

STRUCTURE PLAN FOR OSOGBO CAPITAL TERRITORY AND ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project



UN HABITAT
FOR A BETTER URBAN FUTURE

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OSOGBO CAPITAL
TERRITORY AND ENVIRONS
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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 who we owe our gratitude, although space would only permit mentioning a few.

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

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

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

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

Dr Alioune Badiane

Director, Programmes Division
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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 Womens 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 Telecommunications Limited
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 State
SACA	Action Committee for AIDS
SEEDS	State Economic Empowerment and Development Strategy
UNESCO	United Nations Organization for Education, Science and Culture
UN-HABITAT	United Nations Human Settlements Programme
WSSSRP	Water Supply and Sanitation Sector Reform Programme

EXECUTIVE SUMMARY

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

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

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

Essentially, the approach adopted for the preparation and adoption of the Structure Plan for Osogbo 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 wide-range of present and future commercial activities and public services (including provision for adequate recreational public and open spaces) affecting economic development, employment, transportation, housing, education, and social welfare);
- Providing for a staged urban development strategy within particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items such as water, sewerage, electricity and roads.

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

OSOGBO CAPITAL TERRITORY PLANNING AREA

Background: Osogbo Capital Territory Planning Area covers the region designated as the Osun State Capital Territory, which covers Osogbo municipality with its two Local governments – Osogbo and Olorunda – and extends to land and settlements that fall within the jurisdiction of seven other adjoining local governments, namely Irepodun, Ede North, Obokun, Ifelodun, Egbedore and Atakunmosa East Local Government Areas. Osogbo town, located on Latitude 7° 45' 20" North of the Equator and Longitude 4° 33' 08" East of the Greenwich Meridian, occupies about 18 square kilometres with an average elevation of about 285m above sea level. The area is drained by River Osun which flows through the city in a sinuous fashion with its many tributaries. Other adjoining settlements in the Planning Area include Igbona, Abere, Ido Osun, Ofatedo, Awo, Okinni Ota Efun, Kobongbogboe, Araromi, Dagbolu, Aba Lasun, Kajola Elesin, Egbeda Market, Makinde and Araromi Ago.

Population: According to the year 2006 National Population Census, the projection for population growth of Osogbo for the plan period was undertaken. From 460,899 in 2006, the population of Osogbo and portions of other Local Governments covered by

the Capital Territory is projected to reach 1,077,458 by 2035. This has implications for meeting the provisions for Education, Water Supply, Electricity Supply, Health, Sewage Disposal and Recreation.

DEVELOPMENT ISSUES IN OSOGBO CAPITAL TERRITORY PLANNING AREA

The traditional urban form of Osogbo reflects the classical elements of a typical Yoruba town, with the Palace and Central Market at the core and other land uses spreading out in radial form from the centre of the town. This form has further evolved over the years though with the creation of additional markets and different centres of administration for local and state governments, the city has translated into a multiple-nuclei urban form characterized by a densely built-up central zone, which becomes more sparsely spread as one moves outwards.

The location of a national rail station in Osogbo, its emergence as a state capital in 1991 as well as its designation as an industrial centre by the Federal Government of Nigeria has seen the establishment of several large scale industries like the Osogbo Steel Rolling Mill and the Machine Tools Industries, both located at the periphery of the town. The city, which also serves as the National Electricity Distribution Centre for the country, has over the years also gained a growing prominence as a tourist destination on account of its rich cultural heritage, notably the Osun Osogbo Festival, the Osun Grove and the renowned Osogbo art forms.

In the absence of a coherent city development strategy however, Osogbo and its environs have developed in a haphazard manner and now face several land use challenges which the Structure Plan seeks to address. Among these are the growth of inner city slum areas and peri-urban settlements with poor access to good roads, drainage, sanitation, water and general environmental amenity. Hence, the Planning Area is highly built up in the areas around Ede North, Egbedore, Olorunda and Osogbo, with these settlements almost merging with each other but lacking in provision of required urban services due to absence of land use planning.

Upon analysis of the key issues, the preferred alternative growth pattern proposed for Osogbo Capital Territory Planning Area is **The Composite Model**, which allows the development of both the central and outskirt areas. This is based on the goals and objectives of Structure Plan and 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 Osogbo 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 in relation to national and international. Although the next 20 years is fraught with uncertainty and unforeseen changes are likely, the Structure Plan vision is:

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

The specific objectives are:

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

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

01

INTRODUCTION



Plate 1: The renovated Railway Terminal at Osogbo.

1.1 PREAMBLE

Rapid urbanization has been taking place in the State of Osun, as in many other states in Nigeria, fuelled by unprecedented population and spatial growths of towns and cities in the State. The population drift to urban areas in the country has occurred in the context of several interrelated socio-economic and political factors, including rising unemployment, widespread poverty, the absence of basic social services and modern amenities in rural settlements and, creation of States and Local Government Areas. Thus, over the years, many rural dwellers in search of a perceived better life in the cities have continued to move into the urban areas.

Osogbo, capital of the State of Osun, is among the most populous cities in the State. The city's tendency to attract migrant populations has been due to its expanding roles as a vibrant commercial and cultural centre; a regional centre for postal and telecommunication services; and, a national centre for electricity distribution and industrial development. The designation of the city as the capital of the newly created State of Osun in August 1991 contributed significantly to attracting the influx of people from other towns

and villages. In the more recent past, Osogbo has also accumulated additional functions as a University town and tourist haven, following the establishment of university campuses in the town and the recognition of the Osun Grove as a World Heritage Site.

Generally, unplanned population drift into urban areas comes with its own developmental challenges and the situation in Osogbo is not an exception. Among the challenges that have accompanied rapid urbanization in Osogbo are housing shortages, proliferation of slums, inadequate provision for urban infrastructure, general environmental degradation and pollution as well as general lack of basic amenities.

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

- Setting the broad land use proposals and structures/parameters for guiding and directing present developments and future growth of these cities, taking account of topographical, environmental and socio-economic opportunities and constraints;
- Providing for the co-ordination of a wide-range of present and future commercial activities and public services (including provision for adequate recreational public/open spaces) affecting economic development, employment, transportation, housing, education, and social welfare/service);
- Providing for a phased development of the cities in particular areas or growth corridors, in order to maximize efficiency in the provision of key infrastructure items like water, sewerage, electricity and roads.

The Structure Plan Project is also expected to achieve the following aims among others:

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

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

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

The Structure Plan for Osogbo and its environs is intended to be a statutory planning policy document, which focuses on land-use planning, development, management and protection. The purpose of land use planning is to ensure that physical development activities in cities are undertaken in an orderly manner and that the various land use proposals are properly integrated with related socio-economic and environmental initiatives towards achieving sustainable development.

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

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

Essentially, a Structure Plan is expected to:

- Generate and provide for development to meet the present physical, social and economic needs of the residents in the Planning Area in ways which do not compromise the needs of future generations, in accordance with the principles of sustainability.
- Create for the people living in the Planning Area the best possible opportunities for work, housing, shopping, education and social interactions for

meeting social and community needs, including assisting those within the community with particular disadvantages to improve their quality of life; and

- Enhance and protect the built and natural environment of the Planning Area.

In summary, the Structure Plan for Osogbo Capital Territory 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

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

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

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 identified 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.

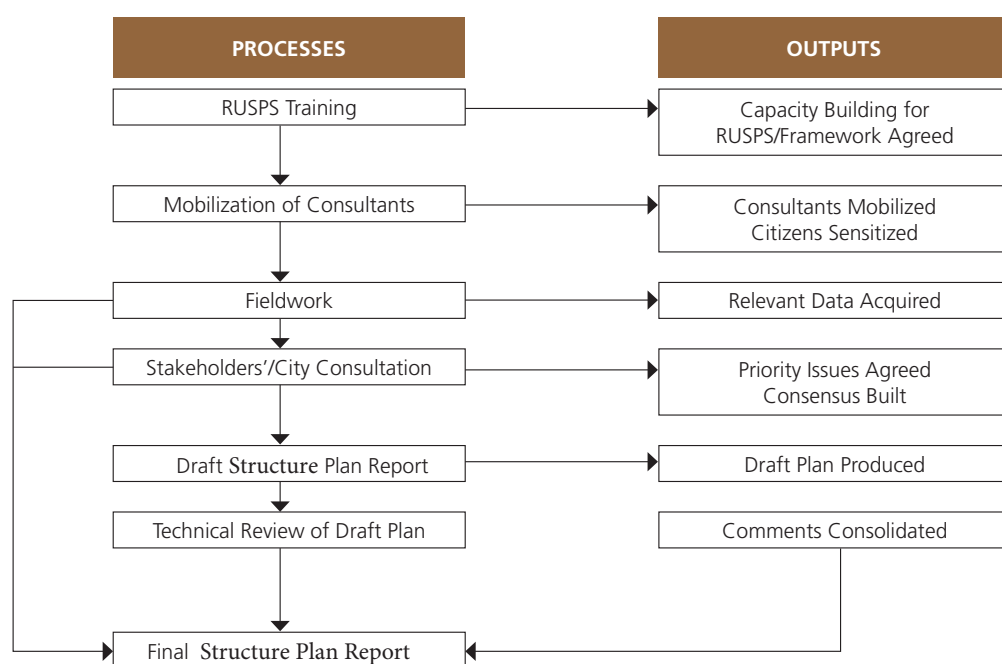
Information sources utilised and reviewed included inter alia:

- 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.

FIGURE 1.1 The RUSPS Processes and Outputs



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

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.

After preparation of the Draft Profile Report for the Planning Area, the Osogbo City Consultation was held on Wednesday July 24th 2013 at the Local Government Service Commission Hall located in the State Secretariat at Abere. The City Consultation was attended by over 247 participants including government officials, traditional rulers, community based organizations (CBOs), Non-Governmental Organisations (NGOs), Professional Bodies, Academic and Research Institutes, Women and Youth Organisations, Trade Organizations i.e. National Union of Road Transport Workers and others. Specifically, participants at the City Consultation represented stakeholders from Osogbo and adjoining settlements, notably Igbona, Abere, Ido Osun, Ofatedo, Awo, Okinni, Ota Efun, Kobongbogboe, Araromi, Dagbolu, Aba Lasun, Kajola Elesin, Egbeda Market, Makinde and Araromi Ago. The purpose of

the City Consultation was to afford stakeholders the opportunity to deliberate on the draft profile report for Osogbo with a view to achieving consensus on priority development issues.

The consultation featured technical presentations on each of the thematic issues covered in the RUSPS. Participants at the consultation were subdivided into Syndicate Groups to enable them have detailed discussion on the nine thematic issues.

The Syndicate Groups were classified as follows:

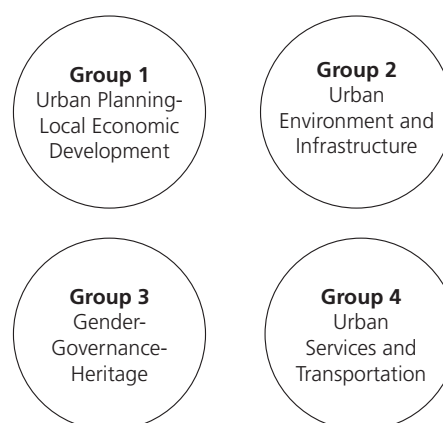


Plate 2: Dignitaries, community leaders and stakeholders at the Osogbo City Consultation



Plates 3 - 4: Distinguished guests at the Osogbo City Consultation including women leaders; and, HRH the Ataoja Osogbo, the Hon. Commissioner for Lands, Physical Planning and Urban Development and HPM UN-Habitat

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 Osogbo was adopted, which contains the collective resolutions for Osogbo Capital Territory 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

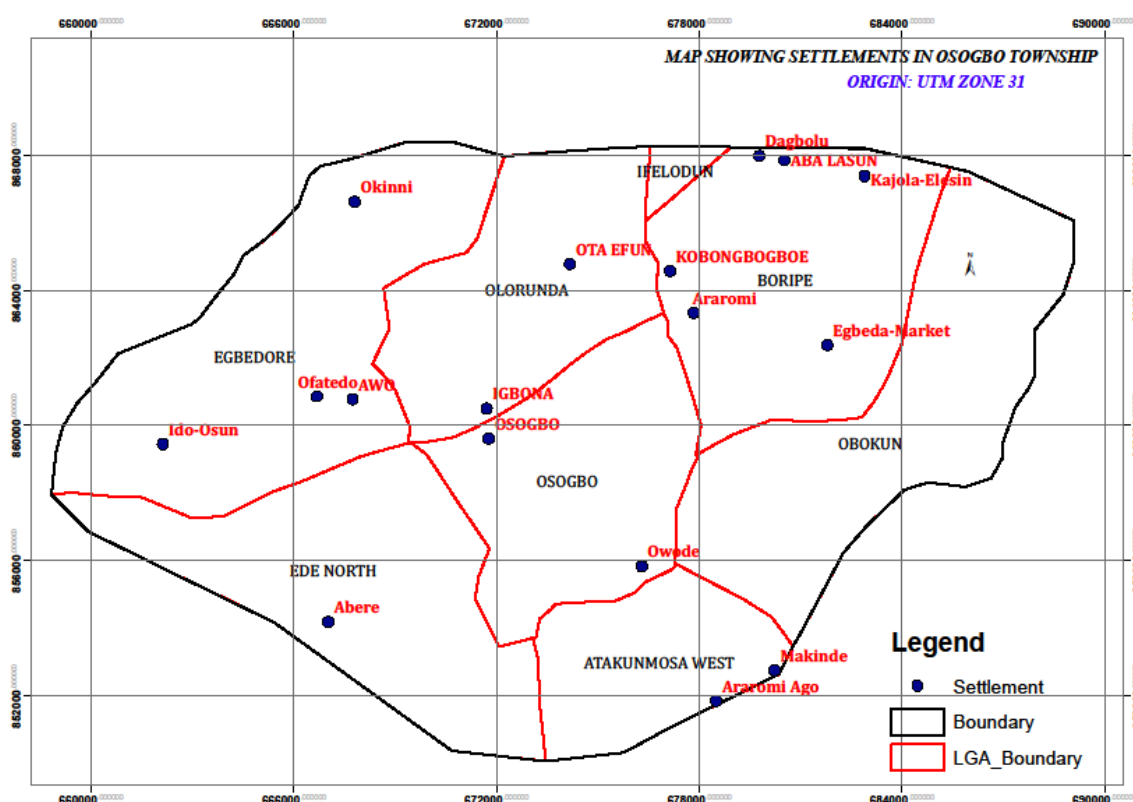
Following the desk study, the profiling studies conducted and the City Consultations held for preparation of the structure plan, consultants for Cluster 1 prepared the following reports:

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

1.4: DEFINING THE OSOGBO CAPITAL TERRITORY PLANNING AREA

The Osogbo Capital Territory Planning Area is as defined by the Ministry of Lands, Physical Planning and Urban development. The boundary of Osogbo Capital Territory Planning Area covers Osogbo municipality with its two Local governments – Osogbo and Olorunda - and extends to land and settlements that fall within the jurisdiction of seven other adjoining local governments, namely Irepodun, Ede North, Obokun, Ifelodun, Egbedore and Atakumosa Local Government Areas. This is to ensure that the planning of the city is approached in a holistic manner with coordinated systems and sub-systems in harmony with each other (See Figure 1.2).

FIGURE 1.2 Osogbo Capital Territory Planning Area



1.5 LESSONS LEARNED

In applying RUSPS in the preparation of urban Structure Plan for Osogbo Capital Territory 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 Osogbo Capital Territory 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 Osogbo and environs, 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 Osogbo Capital Territory Planning Area. **Chapter 5** is devoted to advancing the Structure Plan's vision, goals and objectives. The projections for population growth of Osogbo 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 relating 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 OSOGBO CAPITAL TERRITORY PLANNING AREA

2.1

LOCATION: NATIONAL AND REGIONAL SETTING

Osogbo Capital Territory Planning Area is located on Latitude 7° 45' 20" North of the Equator and Longitude 4° 33' 08" East of the Greenwich Meridian. The Planning area is located in the State of Osun, which is one of the 36 States in Nigerian. The State of Osun is

also one of the six states in the South-West Geo-Political Zone of Nigeria. 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 and the Ife East Area Office, Modakeke (Figure 2.2). The nine cities which are the focus of the Structure Plans Project are spread across the three Senatorial Districts. The cities are: Osogbo, the State capital, Ilesa, Ile-Ife, Ede, Ikirun, Ejigbo, Iwo, Ikire, Ila-Orangun.

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



Source: United Nations, Department of Field Support, Cartographic Section

FIGURE 2.2 Map of Osun showing Local Government Areas



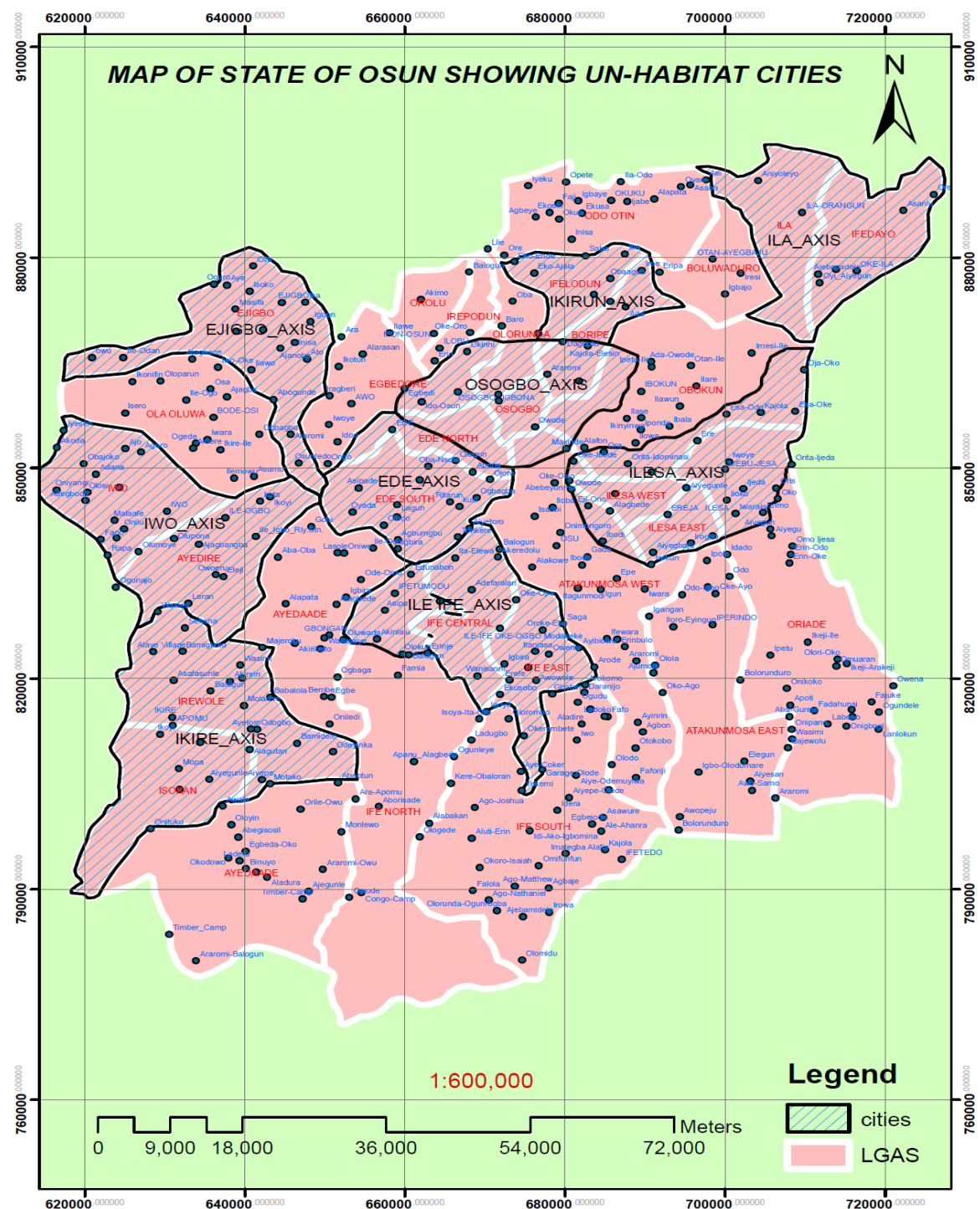
Source: State Government of Osun

2.2 OSOGBO CAPITAL TERRITORY PLANNING AREA

The Osogbo Capital Territory Planning Area falls within the jurisdiction of nine local governments, namely the two Local governments in the city – Osogbo and Olorunda – as well as Irepodun, Ede North, Obokun,

Ifelodun, Egbedore, Boriye and Atakunmosa West Local Government Areas. Some of the large settlements located within the Planning Area are Osogbo town and environs, Igbona, Abere, Ido Osun, Ofatedo, Awo, Okinni, Ota-Efun, Kobongbogboe, Araromi, Dagbolu, Aba Lasun, Kajola Elesin, Egbeda Market, Makinde and Araromi Ago. The Planning Area is highly urbanized with continuously built-up area occurring in Ede North, Egbedore, and Osogbo.

FIGURE 2.3 State of Osun Showing Structure Plan Project Cities



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

2.3

NATURAL ENVIRONMENT FACTORS

2.3.1. Climate

Osogbo is located close to the upper boundary of the tropical hinterland climatic region and has a humid tropical climate with distinct wet and dry seasons. The wet season is mostly between March and October while the dry season starts in November and ends in February every year. During the dry season, the North-East (NE) trade wind prevails, while the South Westerly wind dominates during the wet season. The average yearly relative humidity is about 80%. There is rainfall for about eight months of the year and annual rainfall figure ranges from 1200 to 1500 mm per annum, peaking in the month of September. The mean annual rainfall is about 1300mm. Rainfall is mainly cyclonic with double maxima in June/July and September/October. Due to high intensity of solar radiation and high humidity conditions, convectional rainfall is also common.

The temperature is generally high all through the year, ranging from 27°C to 32°C with the maximum temperature recorded around April.

2.3.2. Vegetation

Naturally, Osogbo has an evergreen high forest vegetation of many varieties of hardwood timber. These include *Procera spp.*, *Terminalia Superba*, *Lophir*, *Khaya Ivorensis*, *Melicia excelsa* and *Antiaris africana*. 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 Mahoghany 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 Osun grove area has been largely undisturbed through preservation of the heritage.

