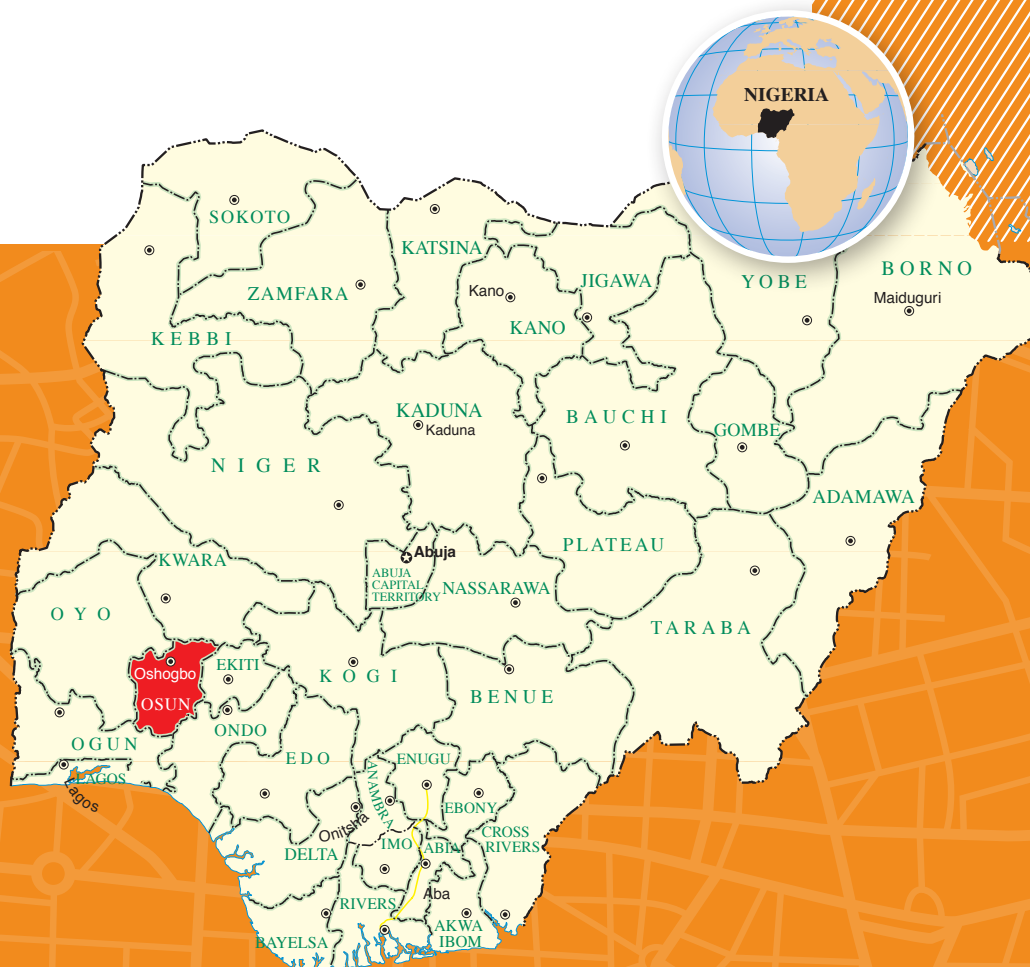


STRUCTURE PLAN FOR IKIRE AND ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project





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State of Osun Structure Plans Project



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

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FOREWORD



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

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

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

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

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

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

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

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

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

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

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

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

PREFACE



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

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

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

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

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

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

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

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

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

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

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

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

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

Dr Alioune Badiane
Director, Projects Office
UN-Habitat, Nairobi

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ACRONYMS

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

EXECUTIVE SUMMARY

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

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

This initiative, which would guide the development of participating cities over the next 20 years, was also to follow through on the state's O-Renewal programme designed to regenerate a one-kilometre radius of the core areas in these cities. The Structure Plan for the city of Ikire, 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 Ikire and environs is the participatory Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology, which presents the spatial contexts for promoting social, economic and cultural development of the area with respect to the following identified thematic areas: Shelter and slums; Local Economic Development; Transportation; Urban Safety/Security; Disaster Risk Reduction; Basic Urban Services; Environment; Gender; Governance; Heritage/Historic areas; and Land Administration.

