PLAN
IMPLEMENTATION FOR IWO
PLANNING AREA

8.1

PREAMBLE

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

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

8.1.1 Strategic Implementation of the Structure Plan

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

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

8.1.2 Phasing Of Iwo Structure Plan

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

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

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

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

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
1 POLICIES AND PLANS	√	√	√
Establish a new administrative structure for urban governance including planning, resource mobilization and administration in State of Osun with clear roles for urban planning and management.	√		
Formulate and adopt the necessary legal, policy and land use standards and institutional frame-work for efficient administration of planning in the state.	√		
Formulate acquisition plan for designated land for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.	√	√	√
Enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	√	√	√
Adoption of Affirmative Action and Domestication of CEDAW in State of Osun	√		
Formulate and adopt State of Osun Strategy for pro-poor access to land ownership	√		
Adopt and implement State of Osun Strategy for Funding Structure Plan and harness donors' funds and DFIs for development.	√	√	√
Adopt Strategy for Mainstreaming safety measures into urban design management.	√		
2 ACTION PLANS:			
SHELTER AND SLUMS			
Adopt and implement Action plan for Redevelopment of the Iwo CBD	√	√	√
Development of low cost housing scheme as well as sites and services scheme in Iwo, Kuta, Ile-Ogbo and Oluponna	√	√	√
Extension of Urban renewal programme to Kuta, Ile-Ogbo and Oluponna	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Adopt and implement Landscape improvement plan for parks, Gardens, Recreational Facilities in Iwo	√	√	
Develop and implement system for street addressing, revenue generation in Iwo, Kuta, Ile-Ogbo and Oluponna	√		
Establish Urban Observatory in Iwo Planning Area for data collection, monitoring and evaluation and review of Structure and disaggregation of data by gender	√		
LOCAL ECONOMIC DEVELOPMENT			
Rehabilitation of rural roads in Iwo, Kuta, and Ile-Ogbo and Oluponna	√	√	√
Provision Of More Modern Market At Iwo, Kuta, Ile-Ogbo and Oluponna			
Provision of parking spaces in Market and other public places in Iwo Planning Area	√	√	
Provision of mechanic village in Iwo	√		
Provision of Land for small and medium scale agro-allied industries in Iwo, Kuta, Ile-Ogbo and Oluponna	√	√	√
BASIC URBAN SERVICES			
Provision of schools (Primary and Secondary) in newly developed areas in Iwo and Oluponna	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√

Rehabilitation and expansion of the existing Dam and mains in Iwo and Ile-Ogbo	√	√	√
Provision of waste storage facilities in Iwo, Kuta, Oluponna and Ile-Ogbo	√	√	√
Provision of modern recreational parks in Iwo Planning Area	√	√	√
Adopt and implement Transportation improvement plans for Federal, State and Local Roads (ROW, drains, markings, traffic light, street light etc.).	√	√	√
Construction of bridge over Osun River linking Kuta and Ede	√	√	
Drainage Channelization in Latiko (Iwo) and Idi-Araba (Kuta) and also in Ile-Ogbo and Oluponna	√	√	√
Establishment of Osogbo Urban Security Association	√		
Construction of culverts on Onu river in Iwo	√	√	
Provision of public toilets in public space in Iwo, Oluponna Kuta and Ile-Ogbo	√	√	
Suburban Electricity supply Extension	√	√	√
ENVIRONMENT			
Adopt and implement Action plan for Erosion Control and Conservation of Ecological Sites.	√	√	√
Provision of waste storage facilities in the four centre of Iwo, Kuta, Oluponna and Ile-Ogbo	√	√	√
Adopt and implement Location and Design Guideline for business Parks in precincts	√	√	√
Adopt and implement Comprehensive Solid waste Management plan for Iwo	√	√	√
3 PROJECTS			
Preservation of historical sites and monuments such as Oke-Ore rock in Iwo, Oluwere tree (Ile-Ogbo)	√	√	√
Renovation and maintenance of Oluwo palace	√	√	