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

Generally, the State of Osun is overlain by the metamorphic rocks of the basement complex of the pre-Cambrian age. 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 soils belong to the highly ferruginous tropical red soils associated with basement complex rocks. The soils are generally of two types, namely, deep clayey soils formed on low smooth hill crests and upper slopes and the sandier hill wash soils on the lower slopes. The well-drained clayey soils of the hill crest and slopes are very important, because they provide the best soils for cocoa and coffee cultivation. The lighter loams are more suitable for cultivation and growing food crops such as yam, cassava and maize. Soil degradation and soil erosion are generally not serious in the State of Osun. However, considerable hill wash is recorded along the slopes of the hills.

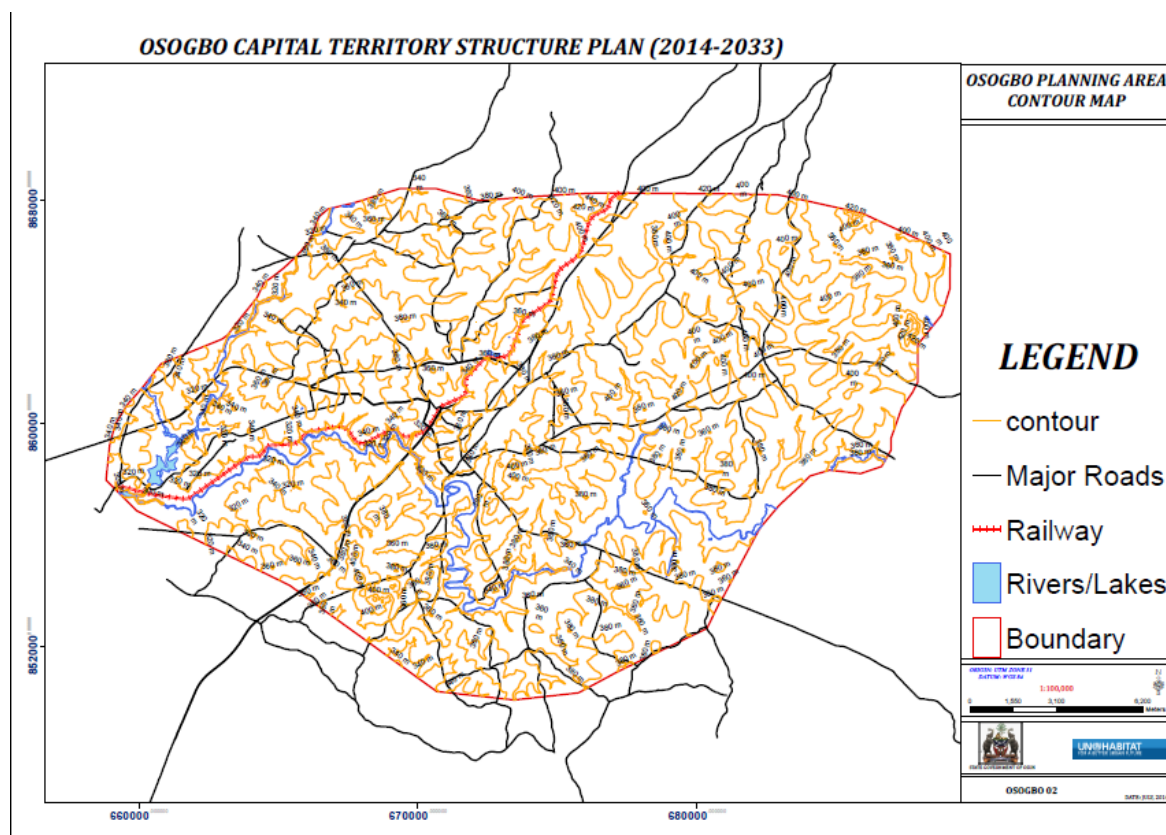
2.3.4. Relief and Drainage

The topography of the State of Osun is generally undulating, descending from an altitude of over 450m in Ijesa area to 150m and below in the southern parts of the state. Osogbo Capital Territory Planning Area is generally located at an average elevation of about 285m above the sea level (Fig 2.3).

A major relief feature of the Planning area is the inselberg landscape, which covers more than half of the state. The northern part of Osun State is characterised by numerous domed hills and occasional flat topped ridges. The more prominent hills in this region are found at Ilesa, Igbajo, Okemesi, Elu and Obafon Alaaye hill.

At Erin Ijesa, there is a sharp drop in the elevation and this has given rise to a waterfall which is one of the tourist attractions in the State. Around the hills, the topography is generally steep, which perhaps explains why the region is prone to soil erosion as steeper slopes are more susceptible to soil erosion than gentle slopes. Similarly steeper slopes are more difficult to build on than gentle slopes.

FIGURE 2.4 Topographical (Contour) Map of the Osogbo Planning Axis



The drainage system is made up of several small river channels, some of which are dry for many months of the year, especially from November to May. Osun River, which is the most important river in the state, flows into the Atlantic Ocean. Apart from River Osun, there are a number of other rivers and streams. River Erinle, which is the major source of potable water supply to Osogbo and its environs, is a major tributary of Osun River. There is also a lake called “264” along new ring road within the town. These bodies of water provide opportunities for fishing.

2.4 HISTORY AND DEVELOPMENT OF OSOGBO CAPITAL TERRITORY PLANNING AREA

2.4.1. History

The history of the Planning Area revolves around that of Osogbo, which is the principal town in the area. Osogbo is believed to have been founded as early as the period of Oduduwa. Osogbo is part of the Yoruba ethnic group divided into 16 kingdoms which,

according to legend were said to have been ruled by the children of Oduduwa, mythical progenitor of the Yoruba race whose abode was at Ile-Ife, south-east of Osogbo.

According to oral tradition, Osogbo was first located at a settlement named Ipole Omu, where seven rulers had reigned before Oba Olarooye was crowned king of the town. History has it that Oso-Igbo, the goddess of River, was the Queen and original founder of Osogbo. She was also credited with several important achievements which helped to establish the town. Oso-Igbo is said to have lived in a beautiful palace and possessed magical powers, which inspired her people but frightened their enemies. Tradition acclaims her as ‘the goddess of fertility, protection and blessings’. She was said to possess the ability to give children (through birth) to barren women and demonstrated the power to heal the sick and the afflicted by means of medicinal water obtained from the river. The *Atupa Olojumer-indinlogun* (lamp with 16 faces), which was allegedly kept burning from dusk to dawn to maintain the glory of the place at night, was a pointer to the beauty of its surroundings, which could be likened to the modern day electrification of a community.

It is recounted that during the reign of Oba Olarooye at Ipole, life became very unbearable because of incessant dry seasons. Worried by this situation and in search of

an enduring solution, Oba Olarooye ordered the chief hunter at Ipole, named Timehin and his co-hunters, to proceed on expedition in search of a more suitable and habitable location for the people. Timehin and the other hunters courageously took up the challenge and moved out in search of a better place for settlement. The expedition discovered the River Osun, and this led to the migration of the people who settled on the banks of River Osun.

PLATES 5 The Historic Ataoja's Palace and Central Mosque, Osogbo



However, for want of a more open place than the grove and in search of a more central location, Oba Laroooye and his people later abandoned the settlement, including the already flourishing market and moved to Ode-Osogbo. At Ode-Osogbo, Laroooye built his new palace at the present day Idi-Osun while Timehin built the Ogun shrine now known as Idi-Ogun. Since then, Osogbo has maintained its function as an economic centre. In the 1840s, Osogbo served as a refugee town for people fleeing the Fulani Jihad, as it moved south from what is now northern Nigeria. As the Yorubas retreated further south into the forests, Osogbo became an important centre in the north of Yoruba land. The Fulani attacks on Osogbo were repelled and as a result, Osogbo became a symbol of pride for all the Yorubas. During the first half of the 20th century, Osogbo is said to have experienced rapid expansion and under the colonial era, Osogbo became a Province and was linked with the national railway line from Lagos to Kano,

which transformed the city into a major trading centre.

Following the creation of Osun State from the former Oyo State in 1991, Osogbo assumed the status of a State capital and the role of the city expanded to cover additional administrative, educational and cultural activities. Today, the city is known for its School of Art and the Oja Oba Market, which is said to be the location of the former Oba's palace. Osogbo is home to several hotels, a football stadium with a capacity of 10,000 and a second division professional league football team.

Indigenes believe that Osogbo has the potential of becoming African's foremost tourist haven, especially with her God-endowed landscape, thick rain forest and above all, abundant natural artistic talents. Notable among the many places of cultural interest in Osogbo are the Obafemi Awolowo University Museum at Popo Street, Nike Susan Wenger's studio at Ibokun Road, the Osun Grove, the old and new palaces and the bustling trading activities at Oja Oba and Orisunbare markets among others. Osogbo also plays host to thousands of visitors who come from across the globe to visit its cultural endowments.

2.4.2 Population

The population of the State of Osun according to the 2006 National Population Census, is 3.42 million, relative to Bayelsa State which has the least population of 1.78 million and Kano state with the highest being 10.2 million. The state ranks 19th position in population size and accounts for 2.45 per cent of the total population of Nigeria. With a population density of 414 people per square km, the State of Osun ranks 10th position which is higher than the figure of 44 for Taraba and much lower than the figure of 2649 for Lagos State.

The 2006 National Population Census does not disaggregate population data for cities, towns, villages and hamlets, being computed only at local government level. Consequently, the Structure Plan adopts population figures for the local government areas which make up the Planning Area.

Population Size and Annual Growth Rate

Table 2.1 shows the size and annual population growth of Osogbo Planning Area disaggregated by local governments.

TABLE 2.1 Population Size and Annual Growth rate of Planning Area Dissagregated by LGs

LGA	1991	2006	% Annual growth
Osogbo	106,386	155,507	3.08
Atakumosa East	38,105	76197	4.73
Obokun	61,218	116,850	6.06
Boripe	82,387	138,742	4.56
Ifelodun	76,565	96,444	1.73
Olorunda	83,347	131,649	3.86
Egbedore	40,293	73,969	5.57
Ede North	69,388	83,818	1.39
Irepodun	80415	119497	2.67
Total	638,104	992,673	2.98

Sources: National Population Commission: National Population Census, 1991 and 2006.

FIGURE 2.5 Population of LGs in Planning Area (1991-2006)

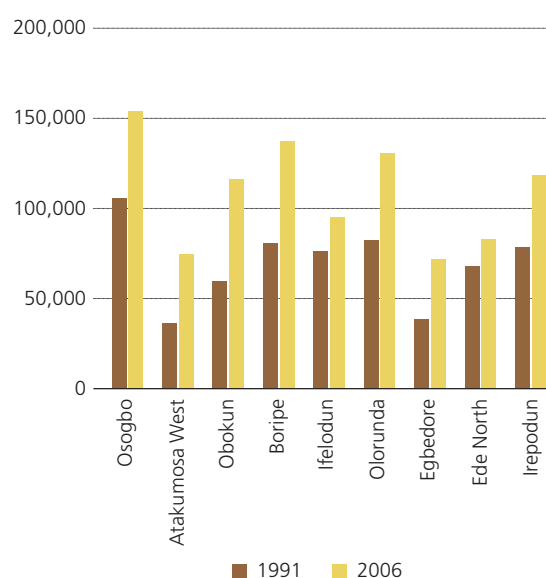
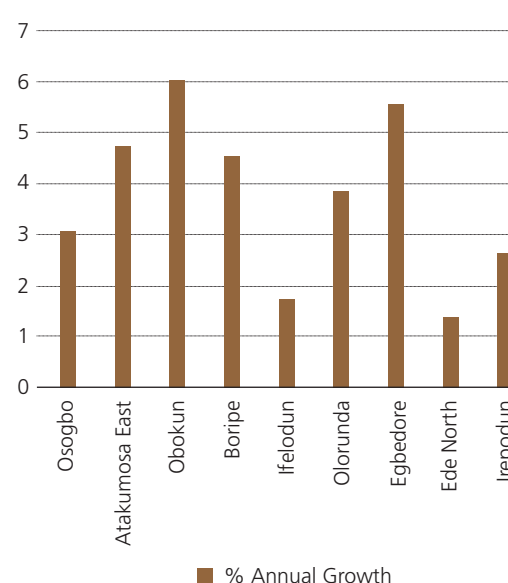


FIGURE 2.6 Annual Population Growth rates in LGAs in the Planning Area



Sources: National Population Commission: National Population Census, 1991 and 2006.

Household Size in the Planning Area

The modal group of the household population size is 2-5 persons. This is followed by households with between six and 10 people as shown in Tables 2.2 and 2.3 and Figures 2.6 and 2.7.

The household population size in the Planning Area is remarkably similar as shown in Figure 2.7. The average household size for the area is eight persons per household, which accounts for 31.67 percent.

TABLE 2.2 Population of Osogbo LGA by Households, Population, Males and Females 2006

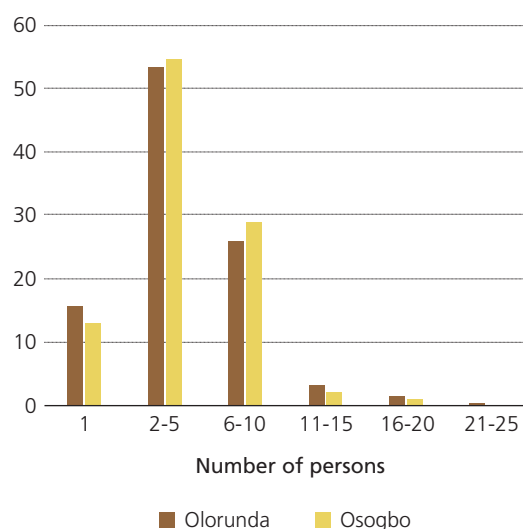
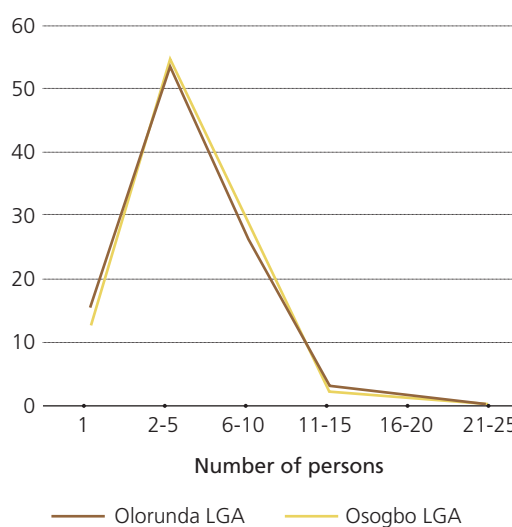
No of persons per Household	Total Number of Households	Percent of Total	Population of Males	Population of Females	Total Population for Both Sexes
1 Person	4,334	12.91	3,267	1,067	4,334
2-5 Persons	18,314	54.56	31,444	32,608	64,052
6 -10 Persons	9,737	29.01	34,588	34,098	46,054
11-15 Persons	725	2.16	4,552	4,922	9,474
16-20 Persons	372	1.11	3,026	2,973	5,999
21-25 Persons	87	0.26	1,518	1,444	2,953
Total	33,569	100.00	78,395	77,112	132,866

Source: National Population Commission, Osogbo (2010)

TABLE 2.3 Population of Olorunda LGA by Households, Population, Males and Females 2006

No of persons per Household	Total Number of Households	Percent of Total	Population of Males	Population of Females	Total Population for Both Sexes
1 Person	4,470	15.59	3,600	870	4,470
2-5 Persons	15,316	53.40	25,762	26,869	52,631
6-10 Persons	7,489	26.10	26,582	26,221	52,803
11-15 Persons	907	3.16	5,883	6,262	12,145
16-20 Persons	393	1.37	3,166	3,223	6,389
21-25 Persons	104	0.36	1,691	1,520	3,211
Total	28,679	100.00	66,684	64,965	131,649

Source: National Population Commission, Osogbo (2010)

FIGURE 2.7 Size of Household Population in Osogbo and Olorunda LGAs**FIGURE 2.8** Comparison of Sizes of Household Population in Osogbo and Olorunda LGAs

Source: National Population Commission, Osogbo (2010)

2.4.3: Spatial Development of Osogbo

Osogbo, like many other old Yoruba towns and cities, is an agglomeration of residential neighbourhoods developed at the different times over the years with discernible landscapes. The town has witnessed three major phases of spatial development which are the pre 1904, 1904-1960, 1961 to-date. These are examined briefly below.

Pre-1904 Development

Pre-1904 developments in Osogbo displayed the peculiar patterns of layout, development and spatial growth characteristic of traditional Yoruba towns. As in the typical Yoruba town, the Oba's palace and the traditional market (Oja Oba) in Osogbo are located at the centre of the settlement, surrounded by residential districts which form the core of the city. The core areas of the town houses buildings and developments which date back to the pre-colonial period. Many of the traditional buildings were built as compounds which housed the extended family. Today, these traditional compounds have been broken up by fusion and modified into contemporary house types. The area is a high density neighbourhood interconnected by networks of roads which are in different but generally poor conditions. Most of the existing buildings and infrastructure in the core of Osogbo are old, in dilapidated condition and in need of massive rehabilitation.

Development from 1904-1960

Between 1904 and 1960, Osogbo expanded to occupy a land area of about 580 hectares. During the colonial era, with the arrival of railway in 1907, Osogbo became a commercial town with the development of the commercial district around the railway station. As a provincial headquarters, Osogbo also attracted other developments and functions. These brought increased colonial presence in the town as Osogbo was made the centre for Posts and Telegrams.

Development from 1961 to date

Following the construction of the Kainji dam, Osogbo again became a major hub in the power distribution network from Kainji, a position it still retains till date. By 1991, Osogbo metropolis was estimated to have expanded to cover an area of 47 square kilometres. New residential areas developed to house the growing population include Alekuwodo, Government Reservation Area Oke-Oniti, Agowande, Gbongan Road, Dada Estate, West Bye-pass, Ibadan Road and Ilesa Road. This residential zone also extends to the peri-urban areas where most of the newly developed areas can be found. Houses in these areas are of generally better quality than those of other zones,

being made up of more contemporary buildings interspersed by few traditional house types. Developments across Osogbo are generally in mixed-use variety with business districts co-existing with residential districts.

The traditional and most common occupations of the people of Osogbo are trading and some farming activities, as the town is the trade centre for the farming region. The locals grow various food crops including yam, maize, vegetables, fruits etc. And also engage in poultry and fish farming. Some of the cash crops grown are cocoa, kolanuts and cotton, which is grown for use by weavers of fabrics.

The busiest and most commercial parts of the town are Ayetoro, Ajegunle and the area along and around the Station Road. Commercial activities, which are enhanced by the provision of infrastructure facilities, include trading in building materials, vehicles, clothing, plastic wares and metal wares etc.

Other commercial activities for which Osogbo is famous include production of handmade traditional woven cloth known as "Aso Oke" and Batiks, cloth dyeing and embroidery, as well as pottery and engagement as goldsmiths. However, Osogbo is probably best most renowned worldwide the unique creativity in the creative arts of different types, such as painting, carving, beadworks, sacred artworks and the performing arts.

2.4.4: Existing Land Use

Land uses in towns represent a dynamic interacting system which is a product of the complex interplay of demographic trends, economic circumstances and the social attitudes of a particular group of settlers. Land use development is, therefore, of prime importance in physical development planning since any emerging aberration thereof adversely affects both the residents and the functioning of towns/cities.

Generally, Osogbo exhibits an intricate and complex pattern of land uses as there are no rigid zoning arrangements and the town grew organically without any planning from inception. Developments have occurred in a haphazard manner, especially in the core areas due to lack of physical and land use plans.

A recent land survey of Osogbo undertaken by the Urban Renewal Committee (O-Renewal Project 2012) towards preparation of an Action Plan for slum upgrading in the city, indicated that land uses in Osogbo metropolis can be categorised as Public/semi-public, Residential, Commercial, Educational, Recreational, Religious and Mixed Land-uses (Table 2.4).

TABLE 2.4 Existing Land Use by Hectares and Percentages

Land Use category	Hectares	Percentage (%)
Residential	5,930	58.02
Commercial	650	6.36
Industrial	450	4.40
Public/Semi-Public	950	9.30
Educational	750	7.34
Recreational/Open Space	640	6.26
Water Bodies	170	1.67
Others	680	6.65

Sources: Field Survey, 2013 and Final Report on Structure Plan for Osun State Capital Territory, Osogbo 2014

Residential Land Use

Residential land constitutes a major component of land use in Osogbo, accounting for about 58.02% of the total built-up area of the town. In the core area, residential buildings are mainly of single-room apartments, while in the outer areas the residential areas are of a combination of single-room buildings and flats. Houses in the periphery, especially those to be found in the new residential estates are of generally better quality than those in other zones.

Public/Semi-Public Land Use

Land uses in this category comprise facilities for health, education, religion and community service institutions, public administration as well as the Osun shrine. These include schools, hospitals, courts, police station/barracks, telecommunication companies (masts) PHCN offices, Government houses, offices and Secretariat complex. Most of these uses are dispersed across the city but some are concentrated along Gbongan Road and Central Business District (CBD). The uses in this category accounts for 9.30% of total land uses in the city.

Educational Land Use

Both public and private organizations are actively involved in providing elementary and post-elementary education in Osogbo. Table 3.1 shows the number of educational institutions in the Planning area. These include 77 public primary schools, 109 private primary schools, 60 Public Secondary Schools, 40 private secondary schools, one technical college, two schools for the handicapped, two public Universities and one private University. Among the major educational institution are Osogbo Grammar School (which is the oldest in Osun Division), Saint Charles Grammar School and Fakunle Comprehensive High School etc. At the tertiary level, there is also a Government Technical College, a School of Nursing and Midwifery, a Teaching Hospital complex of the Ladoke Akintola University (which is jointly owned by Oyo and Osun States) and the newly established Osun State University.

Data obtained through the field surveys indicate that the existing classroom facilities in many schools are inadequate. The buildings in most government owned primary

and secondary schools are also in poor condition and the roofs of many of the schools have been blown away by rain storms. There is therefore a pressing need for provision of more classrooms and extensive rehabilitation and upgrading of existing schools. Already however, the State Government of Osun has embarked on the construction of new Model Primary and Secondary Schools in the state through the O' Schools Programme conceived to transform schools in the state to meet modern standards.