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

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

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

IKIRE PLANNING AREA

Background: Ikire Planning Area comprises two of the 30 local government areas in the State of Osun. These are Irewole and Isokan Local Government Areas, with respective headquarters at Ikire and Apomu. These LGAs form part of the Ayedaade/Irewole/Isokan Federal Constituency of Nigeria. The Planning Area lies between latitude 7°18'N and 7°30'N of the equator and 4°10'E and 4°20'E of the Greenwich Meridian. It covers 641,526,879.20 square metres land area and is bounded by major settlements and land mass such as Gbongan in the North-East; Shasa River and Ife North Local Government in the East; and, Osun River and Asejire in the West. It also shares boundary with two other local government areas in the State, namely Ayedire and Ayedaade, in the North and South respectively

Population: Accordingly, the 2006 Population Census, there were a total of 143,599 people in Irewole LGA and 103,177 in Isokan LGA. The different districts that made up the city were: Ikoyi, Apomu, Ikire, Wasimi and Kajola. Others were Asejire, Ayetoro and Apata.

DEVELOPMENT ISSUES IN IKIRE PLANNING AREA

The existing land use of Ikire Planning Area is punctuated by residential, public and commercial uses. Broadly, the land use in the Planning Area can be categorized into two: the built-up areas and the un-built (natural) areas. Constituting the built up area are the three major centres of Ikire, Apomu and Ikoyi. The predominant land use in the built up areas is residential, punctuated in places with public, education and commercial land uses. There is a prevalence of mixed land uses within the residential neighborhoods of these three major centres. For instance, it is common to find corner shops, traditional markets or informal mechanic yards coexisting in the residential neighborhoods or even within the same residential building. Institutional land uses are made up of primary, secondary and tertiary uses.

The situation within the Ikire city centre (the core area) is particularly poor, as several residents within this area live in life and health-threatening homes which are in very poor physical condition; lacking adequate, safe, sufficient and potable water supply and, do not have access to adequate sanitation, drainage and the removal of garbage. The prevalence of these conditions indicate that the city is characterized by widespread slum environments and households.

A major development issue is the Ife-Ibadan Expressway which bisects Ikire and the Planning Area. This has significant implications for planning and management of the city's functionality and growth. There are also implications for the design and adoption of transportation systems to link the two sides of the highway in a safe and effective manner that will not restrict the social interactions between different sections of the community.

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

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

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

Upon analysis of the key issues, the preferred alternative growth pattern proposed for Ikire Planning Area is **The Composite Model**, which allows the development of both the central and outskirt areas is based on the goals and objectives of the Structure Plan and it proffers short, medium and long 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 Ikire also reflects the aspirations of the communities and supports the implementation of the local agenda. Therefore the vision for the Structure Plan is based on a thorough analysis and understanding of the evidence from the consultation, the overall vision of the State, the international and national policies. Although unforeseen changes over the next 20 years are likely, the Structure Plan vision is:

“To develop Ikire 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 physical environment of Ikire 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 Ikire and environs by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;

- Regenerating Ikire core area to provide improved quality and quantity of commercial, residential and leisure uses in an attractive setting;
- Supporting local community life through education and employment opportunities, cultural and sporting assets, community services, healthcare, recreational activities and other infrastructure that meets local needs;
- Making Ikire an easy place to get to and around by walking, cycling, public transport and road;
- Reducing the impacts of flooding, inadequate waste disposal, traffic congestion and rising energy costs;
- To promote rehabilitation and preservation of buildings, and improvement of places of local, architectural, cultural or historical interest;

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

01

INTRODUCTION

1.1 PREAMBLE

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

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



Plate 1: Ikire City Centre

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, Ikirun and Ikirun.**

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

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

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

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

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

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

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

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

Essentially, a Structure Plan is meant to:

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

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

1.3 METHODOLOGY

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

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

1.3.1 Overview of the RUSPS Methodology

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

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

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

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

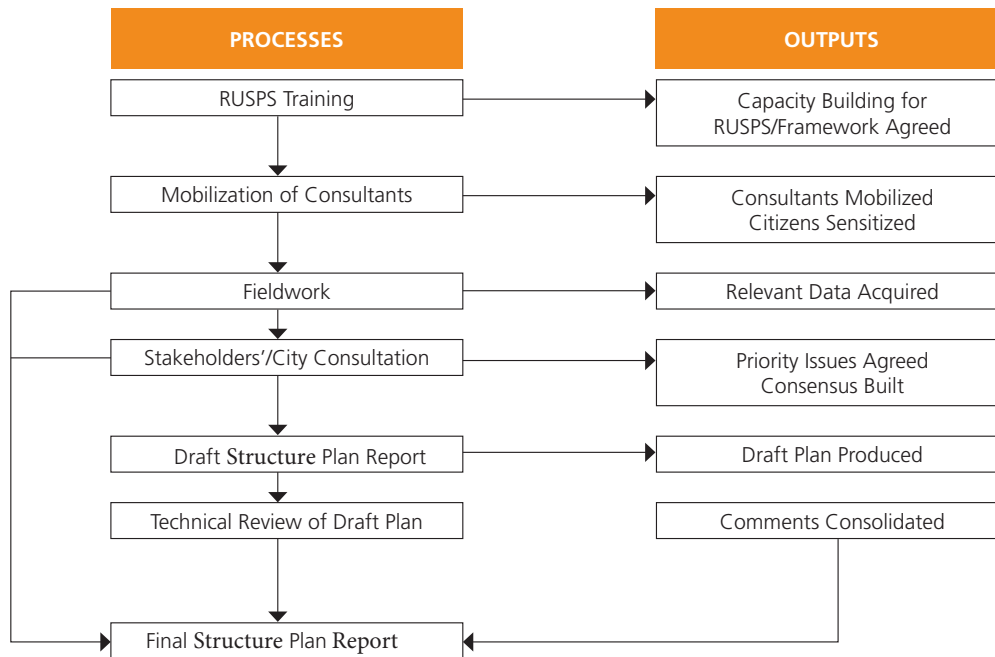
1. Shelter and Slums;
2. Local Economic Development;
3. Transportation;
4. Urban Safety/Security;
5. Basic Urban Services;
6. Environment;
7. Gender;
8. Governance; and
9. Heritage/Historic Areas.
10. Disaster and Risk Reduction; and
11. Land Administration.

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.

FIGURE 1.1 The RUSPS Processes and Outputs



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

1.3.2 Desk Study and Fieldwork

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

Information sources utilised and reviewed included inter alia:

1. Project Documents;
2. Relevant Acts;
3. Population Statistics;
4. Data Base on Business premises, institutions, infrastructure etc.;

5. Regulatory Frameworks;
6. Programme Websites; and
7. Land records, registration etc.

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

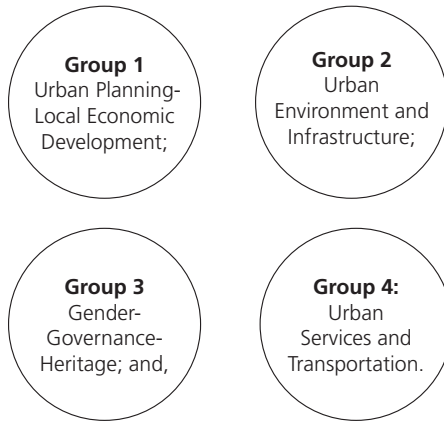
The participatory RUSPS methodology enabled the consultants to identify development priorities for the thematic areas of the profile studies which formed the bases of formulating the Structure Plan. Additionally, the peculiarities and anthropology of the city were considered for the development of the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

1.3.3 Stakeholders' Consultations

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

The Ikire City Consultation was held at the Palace of the Akire of Ikire on Tuesday, July 17, 2013, with 412 participants in attendance. The consultation featured technical presentations on each of the thematic issues covered in the RUSPS. Participants at the consultation were subdivided into Syndicate Groups to enable them have detailed discussion on the nine thematic issues.

The Syndicate Groups were classified as follows:



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

1.3.4 Technical Reporting

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

1. Inception report;
2. Profile of stakeholders in the city;
3. Profile study of Ikire;
4. Issues Paper for Consultation in Ikire;
5. Ikire City consultations Report; and
6. Structure plan report for Ikire Planning Area