8.2 RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

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

8.2.1 Sources of Funding

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

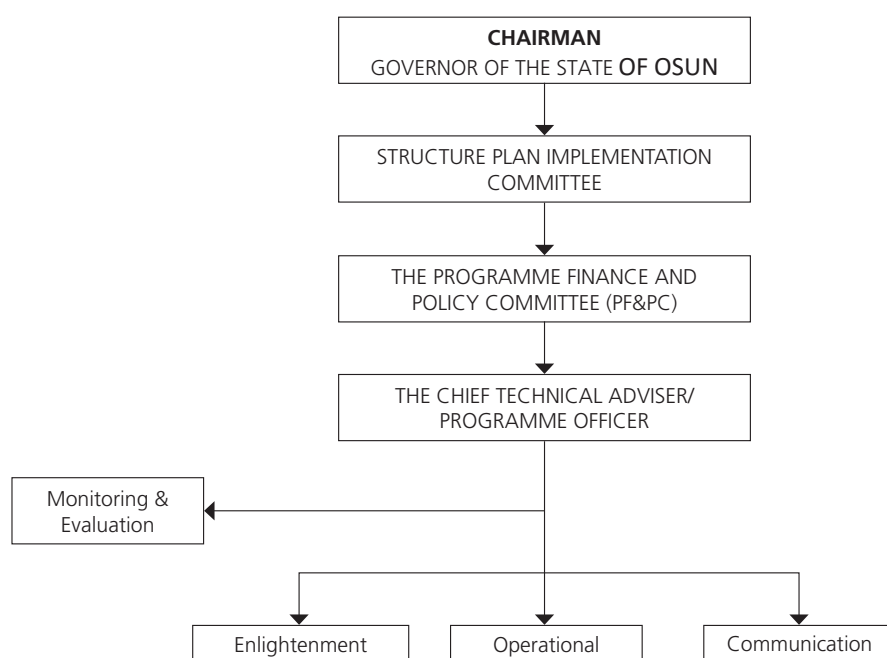
- i. The Government of the State of Osun
- ii. Iwo and Ayedire Local Governments
- iii. Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)
 - Build Operate and Transfer (BOT) arrangements
 - Build Operate and Own (BOO) arrangements
 - International Donor Agencies
 - Corporate organizations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

8.3

INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION

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

FIGURE 8.1 Organisational Structure for Implementation of the Structure Plan



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

- The Executive Governor of the State, who will be the Chairman of the Committee
- Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
- The Permanent Secretary, MLPPUD

- The Director of Town Planning, MLPPUD
- The Surveyor General of the State
- The Director of Lands, MLPPUD
- A Director from each of the following State Ministries: Agriculture; Finance; Health; Education; Environment and Works and Transport
- A Chairman from one of the Local Governments in the Structure Plan Area
- Directors from the following Departments at the Local Government level:

- Community Development
- Public health
- Education
- Works and transport
- Town Planning Permit authority
- Finance, Budget and Administration
- Urban renewal Agency and
- Two representatives of the community

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

It is proposed that a Chief Technical Adviser, who would double as Programme Officer, be appointed to ensure effective participation and coordination of all relevant State Ministries and departments of Local Governments, CBOs, NGOs, the traditional institution and the organized private Sector.

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

- The Deputy Governor of the State
- Chairman
- Chairman, Budget Committee of the State Assembly
- Honourable Commissioner of Lands, Physical Planning and Urban Development
- Honourable Commissioner for Finance
- Honourable Commissioner for Environment
- Honourable Commissioner for Health
- Honourable Commissioner for Justice
- Honourable Commissioner for Women Affairs
- Honourable Commissioner for Works and Transport

- Chairman, Local Government Service Commission
- Representative of the Head of Service
- Auditor General of the State
- Auditors General of participating Local Governments
- The Secretary to the State Government
- Secretary

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

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

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

8.4

PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL



The department responsible for Plan Approval and Development Control is the Planning Permit Authority (PPA) located in the State MLPPUD. The PPA would establish District Planning Permit Offices (DPPO) and Local Planning Permit Offices (LPPO) at the Local Government Level. These authorities and offices are to process plans for approval and monitor developments in the state.

8.5 CAPACITY BUILDING

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

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

TABLE 8.2 Capacity building activities (2014-2033)

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

8.6 SUSTAINABILITY OF PLAN IMPLEMENTATION

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

8.7 MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

For the Structure Plan to respond effectively to emerging scenarios, it would be necessary to provide opportunities for monitoring, evaluation and review of the plan from time to time. It is recommended that a quarterly monitoring schedule and an annual review of the performance of the plan are adopted. As may be expected in any monitoring and review exercise, it may be necessary to input new plans and projects into the Structure Plan for Iwo Planning Area and environs, 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.