Commercial Land Use

Commercial land uses constitute about 6.36% of the total developed areas of Osogbo. Beside the few pockets of localized markets like Oja-oba, Oluode, Dugbe, Adenle, Orisumbare and Oke-Fia markets, most of the commercial activities occur along major roads, transforming them into commercial centres. Roads with considerable commercial activities include Osogbo - Gbongan Road (where major commercial banks are located), Osogbo - Ilesha Road, Osogbo - Iwo Road, Osogbo - Ikirun Road, Oja-Oba - Isale Osun Road and the roads around Railway Station. In addition, commercial land uses exist in residential neighbourhoods in the form of corner shops, super-markets, hotels and petrol stations. The development of well-organized modern shopping outlets is also on the rise in the city, such as the new Orisunbare Shopping Complex and a few others.

Recreational Land Use/Open Spaces

The various land uses in this category can be grouped into two: active/organized and passive/unorganized uses. The organised recreational land uses include Osogbo Stadium located in the northeast of the town along Ikirun Road as well as playing fields in schools, which are open to the community for use after school hours.

The passive uses on the other hand include dotted unused open spaces in the town. Both the active and the passive uses account for about 6.26% of the gross used area.

Industrial Land Use

With Osogbo town designated as an industrial centre by the Federal Government of Nigeria, industrial development is of growing importance. Hence, Osogbo is host to two large federal-government-owned industrial

establishments which have recently been privatised. These are **Osogbo Steel Rolling Mills Limited** and **Nigerian Machine Tools Company Limited**. Both industrial outfits are located along Osogbo-Ikiran-Kwara State boundary development-axis and contribute immensely to the economic development of Osogbo.

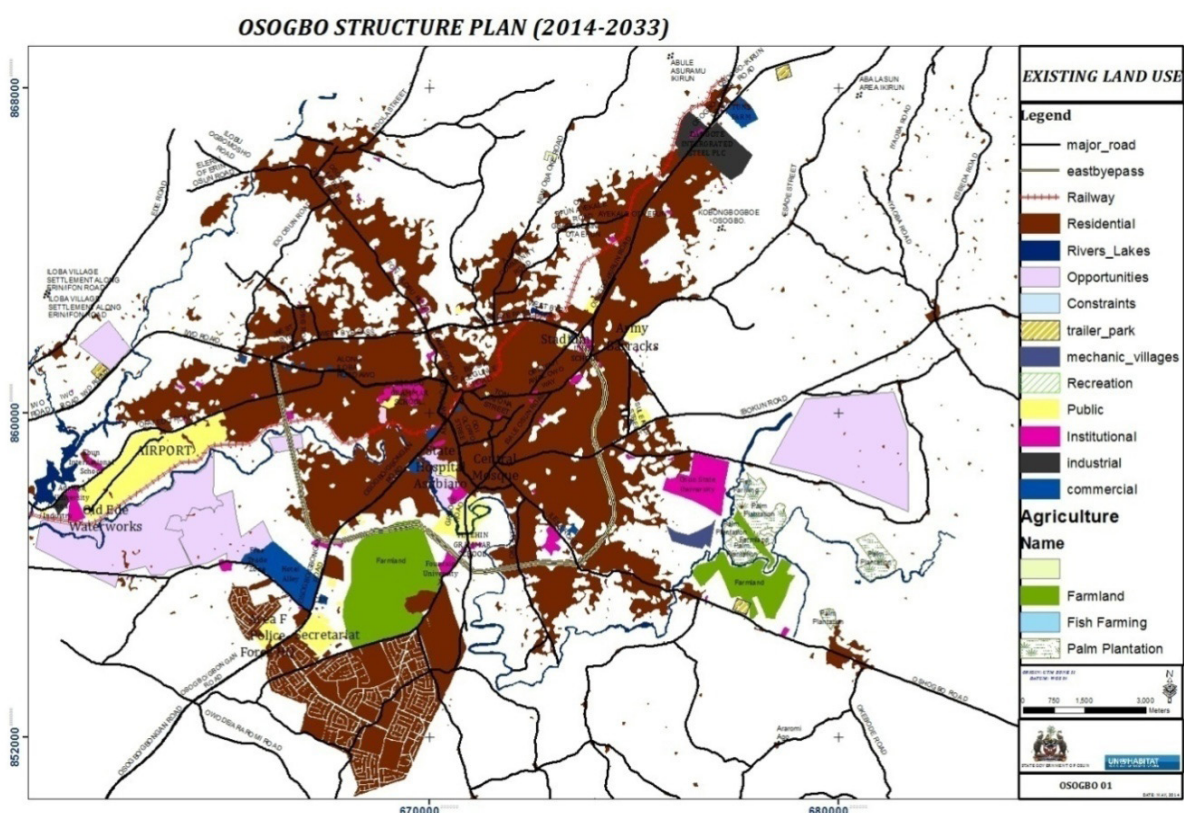
Industrial land use in the town constitutes about **4.40%** of the total land use, which is on the low side. Industrial development can be classified as **small, medium and large scale industries**. The small/cottage industries include cloth weaving and dyeing, iron works, soap making, bakeries, saw mills and such service industries as electronic works, tailoring and motor mechanics. These small industrial concerns are located within the extensive residential development in Osogbo. Medium scale industries include Obelawo Pipe and Plastic Industry, Tuns Farms Agro-Allied Industry, Niyi Ibikunle Polythene Industry Iwo Road and EMIDSON Toilet Roll industry on Gbongan Road. Some of these are presently not functioning. Large scale industries are the Steel Rolling and the Machine Tools industries located in the periphery of the town

The location of the city on the main South-North Railway (Lagos-Kano) axis is advantageous for industrial development, providing good transportation linkages with most parts of the country by both road and rail.

Mixed Land Uses

Mixed land uses are a common feature in Osogbo. For instance, it is common in areas that are predominantly residential to also have pockets of other land uses such as service providers like barbing saloons, goldsmiths, beer parlours, block makers etc. along with commercial activities like neighbourhood shops. These mixed land uses have occurred largely on account of uncontrolled change of uses. For instance, some buildings and mosques are used as learning centres for Arabic and Islamic studies, while many Church premises have been converted to Nursery/ Primary Schools and shops. Many residential buildings that face the main roads now also serve dual purposes of accommodating both residential and commercial land use activities.

FIGURE 2.9 Existing Land Use in Osogbo

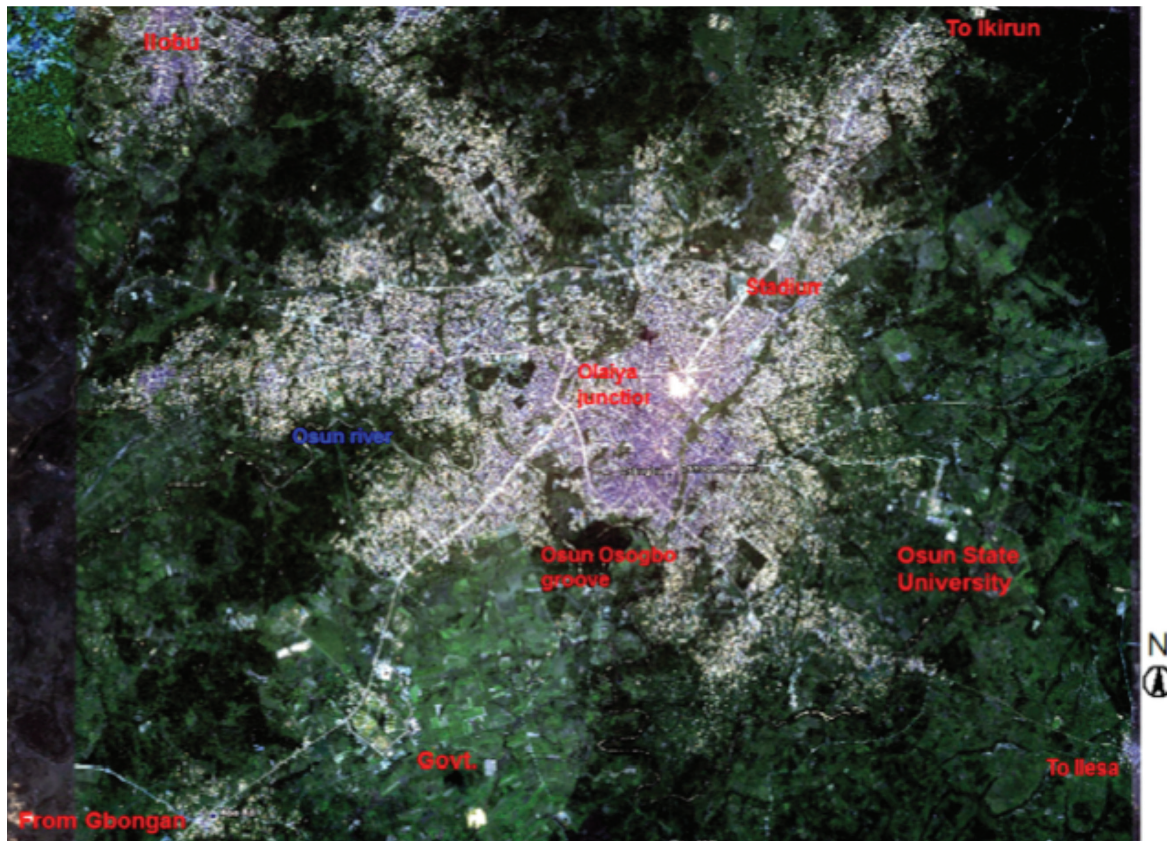


Settlement Patterns in the Planning Area

The settlements pattern in the Osogbo Capital Territory Planning Area is in the form of an emerging urban agglomeration as reflected in the recent orthophoto of the Planning Area. Virtually all of the land area to the west of Osogbo metropolitan area which is buildable

has been almost completely built up. As a result, the city continues to grow outwards towards Egbedore, Ede North and Olorunda Local Government Areas in a star or radial fashion. The implication is that future land use planning for the city would have to be accommodated in these outlying areas.

FIGURE 2.10 A Satellite Image of the Osogbo Capital Territory Planning Area



03

DEVELOPMENT ISSUES
IN OSOGBO CAPITAL
TERRITORY PLANNING AREA

Plate 6: Osogbo City Centre, at night



3.1

PROFILING OSOGBO CAPITAL TERRITORY PLANNING AREA

The Profile study conducted on Osogbo Capital Territory Planning Area was 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 Osogbo on Wednesday, 17th July 2014 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 Osogbo have been referred to in the appropriate sections of this Report, while the **OSOGBU City Declaration** can be found in Appendix 1.

3.2

DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 Shelter and Slums

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

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

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

Existing Housing Stock

Housing is a major land use in Osogbo, and currently occupies 62% of the total built-up area of the city. The range of housing types found in the planning area includes detached houses (58.8%), flats (15.7%) and rented room accommodation (15.4%). Houses with three bedrooms are the most prevalent, amounting to 27%.

Generally in the Planning Area, about 71 percent of the houses are constructed of cement while the proportion of houses roofed with corrugated iron sheets is 46 percent, which explains the city's its characteristic rusty brown colour of roofs. The most common materials used for wall construction is cement blocks, which

attracts as much as 70 percent in the highest local government. Within the traditional core of Osogbo city however, most of the existing housing stock are of the Brazilian architecture type with a significant number constructed of mud and thatched roofs.

Most houses are owner occupied, with 71 percent of the total houses in the Planning Area said to be owned by the heads of households, though majority of these are yet to obtain the legal title deeds for their properties.

Osogbo town has benefitted from recent and planned residential development by both the State and Federal Government as shown in Tables 3.1 and 3.2

TABLE 3.1 State of Osun Housing Estates Developed in Osogbo

S/N	Name of Housing Estate	Location	Density	Present Condition
1.	Ilobu Road G.R.A Oke-fia	Oke-fia/West Bye-Pass	Low	Very good
2.	Property Development Corp.	Oke-fia/Iwo Rd/West Bye Pass	Low	Very good
3.	Gbongan Road G.R.A,	Off Gbongan Rd. Ogo-Oluwa	Low	Good
4.	New Gbongan Road G.R.A.	Near State Secretariat, Abere	Low	Yet to take off.
5.	Osogbo Local Government Scheme	Along Ilesa Road, Oke-Ijetu	Mixed	Fair
6.	Olorunda Local Government Scheme	Off Oba Road, Oke-Onitea	Mixed	Fair

Source: Field Survey by Consultants 2013.

FIGURE 3.1 Distribution of Households by House Types

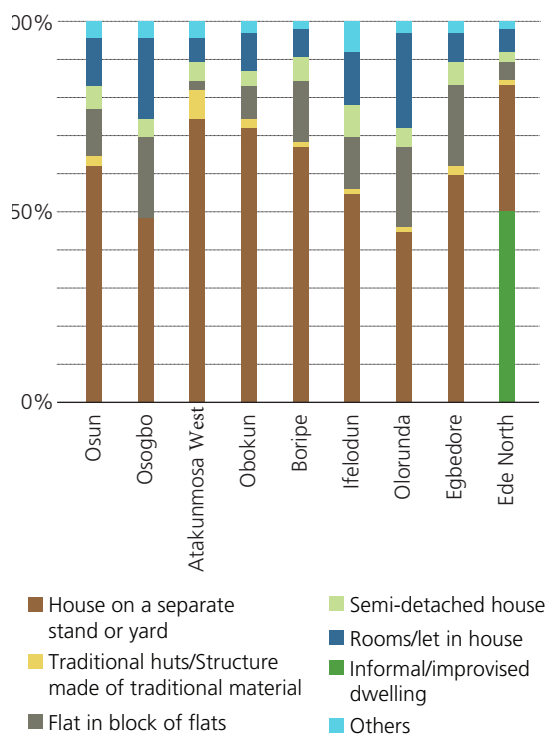


FIGURE 3.2 Distribution of Households by Ownership Status

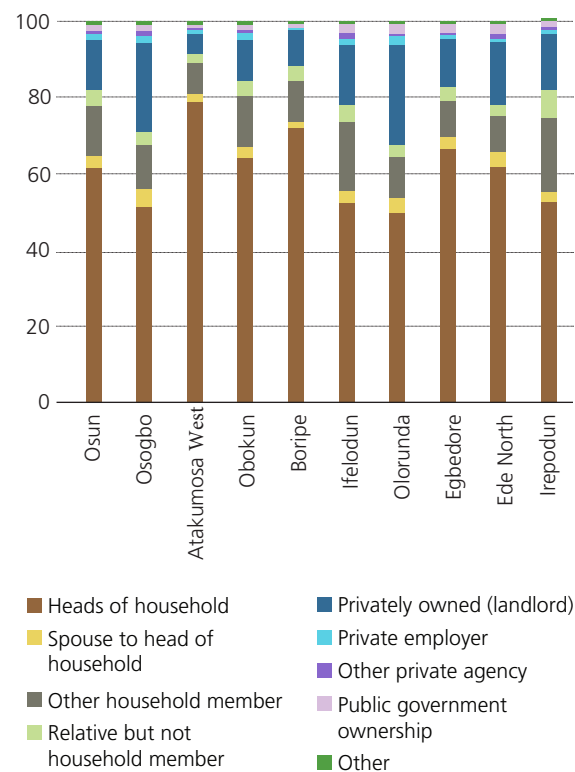


FIGURE 3.3 Distribution of Households by Source of Water Supply for Domestic Uses

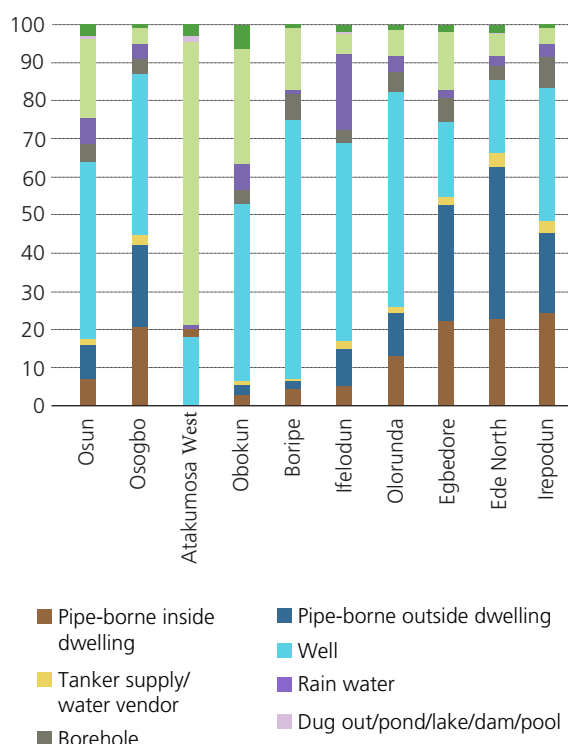


FIGURE 3.4 Distribution of Households by Type of Toilet Facility

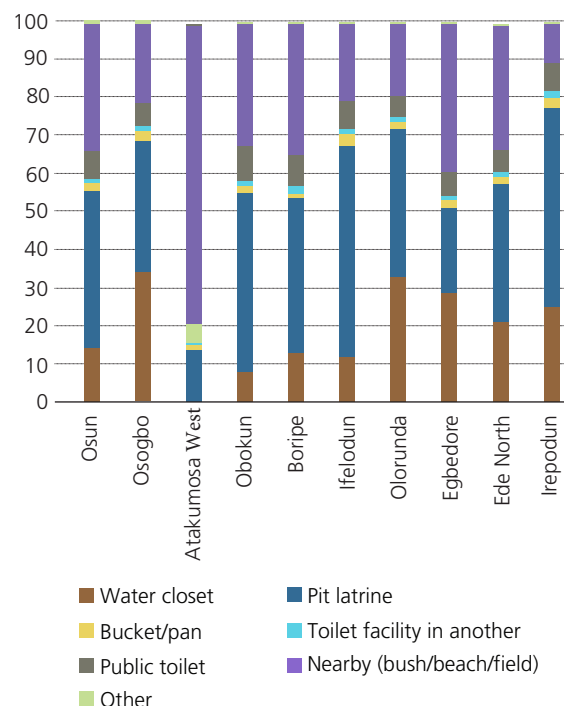
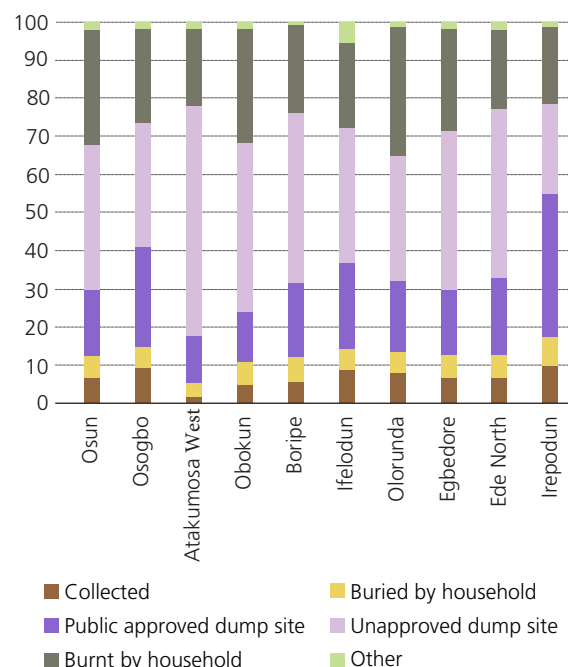


FIGURE 3.5 Distribution of Households by Method of Solid Waste Disposal



Prevalence of Slums

The field survey shows that several residential areas which can be described as informal settlements with critical slum features exist in Osogbo, especially in the core area. These slum areas include Isale-Osun, Ita-Olookan, Oke Baale along Ibokun Road, and Sabo neighbourhood (inhabited mainly by non-indigenes from northern Nigeria).

Housing in these areas is mainly of decrepit or dilapidated bungalows or single-storey buildings built haphazardly with little or no provision for either good sanitation or for easy vehicular access. The areas suffer overcrowding occasioned by high population density, poor security and chronic poverty.

Because of the influence of the early European administrators that lived and worked in Osogbo town towards the middle of the last century, sizable areas in Osogbo witnessed some planned development. Residential neighbourhoods of relatively recent status like Alekuwodo, Oke-fia, Jaleyemi, Ago-Wande, Ayetoro, Testing-Ground areas that could previously be classified as planned environments have unfortunately now

TABLE 3.2 Existing Federal Government-Owned Housing Estates in Osogbo

S/N	Name of Housing Estate	Location	Density	Present Condition
1.	Federal Housing Estate (New)	Off Gbongan Road, Ogo-Oluwa	Low	Yet to take off
2.	Federal Low cost Housing Estate	Owode Village, Ilesha Road,	High	Poor

Source: Field Survey by Consultants 2013.

deteriorated, due to inability of occupants to sustain the infrastructure and basic services originally provided therein, quite close to becoming slums.

The attributes of slum areas in Osogbo include:

- Haphazard development.
- Lack of access to safe drinking water and sanitation, and absence of public facilities and amenities.
- Overcrowding and high density residential development of about 439.98 persons/hectare.
- Mixed land uses with residential, commercial and small scale industrial uses co-existing in an unplanned manner.
- Inadequate provision for sanitation (toilets), waste disposal and energy for cooking and lighting
- Social problems of harbouring miscreants and high incidences of robbery, rapes and such other anti-social misdemeanor.
- Informal and illegal houses are built on marginal lands, which are prone to flooding
- Overcrowding of development and high risk of fire incidences because of poor or absence of standard airspace among buildings.

The state government's strategy to address the unwholesome housing situation in the core of Osogbo city informed its inclusion in the design and implementation of the Urban Renewal (O Renewal) Project

Security of Tenure

Though land ownership/occupation largely operates under the customary land tenure system in Osogbo city, most residents of slum areas in Osogbo do not have legal title to their property. This is because land tenure is only secure in Nigeria through the issuance of the **Certificate of Occupancy** as provided for in the Land Use Act of 1978.

Also, residents of slum areas do not have easy access to land. This is because land prices are often quite high

and thus unaffordable, due to the lack of pro-poor approach to land ownership and inadequate of land use planning policies. Slum dwellers are therefore disadvantaged in obtaining compensation in the event that such areas are slated for upgrading and renewal by Government.

The poor conditions of informal or slum settlements in core areas of Osogbo contrast sharply with the situation within the well planned Government Reservation Areas (GRAs) located at Oke-Fia (Ilobu Road) along Gbongan Road, and the large housing estate owned by the State's Property Development Corporation (PDCOS) also on Ilobu Road. The Town Planning Department of the two local government Councils within Osogbo city (Osogbo and Olorunda) also have extensive parcels of land laid out in different parts of the city as Planning Schemes. This is towards eliminating the proliferation of slums within Osogbo.