Plates 2 - 7: Stakeholders at the Ikire City Consultation

1.4

Defining Ikire Planning Area

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

1.5

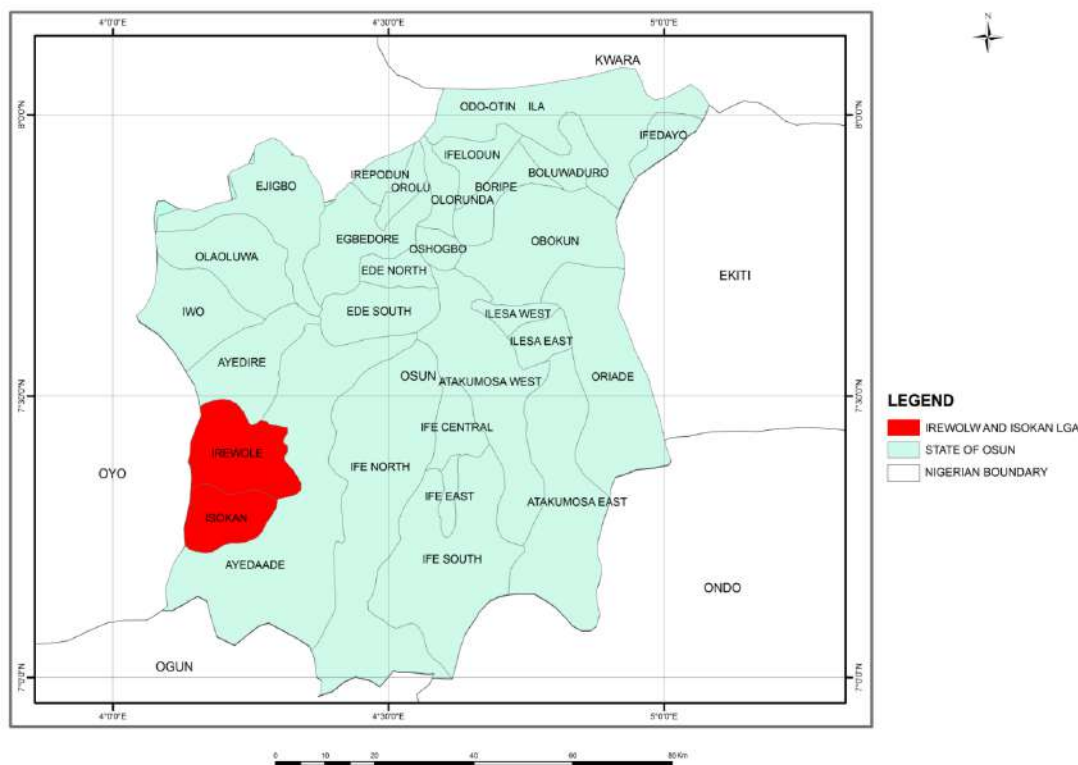
Lessons Learned

In applying RUSPS in the preparation of the Structure Plan for Ikire 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.

FIGURE 1.2 Map showing Ikire Planning Area in the State of Osun



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

02

BACKGROUND TO IKIRE PLANNING AREA

2.1 LOCATION: NATIONAL AND REGIONAL SETTING

Ikire Planning Area is located in the State of Osun, one of the 36 States in Nigeria (Fig.2.1). The Planning Area comprises of two of the 31 Local Government Areas (with Ife East Area Office) in the State of Osun (Fig. 1.2). These are Irewole and Isokan Local Government Area (LGAs), with respective headquarters at Ikire and Apomu. These LGAs form part of the Ayedaade/Irewole/Isokan Federal Constituency 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, as well as the Ife East Area Office, Modakeke (Figure 2.2). The nine cities which are the focus of the Structure Plans Project are spread across the three Senatorial Districts. The cities are:

Osogbo, the State capital, Ilesa, Ile-Ife, Ede, Ikirun, Ejigbo, Iwo, Ikire and Ila-Orangun.

2.2 IKIRE PLANNING AREA

Ikire Planning Area lies between latitude 7°18'N and 7°30'N of the equator and 4°10'E and 4°20'E of the Greenwich Meridian. It covers 641,526,879.20 m² land area and is bounded by major settlements and land mass such as: Gbongan in the North-East; Shasa River and Ife North Local Government in the East; Osun River and Asejire in the West. It also shares boundary with two other local government areas of the State, Ayedire and Ayedaade, in the North and South respectively (Fig 1.2).

Ikire town is located along the Ibadan-Ile Ife Expressway, which bisects the town into two unequal parts (see Figure 2.9).