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APPENDIX 1



THE IWO CITY CONSULTATION DECLARATION

ON PREPARATION OF STRUCTURE PLAN FOR IWO AND ENVIRONS, STATE OF OSUN Held on Monday 15th July, 2013

We the indigenes, residents and stakeholders in the City of Iwo 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 Iwo on Monday 15th 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 Iwo and environs, we do hereby agree and state that we:

Note the historical antecedents of Iwo and it's pivotal 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 Iwo and environs for the Structure Plan Project and the participatory approach adopted for the exercise. In particular, the participants appreciated the opportunity for constructive engagement offered to all stakeholder groups towards contributing to the development of the city;

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

Agreed on several critical thematic issues and resolved as follows:

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

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

- Ensure that the existing land acquired by State Ministry and OSDPC in Iwo town is used to provide low cost houses
- Encourage Villager Heads (Baales) to sensitise their subjects on the need to demolish dilapidated buildings to avoid confiscation by government
- Create incentives for private investments in agricultural value-added Small and Medium Scale Enterprises (SMEs)
- Provide modern markets and rehabilitate existing ones to facilitate local economic growth in Iwo and environs;
- Develop business incubators for Youths with innovative business ideas.
- Facilitate access to credit by informal sector operators through innovative approaches

B. URBAN ENVIRONMENT AND INFRASTRUCTURE:

- 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 Iwo and environs as well as promote safe disposal of wastes from hospitals
- Commend the state government's efforts towards combating flooding and erosion. However, Government is urged to embark on the channelization of rivers in the city and the reconstruction of broken down drainage channels
- Urge the State Government to:
 - Ensure completion of on-going drainage channels which have adversely affected the state of the roads through erosion
 - ensure construction of Drainage channels to prevent flooding in areas like Letiko in Iwo and Ile Araba in Kuta
 - Evacuate solid wastes on a daily basis in the markets and thrice weekly in the residential neighborhoods;
 - Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites

c. GENDER, GOVERNANCE AND HERITAGE

- Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
- Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation
- Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
- Government projects should be evenly distributed within Irewole and Isokan LGAs
- Commend the efforts of the State government in developing and restoring Heritage sites in the town, including preservation and promotion of historical monuments and sites like Oke-Oore rock to boost tourism activities and generate income
- Urge the State Government to to exploit the extensive tourism potentials associated with the state's rich cultural heritage including renovation of Oluwo's Palace by retaining the existing traditional edifices and upgrading all heritage sites

d. URBAN SERVICES, SAFETY AND TRANSPORTATION

- Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
- Urge the State Government to further accelerate its efforts towards the provision of adequate basic urban services, including decent education, health, water supply, parks and recreation for all areas of Iwo and environs etc, including 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
- Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Iwo and environs, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town, including to enforce demolition of illegal structures on vehicular rights of way to allow for functional road network
- Further urge the State Government to accelerate the repair of all urban roads, to facilitate economic and social welfare of the State of Osun

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

This is the Declaration of stakeholders at the Iwo City Consultation, this 15th day of July, 2013.

Signed by:

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

APPENDIX 2

IWO PLANNING AREA: SUMMARY OF CRITICAL ISSUES

SYNDICATE SESSIONS: SUMMARY OF OUTCOMES

GROUP 1 URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Shelter and slums	<ul style="list-style-type: none"> Government should liaise with Traditional rulers to acquire land for low-cost housing development Government should make use of the existing land acquired by State Ministry and OSDPC in Iwo town to provide low cost houses Descendants and family members should be encouraged to collectively rehabilitate their family buildings Villager Heads (Baales) should sensitise their subjects on the need to demolish dilapidated buildings to avoid confiscation by government; Health officers should monitor clearing of the buildings; There is need improve access to decent housing; All the buildings under high-tension wires and river setbacks to be removed by the owners;
2	Physical Planning	<ul style="list-style-type: none"> Improper zoning of houses and poor quality housing conditions to be addressed All newly houses built without approved plans should apply to have the plans approved by appropriate authorities Government should enforce Planning Regulations for existing and new markets and apply penalties on violators of market boundaries Government should ensure boundaries for buildings, especially schools, are conspicuously marked and demarcated Government should undertake enlightenment and enforcement to ensure that commercial activities are confined within their designated zones Enforce demolition of illegal structures on vehicular rights of way to allow for functional road network. Enforce demolition of structures located adjacent to river routes on lowland river basins and water courses and under power lines Implementation of remedial measures immediately after demolition to avoid reoccurrence.
4	Local Economic Development	<ul style="list-style-type: none"> Provision of ultra-modern market; Government should provide necessary materials fertilizer, loan for farmers; Provision of mechanic village; Police Area Commander Office; NDLEA office; Provision of both state and federal institutions; Provision of factories and industries to boost employment; Women should be assisted to form Cooperative Societies and to access soft loans for their businesses
GROUP 2 URBAN ENVIRONMENT AND INFRASTRUCTURE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	The Urban Environment	<ul style="list-style-type: none"> There is need to re-introduce the services of Sanitary Inspectors (Wole Wole) to monitor compliance with sanitation regulations at domestic and community levels There is need for provision of refuse disposal facilities around markets and public areas There is need to enforce the collection of waste collection charges among the people There is need to ensure more frequent evacuation by refuse trucks (Now only on Saturdays) There is need for a more ambitious campaign to modernize and implement clean-up There is need for completion of on-going drainage channels which have adversely affected the state of the roads through erosion Solid wastes should be evacuated daily in the markets and thrice weekly in the residential neighborhoods