Housing Challenges

Presently, there is no pro-poor approach in land use planning and improving access to housing. Though there is no preferential allocation of land in the state, some traditional and religious practices preclude women from building or solely occupying houses outside their matrimonial environment.

High land prices and inability to comply with standards set by the National Building Code also form constraints to home ownership by the urban poor while poor demarcation of plot boundaries coupled with ownership tussles affect the quality of houses and provision of standard sleeping, cooking and sanitation facilities and allied amenities. Lack of planning tools like layout maps have further compounded efforts to plan the physical growth of the city.

Land Administration

Land Use Planning and Land Administration are well-linked in Osogbo City, particularly with the two operating under the Department of Town Planning and Lands Services. This ensures the smooth exchange of information between the two divisions of the same department thus enhancing positive results. However the dearth of competent professionals like town planners, estate surveyors and valuers, land surveyors among others to handle land-related issues efficiently appears to



Plate 7: A residential neighborhood in Osogbo

be a factor currently retarding progress in this regard.

However, at the Local Government level, land administration is not effective and people acquiring land have to apply for the global Certificate of Occupancy from the state in order to get allocation. The State Ministry of Lands, Physical Planning and Urban Development is currently in the process of establishing a Land Information Management System (LIMS) – tagged OLIMS – (Osun Land Information Management System). This will enhance the seemingly inefficient database on records on land title registration which has made it virtually impossible to determine either the average time required to register land titles or the cost of registration. Furthermore, the E-payment system introduced has reduced the level of corruption in land matters.

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

The aerial mapping and establishment of Geospatial/Land Information system (GIS/LIS) for the entire state is also expected to facilitate programmes for socio-economic development, boundary resolution (inter and intra), tourism promotion, property valuation and revaluation for effective public service delivery system among others.

Shelter and Slums Priority Issues

1. Accelerated provision of infrastructure and services in all areas with deteriorating living environment within the city-boundaries;
2. Facilitation by government, of easy access to affordable housing and mortgage financing for the generality of the populace, especially those at the lowest rungs of the economic ladder;
3. Expedited 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;

4. Government to provide infrastructure as incentive for private estate developers to develop good housing in the overcrowded, insanitary living environments in the blighted areas of Osogbo city;
5. Rehabilitation and rebuilding of all dilapidated buildings in the town and ensuring respect for the rights of owners and tenants in these buildings.
6. Relocation of Ajegunle residents;
7. Provision of new park behind the Millennium Park;
8. Sensitizing and empowering stakeholders through the implementation of the Land Information System (O-LIS) and registration of Title Deeds;
9. Enhanced transparency in land governance from the full digitization of land administration system;
10. Adoption of strategies to discourage land speculation and ensure land availability for Land Use Planning and orderly development of Osogbo;
11. Facilitating access to land and social housing for the poor as well as creating incentives for private investments in agricultural value-added Small and Medium Scale Enterprises (SMEs);
12. Development of human capacity in various forms as well as provision of necessary implements to help bridge capacity gaps in Osogbo city's land administration structure.

3.2.2 Local Economic Development

The local economy is made up of white collar jobs, agriculture, commerce, large informal sector activities and low industrial development.

Commerce

Historically, Osogbo is acknowledged as a major centre of commerce in the south-west region, though the city has in recent times also been referred to as a civil service city because of its role as the state capital.



Plate 8: Orisumbare Market, Osogbo

Commercial activities in Osogbo were enhanced by the construction of the railway and other infrastructure in 1907. This attracted traders from many parts of the south west who regarded the town as a hub from where they could purchase building materials, vehicles, clothing, plastic and metal wares etc, at the busy town centre around Aiyetoro, Ajegunle and around Station Road.

However, the problems associated with non-performance of the railway system in Nigeria have contributed to the decline of commercial activities in the state of Osun and Osogbo in particular. The National Bureau of Statistics reported that the unemployment rate in Osun State had doubled from 6.30% in 2007 to 12.6% in March, 2009).

Today, Aje modern market and new plank markets along Osogbo/Iwo Road have potential for spin off development as traders from different regions could engage in commerce at proposed Aje modern market and at the new plank market, which is also a potential international plank market. While vocational trade is declining, street trading is on the increase along Ola-Iya Junction.

Agriculture

Farmers in and around the town grow various food crops, including yam, maize, vegetables, fruits etc. Poultry farming and fish farming are also widespread. The farmers also grow some cash crops like cocoa and kolanuts while cotton is grown and used to weave cloth.

Agriculture sector activities are on the increase around the periphery of the city and two prominent local fabricators of agricultural equipments are based in Osogbo, hence there are possibilities for the enhancement of value added services to agricultural production in the Planning Area and growing opportunities for direct foreign investment in agriculture by indigenes of the State in Diaspora. In this sector, an MOU has been signed with Asa Palmilk Trade and Investment for agricultural produce processing, especially with respect to cocoa-based food products, building on the cocoa resources endowment in neighbouring Ede.

There are many rivers and streams that pass through the town and which provide a fertile ground for urban agriculture and aquaculture. These have not been well developed at the moment, but they provide huge potentials for food security, employment and income generation. This will be examined further at the later planning stage.

Tourism

Tourism is an economic sector that has shown great potential in the State of Osun and the Osun Osogbo Cultural Festival has prospects for eco-tourism and for generating substantial revenue in different forms for both the government and the residents of Osogbo.

Government LED Initiatives

Efforts to address the unemployment situation have taken a positive turn in the State of Osun with the unemployment rate falling to 3% in 2011, which is not only the lowest rate in the South West Region, but also nationally where the average rate is 23.9%. Previously, the National Bureau of Statistics had reported that the unemployment rate in Osun State doubled from 6.5% in 2008 to 12.9% in 2009 and astronomically to 27.6% in 2010, before it began the dramatic reversal from its all time low reported in 2011.

The progress now being recorded in the employment sector is not unconnected with the recent LED programmes like the Osun Rural Enterprise and Agriculture Program also known as (O-REAP), QIPP among other strategies with a view to promoting access to jobs and empowerment for the people.

However, efforts to provide microcredit support for micro and small enterprise operators are handicapped as the Osogbo branch of Bank of Agriculture (BOA) which serves as intermediary for provision of credit by government to small operators is overburdened and unable to cater for the needs of borrowers from all the local governments it is expected to serve. Although the best performing loans in BOA are co-funded with state programmes, the administration is challenged due to the centralisation structure that the bank currently administers.

LED Priority Issues:

- Provision of job opportunities for the youth LED;
- Tapping Internally Generated Revenue (IGR) potentials by boosting tourism through the Osun Osogbo Festival and related activities;
- Establishing vocational institutions and encourage public private partnerships;
- Fast tracking of legislation to address the issue of street trading;
- Encouraging grouping of small scale producers to enable them benefit from opportunities from supply chain;
- Providing support for food processors' groups towards acquiring simple food processing equipment;
- Providing guaranteed funding with insurance cover for loans to small operators through select Micro Finance Institutions (MFIs);
- Provision of training in value chain analysis, cluster development, global and regional competitiveness analysis as well as IT skills for State and LG LED

officials. Training will also involve simple research methodologies that can enhance monitoring and evaluation as well as project management skills;

- Market facilitation to increase access of processors to viable markets outside the Planning Area.

3.2.3 Governance

Osogbo has been the seat of a local administrative unit since the colonial era, when it functioned as the commercial headquarters of Osun province. Thereafter, it was first designated a local government which was later split into two LGAs comprising Osogbo and Olorunda local governments. Currently, the city functions as the Capital Territory for the State of Osun, with a designated boundary which covers the entire town and parts of seven other local government areas. This situation presents a unique administrative challenge with respect to provision and management of infrastructure facilities and services, a situation replicated in several of Nigeria's large urban centres.

Administratively, governance structures exist at both the state and local government levels in Osogbo, though staffing at local governments, Ministries and agencies is inadequate. Besides, over-centralization of decision making and resources at the state level, lack of data and poor outdated methods of record keeping are some of the major challenges. However, the traditional ruler, the Ataoja and his Chiefs, collaborate effectively with the Local Government for the development of the city as their opinions are respected by all levels of government and their consent considered important in matters relating to the city.

At the community level, community associations exist which engage in neighborhood improvement, security and mediation activities. However, there is limited institutional engagement through participatory governance and budgeting activities.

Budget Performance and Accountability

Osogbo and Olorunda Local government councils like other LGAs have three major sources of revenue. First, is the statutory monthly allocation from the Federal Government. Second, is the share from the state government's revenue, and third, the Local Government is expected to raise its own funds through Internally Generated Revenue (IGR).

Data on the actual and capital budgets of the Osogbo and Olorunda Local Governments over the last three years were not available. Poor attitude to revenue collection at the local level was palpable and constitutes a major set-back. There is an undue reliance, at the local government level, on federation account and state allocations and less attention is paid to internally generated revenue. Hence, the rate of effectiveness of the local government in collecting revenues is seen to be rather low, though some officials at the LGA believe that it is moderately effective.

Governance Priority Issues:

1. Addressing demand by residents for adoption of participatory processes including the participation of elders and other community groups in governance issues, as demonstrated through the Consultation Process;
2. Building the capacity of Local Governments to generate internal revenue and enhance service



Plate 9: Osogbo City Hall

- delivery;
3. Promoting accountability in management of revenues collected through rates and charges like land rates, user charges, building permits and business licenses and fees;
4. Developing capacity for data generation and analysis at the Local Government level;
5. Facilitating synergy and harmony for sustained relationship between Local governments, the State and Federal government in the delivery of basic services.

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. The state has made great strides with regard to female representation in decision making positions. For the second time in the history of the state, the Deputy Governor is female while in the 26 member cabinet (14 Commissioners and 12 Special Advisers) eight are female (30.7 %), which is in conformity with the UN Affirmative Action of 30%. However there is no female member in the State House of Assembly as all the 26 members are males.

To address gender issues in development, the Government of the State of Osun a few years ago 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. In the Department of Social Welfare, Women departments also exist 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. Support programmes of 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 support programmes are 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. 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 Priority Issues:

1. Demonstrating commitment to affirmative action by improving participation of women in political office to enable them exert influence on economic policies;
2. Adoption and implementation of National Gender policies relating to 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;
3. Through urban planning, expand access by women to land and housing; ensure provision of adequate spaces to enable women to engage in economic activities, especially in markets; and, increase participation by women in the decision-making process.

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.

However, the situation of Osogbo is different in many respects. Osogbo is well known for its arts and culture, especially the Osun Osogbo Festival, while the Osun Grove is a UNESCO accredited World Heritage site.



Plate 10: Entrance to the Osun Grove

Besides, the National Museum of Art's Smithsonian Institute in Washington D.C. the United States, has in its collection up to 69 pieces of art produced by the members Osogbo School of Art which are on display to the public in the USA, While the Museum of International Folks Art (MOIFA) Santa Fe, New Mexico USA is also in possession of a major collection of Osogbo arts billed to travel the world before making its way back to Osogbo.

Locally however, there is currently no specific State or local government law on designation of heritage sites in the State of Osun. Similarly, there is no Urban and Regional Planning regulation at the State Government level for the preservation of heritage, tourist and historic areas while no specific city or local regulations guiding development or restoration of heritage or historic areas in Osogbo exist. However, the maintenance of the Osun-Osogbo Sacred Grove is administered by UNESCO and the Federal Government of Nigeria while the government of the State of Osun gives regular financial support towards the annual Osun Osogbo festival.

Heritage Priority Issues:

1. Development of strategies to expand and exploit the extensive tourism potentials associated with the state's rich cultural heritage and upgrading of all heritage sites to further boost tourism in the city;
2. Develop and maintain existing tourist resorts and enhancement of all tourism support institutions including hotels, restaurants as well as travel and tours services;
3. Support training of Youths in 'Responsible Tourism' especially through learning exchanges with South and East Africa, such that they could provide effective service during the Osun Festival.

3.2.6 Environment

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 (MES), Ministry of Lands, Physical Planning and Urban Development, the Osun State Capital Territory Development Authority, Osun State Environmental Protection Agency and O-CLEAN.

With many 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, it will be necessary to explore involvement of the private sector in environmental management.

Incidents of flooding and erosion are common in the Planning Area. Erosion has been caused by massive clearance of vegetation without commensurate tree planting which has exposed the steep slopes to erosion. Flooding in the area has been aggravated by poor drainage and ineffective discharge of storm water. Generally, occurrence of environmental pollution and air pollution are high in the Planning Area. Poor air quality arises mostly from bush burning, the use of wood as fuel for domestic cooking, burning of solid wastes in open space and emissions from vehicular traffic and generators. However, the CO₂ emission

from vehicular traffic is increasingly more potent and pronounced in the Planning Area due to rising car ownership and increase in the volume of traffic. It is expected that this trend would likely to get worse with potential adverse impacts on human health.

Other significant areas of environmental concern are the ineffective and unsafe methods of solid and liquid waste disposal, a major contributor to the unhygienic urban environment. Through the field surveys, it was ascertained that the public is often ignorant of the various provisions of laws and policies, thereby limiting compliance with their various provisions. There is also evidence that traditional institutions still play some roles in information dissemination on environmental issues.

Environment Priority Issues

1. Ensuring regular refuse collection and with the state government sustaining the on-going efforts;
2. Provision of safe solid waste disposal sites to meet the needs of the growing population of Osogbo and environs as well as promoting safe disposal of wastes from hospitals;
3. Sorting of solid wastes at dump sites such that wastes can be recycled where applicable within Osogbo;
4. Facilitating private sector participation (PSP) through appropriate legislation and schemes, especially those that promote generation of wealth from:
 - Organic fertilizer production;
 - Bio-gas production;
 - plastic recycling;
 - nylon recycling;
 - bottle recycling;
 - metal recycling;
5. Promoting sustainable Public/Private Sector Partnership (PPP) option where they offer more practicable and effective solutions, such as for waste collection and transportation to solid waste disposal sites.

3.2.7 Basic Urban Services

There are several government agencies involved in the delivery of basic urban services in the State of Osun State. The agencies include the following:

- Osun State Water Corporation (OSWC) for urban water supply,
- Osun State Rural Water Supply and Sanitation Agency (OSRUWSSA) for rural water supply and sanitation
- Power Holding Company of Nigeria (PHCN) for electricity supply,
- Osun Waste Management Authority (OWMA)
- Osun State Ministry of Works and Transport (MWT) for roads, drainages etc,
- Osun State Ministry of Health (MOH), for health facilities;
- Osun State Ministry of Lands Physical Planning and Urban Development for lands and planning
- Osun State Ministry of Environment,
- Osun State Ministry of Education (MOE), for education
- Osun State Ministry of Commerce and Industry
- Local Governments for health, education, roads etc,

It is therefore apparent that there is need for effective coordination of their efforts. The basic urban services considered here include water supply, education, electricity supply, health, and communal facilities.

Education

The Osogbo Capital Territory Planning area has a total of 77 public primary schools, 109 private primary schools, 60 Public Secondary Schools, 40 private secondary schools, one technical college, two schools for the handicapped, two public Universities and one private University covering about 7.34% of the total developed areas. Prominent among educational institutions in the Planning Area are Osogbo Grammar School (the oldest in Osun Division), Saint Charles' Grammar School and Fakunle Comprehensive High School. There are also the Government Technical College, School of Nursing and Midwifery, the Teaching Hospital of the jointly-owned (Osun state/Oyo State) Ladoke Akintola University Teaching Hospital and the newly established Osun State University.

TABLE 3.3 Educational Facilities in Osogbo and Olorunda Local Governments

S/NO	SCHOOLS	OSOGBO LGA	OLORUNDA LGA	TOTAL
1	Public Primary Schools	42	35	77
2	Private Primary Schools	81	28	109
3	Public Secondary schools	31	29	60
4	Private Secondary schools	22	18	40
5	Technical College	01	-	01
6	Handicapped school	-	02	02
7	Public University	02	-	02
8	Private University	01	-	01

Source: Osun State Planning Commission (OSPC), 2012



Plates 11 - 12: Old and new School premises under Infrastructure Programme in Osogbo

Source: Field Survey, UN-Habitat (2013)

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Plates 13 - 14: Directional Signs to Public and Private Tertiary Institutions in Osogbo

Source: Field Survey, UN-Habitat (2013)

The field work indicated that classroom facilities are inadequate and there is a need for expansion. Most government owned primary and secondary schools are in poor condition characterised by dilapidated buildings, broken doors and windows and insufficient furniture as well as blown-off roofs due to rain storms. However, the State Government of Osun has initiated efforts to upgrade the buildings and facilities in schools to meet modern standards through the construction of Model Primary and High Schools under the **0' Schools Programme**.

Health Facilities

Altogether, there are 81 health institutions of different categories that service Osogbo and environs. These include one Teaching Hospital, one State Hospital, Primary Health Care (PHC) centers, maternity centers, clinic/hospitals, as well as dispensaries. These facilities are widely distributed in Osogbo Township. Details of the distribution of health institutions and their hierarchy are presented in Table 3.4.

TABLE 3.4 Distribution of Health Facilities in Osogbo

S/N	HOSPITALS	OSOGBO LGA	OLORUNDA LGA	TOTAL
1.	Teaching Hospital	1	-	1
2.	State Hospital	1	-	1
3.	Primary Health Centre	15	12	27
4.	Comprehensive Health Centre	4	4	8
5.	Private Health Institution	20	24	44

Source: Osun State Planning Commission (OSPC), 2012

Apart from the State Hospital which also serves as a teaching hospital for the Ladoke Akintola University in Osogbo, jointly-owned by Osun and Oyo States, there are numerous other private hospitals, clinics, dispensaries and chemist shops. Prominent among them are Fasina Memorial Hospital, Oyawoye Hospital, Jolayemi Hospital, Biket Hospital, Oroki Hospital and a handful of certified pharmacies like the Boorepo Chemist, Oroki Chemists, Akinola Chemist, etc. The Comprehensive Health Centre on Osogbo-Ilesa Road is small and not well provided with contemporary facilities for adequate services.

Although most of the health facilities are provided by private establishments, government institutions provide more specialized services. The physical conditions of health infrastructure in the two local government areas in Osogbo town are fairly good. However, some of the government owned institutions have challenges like lack of drugs, water and sanitary facilities. However, a programme with focus on the provision of basic facilities in all the state hospitals in the State of Osun has been initiated by the present administration.



Plates 15 - 16: A poorly equipped Comprehensive Health Centre on Osogbo-Ilesa Road; and, a better Equipped Medical Centre
Source: Field Survey, UN-Habitat (2013)



Plates 17 - 18: The Standard Medical Centre-OSUTH
Source: Field Survey, UN-Habitat (2013)

Cases of water-borne diseases have been recorded in areas close to Ede, especially during festivities and whenever there are problems with water supply. This could be traced to individuals sourcing water from other means.

In the State of Osun, drugs are provided in hospitals by government and the training of health workers is encouraged. Similarly, the state government has provided ambulance vehicles.

Disposal of wastes presents a challenge to residents of the Planning area. There is a need for construction of additional dump sites in Osogbo as there is only one central dump site which is far from some areas in the city. Medical wastes in particular, require specialised attention and special mini-incinerators for their treatment. The different religious groups are being sensitized on the mitigation of noise pollution.

The State Government of Osun, through a number of on-going programmes has begun the upgrading of services to address the challenges of:

1. Insufficient physical infrastructure for water treatment and distribution in Osogbo;
2. Inadequate school buildings and dilapidated existing educational structures;
3. Poor state of the General Hospital at Osogbo and inadequate number of primary health centres in the city; and,
4. Epileptic power supply and poor distribution in Osogbo.

Water supply

The responsibility for water supply to the urban population of Osun State is the sole responsibility of Osun State Water Corporation (OSWC). In addition, the Osun State Rural Water Supply and Sanitation Agency (OSRUWSSA) has responsibility for water supply and sanitation in the rural areas.

Access to improved water sources in the State of Osun, which is 78 percent, is higher than the national average of 54.2 percent. However, the state's figure of 16 percent for access to improved sanitation facilities is half of national average of 31.2 percent. The state's failure to meet its water and sanitation targets may be traced to the low operational efficiency of water schemes, which was estimated at only about one-quarter of the installed capacity. Technical, financial and administrative constraints have also limited performance in the water and sanitation sectors.

The National Water Supply and Sanitation Policy requires each State of the Federation to establish a regulatory commission that will be empowered to issue licenses for the provision of water supply service by both government and private sector entities. Efforts to satisfy this requirement are ongoing in the State of Osun. As part of the efforts to meet this requirement, the State Water Corporation, with the assistance of the European Union, has prepared a Water Policy and Institutional Reform document aimed at improving water governance, with the specific objective of increasing access to safe, adequate and sustainable water and sanitation services in the state.



Plate 19: The Osogbo-Ede Dam on Erinle River in Ede
Source: Field Survey, UN-Habitat (2013)



Plates 20 - 21: Public Water Supply by a Charity Organization and, another by the Federal Government

Source: Field Survey, UN-Habitat (2013)

The water requirement for Osogbo and environs is being met from three major sources. These include pipe-borne water, boreholes and hand dug wells. Pipe-borne water is supplied from the new expanded Ede-Osogbo water scheme located in Erinle River in Ede. These schemes were of 10mld and 9mld design capacities and 40.66mld and 3.06mld production levels respectively. The State Government of Osun has recently increased the production capacity of this Dam by additional million litres of water per day. In addition to the schemes, local governments also provide boreholes and deep wells to supplement the state government's efforts. For instance, Osogbo Local Government Area is serviced by 18 boreholes, 26 public wells and numerous private wells located in individual compounds.

The inherent problems of water supply in Osogbo include poor distribution system, inadequate coverage and pipe leakages (unaccounted for water) due to old and rusty water mains. The State Water Corporation,

European Union for Rural Water Supply Agency (RUWESA) and UNICEF are involved in water supply services. The European Union's support to water supply sector in Osogbo comes under a five-year project comprising the sinking of boreholes in Oba Oke and Oba-Nle. The EU project also provides training for staff of the water cooperation. There are also other projects supported by various levels of governments and ministries, such as the Federal Government, the State Government of Osun, the Federal Ministry of Water Resources, local governments and private organizations, several of which are located along Osogbo – Ilesa Road and at the Ota–Efun area.