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

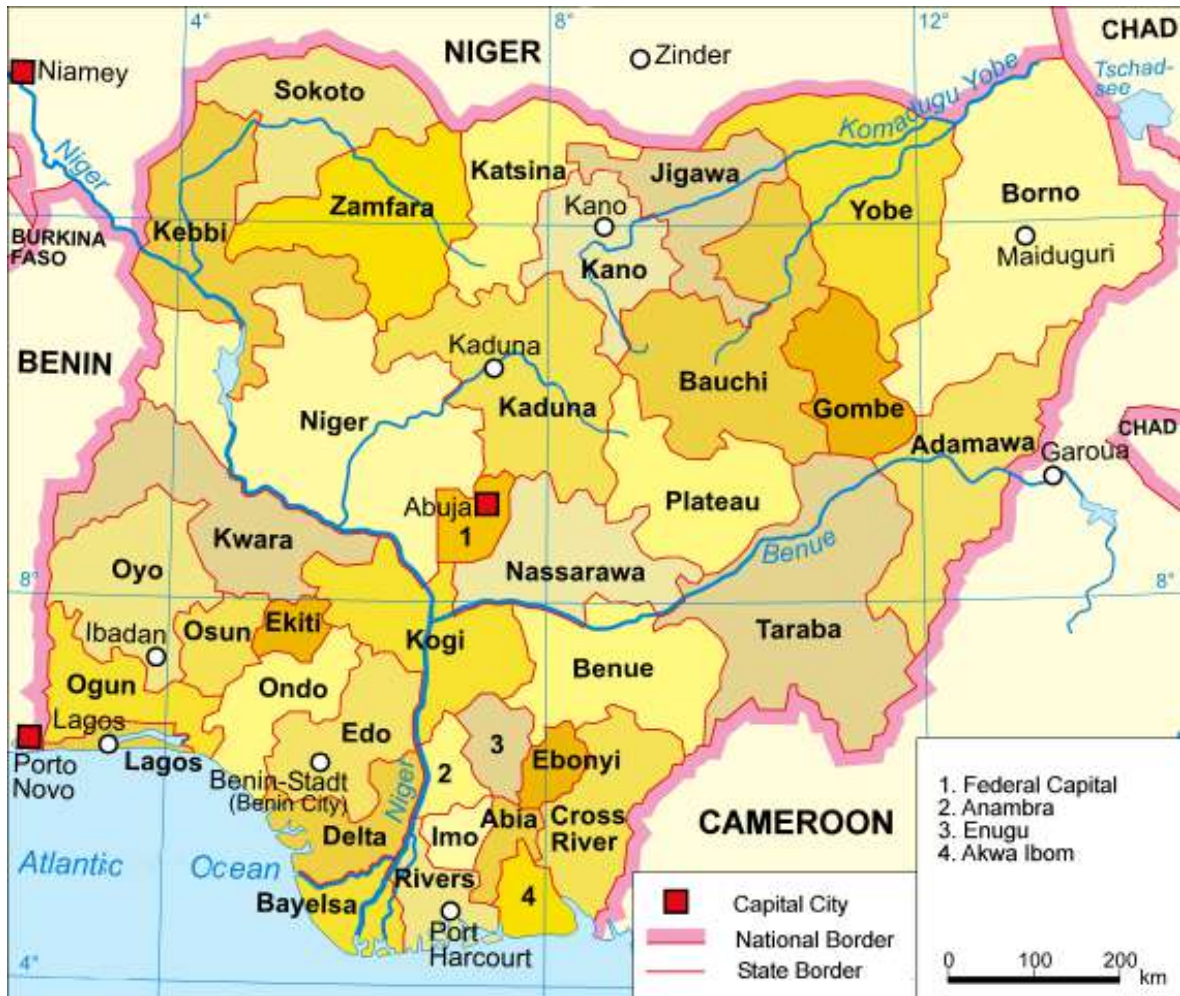


FIGURE 2.2 Map of Osun showing Local Government Areas



Source: State Government of Osun

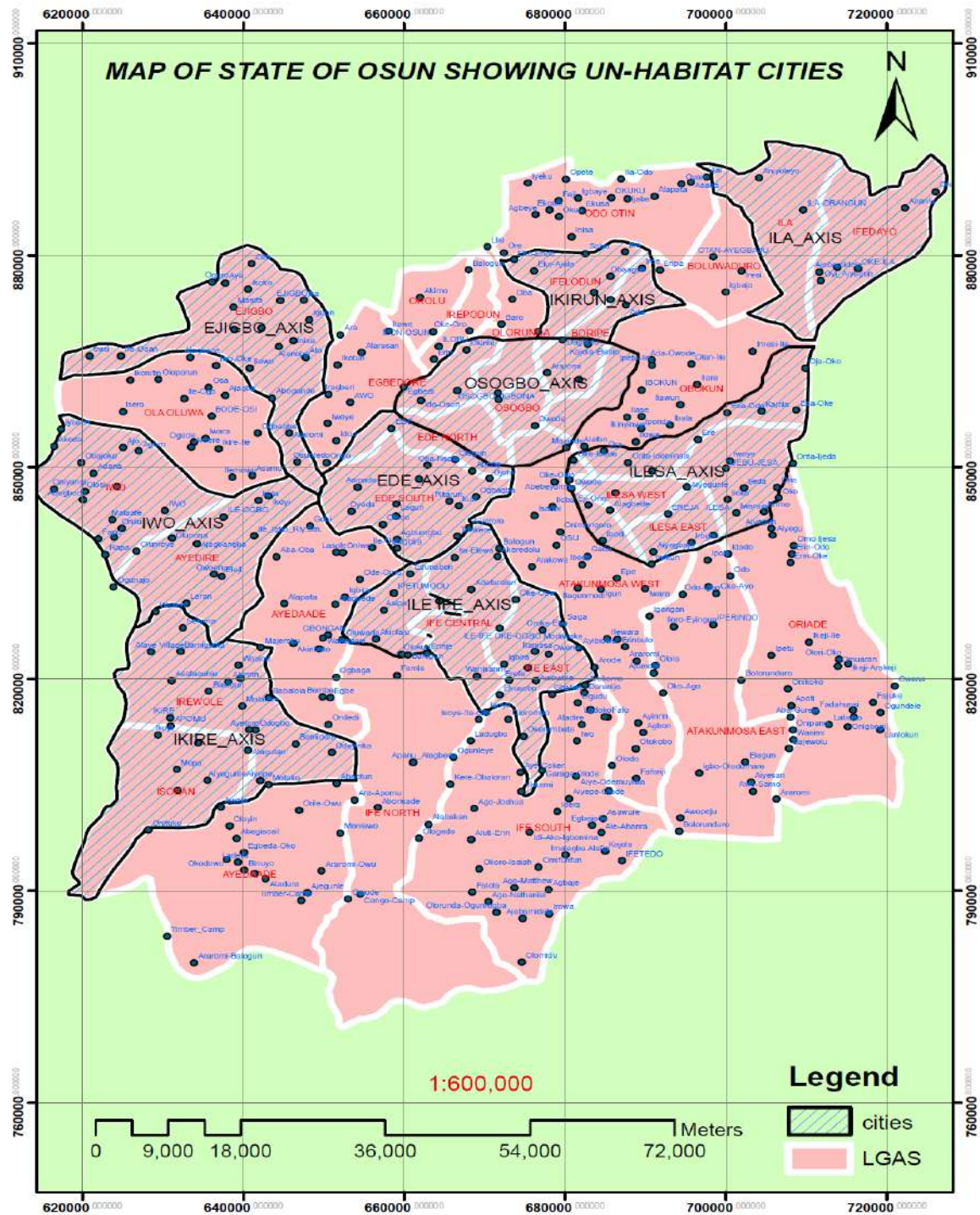
2.3 NATURAL ENVIRONMENT FACTORS

2.3.1. Climate

Ikire Planning Area lies within the tropical rain forest climate region with clear-cut hot and humid conditions during the rainy seasons. The onset of the rainy season in the area is characterized by strong winds. Rains are experienced over almost seven months of the