2	Inadequate Infrastructure	<ul style="list-style-type: none"> • Provision of drainage to prevent flood; • Need for Provision of basic amenities and improvements in basic infrastructure like water, electricity and other infrastructure across the city • More access roads required to rural area • Need for modern Maternity Centre for the Imo community • Drainage channels should be constructed to prevent flooding in areas like Letiko in Iwo and Ile Araba in Kuta
4	Conservation 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"> • Provision of loan for women to sustain their business and there should be proper monitoring to ascertain the proper use of the loan; • More women to participate in cooperative society; • Encourage women to allow their children especially girls to have western education up to the university level; • Provision of residents Doctors for the citizens, especially women, to have access to the health facility; • Establishment of mechanised industry; • Provision of potable water; • Women should be assisted to claim their rights with respect to inheritance of land
2	Governance	<ul style="list-style-type: none"> • Government projects should be evenly distributed within Iwo and Ayedire LGAs • There should be 35% women representation in governance and politics; • Accountability in Government should be enforced in all aspects; • Additional Local Government areas should be created.
3	Heritage and Historic Sites	<ul style="list-style-type: none"> • Preservation and promotion of historical monuments and sites like Oke-Oore rock to boost tourism activities and generate income • Renovation of Oluwo's Palace by retaining the existing traditional edifices.
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 need for provision of storage containers for waste disposal with payment of N500 monthly; • There is need for provision of public toilets in public places like markets, parks etc with payment of charges for its use; • The step down transformer in Iwo should be put to use; • The existing Technical College should be upgraded; • There is need to equip schools with adequate facilities and staff, especially in the core subjects like Maths, English and the Sciences • Needs more medical consultants at the General Hospital; • Maternal and Child care services should be prioritized • More doctors should be employed to ensure they are resident in hospitals • The existing water supply is inadequate to cater for the growing populace. Water expansion scheme should therefore be prioritized in the Structure Plan • Provision and rehabilitation of more road network; • Private sector can participate in the delivery of services for household connections by providing meters
	Urban Mobility	<ul style="list-style-type: none"> • 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 • Construction of Omi culvert; • Okada riders are doing well but they should have uniforms and desist from drinking alcohol; • Underage children should be discouraged from driving taxi cabs; • All the bus stops should be repaired;

APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

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

TABLE 3 Floor Area Requirements by Sizes of Families

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

TABLE 4 Recommended Minimum Plot Area for Different Types of Housing

Types of Residential Development	Minimum plot in sq. meter		
	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
Work sheds	50 – 55
Organized open space	10 – 15
Utilities, services and facilities	20 – 25
Roads, parking lot etc.	15 – 20
Other uses	5 – 10

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

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

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

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

TABLE 18 Desirable Site Areas for Health Facilities

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

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

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

TABLE 20 Space Standards for Services

Services	Population to be served	Site area in hectares	Site coverage
Post and Telegraph			
Central post office	More than 750,000	0.65 – 10	
Post office	750,000 – 50,000	0.35 – 5.0	30% - 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	30°	3.6	5.0	5.0	14
2.4	45°	3.6	6.0	3.6	16
2.4	60°	7.0	2.0	3.0	21
2.4	90°	8.0	1.8	2.4	21
2.7	30°	3.6	4.5	6.0	14
2.7	45°	3.6	6.0	3.6	16
2.7	60°	6.0	6.5	3.3	20
2.7	90°	8.0	7.0	2.5	21

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

Types of Game	Game Area Dimensions	Clearance in metres	
	in metres	Sides	Ends
Football	45 x 90	6	9
Netball	15 x 30	2.5	3
Basket Ball	14 x 26	2.5	3
Volley Ball	9 x 18	2.5	3
Lawn Tennis Single	15 x 24	3	6
Lawn Tennis Double	10.8 x 24	2	6
Tennis Court	8.0 x 21	1.8	3
Hockey	55 x 92	3	5
Cricket	126 x 126		
Wicket	20m apart	6	6
Badminton Singles	5.1 x 13.5	1.8	3
Badminton Doubles	6 x 13.5	1.8	3
Table Tennis	1.5 x 2.7	1.2	1.8
Polo	18 x 288	9	15
Rugby	560 x 100	10	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	1 - 2	2 - 4	1 - 3
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 Iwo 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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