Currently, several areas enjoy public water supply (pipe-borne water). These areas include A lekuwodo, Isale-Aro, Fagbewesa, Gbaemu, Ita-Olokan, Balogun Agoro, Sabo, Gbonmi, Abesu, Oke Ayepe, Oke-Oniti, Baale, Popo, Aresa, Oluode, Plantation, Arikalamu, Oja-oba, Egbatedo and a host of others (*Osun State Water Corporation, 2012*).

TABLE 3.5 Water Projects in Osogbo

S/NO	PROJECT	LOCATION	REMARKS
1	Rehabilitation of New Ede Headworks	New Ede Headworks	<ul style="list-style-type: none"> • Ongoing • Osogbo is part of service area of new Ede Headworks
2	Supply of 100KVA (Basic) generating set for Okinni Dam Site	Okinni Dam Site	<ul style="list-style-type: none"> • Completed • For releasing raw water to new Ede headworks • Osogbo is part of service area of New Ede headworks
3	Consultancy service for Appraisal and detailed design of treatment plants A&B of Old Ede Headworks service area	New Ede Headworks	<ul style="list-style-type: none"> • On going • To service part of Osogbo alone
4	Consultancy service for Rehabilitation, Expansion, modernization of Ede Headworks service area	New Ede Headworks	<ul style="list-style-type: none"> • On going • Osogbo is part of service area of the project
5	Relocation of Water pipelines	Old Garage to Dagbolu, Osogbo	<ul style="list-style-type: none"> • On going

Source: State of Osun Water Corporation (2013)

Water supply in Osogbo is, however, threatened by aged plants and equipment of the Water Corporation, epileptic power supply, vandalism and damage of water pipelines through roads and drainage construction.

Certain constraints are inherent; viz.:

- Lack of legal document to back the water policy;
- Gross inadequacy of funds to produce and distribute water;
- Institutional limitations like lack of synergy between Water Corporation and Ministry of Works.

Among the priority issues agreed upon are: re-organization and capacity strengthening for State Water Corporation to carry out its statutory functions; sustenance of the drive on upgrading and rehabilitation of the existing infrastructure in Osogbo and the state at large; and, ensuring that new residential areas are provided with essential infrastructure. Local Governments are also requested to provide more boreholes and deep wells to supplement the state government's efforts as there is an abundance of raw fresh water in Osogbo to ensure effective water supply.

Electricity

Osogbo, like other urban settlements in Nigeria, experiences epileptic supply of electricity, though as distribution centre for the National Electricity Grid, supply to the city and environs is relatively more stable than in most other states. Power supply to the town is delivered through a 533KV line from the national

control centre. The Old Township's electrical power is through a 132/33kv sub-station in Osogbo. This is further stepped down to 33/11kv sub-stations located within the area. The local distribution from the sub-station is by over-ground cables to 11/0.415kv cabins radially from feeder pillars. The problems associated with electricity supply in the town include coverage, over-loaded transformers, under-rated aluminum and bad feeder pillars.

However, the state government has recently signed an agreement with a French company, Vergnet Group, for the construction of a 13-megawatt solar power plant. According to the Memorandum of Understanding, the plant will be located in Osogbo and the cost of the project is estimated at €29m (about N6.15bn).

Waste Management

Collection of waste is done by open dump clearance and pickup system; the available facilities for solid waste collection and disposal include Skip Eater Refuse containers/Bins. The bins are usually located in strategic places where the public could dispose their waste and they could be picked up. Human waste disposal facilities include septic tanks and pit latrines. The pit latrines are mostly used in the core areas, while septic tanks with soak away pits are used in the newer areas, while in most villages, open defecation on vacant land and in nearby bush is practiced. Problems associated with waste disposal in Osogbo include inadequate public toilets/latrines in the core area, irregular and/non-functional refuse vans and inadequate central waste dumping grounds.



Plate 22: National Electric Power Control Centre, Osogbo

Source: RUSPS Field Work (2013)

TABLE 3.6 Methods of Solid Waste Disposal, Reliability and Frequency of Disposal

VARIABLE		FREQUENCY	PERCENTAGE
Method	Burning	45	37.5
	Use of waste vendor	30	25.0
	Dump nearby	42	35.0
	Bury in the soil	3	2.5
	Total	120	100
Reliability of method (yes=1)	Burning	36 (9)	80 (20)
	Use of waste vendor	11 (19)	36.7 (63.3)
	Dump nearby	19 (23)	45.2 (54.8)
	Bury in the soil	3 (0)	100 (0)
Frequency of disposal	Daily	17	14.2
	Weekly	72	60.0

Source: Adepoju, Adebisola Adenike et.al. (2009) Methods of Solid Waste Disposal and Frequency

Basic Urban Services Priority Issues

1. Insufficient physical infrastructure for water treatment and distribution in Osogbo;
2. Inadequate school buildings and dilapidated nature of existing ones;
3. Poor state of the General Hospital at Osogbo and inadequate number of Primary Health Centres in the city;
4. Epileptic power supply and poor distribution network in Osogbo;
5. Low organizational and technical capacity of the State Water Corporation to carry out its statutory functions and ensure sustainability of operations of the dam at Ede, which has been identified as the bane of water supply in Osogbo;
6. Need for upgrading and rehabilitation of the existing water distribution infrastructure in Osogbo and the state at large;
7. Need to ensure that new residential neighbourhoods are serviced with pipe layouts at the time of construction of the estates and its roads;
8. Provision of additional Boreholes and Deep Wells to supplement the state government's efforts.

3.2.8 Transportation

Transportation is crucial to the economic life of Osogbo and its environs. All sectors depend on the efficiency of the transportation system to guarantee their performance. There is a High level investment on intermediate transport (IMTs).

TABLE 3.7 Type, Number and Total Length of Roads in Osogbo Local Government Area

S/NO	Road/Type	Number	Total Length Km
1	Federal Roads	3	18.50
2	State Roads	6	16.90
3	Local Roads	48	84.89
4	DFFRI	20	55.84
	TOTAL		176.14

Source: Osogbo Local Government Area (2012)

TABLE 3.8 Road Types by Condition in Osogbo Local Government Area

S/NO	DESCRIPTION	TARRED		UNTARRED	
		NO	Distance (Km)	NO	Distance (Km)
1.	Federal Roads	3	18.50	-	-
2.	State Roads	5	10.90	1	6.0
3.	Local roads	19	22.30	39	62.59
4.	DFFRI	-	-	20	55.85
	Total	26	51.70		124.4

Source: Osogbo Local Government Area (2012)



Plates 23: The Failed Osogbo-Ikirun Road being rehabilitated
Source: UN-Habitat Field Survey (2013)

Multi-Mode Transport System

a. Federal Roads

Within Osogbo zone, there is a wide network of roads. These include roads linking Osogbo to Ilesa, Sekona/Gbongan, Ikirun and Ilobu. The Class A roads in Osogbo include the Ede-Osogbo highway housing the Abere - MDS corridor and the highway running from Osogbo to Ikirun and Ila-Orangun.

The road surface from Abere to MDS is in good condition with adequate road furniture, such as kerb, speed bumps, road markings, street lights and road signs. However, there is need for the depth of the side drains to be increased, provision of sidewalks from the state secretariat to MDS and, provision of pedestrian bridges at the primary school close to Zenith Bank on Abere road and between the railway station and MDS. The on-going expansion of the right-of-way (ROW) of the Osogbo-Ikirun highway as a Class A road would allow for improved accessibility and mobility of commuters, freight and services.

b. State Roads

The condition of the Ring Road which runs around Osogbo city as a major Class B road can be said to be average, but with few pot holes, limited road signs and very shallow side drains. The road, which is designed to provide a circular route around Osogbo, requires adequate maintenance (periodic resurfacing) to be fully functional. There are three basic categories of road surfaces in the state, namely, earth, bituminous and asphalt roads. Most of these roads were under rehabilitation as at the time of the survey.



Plates 24 - 25: Osogbo Trunk B Road showing Potholes; New Roads under construction
Source: UN-Habitat Field Survey (2013)

TABLE 3.9 List of Rehabilitated Class B Roads in Osogbo

Class B Roads	Length (km)
1 Osogbo (Old Garage)-Ikirun Road (Osogbo Township Segment)	16
2 Adam's Street Mercy Land And Spur Road	0.67
3 Alafia Street-Church Street ,Alekuwodo Way	0.79
4 Anaye Market-Bisi Bankole –Alafia Street ,Osogbo	0.87
5 Balogun Biiru/Oke Baale Road	0.85
6 Boorepo-Abaku-Elelede Junction Road Osogbo	0.47
7 Coca-Cola Alekuwodo –Capital Hotel Road	2.33
8 Elelede Junction-Oluode Market –Gbemu Junction Road	1.00
9 Gbodofon Jalayemi –Gbemu Junction Road	1.79
10 GRA Road –Anaye Market Junction Oke Onitea Road , Osogbo	0.42
11 Ilobu Road Adesina Cresnet Gra Road Osogbo	1.35
12 John Mackay Gbeja Road , Oke Bale With Costain Spur Osogbo	0.96
13 Kola Balogun Road Junction –Fiwasaye Olohunlosebi Road	0.83
14 Odetoyn-Dupe Aina-Heritage Hotel With Spur	3.38
15 Oja Oba-Osun Groove Gate With Road Extension As Plantation Area	1.02
16 Oke-Fia-Alekuwodo-Olaiya- Ita Olokan Ilesa Road Junction	3.83
17 Opposite Capital Hotel/Wonderful Road Street /Tinumola/Oroki	1.21
18 Oroki Estate-Ilobu Road Osogbo	0.85
19 Osunbukola/Mercy Land-Ajani Street Prime Petrol Station Osogbo/Ede	0.98
20 Station Road-Fagbewesa-Odi Olowo Junction-Ebeneza Hotel Spur	0.61
21 Tanisi-Olorunsebi-Keji Adigun Street	1.18
22 Steel Rolling Camp-Kabelo Filling Station With Spur	1.015
23 Rehabilitation Of Abaku –Owode Market Road	8.80
24 Rehabilitation Of Ifeloju-Omo West Road	0.65
Sub-Total	51.755

Source: Ministry of Works and Transport, Osogbo

TABLE 3.10 On-going Projects being executed by Osun State Road Management Agency

S/N	PROJECT NAME	CONTRACT SUM N	AMOUNT PAID N	COMMENCEMENT DATE	% COMPLETION	REMARK
1.	Abere-Ojo-Yidi-Ede Road (spot rehabilitation and spot patching)	81,512,549.00	81,512,549.00	12/03/12	95	Work in progress
2.	Rehabilitation of Oba Omowunuola Road, Ejigbo	58,323,614.50	58,323,614.50	12/03/12	100	Completed

Source: State of Osun Ministry of Works and Transport

c. Local Government Roads

There are more than 60 different roads totaling over 170 kilometres constructed with different materials including asphalt, bituminous and laterite surfaces. A significant number of urban roads are not tarred and most of the existing roads lack roadside furniture, bus stops, lay bays and traffic lights. Presently, the state government has provided traffic lights and street lights at Oke-Fia, Old Garage and Olaiya junctions. Generally, the existing road network and other infrastructure are insufficient for the needs of the city. The current tendency to build houses before provision of roads and other essential infrastructure such drainages paved walkways and lights, is not sustainable.



Plate 26: Inter-City Motor Park and Intra City Bus Shelter for Commuters

Source: Field Survey, UN-Habitat (2013)

Rate of Occurrence of Traffic Accidents in Osogbo

The rate of occurrence of road traffic accidents is a serious urban transport problem in Osogbo, as in other major cities worldwide.

Areas/Junctions/Roads that are prone to accident around Osogbo are:

1. Ladsol Junction (now closed), Osogbo-Gbongan Road;
2. PZ Nigeria Ltd, Osogbo-Gbongan Road;
3. The route along Osogbo-Ikirun Road due to the narrow width of the road.

Almost all traffic accidents that occurs within Osogbo Junction take place along Osogbo-Gbongan Road.

The major causes of road accidents include:

1. Lack of Bus Stops within the city, resulting in commercial buses (Korope) stopping to pick and drop passengers arbitrarily, thereby, causing obstructions and gridlocks and at times, accidents;
2. Carelessness of drivers;
3. Bad roads and poor drainages.

Railway Services

The rail service between Lagos and Osogbo is gradually being restored. The service between Lagos and Osogbo currently runs four times a week, conveying 100 passengers on each trip. Full-scale services need to be restored as the rail service complements road transportation. With improved service, patronage by commuters is expected to increase astronomically.



Plates 27 - 28: The Renovated Railway Terminal; a Train departing the Osogbo Station

Source: Field Survey, UN-Habitat (2013)

TABLE 3.11 Refurbishment of Existing Railway Infrastructure

a.	Upgrading of roads, provision of platform, electrical and water services	376,185,919.50	286,120,000	29/11/11	65	Work in progress
b.	Refurbishment of existing Railway building, construction of mosque, police post and warehouse	27,578,487.20	16,231,462	29/11/11	65	Work in progress
c.	Renovation and upgrading of Dagbolu Station.	8,609,406.20	8,609,406.2	29/11/11	65	Work in progress
Sub Total a,b & c		412,373,812.95				

Source: State of Osun Ministry of Works and Transport (2013)

Air Transport

The State of Osun is working in collaboration with the Federal Airports Authority of Nigeria to reconstruct and complete the Osogbo Aerodrome into a standard Airport. A facility of a manageable size with least cost and revenue/profit generated from chartered

flights and scheduled airline operations is suggested. Despite the small size, the facility would be expected to meet all ICAO and NCAA safety requirements as well as aviation and aeronautic engineering standards and would have equipment/facilities of international airport standards for future use.



Plates 29 - 30: Views of the Abandoned Osogbo Aerodrome

Source: Field Survey, Un-Habitat (2013)

Water Transport

The River Osun is the most important river in Osogbo, but it is not utilized for ferry services as result of its shallow nature, with the bed of the river often visible along Abere Road and at the Osun Grove. A comprehensive study will be required to determine possible prospects for exploitation of the river as an inland waterway.

Other issues

In order to properly manage the growing volume of public transportation in Osogbo, a Traffic Management Unit (TMU) with a broad scope including daily traffic management, routing of buses, road furniture provision, public transport service planning and management is recommended for effective management of the sector.

TABLE 3.12 Transportation Strengths, Weaknesses, Opportunities and Threats Analysis

Strengths	Weaknesses	Opportunities	Threats	Priority Projects
<ul style="list-style-type: none"> • Presence of regional roads that link with other states and towns in Nigeria • Existence of railway line and station in Osogbo • Recent PPP initiative in transport infrastructure development • Presence of relevant agencies cooperation of all agencies 	<ul style="list-style-type: none"> • Poor road networks, inadequate design and construction standards and poor maintenance • The comatose nature railway • Uncoordinated institutional working arrangements between federal and state government agencies present in the state • High level investments on intermediate transport (IMTs) 	<ul style="list-style-type: none"> • Greater public-private partnership initiatives • Available patronage and market 	<ul style="list-style-type: none"> • Inadequate funding • No regulation and enforcement 	<ul style="list-style-type: none"> • Establishment of a basis of collaboration with all the various arms of government in road construction and rehabilitation • Introduction of solar powered traffic signs, lights and road marking, street naming and house numbering • Redesign and rehabilitate old roads

There is a potential for greater exploitation of public-private partnership initiatives in the transportation sector, though this would require greater cooperation among all relevant agencies in the state, especially those operating in Osogbo.

Transportation Priority Issues

1. Rehabilitation of major roads and adjoining junctions including provision of traffic signals and width expansions;
2. Upgrading and rehabilitation of all existing roads to high standards of design and construction; provision of a system of internal roads to enhance free flow of traffic within different zones in the planning area;
3. Rehabilitation of roads for effective internal circulation of vehicular and pedestrian traffic;
4. Rehabilitation of the existing inner ring road to encircle the core area of Osogbo. Designation of land for parking at the Osun Recreation Park.

3.2.9 Urban Safety

More than 150 security vehicles have been purchased by the state government for use by the Special Anti-Robbery Squad (SARS) to monitor the security situation in the state. Recently, the state government purchased a helicopter for use by SARS in security surveillance to enhance safety of the people in the state.

Consequently, the security situation has improved and citizens feel safer than they did previously when the security situation was worrisome and the safety of lives and properties was not guaranteed.

Urban Safety Priority Issues

- Facilitate coordination of activities and build capacity among security agencies and operatives to promote urban safety.

3.2.10 Disaster Risk Reduction

Efforts have been made by the state government to combat flooding and erosion across the state. However, the following are the critical issues that need to be addressed in Osogbo with respect to disaster risk reduction:

1. Channelization of rivers in the city and the reconstruction of broken down drainage channels;
2. Dredging of rivers in Olorunda Local Government Area and other locations as required to eliminate flooding and related incidents;
3. Enforcement of development control regulations regarding location of buildings on flood plains, steep slopes and reclaimed solid waste sites;
4. Creation of awareness and education of the public on public sanitation and hygiene in the state.

04

URBAN FORMS AND
ALTERNATIVE GROWTH
PATTERNS FOR OSOGBO
CAPITAL TERRITORY
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, organizations and agencies. The way the land uses are arranged in any settlement will determine issues of efficiency and function. 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

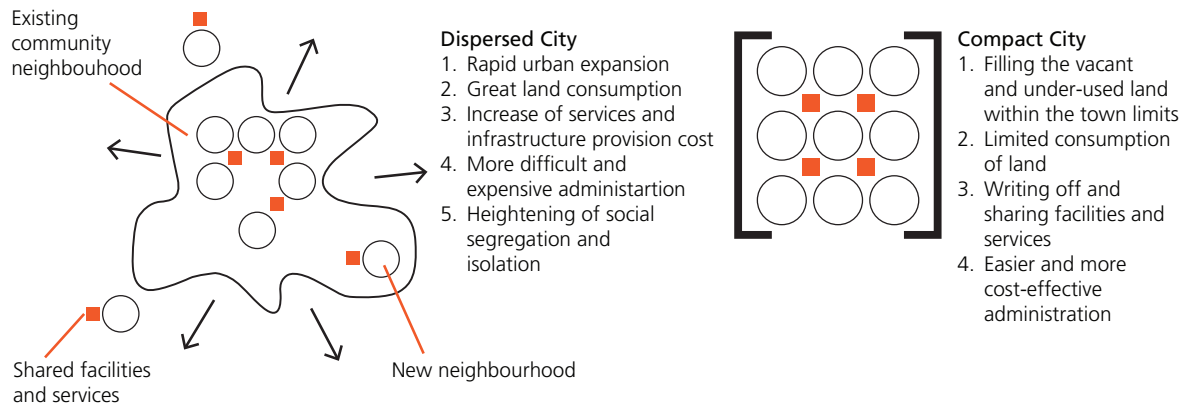
City authorities have to make choices on how they want their cities to grow. Allowing new developments to grow in sprawling, extensive and low density development will only succeed in taking good agricultural land for urban development and at the same time place extra burden on transportation. City planners can avoid this by locating compact new sub-centres within or adjacent to existing cities. Most cities have land that is no longer needed for 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 Dispersed City concept and the Compact City concept

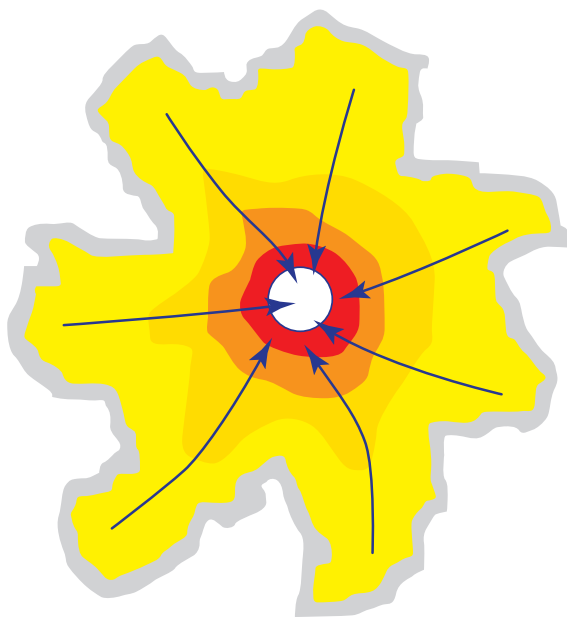


4.1.2 URBAN FORMS

FORM 1: MONOCENTRIC MODEL

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

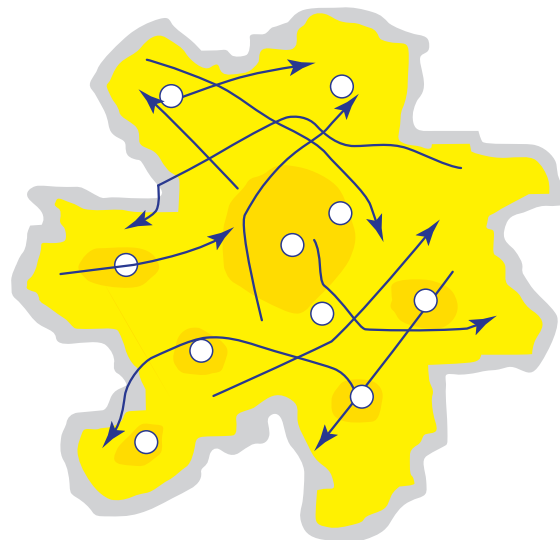
FIGURE 4.2 Monocentric Model



FORM 2: THE POLYCENTRIC MODEL

In the polycentric model there is no dominant city centre. There are sub-centres, with 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 other, especially located on a major highway merge together but each has its distinct authority and identity. This model is not efficient and is not recommended.

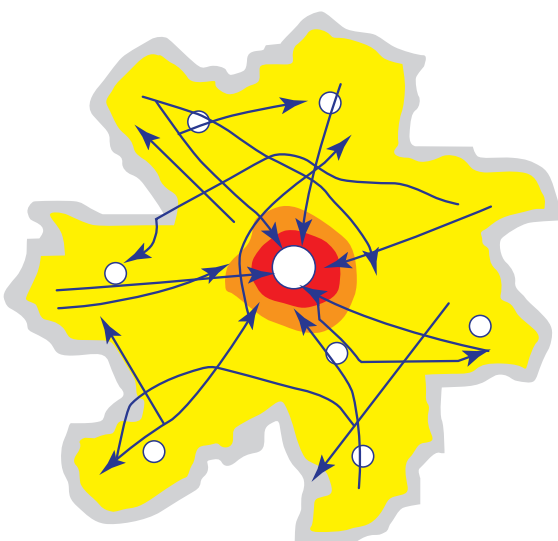
FIGURE 4.3 Polycentric Model



FORM 3: THE COMPOSITE MODEL

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

FIGURE 4.4 Composite Model



4.2

PREFERRED URBAN FORM FOR OSOGBO CAPITAL TERRITORY PLANNING AREA

As defined by the State Government, Osogbo Capital Territory Planning Area covers Osogbo and Olorunda local government areas and parts of Egbedore, Ede North, Ifelodun, Boripe, Obokun Irepodun and Atakumosa West Local Government Areas. The present urban form of Osogbo is that of a sprawling metropolis, which is increasing merging with neighbouring settlements in other local governments. This will make it very difficult to envision and plan the city on the basis of a Monocentric model.

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

05

STRUCTURE PLAN VISION,
GOALS AND OBJECTIVES

5.1

CONTEXT OF THE STRUCTURE PLAN: VISIONING THE FUTURE

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

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

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

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

5.1.1 National Urban Development Policy 2012

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

The key objectives to achieve the goals are as follows:

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

5.1.2 National Housing Policy 2012

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

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

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

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

5.1.3 Land Use Act (LUA) 1978

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

The purposes of the Land Use Act are:

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

The major provisions of the Act are:

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

5.1.4 Urban and Regional Planning Law 1992

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

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

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

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

5.1.5 OSEEDS and Osogbo Local Economic Empowerment and Development Strategy (OLEEDS)

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 sectoral 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 Integral Action Plan is

hinged on the following six actions:

1. Banish Poverty.
2. Banish Hunger.
3. Banish Unemployment
4. Restore Healthy Living.
5. Functional Education.
6. Communal Peace and Progress.

The elements of the agenda are related and crosscutting, hence, the achievement of these actions requires a combined effort in their implementation.

To engender the development promise of '*freedom for all, life more abundant*', as promised by the administration, people of Osun must be able to:

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

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

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

5.1.7 Millennium Development Goals (MDGs)

The MDGs are fashioned around eight main goals, namely:

Goal 1: Eradicate Extreme Poverty and Hunger;

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

Goal 2: Achieve Universal Primary Education;

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

Goal 3: Promote Gender Equality and Empower Women;

Goal 4: Reduce Child Mortality;

Goal 5: Improve maternal health;

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

Goal 7: Ensure Environmental Sustainability;

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

Goal 8: Develop a Global partnership for Development.

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

5.1.8 Nigeria Vision 20:2020

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

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

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

The two broad objectives are defined across four major dimensions:

1. **Social dimension:** a specific, equitable, harmonious and just society, where every citizen has a strong sense of national identity and citizens are supported by an educational and health care

- system that caters for all and sustains a life expectancy of not less than 70 years.
2. **Economic dimension:** a globally competitive economy that is resilient and diversified with a globally competitive manufacturing sector that is highly integrated and contributes no less than 25% to Gross Domestic Product.
 3. **Institutional dimension:** a stable and functional democracy where the rights of the citizen to determine their leaders are guaranteed and adequate infrastructure exists to support friendly and globally competitive business environment; and,
 4. **Environmental dimension:** a level of environmental consciousness that enables and supports sustainable management of the nation's God-given natural endowment to ensure their preservation for the benefit of present and future generation.

Thirty two thematic groups, including one for Urban and Rural Development, addressed the identified sectoral 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 OSOGBO CAPITAL TERRITORY PLANNING AREA (2014-2033)

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

The vision for the Osogbo Structure Plan, which is derived from the review of extant local, national and international development goals and frameworks, is therefore:

"To develop Osogbo as a dynamic, resilient, livable and inclusive city with strong social, economic, human, and infrastructural base that will significantly sustain the city as a regional hub that ensures employment generation, poverty reduction and environmental sustainability."

5.3

GOALS AND OBJECTIVES OF THE STRUCTURE PLAN

5.3.1 Goals

The goals of the Structure Plan are to:

1. Ensure that the Structure Plan conforms to all existing international and local frameworks and development agenda, such as the Millennium Development goals and the Osun Six-Point

Integral Action plan.

2. Develop an inclusive strategy that ensures citizen involvement programme that ensures the opportunity for citizens to be involved in all phases of Social, Economic and Environmental Development process.
 3. Establish a land use planning and policy framework as a basis for all decisions and actions related to use of land.
 4. Conserve open space and protect natural, historic and scenic resources in the Structure Plan area.
 5. Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for Osogbo and environs.
3. Ensure gender equality and empower women through the promotion of participatory approaches to development and ensuring better access and security of tenure to land;
 4. Ensuring accessibility by residents to improved health care facilities. Actions to achieve this include:
 - a. Allocating land for the provision of additional facilities in accessible locations to address the existing imbalance in health facilities provision;
 - b. Enforcing land use standards and development control for buildings, roads, drainages, sanitation, air circulation and pollution control among others, to achieve safe and healthy environment;
 5. Achieve environmental sustainability in Osogbo and environs through:
 - a. Upgrading of slums through improved access to water, sanitation, education, communal facilities, housing and general environment during the plan period;
 - b. Achieve reduction in environmental pollution by initiating internationally acceptable waste management methods and separation of incompatible land uses;
 - c. Conserving historic and heritage sites in Osogbo and environs and preserving and rehabilitating historic and cultural buildings and landscapes; and,
 - d. Enforcing planning standards, enabling laws and development control in relation to set-backs, rights of way, air space and ventilation towards achieving a healthy and safe living environment.

5.3.2 Objectives:

The objectives are set within the scope of the adopted goals, particularly in relation to the Millennium Development Goals. The objectives so derived are as follows:

1. To consolidate the gains of MDG programmes on poverty eradication beyond the target 2015 through the promotion of rapid and economic growth, job creation and sustainable livelihoods in Osogbo and environs, through:
 - a. Allocation of the right size of land for commercial and industrial uses;
 - b. Allocation of land to formal and informal activities like mechanic village, business parks, international free trade zones for market and industrial development;
 - c. Carrying out road improvements and establishing mass transit system for efficient movement of people, goods and services within Osogbo as well as its environs;
2. Contribute to achieving universal access to education for both men and women in Osogbo during the Structure Plan period. Actions to achieve this will include:
 - a. Allocating the right size of land for elementary, middle and senior schools and other institutions; and,
 - b. Reserving land for vocational and skill acquisition centres in Osogbo and environs;

06

POPULATION PROJECTIONS
FOR OSOGBO CAPITAL
TERRITORY PLANNING AREA
(2014-2033)

6.1

PREAMBLE

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

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

6.1.1 Basic Assumptions for Population Projections

The plan's assumptions include the following:

- a. That future growth in the population of Osogbo 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 projections for Osogbo will be undertaken using compound growth rate method for population projections using the following formula for which the result of the projections is set out in Table 6.1:

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

Where:

P_n = Population in year n.

P_o = Population of base year;

r = annual growth rate; and

n = number of years

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

6.2

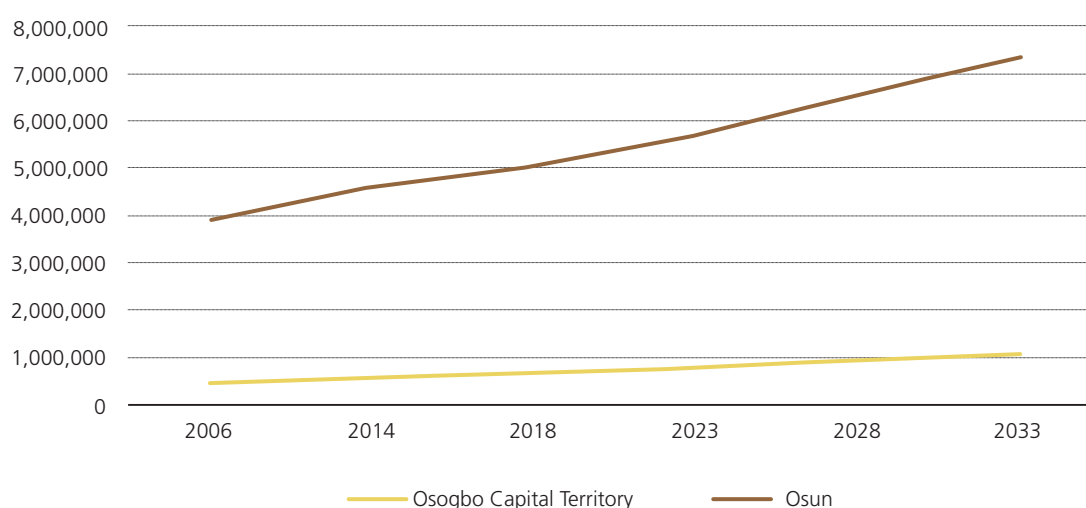
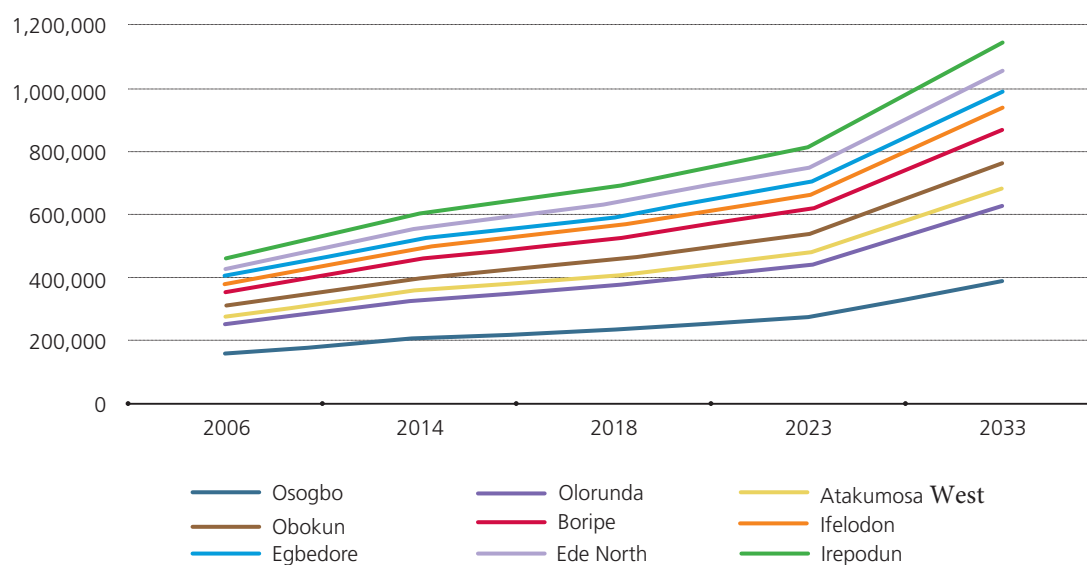
PROJECTED POPULATION FIGURES

The Osogbo Capital Territory Planning Area as defined is spread across nine Local Government Areas. In order to achieve credible population estimates and projections, figures are computed on the basis of Local Governments predominantly in the Planning Area (70 per cent of population) and Local Governments with portions in the Planning Area (30 per cent of population), as reflected in populations estimates for 2014 - 2033 disaggregated by Local Governments.

The computed population figures for Osogbo Territory Planning Area, therefore, which are 579,621 in 1991 and 865,329 in 2006 respectively have been projected to reach 2,033,000 by 2035 (Fig 6.1).

TABLE 6.1 Population Projection for Osogbo and Environs (1991-2020)

LGA	1991	2006	2010	2015	2020
Osogbo	156694	204747	234044	276631	386462
Olorunda (70%)	92233 (131761)	120518 (172168)	137763 (196804)	162830 (232614)	240092 (324989)
Atakumosa West (30%)	22859 (76197)	29410 (98034)	33359 (111197)	39049 (130165)	53507 (178357)
Obokun (30%)	34953 (116,511)	44970 (149901)	51009 (170029)	59710 (199032)	81816 (272721)
Boripe (30%)	41807 (139358)	54628 (182094)	62445 (208151)	73808 (246026)	103111 (343706)
Ifelodun (30%)	29024 (96,748)	37925 (126417)	43352 (144507)	51240 (170801)	71584 (238614)
Egbedore (30%)	22331 (74435)	29178 (97261)	33354 (111179)	39423 (131409)	55075 (183583)
Ede North (30%)	25149 (83,831)	32357 (107856)	36701 (122338)	42962 (143205)	58868 (196226)
Irepodun (30%)	35849 (119497)	46843 (156143)	53546 (178486)	63289 (210963)	88416 (294721)
Total	460899	567997	648333	764925	1077458
OSUN	3423535	4035659	4404660	4936348	6287268

FIGURE 6.1 Population Projections for Osogbo Capital Territory Planning Area (1991-2033)**FIGURE 6.2** Population Projections for Local Governments in Osogbo Capital Territory Planning Area (1991-2040)

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

6.3.

INDICATORS FOR BASIC URBAN SERVICES

The aim is to collect 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. The Basic Urban Services profiled are:

1. Education
2. Water Supply
3. Electricity Supply
4. Health
5. Sewage Disposal
6. Recreation

Indicators for assessment of basic urban services for the purpose of projection are shown in Table 6.2.

TABLE 6.2 Basic Urban Services and Indicators

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

6.4

LAND USE BUDGET FOR THE PLANNING AREA

Table 6.3 shows the estimated land use budget required to cater for the needs of the estimated population, which comes to roughly some 11,500 hectares of land to be developed around the existing settlements in the Planning area.

The current housing backlog for the Osogbo Capital Territory Planning Area is estimated on the basis of the Housing Characteristics and Amenities data from the 2006 National Population and Housing Census. The data indicating that a total of 12,444 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 16,260 persons for the take-off year 2014.

TABLE 6.3 Population and Housing Shortfall in Osogbo Capital Territory 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)
OSOGBO Capital Territory	Osogbo LGA	155,507	35820	4002	460899	16260 (12444)	567997	648333	764925	1077458
	Olorunda	131,649	28116	2864						
	Egbedore	73,969	15978	1598						
	Ede North (30% of Total)	83,831	5512 (18372)	1088 (3628)						
	Obokun (30% of Total)	116,511	7375 (24584)	507 (1689)						
	Ifelodun (30% of Total)	96,444	6129 (20429)	1059 (3531)						
	Boripe (30% of Total)	138,742	8862 (29540)	525 (1749)						
	Atakunmosa West (30% of Total)	22859 (76197)	4975 (16582)	291 (970)						
	Irepodun (30%)	35849 (119497)	793 (2644)	508 (1694)						

TABLE 6.4 Land use budget for the projected population

Population in 2014	460,899.0
Projected population to 2033	1,077,458.0
Additional population to plan for	616,559.0
Number of Households at 6 persons per household	102,759.8
Current backlog of Housing in the town	16,260.0
Total land required for Residential use	6,612.2
Space required for Recreation/organised open spaces	185.0
Industrial development	755.7
Commercial land use	850.1
Institutional use	850.1
Circulation, Roads and utilities	2,078.1
Waste transfer and disposal sites	94.5
Total additional land required for future Development (2014 – 2033)	11,425.7

07

STRUCTURE PLAN FOR
OSOGBO CAPITAL
TERRITORY PLANNING AREA
(2014-2033)

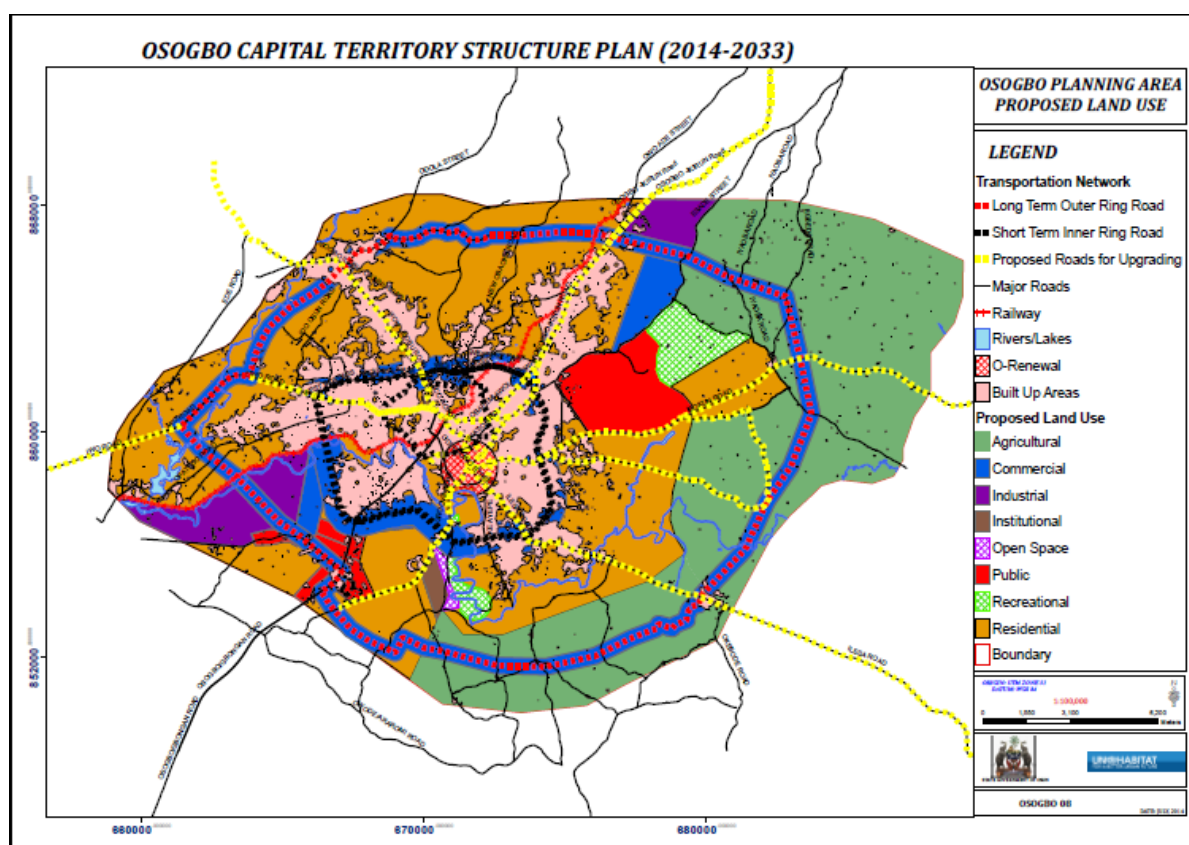
7:1 PREAMBLE

The unique role of Osogbo as both a state capital and headquarters of two local governments coupled with its central location in both the state and the country have fuelled the city's growth in both numerical and physical terms. In order to ensure sustainable and planned development of the city, the State Government of Osun has already delineated an Osogbo Capital Territory, which is to be accorded the necessary status to enable the city become a befitting state capital equipped to match the forward-looking goals of the state's development agenda. To achieve this, a city development strategy is being developed, while city Planning authorities will be equipped with the necessary technical capacity and adequate resources to effectively manage the city's growth and development.

7.2 LAND USE PROPOSALS

The Structure Plan for Osogbo Capital Territory Planning Area is aimed at addressing the various development challenges and put the future growth and development of the city on a sound and sustainable basis for the next 20 years. In Chapter 6, projections were made on the anticipated population growth for the planning area over the 20-year Plan Period. This has been adopted as basis for articulating Land Use Proposals to meet these development needs ahead of the anticipated growth. The proposed land use proposal for Osogbo is shown in Figure 7.1.

FIGURE 7.1 Land Use Proposal for Osogbo Capital Territory Planning Area



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

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

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

Land use planning and design of the Structure Plan is hinged on adopting integrated and participatory approaches to land use budgeting and relating this to the projected population. It also entails advancing broad land use development control measures for monitoring architectural design and redesign, building development and redevelopment, as well as strict implementation of the land use proposals as designed. The land use proposals are guided by well-defined principles and identified priorities in line with the goals and objectives of the plan.

7.2.1 Shelter and Slums

The goals of the Structure Plan for housing/residential provision include:

1. To rehabilitate identified slum areas through upgrading of present housing stock and its supporting facilities;
2. To develop to a very high standard areas already allocated for housing by Local and State governments;
3. To reserve additional land for the development of new housing to cater for the anticipated population growth that will accompany the creation of new growth poles around Osogbo, outside the new inner Ring road now being constructed; and
4. To comprehensively enforce town planning regulations, particularly to discourage the indiscriminate and un-ethical conversion of residential developments to offices, shops and other commercial and light industrial uses within the built-up areas of the city.

The strategies for promoting housing development and prevention of slums in Osogbo Capital Territory Planning Area shall embrace the following:

- a. **Build on the achievements of the ongoing Renewal of inner city areas in the city** and expand this to cover other run-down housing areas in order to improve the living standards of the resident population.

The Osogbo Urban Renewal Project (O' Renewal) report adopted by the State Executive Council in 2012 has spelt out the strategies for inner-city rejuvenation in Osogbo. The Urban Renewal project covered an area of approximately 2 kilometres radius from the king's palace which is traditionally at the city centre and is expected to be implemented within the framework spelt out in this Structure Plan.

The project includes removing and redeveloping the blighted areas of Osogbo inner-city with a view to improving or replacing the existing housing stock, modernising the vehicular and pedestrian circulation pattern as well as infusing quality environmental standards via improved sanitation and beautification of the entire area. During the 20 year Plan period, it is expected that all run-down housing areas would have benefitted from upgrading to bring these housing areas to a high standard of improvement and development.

As the coverage of the O Renewal project is only 2 Kilometre radius from the city centre, the plan recommends the extension of the scheme to cover the entire built up areas. All blighted areas of the city will be upgraded and provided with access roads and other basic urban services.

- b. **Develop new housing estates** within the Urban Renewal project area through infill and re-densification schemes;
- c. **Support the full implementation of the long-acquired, but moribund local governments Housing Schemes** within the Capital territory, particularly those of Osogbo and Olorunda Local Governments (currently at less than 45% of completion, although some were acquired more than three decades ago).
- d. **Acquire large expanse of land in the outlying areas of the city** for housing/residential development, **through sites and services programmes.**

The new housing development areas recommended in the Structure Plan include the land around the newly-built Federal Government Secretariat along Osogbo-Ibokun Road; at Dagbolu Railway Station, near the O-HUB Commodity market; as well as at Oranmiyan New Town (formerly called Aba Adi Village) situated in Ede North Local government area, immediately after the State Secretariat Complex along Gbongan Road, all within this Structure Plan's area of jurisdiction. In line with the preferred urban form for Osogbo Capital Territory Planning Area, land has been reserved for new housing sites around existing settlements to ensure balanced development. All residential estates, district and sector centres are to be provided with essential amenities and infrastructure, facilities and services that will meet the needs of the planned population.

Public-Private-Partnerships in Housing development

The private sector has remained a major provider of housing in Nigeria, being responsible for about 84% of the housing stock nationally. These are mostly rental (single-room tenement houses) and owner-occupier housing respectively. The goal of the Structure Plan is to encourage Public-Private Partnerships (PPP) in housing provision at costs that are affordable to all the different economic and social strata of the population;

In this regard, Government shall be required to promote PPP in housing development and in particular to adopt the following strategies:

1. Creating an enabling environment for Private-Public Partnership (PPP) through the Build, Operate and Transfer (BOT) arrangement, especially in new housing area;
2. Adopting for immediate implementation the new State of Osun Town Planning law once same is assented to by Mr Governor, particularly in areas of development control and housing provision;
3. Aiming to achieve over 60% home-ownership over the 20 year plan-period in the Structure Plan area;
4. Infusing flexibility into home ownership and tenure, to allow movement up the ladder if and when their circumstances (e.g. resources, needs, status or preferences) change;
5. Ensuring that high quality housing stock to satisfy a variety of needs is made available for all income groups;
6. Fast-tracking the construction of new housing estates consisting of self-contained, storey buildings and semi-detached or fully detached units, that shall be designed adopting the "neighbourhood concept" with adequate population-support facilities e.g. shopping units, schools, health-posts, community hall, recreational spots etc. located within easy commuting distances of residents and workers therein.

Urban Renewal

Slum upgrading projects are not totally new to Nigeria since the strategy was first adopted many decades ago in Isale-Eko and Ijora-Badiya areas of Lagos Island in Nigeria (*WORLD BANK's Direction in Development- (2006); "Nnewi Structure Plan" - UN-Habitat (2007). Pg.64*)

Building on the experiences gained from these and other previous Urban Renewal schemes, basic strategies to be adopted to arrest the proliferation of slums within Osogbo metropolis and environ will include the following:

- Provide support to local government councils, the Property Development Corporation (P.D.C.O.S) as well as private sector housing providers, to acquire and

lay out sizeable parcels of land with associated infrastructure in place before planning approvals are given and housing construction commences on the sites;

- Ensure equal access to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;
- Through demonstrated strong political support, promote community participation and institution-alized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;
- Adoption of rejuvenation, rather than total bulldozing of slums as the preferred option for slum upgrading unless such becomes the only feasible alternative;
- Relocation and resettlement of slum dwellers, especially to alleviate the suffering occasioned by their relocation;
- Adopting the principle of subsidiarity i.e. devolving responsibilities and accountability to the lowest appropriate level as a critical factor;
- Involvement of donor agencies in the scheme, as support to national governments in implementation of slum upgrading projects;
- Adopting strict design, engineering and cost standards;

(Source: World Bank (2006) "Direction in Development: Thirty Years of World Bank Shelter Lending" in *Nnewi Structure Plan* (2007)

Housing Finance

A major constraint to housing delivery in Nigeria besides land and technology resources is the availability of adequate funding to prosecute the venture. It is essential that appropriate measures are put in place to attract financiers for development of both owner-occupier and rental housing stock. A number of private housing estate developers are currently engaged in the construction of single-storey housing on Abere-Ede Road, off the State Secretariat Roundabout, for outright sale to the public through mortgage financing. Providing mortgage facilities to individuals will promote demand for more housing in the city. This combined with private real estate development of housing will balance the equation and get the market to perform more effectively. The state government should therefore explore the options available at the national level – National Housing Fund and the Nigeria Mortgage Refinance Company and the formal and informal sectors of the economy to boost housing development.

Land for Housing

There is an urgent need for establishment of land banks in the Osogbo Capital Territory Planning Area, for which large pools land will need to be acquired and reserved for future development. This will ensure that land is available for release when required and at the appropriate time and location. For this purpose, the following locations are to be considered on the north-western and north-eastern flanks of the city respectively, which do not already have substantial housing development, for allocation of land by the State Government to kick start the scheme:

1. Identified parcels of land on Oba Road;
2. Identified parcels of land on Okinni Road;
3. Identified parcels of land on Ibokun/Ilesa Roads.

Land Administration

The State of Osun adopts four basic tools in administering its land records.

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

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

The following strategies are recommended:

- Comprehensive implementation of the digitalization of land records project which is to also involve training of officers on GIS/LIS, geo-referencing; vectorization etc;
- Capacity building on Land Governance systems for staff of Lands and Town Planning departments as well as Surveyor-General's office, involving collaboration on handling land acquisition, development control, compensation assessment and settlement etc;
- Review of revenue being generated from premium and ground rent on parcels of land leased out, fees chargeable on different land-related transactions and property tax, which account for a proportionately huge percentage of government's annual receipts;
- Improvement of land administration at the local government level by improving efficiency through improved land database administration and recruitment of professionally qualified managers;

- Fast-tracking establishment of *O-LIMS*– (i.e. *Osun Land Information Management System*) for all land across the State of Osun;

- Review of staffing positions to mitigate the dearth of competent professionals like town planners, estate surveyors, land surveyors etc. to handle land-related issues proficiently as well as the provision of necessary working implements will bring about improvement in the city's land administration system;

- Development and adoption of pro-poor and gender friendly policies in land administration to cater to the needs of the “vulnerable” strata of society.

- Ensuring support to development of land markets in the State of Osun through investment-friendly policies and regulations by the state government.

Strengthening the Capacity of Planning Agencies

The Structure Plan recommends the following:

- Familiarising all staff of the relevant agencies and local governments about the provisions of the Structure as well as the recommended phasing and implementation strategies.

- Ensure that adequate resources are made available in the annual budgets for the implementation of the plans

- Establish an agreed coordination mechanism, for ministries, department and agencies for the successful implementation of the plans

- Conduct training programmes for all relevant staff on plan implementation and development control.

7.2.2: LOCAL ECONOMIC DEVELOPMENT

The economic base of a city is central to its prosperity and to the relative income and employment prospects of its residents. Cities with strong economic base with respect to agricultural, commerce, manufacturing, tourism, administration services regions among others, tend to enjoy greater growth and prosperity. Conversely, cities with weak economic base tend to face stagnation and unemployment. The following recommendations are made with respect to local economic development in Osogbo Capital Territory Planning Area:

Commercial Land Use

The Structure Plan aims to expand the commercial role of the city to significantly contribute to the growing economy of the State. It provides ample land reserves for development of new commercial activities that are accessible and conveniently located in well planned

and managed central business districts to meet the daily needs of the local population. Adequate land is also made available for businesses, offices, community facilities and light industries. The Structure Plan envisages that all existing markets will be developed to a high standard for the convenience of shoppers, market women and vulnerable groups in particular.

Specifically, it is recommended that:

1. The Oja Oba market will be re-planned and upgraded to the status of a modern market. With its land mass of 5,960 sq.m the market is to be redeveloped to contain additional blocks of shops and no fewer than 100 lock-up shops;
2. The market on Ibokun Road is to be redeveloped into a modern market facility. Lock up shops, with adequate parking space, are developed on Isale Osun Road at the LAUTECH junction with street lights, adequate drainage waste collection centre.
3. Other markets to be expanded and upgraded are - Oluode, Dugbe, Adenle, Orisunbare and Okefia. These markets should be provided with ultra modern stalls, water supply, sanitation, solid waste collection facilities and adequate public parking.

New commercial facilities are proposed by Esade Street to serve the needs of the adjacent public land uses, residential and industrial land uses that have surrounded this area. An extensive commercial area is located around Osogbo – Gbongan road. There is also the Aje International Market established on Osogbo/Iwo Road, Ido Osun This will serve the South Western part of the city. A high commercial street/mixed use development is also proposed around the inner ring road. This will promote vibrant city life and ease much commuting to work.

Industrial Land Use

Well planned and managed industrial areas/estates are to be developed in the Planning area to boost the role of Osogbo as an important national industrial centre. The Structure Plan has made provisions for additional land for industrial development in two strategic locations. These are - an area behind the Osogbo Steel Rolling Mill on the north central part of the city and an area on the North western part of the city. The following proposals are recommended:

1. Development of well-laid out, small scale industrial estates in designated SME industrial and business parks;
2. Develop fully the existing Industrial Estate on Akede Road, in order to accommodate industrial growth;
3. Create incentives to attract industries to other parts of the State in order to decongest Osogbo

Small Businesses

Small businesses in Osogbo provide a variety of services to the population and contribute significantly to the economy of the city. They play an important role in destination management when located in residential areas and promote economic benefits to neighbourhoods by boosting shopping activities within the study area. The following proposals are recommended:

1. Develop a central area within each residential region that would serve as the centre for small scale trading;
2. Refurbish central neighbourhood districts for commercial and communal activities;
3. Providing shopping centres and corner shops as part of facilities required within the residential redevelopment area

Commercial Activities Along Major Roads

There is currently a proliferation of commercial activities springing up on major roads in the city, notably along Gbongan Road and Obafemi Awolowo Way. This is indicative of a need which the Structure Plan seeks to meet. However, any proposal to impose limitations on commerce along major roads will have to be carried out with regard to sound planning principles, since not all roads can suitably accommodate shopping without causing traffic congestion. To address the issue of commercial activities along major roads, the following are recommended:

1. Widening of the inner ring road and provision of serviced roads to segregate fast moving traffic from slow moving traffic as a means of preventing traffic congestion and accidents
2. Expanding Iwo Road link to Gbongan Road to accommodate small stalls and shops;
3. Creation of off-street parking facilities for shoppers adjacent to each designated street;
4. Restricting on-street trade along the Ola-Iya junction;
5. Closure or restriction of designated roads to pedestrian-only activities to accommodate shopping.

Town Centre Redevelopments

As the capital city of the State of Osun, core areas of Osogbo require comprehensive rehabilitation and redevelopment in order to transform the city centre into a befitting central business district as contained in the O' Renewal proposals for this city. In addition, several Sub-CBDs will be redeveloped. It is recommended that:

1. The town centres in Isale Osun, Ajowa and Ifeloju should be upgraded to make way for new and modern high density compact development.
2. The redevelopment of Oja Oba, traditional and herb markets to a modern and organized market with adequate provision for lock up shops and open stalls.

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. The Department of Planning in collaboration with Department of Agriculture in the respective Local Governments is to identify and demarcate suitable sites and allocate them to potential farmers. Agricultural extension services will be provided to ensure the success of the scheme from the onset. 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 parts of the solid waste will be turned into compost for use on the farms.

Development Finance and Investments

In order to effectively contribute to boosting the economy of Osogbo, the Structure Plan will support development of both formal and informal economic activities towards increasing the rate of employment generation and disposable income for residents and at the same time increase revenue for the city authorities. It is therefore recommended that:

1. More banks are located within and outside the core areas of Osogbo to meet the banking needs of the inhabitants;
2. Micro finance banks are located within reach of the low income earners in Osogbo;
3. Private investors will be encouraged to establish industries and businesses through provision of serviced land to establish factories and industries;
4. The State Government to engage with the Nigeria Agricultural Cooperative and Rural Development Bank Limited and other financial institutions to provide loans to farmers and cooperatives in the state for the real sector investments.

It is also recommended that the State Ministry of Commerce, Cooperatives and Empowerment is co-opted to play a key role in Local Economic Development through the following:

- Improving the skills of the population, especially women, to start and manage businesses more effectively;
- Formation of cooperative societies to promote collective welfare of members;
- Facilitating the establishment of housing cooperatives;
- Supporting the development of innovative micro finance methods for housing and urban development.

7.2.3 ENVIRONMENT

Waste Management and Disposal

The Structure Plan for the Planning Area seeks to address the absence of approved waste collection centers in Osogbo. Currently, waste is picked at junctions and on road sides by the trucks. With the average volume of waste generated in Osogbo estimated at about 40 tons per day, more skip eaters are acquired to complement the existing three which are currently functional to convey waste from collection points to the dumpsite. The only approved dumpsite in Osogbo is located five kilometers from the city center on Iwo Road and cannot meet the needs of the entire Planning Area. Provision is made in the Structure Plan for additional dumpsites or landfill sites in each LGA, in line with state government policy. In addition, provision is made for the central dumpsite to be sited at Osogbo, which is being supported by the Federal Government. This site will function as a centre for an integrated solid waste management process in Osogbo.

There are currently only nine registered non-governmental organizations involved in waste collection and management in the State of Osun. Of these nine, four have offices in the state capital, thereby reducing their efficiency. More NGOs are to be encouraged to operate in the state capital where the need is most pressing, while all NGOs operating in the sector will be required to locate their offices near their collection zone to ensure effective operations.

Improvement of Urban Environment

The beautification and landscaping of the entire 1.2km Olaiya-Oke-Fia Road corridor in progress will significantly enhance the state of the urban environment in Osogbo, with the provision of walkways on both sides of the road laid with paving stone and protective bollards. The dwarf retaining wall erected on each side of the road is an additional feature and the initiative would be expanded to other major highways in the city while the planting of 2.5 million seedlings by students, who will be engaged as primary planters, is to be well supervised to improve the aesthetic quality of cities in the state.

7.2.4: BASIC URBAN SERVICES

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

Water Supply

The State of Osun presently generates 30 liters of water per head/daily. Despite this, Osogbo water supply is irregular because the water pumps are powered by Power Holding Company of Nigeria. New areas in Osogbo are not adequately connected to the pipeline network and therefore the areas experience shortage of water supply. Water projects in the states are being financed by Islamic Bank, World Bank and Internally Generated Revenue (IGR). The laws regulating urban basic services are weak at present. The state is partnering with USAID, European Union, UNICEF and the Federal Government in sinking boreholes in all senatorial districts.

With regard to capacity building, the State of Osun government has sponsored members of staff oversea for training with the view to improving their technical capabilities in repairs, operation of pumps, maintenance and managerial skill acquisition. There are also plans to send few individuals to India on water supply mechanism. The European Union has also provided training for the rural water corporation.

Educational Facilities:

The state and local governments, private agencies and individuals are actively involved in providing qualitative elementary, secondary and tertiary educational institutions in the Planning Area. The number of these institutions is on the increase

The ongoing remodeling of existing schools and infrastructure in the State is commendable. This needs to be backed by adequate land use design standards to guide prospective developers of educational facilities. It is recommended that a survey of conditions of all schools be conducted and a state wide rehabilitation programme be executed.

Health Facilities:

The Structure Plan for Osogbo Capital Territory Planning Area acknowledges the role of urban planning in ensuring that adequate land use projections are made to boost provision of health facilities and enforcing adherence to adequate standards effective development control.

The following objectives will be pursued in implementing land use planning for the health sector under the Structure Plan:

1. Establish a General Hospital in each Local Government Area of the Capital Territory to avoid unnecessary congestion and long distance from homes of individuals seeking medical assistance;
2. Provide Community Health Centres in both existing and proposed residential areas of the Capital Territory;
3. Reserve land for developing private clinics in residential layouts;
4. Improve and up-grading of existing health facilities at the General Hospitals in Osogbo;
5. Develop a Dispensary and a Maternity Clinic to be provided with HIV/AIDS test kits in each Local Government Headquarters within Osogbo;
6. Establish a Veterinary Clinic to cater for the supervision of the animals in each cow market and Abattoir in the Capital Territory.

Electricity

The following interventions are recommended to boost electricity in Osogbo under the Structure Plan:

- Adoption of deliberate strategies to integrate land use planning with the provision of infrastructure for electricity supply, so that services can be provided along with the development of projected land uses and population distribution in the city;
- Other settlements apart from Osogbo in the Capital Territory are to be connected to the national grid;
- The State Government is to explore prospects for investing in Independent Power Production as a way of ensuring adequate generation of power for the use of envisaged industrial and commercial concerns in Osogbo;
- Ensure that the luminosity of road lighting provides an adequate degree of visual reliability for all road users;
- Integrate energy efficiency and the use of renewable energy in the city.

Waste Management

TABLE 7.1 Solid Waste Management Target Projections for Osogbo Capital Territory Planning Area

Activity	Year				
	2009	2015	2020	2025	2030
Waste collection	Nil	40%	70%	100%	100%
Waste sorting	Nil	40%	70%	100%	100%
Waste Disposal	Nil	100%	100%	100%	100%
O & M Recovery	Nil	25%	50%	75%	100%

Source: Urban Renewal Plan for Osogbo (2012)

Based on the existing waste management assessment of Osogbo, the following are recommended:

- Review the oversight responsibilities of the Osun State Waste Management Board with respect to solid waste collection; strengthen the capacity of the Local Governments to discharge their statutory role of municipal waste collection and provision of sanitation services;
- Passing of necessary bye-laws by Local Governments within the Capital Territory to ensure proper and adequate disposal of all forms of waste; provide adequate refuse dumping facilities within the capital territory particularly in the commercial areas for prompt evacuation of waste to dumping sites; enforce proper disposal of industrial/workshop, refuse/effluents and dangerous wastes; provide disposal site/facilities for small-scale industries;
- The recently launched monthly environmental sanitation exercise in the state should be adequately effectively implemented;
- Provide public toilets/comfort stations in all public places and in major activity areas;
- Develop and implement both a sewerage plan and solid waste management plan;
- Promote public enlightenment to stop dumping of solid waste along roads and in drains;
- Build capacity of the Osun State Environmental Agency (OSEPA) to carry out statutory functions by recruitment of additional staff for monitoring and provision of required equipment (refuse trucks, compactors, pay loaders and bulldozers);
- Sustaining sanitary landfill sites in strategic places as already planned by the government to ensure proper disposal of waste;
- Encouraging a sustained management of the ONIBUEJA dumpsite on regular basis;

■ It is important that goals with timelines are set for all relevant agencies such that by year 2030, the management of solid waste in Osogbo will be effective and self-sustaining;

■ In Osogbo, refuse is dumped on the banks of River Okoko and other non-designated locations. The local governments within the capital territory should be responsible for hauling the wastes to waste disposal site(s);

■ Sustainable Public/Private Sector Partnership (PPSP) will be a better option for waste collection and transportation to solid waste disposal sites. The private sector or PPSP involvement will be on the basis of generating wealth from:

- Organic fertilizer production;
- Bio-gas production;
- plastic recycling;
- nylon recycling;
- bottle recycling;
- metal recycling;

■ Sorting of solid wastes at dump sites is to be encouraged in future for recycling of solid wastes within Osogbo.

Recreational Facilities

The State Government is reviewing the State regulations and adapting Federal Government Laws as they relate to recreation in Osogbo. The evidence of lack of organized open spaces or parks (including amusement park) is glaring in Osogbo. The Structure Plan seeks to correct the deficiencies in the provision for recreational facilities by allocating land for such establishment of such activities as Cinema Halls (Private Sector Initiative) in strategic places recreational Clubs, Restaurants, Eateries and Hotels to cater for the needs of the increasing population.



Plates 31 - 32: On-going Stadium Project in Osogbo

7.2.5: TRANSPORTATION

Transportation is crucial to the economic life of Osogbo and its environs as all sectors depend on the efficiency of transportation system for their performance. The Ministry of Works and Transport has established road design standards and periodically embarks on road and traffic surveys as an exclusive function of the planning department. The Federal Road Safety Commission is also involved in periodic traffic surveys and road audit (see Table 7.11).

In order to expand sources of funding for transport network improvement, **Contract-Financing** is recommended as a strategy that has helped to source for external financing for transportation projects. Currently, the World Bank Rural Accessibility and Mobility Project (RAMP) programme is under implementation in the state.

A comprehensive roads improvement scheme is also ongoing in the state, especially on Osogbo-Ikirun and Osogbo-Gbongan roads. The National Union of Road Transport Workers (NURTW) and Road Transport Employers Association are collaborating on the project, while the federal road networks are being maintained by FERMA and state agencies as in the case of Ilesha-Osogbo and Osogbo-Ikirun- Ila- Orangun roads.

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

1. Upgrading of all existing distributor roads – these include Iwo Road, Osogbo – Iwo – Ilobu Road, Osogbo – Ikirun Road, Ibadan Road, Ilesha Road, etc.
2. Construction of Ring Roads, the inner ring road which is regarded as an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
3. 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.
4. Ongoing restoration of Osogbo-Lagos Rail Link (Great Western);
5. Pursue the completion of Osogbo airport and ensure the integration of all modes of transport.
6. Upgrade Ido-Osun as a cargo transit point and develop Dagbolu-Osogbo-Ikirun trailer park with the assistance of the National Association of Road Transport Owners (NARTO);
7. Construct Parking Area close to Osun Recreation Park to provide parking facility for tourists visiting the recreation park and for patrons at the Osun Festival;

TABLE 7.2 Traffic Count Collation for Sallah Period

Time Interval	Bicycle	M/Bike	Private Car	P/Up	Taxi	Omni Bus	Luxury Bus	Tanker/Trailer	Lorry/Truck	Others
0600-0700HRS	0	10	61	9	3	33	0	5	8	6
0700-0800HRS	0	22	55	12	6	24	0	9	11	4
0800-0900HRS	0	15	61	14	2	29	0	7	6	3
0900-1000HRS	0	10	79	11	1	36	0	8	5	7
1000-1100HRS	0	8	31	19	4	24	0	4	3	6
1100-1200HRS	0	19	66	12	6	18	0	2	8	11
1200-1300HRS	0	11	30	17	8	32	0	8	0	9
1300-1400HRS	0	16	46	19	7	37	0	1	2	6
1400-1500HRS	0	9	31	11	2	46	0	0	1	11
1500-1600HRS	0	18	39	16	7	33	0	1	3	6
1600-1700HRS	0	11	22	8	9	29	0	0	1	4
1700-1800HRS	0	12	39	12	9	44	0	5	1	2
TOTAL	0	161	560	160	64	385	0	50	49	75

(Federal Road Safety Corps Osun Sector Command Rss11.1 Osogbo
Date: 21-08-2012 Route: Os Sekona
Counting Point: Secretariat Area Osogbo, Abere
Direction Indication: In And Out
Weather: Sunny/Rainy)

Source: Federal Road Safety Corps (2013)

8. Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
9. Upgrade the existing motor parks at Oke-Fia, 7UP, MDS, Iwo Road and Ota Efun Park close to the stadium by providing perimeter fences with concrete base and re-organize the existing motor-parks on Osogbo-Ikirun Road;
10. Develop an effective Intra-city Mass Transit System using larger buses along the Ring Road and Abere- MDS-Oke Fia corridor;
11. Encourage private sector-led development/initiative for taxi service system in Osogbo Capital Territory;
12. Provide bus-stops (passenger's shelter/interface), bus-bays, lay-byes and pedestrian crossings (Zebra) at appropriate locations on all major roads;
13. Provide pedestrian walkways, traffic lane-markings, road signs and traffic lights on all highways;
14. Upgrade existing major traffic corridor on selected streets in Osogbo to 15 metres right of way to serve as second order road within Osogbo. The roads are; Ilesa Road, Isale Osun Road, Oja-Oba Sabo road. These roads will channel traffic from Osogbo for discharge into the inner ring road which will distribute same to other parts of the town;
15. Establish a City transit network along the Ring Road and the Osogbo-Ikirun-Ila Orangun corridor and replace small buses (blue bases) with large mass transit buses;
16. Integrate pedestrian, bicycle and transit facilities on major Osogbo multi-modal transportation corridors (Osogbo-Ede, Osogbo-Ikirun-Ila Orangun etc.).

Pedestrians

- Complete the provision of sidewalks on all urban roads to provide safe and convenient access for pedestrians;
- Provide for pedestrian crossings (zebra crossing in the short-run and pedestrian bridge) at strategic locations.

Bicycles

- Provide bicycle trails and bicycles lanes to provide direct and continuous connections;
- Construct and maintain underpasses for both pedestrians and cyclists at strategic locations with high volume of traffic to ensure safe and easy access urban populace; and,
- Provide bicycle, tricycle and double-wheel motorized route signage

Mass Transit

- Deploy Community Transit Network (CTN) high frequency bus services along this corridor;
- Construct enhancements at key high frequency transit stops to include transit signs and pavement platforms.

7.2.6 HERITAGE, CULTURE AND TOURISM

The rich cultural heritage of Osogbo is universally acclaimed, along with its several historic sites and several traditional and religious festivities that take place almost all year round.

Several basic urban services within the various heritage sites like the road network within the Osun Osogbo Grove, which had consistently deteriorated over the years, need major improvement if the city is to attain its potential as a major tourism destination of international repute.

Also, the different trades and vocations undertaken in major heritage sites, particularly the Arts and Crafts shops need to be improved upon. In essence, it is proposed that a deliberate improvement programme is designed to upgrade all tourism sites and their associated infrastructure to enhance the city's credentials on the global tourism map.

As part of its responsibilities, the State's Ministry of Culture and Tourism shall ensure that all historical artefacts, monuments and traditional and contemporary worship locations are rehabilitated and or conserved. This will greatly enhance the promotion of culture and eco-tourism in the State of Osun.

Implementation Strategies

1. Document and preserve significant and contributory heritage assets:
 - a. Review and list buildings within the Planning area that are of significance or make a contribution to the overall significance of a heritage area;
 - b. Any new development in and around heritage sites within Osogbo Capital Territory Planning Area will only be permitted in line with the terms of the Heritage Policy of the state.
2. Encourage the adaptive re-use of heritage buildings:
 - a. While allowing a change of use for a heritage building, this would also ensure the preservation of significant elements of architectural or historic significance within the urban fabric of Osogbo;

Criteria will be spelt out for creative re-use of former industrial buildings within the O-Renewal Heritage Overlay.

3. Consult with traditionalists on how the indigenous, historic, architectural, cultural and social significance of Osogbo can be upgraded and celebrated

Some of the major historical landmarks and heritage sites recommended for conservation in Osogbo include:

1. The Osun Groove;
2. Ataoja's Palaces (old and modern)
3. Idi-Ogun;
4. Busanyin;
5. Idi-Baba;
6. Different deities' shrines located across the city.

7.2.7 URBAN SAFETY

The rapid and uncontrolled urbanization in Osogbo has often been accompanied by many safety problems and challenges. The inability to resolve such conflicts in a sustainable way has resulted in recurrent damage to the natural environment on the one hand and on the urban economy, health, safety and overall amenity on the other hand. For the purpose of urban safety and security, the following are recommended:

1. Establishment of a fire station close to major commercial and residential areas especially those with a high concentration of filling stations e.g. Iwo Road

2. Establishment of a police station at Oja Oba Sabo road and Ata-Oja Palace due to the sensitive nature of the area
3. Establishment of road traffic safety infrastructures such as pedestrian bridges and sidewalks, traffic signs and controls along major roads with high vehicular traffic e.g. Osogbo/Gbongan road

7.2.9 DISASTER RISK REDUCTION

Disaster Risk Reduction has assumed a growing prominence on the sustainable development agenda, in the light of increasing frequency of extreme weather incidents and natural disasters across the world. In order to secure the safety of human, natural and infrastructure assets, adoption of disaster risk reduction strategies have become imperative for cities, regional and national governments alike.

Osogbo has experienced incidents of flooding over the last three decades, which have been linked with increased urbanization and its impact on natural drainage basins, which has led to higher rates of runoff generated from heavy rains. Improvements in the drainage systems in the town have not matched the increased volumes of run-off water generated, hence annual flooding occurs, affecting homes, business establishments and infrastructure in flood prone areas.

08

STRUCTURE PLAN
IMPLEMENTATION FOR
OSOGBO CAPITAL
TERRITORY AND ENVIRONS

8.1

PREAMBLE

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

- a. Adoption of integrated and participatory approaches to implementation of policies relating to Shelter and Slums, Environment, Gender, Basic Urban Services, Local Economic Development, Urban Safety Governance and Heritage;
- b. Formulation of Policy and legal land use standard reforms and institutional framework required;
- c. 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;
- d. 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;
- e. 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

Special Planning Status for Osogbo Capital Territory Planning Area

The special status of Osogbo as capital of the State of Osun has been recognized by the designation of the Osogbo Capital Territory to address its specific challenges arising from high population growth across the metropolitan area as well as rapid expansion across the boundaries of contiguous Local Government Councils and Development Areas. The special status was also essential to enable administrators resolve the attendant multiplicity of administrative and operational institutions would be manifested in overlaps and lack of effective coordination of service delivery within the Planning Area.

Experience has shown that other States in Nigeria have also addressed this challenge by supporting the designation of the "State Capital Development Territory" with appropriate legislation towards effectively harmonising Planning Administration within the territory. This arrangement is to be further strengthened in Osogbo, to facilitate the effective implementation of the Structure Plan.

In order to achieve the proposals contained in the Osogbo Structure Plan, therefore, the following additional 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 the Structure Plan

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

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

For effective phasing of the plan in order of priority importance, consideration has been given for flexibility and practicable implementation of the proposal. The proposed phases of the Structure Plan have therefore been classified into short, medium and long term scenarios. This is to assist government agencies in preparing their annual development plans.

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

TABLE 8.1 Phasing of Osogbo Capital Territory Structure Plan (2014-2033)

Projects	Short Term (2014-2017)	Medium Term (2018-2024)	Long Term (2025-2033)
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.	√	√	√
Formulate strategy for Linking and Funding Osogbo with National Rail Lines, Establishment of Warehouse for Goods' Storage at the CBD	√		
Adopt Strategy for Mainstreaming safety measures into urban design management.	√		
Prepare Feasibility study for Air link of Osogbo with National Air Route(s)	√		
2 ACTION PLANS:			
SHELTER AND SLUMS			
Adopt and implement Action plan for Redevelopment of the Osogbo CBD	√	√	√
Adopt and implement Slum Upgrading plan for Osogbo and Suburban-Slums	√	√	√
Adopt and implement Comprehensive Solid waste Management plan for Osogbo	√	√	√
Adopt and implement Design and infrastructure plan for planned suburban Housing Expansion of Osogbo and environs (including water, electricity, shops, plazas, educational and health facilities)	√	√	√
Adopt and implement Guidelines for development and operation of Business Parks	√	√	√
Adopt and implement Landscape improvement plan for Osogbo for parks, Gardens, Recreational Facilities	√	√	
Develop and implement system for street addressing, revenue generation	√		
Establish Urban Observatory in Osogbo for data collection, monitoring and evaluation and review of Structure and disaggregation of data by gender	√		
LOCAL ECONOMIC DEVELOPMENT			
Adopt and implement new industrial development Masterplan for Osogbo and environs	√	√	√
BASIC URBAN SERVICES			
Adopt and implement Action plan for New Schools, Health Centers, Plaza, Business Parks in Osogbo and Environs.	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Adopt and implement Transportation improvement plans for Federal, State and Local Roads (ROW, drains, markings, traffic light, street light etc).	√	√	√
Adopt and implement Action plan for Bus route and Bus Mass Transit through Abere-MDS- Ikirun and the entire Ring Road (Osogbo urban)	√	√	
Establishment of Osogbo Urban Security Association	√		
ENVIRONMENT			
Adopt and implement Action plan for Erosion Control and Conservation of Ecological Sites.	√	√	√
Adopt and implement Comprehensive solid waste Management plan for Osogbo	√	√	√
Adopt and implement Location and Design Guideline for business Parks in precincts	√	√	√

Projects	Short Term (2014-2017)	Medium Term (2018-2024)	Long Term (2025-2033)
3 PROJECTS			
Location and Design of New industrial Estate for Osogbo	√		
Suburban Water supply Extension	√	√	√
Suburban Electricity supply Extension	√	√	√
Rehabilitation and equipping of all existing hospitals in Osogbo (physical development and provision of drugs ,facilities etc)	√	√	√
Site Design for Major Health Centres	√		
Inter -City Bus parks: Perimeter fencing and interlocking stones/concrete base of all parks in Osogbo (Motor Parks Project)	√	√	
Design of Roads Junction Improvement (TSM)	√		
Upgrading of Inter-State and Intra –State Bus parks.	√	√	
Establishment of Refuse Disposal and recycling industry at the proposed site for airport project in north-west of Osogbo probably with foreign assistance and cooperation.	√		
Landscape design and construction of two city parks located far from the Groove.	√		
Landscape design and construction of a Zoological Garden Recreational Center	√	√	
Design of three Mini – Sports Centres far from present Osogbo Stadium.	√	√	√

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.

1.1.1 Sources of Funding

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

1. The Government of the State of Osun
2. Osogbo, Olorunda, Irepodun, Ede North, Obokun, Ifelodun, Boriye and Atakumosa West Local Governments

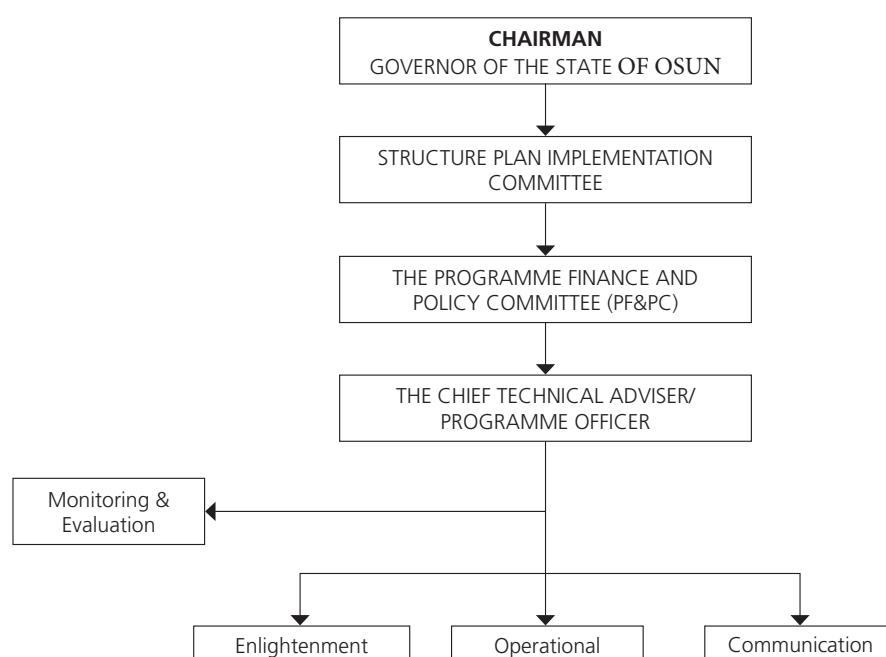
3. Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)
 - Build Operate and Transfer (BOT) arrangements
 - Build Operate and Own (BOO) arrangements
 - International Donor Agencies
 - Corporate organizations and private Individuals

8.3

INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION

Effective implementation of the Structure Plan requires an intergrated approach that will involve both the government and the other stakeholders. The establish-ment 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:

- i. The Executive Governor of the State, who will be the Chairman of the Committee
- ii. Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
- iii. The Permanent Secretary, MLPPUD
- iv. The Director of Town Planning, MLPPUD
- v. The Surveyor General of the State
- vi. The Director of Lands, MLPPUD
- vii. A Director from each of the following State Ministries: Agriculture; Finance; Health; Education; Environment and Works and Transport
- viii. A Chairman from one of the Local Governments in the Structure Plan Area
- ix. 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:

- i. The Deputy Governor of the State - Chairman
- ii. Chairman, Budget Committee for the State Assembly
- iii. Honourable Commissioner for Lands, Physical Planning and Urban Development
- iv. Honourable Commissioner for Finance
- v. Honourable Commissioner for Environment
- vii. Honourable Commissioner for Health

- viii. Honourable Commissioner for Lands
- ix. Honourable Commissioner for Justice
- x. Honourable Commissioner for Women Affairs
- xi. Honourable Commissioner for Works and Transport
- xii. Chairman, Local Government Service Commission
- xiii. Representative of the Head of Service
- xiv. Auditor General of the State
- xv. Auditors General of participating Local Governments
- xvi. The Secretary to the State Government - Secretary

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

The Chief Technical Adviser/Programme Officer:

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

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

8.4

PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL

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

8.5

CAPACITY BUILDING

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

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

TABLE 8.2 Capacity building activities 2014-2033

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

8.6

SUSTAINABILITY OF PLAN IMPLEMENTATION

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

8.7

MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

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

APPENDIX 1



THE OSOGBO CITY CONSULTATION DECLARATION ON PREPARATION OF STRUCTURE PLAN FOR OSOGBO AND ENVIRONS, STATE OF OSUN HELD ON WEDNESDAY 24TH JULY, 2013

We the indigenes, residents and stakeholders in the City of Osogbo, 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 Osogbo on Wednesday 24th 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 Osogbo, we do hereby agree and state that we:

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

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

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

Agreed on several critical thematic issues and resolved as follows:

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

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

6. 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 Osogbo and environs as well as promote safe disposal of wastes from hospitals
7. 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
8. Urge the State Government to:
 - commence the dredging of rivers in Olorunda Local Government Area and other locations as required to eliminate flooding and related incidents;
 - Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites

C. GENDER, GOVERNANCE AND HERITAGE

9. Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
10. Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation
11. Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
12. Commend the efforts of the State government in developing and restoring the Osun Osogbo Grove and urge Government to further develop other Heritage sites in the town
13. In line with the declaration of the Osun Osogbo Grove as a World Heritage Site by the United Nations, we urge the State Government to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites to further boost tourism in the town

D. URBAN SERVICES, SAFETY AND TRANSPORTATION

14. Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve provision of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
15. 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 Osogbo and environs etc, include the following;
16. Promote Public-Private Partnership in the provision and management of basic urban services and build the capacity of agencies and civil society organisations
17. Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
18. Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in the Osogbo Capital Territory, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town
19. 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 OSOGBU City Consultation, pledge our full commitment and support to the implementation of this Declaration. This is the Declaration of stakeholders at the Osogbo City Consultation, this 24th day of July, 2013. Signed by:

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

APPENDIX 2:

OSOGBO: 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 demolish all dilapidated buildings within the town Ajegunle residents should be relocated There is need for provision of Recreation Centre behind the Millennium Park
4	Local Economic Development	<ul style="list-style-type: none"> There is need for provision of ultra modern market at Osogbo There is need for reconstruction of Kajola and Sasa markets There is need for provision of office space for market heads (Iyaloja) Financial aid in form of soft loans and favourable terms of payment for market women and youth. The road leading to the Ilobu market should be repaired. The market should be provided with electricity, locked-up shops and all necessary basic amenities. Oroki market should be rebuilt. More markets should be built in Osogbo There should be a mechanic village with good accessible roads. Lekuleja traders need a new market with good accessible roads sequel to their displacement due to road rehabilitation. There should be a rehabilitation centre for mentally disabled people, especially for women to avoid their being impregnated by unscrupulous elements. More women should be appointed into political office to influence economic policies. There should be a spare parts market in Osogbo. All the markets should be provided with toilet facilities, good drainage systems and waste disposal facilities. Sasa market should be rebuilt with all modern facilities in place. Vocational training centres for youths that will enable them acquire the required skills for self-sustainability.
GROUP 2 URBAN ENVIRONMENT AND INFRASTRUCTURE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Urban Environment	<ul style="list-style-type: none"> There is need for dredging of rivers in Olorunda Local Government Area There is need to ensure that all refuse dumps are evacuated on time There is need for awareness creation and education of the public on public sanitation and hygiene in the home and their surroundings
5	Inadequate Infrastructure	<ul style="list-style-type: none"> There is need for rehabilitation of Oja-Oba/Sabo Road and Kolabalogun –Asindemade Road There is need for rehabilitation of Orile-Oke-Onitii Road There is need for Rehabilitation of Obatedo-Oke Imole-Oke-Ayepe road There is need for construction of a fence wall around Lake 264 There is need for provision of toilets and street lights at Olobu market There is need for reconstruction of Oroki Market Other roads in need of repair are: Old Garage - Ita Olokan, Oja Oba – Sabo Road, Alie-Obalende Road, Orita Baale-Obalende Road, Kola Balogun – Asindemade Road, Okefia – Ilobu Road, Mallam Tope – 264 River – Ota Efun Road, Osogbo Garage - Oke ljetu Road and Asubiario – Aponhun - Oja oba Oyetona Street
GROUP 3 GENDER- GOVERNANCE-HERITAGE		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> There is need for provision of loans for market women and proper method of payment Market women displaced from Oja-Oba market should be relocated There should be an enlightenment programme on health education for women There is need to provide accommodation for mentally challenged women currently roaming the streets of Osogbo More opportunities should be created for participation of women in politics There is need for provision of vocational training with loans for women and youths
2	Governance	<ul style="list-style-type: none"> Awareness should be created on the need for families to take care of their children Elders in each compound should represent families at government meetings There is need for proper documentation on land matters and historic monuments There is need for provision of job opportunities for the youth

3	Heritage and Historic Sites	<ul style="list-style-type: none"> • There is need to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites • There is need to establish mechanisms for promoting the tourism potentials of the state • The existing museum and other historical sites should be upgraded to preserve historic heritage • Awareness should be created among children on the value of historic monuments
GROUP 4 BASIC URBAN SERVICES AND TRANSPORTATION		
	ISSUES DISCUSSED	DECISIONS REACHED
1	Provision of Basic Services (Education, health, water and energy)	<ul style="list-style-type: none"> • There is need for provision of pipe-borne water across Osogbo township • There is need for establishment of more higher institutions in Osogbo city • There is need for provision of pipe borne water in Osogbo and Oluode market • There is need for construction of hospitals at Fagbewesa and Mallam Tope areas • There is need for construction of health centre and maternity centre at Costain Arogunmosa area • There is need for construction of primary school at Arogunmosa area • There is need for provision of pipe-borne water at Oke-ljetu area • There is need for provision of pipe-borne water and dispensary at Gbonmi area • There is need for provision of hospital, schools, pipe-borne water and roads at Kobo area • There is need to ensure availability of steady water supply at fire stations • Muslim and Christian cemeteries are needed • Information Offices are needed at the Local Government offices • Other Basic Services needed are: • Dispensaries: Asindemade, Kola Balogun, Agunbelowo, Oluode, Oke Oniti, Gbanmi, Tanishi, Kobogbogboe, Onward, Mallam Tope, Costain Areas • Schools: Asindemade, Kola Balogun, Agunbelowo, Oluode, Oke Oniti, Gbanmi, Tanishi, Kobogbogboe, Oba Road, Arogunmosa Areas • Water supply/Pipe repair: Ita Olokun, Oke Onitii, Agunbelowo, Oluode Market, Popo Igbona Owode/Hamadiya Areas
4	Urban Mobility	<ul style="list-style-type: none"> • Provision of standard garage/motor park in Osogbo • Bus stops are needed on major roads • There is need for establishment of mechanic villages in four (4) locations • There is need for continuous training for Okada riders • There is need for provision of mass transit transportation • There is need for construction of zebra crossing where there are schools • There is a shortage of traffic wardens on the roads • Educate commercial motorcycle riders on the dangers of, need to avoid drinking alcohol • Zebra Crossings are required at every public institution

APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

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

TABLE 3 Floor Area Requirements by Sizes of Families

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

TABLE 4 Recommended Minimum Plot Area for Different Types of Housing

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

TABLE 5 Recommended Maximum Plot Coverage

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

TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines

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

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

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

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

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

TABLE 9 Recommended land Allocation in a Commercial Area/Market

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

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

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

TABLE 11 Recommended Widths of Roads in Commercial Area

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

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

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

TABLE 13 Recommended Land use Standard in Industrial Area/Estates

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

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

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

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

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

TABLE 18 Desirable Site Areas for Health Facilities

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

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

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

TABLE 20 Space Standards for Services

Services	Population to be served	Site area in hectares	Site coverage
Post and Telegraph			
Central post office	More than 750,000	0.65 – 10	
Post office	750,000 – 50,000	0.35 – 5.0	30% - 331/2%
Sub-Post office	50,000 – 25,000	0.18 – 2.5	30% - 331/2%
Agency	25,000 – 10,000	0.625	30% - 331/2%
Telephone Exchange			
	Line per 1,000 Population		
Large Towns	5 – 10	7.5	30% - 331/2%
Medium Size Towns	2 – 3	5.0	30% - 331/2%
Small Towns	1 – 2	2.5	30% - 331/2%
Fire Stations	One Fire Station to serve 25,000 – 50,000 population	3.75 – 50 hectares per fire station	25% - 30%

TABLE 21 Recommended Widths of Streets in Residential Areas

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

TABLE 22 Design Standard for Elements of Various Types of Roads

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

TABLE 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)
180° (Parallel)	30	5 x 2.5
30° (Angle)	35	5 x 2.5
45° (Angle)	40	5 x 2.5
60° (Angle)	45	5 x 2.5
90° (Perpendicular)	50	5 x 2.5

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

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

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

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

TABLE 26 Standards for Socio-Cultural Activity Areas

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

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

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

The Structure Plan for Osogbo Capital Territory 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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