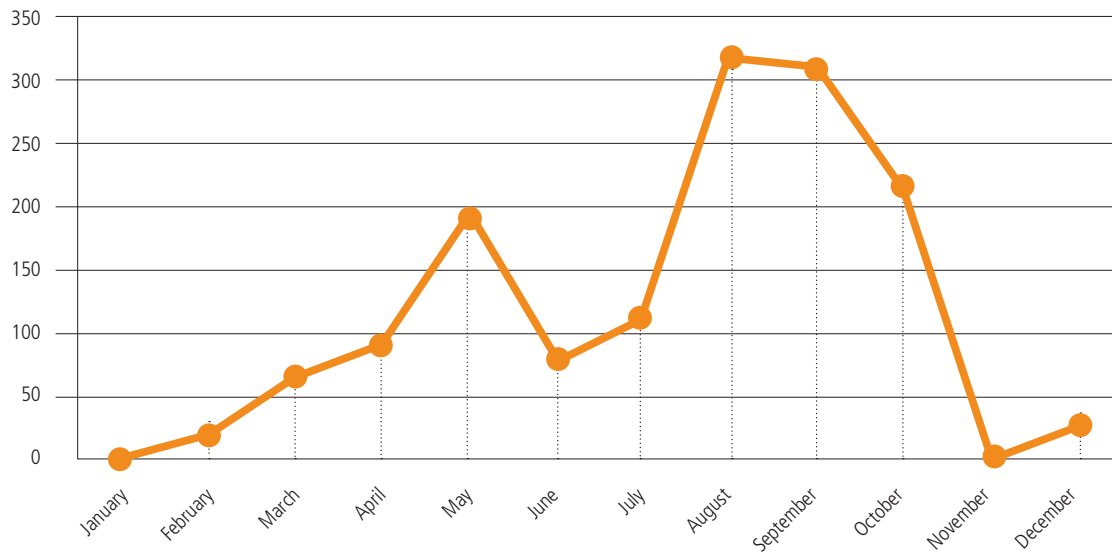
year (April - October), while two months (November and December) are dry and dusty (Harmattan) and the three remaining months (January - March) fall within the hot and dry season. These seasons are brought about by the two predominant winds prevailing in the area: the South Western trade winds from the Atlantic Ocean and the North Eastern trade winds from across the Sahara Desert. Annual rainfall ranges between 2500mm and 1000mm. The area experiences double maxima of rainfall in July and September and a high relative humidity of about 80% all year round. The rainfall pattern for the year 2010 from the nearest meteorological station (Ibadan) is presented in Fig. 2.4.

FIGURE 2.3 State of Osun Showing Structure Plan Project Cities



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

FIGURE 2.4 Rainfall pattern in Ikire Planning Area

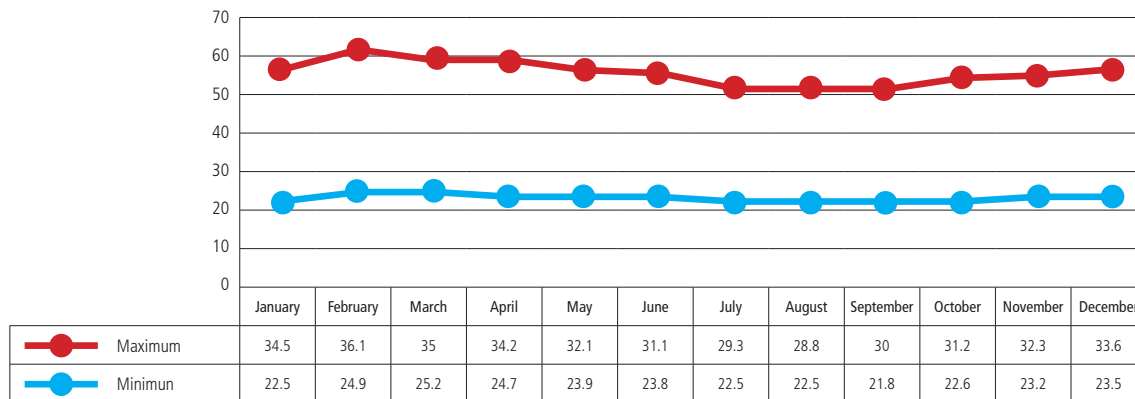


Source: NIMET, Lagos (2013)

Temperatures in Ikire are as high as between 27-34°C. The mean annual temperature is about 27°C with a range of 4°C to 5°C. The coolest periods occur from April through December, coinciding with middle of

the rainy and the harmattan seasons respectively. The highest temperatures are usually experienced between January and March, creating warm conditions (Fig. 2.5).

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



Source: NIMET, Lagos (2013)

2.3.2 Vegetation

Ikire Planning Area falls within the rainforest belt of the country. The forest region lies within the fresh water swamp forest zone and contains fresh water plants like raffia palm. Rain forest trees like Iroko, Obeche,

Mahogany, Araba, Arere, African walnut among others can be found in the few preserved areas. These trees account for the bulk of supplies to renowned sawmill industries located in the Planning Area, especially around Ikire, Apomu and Ikoyi.

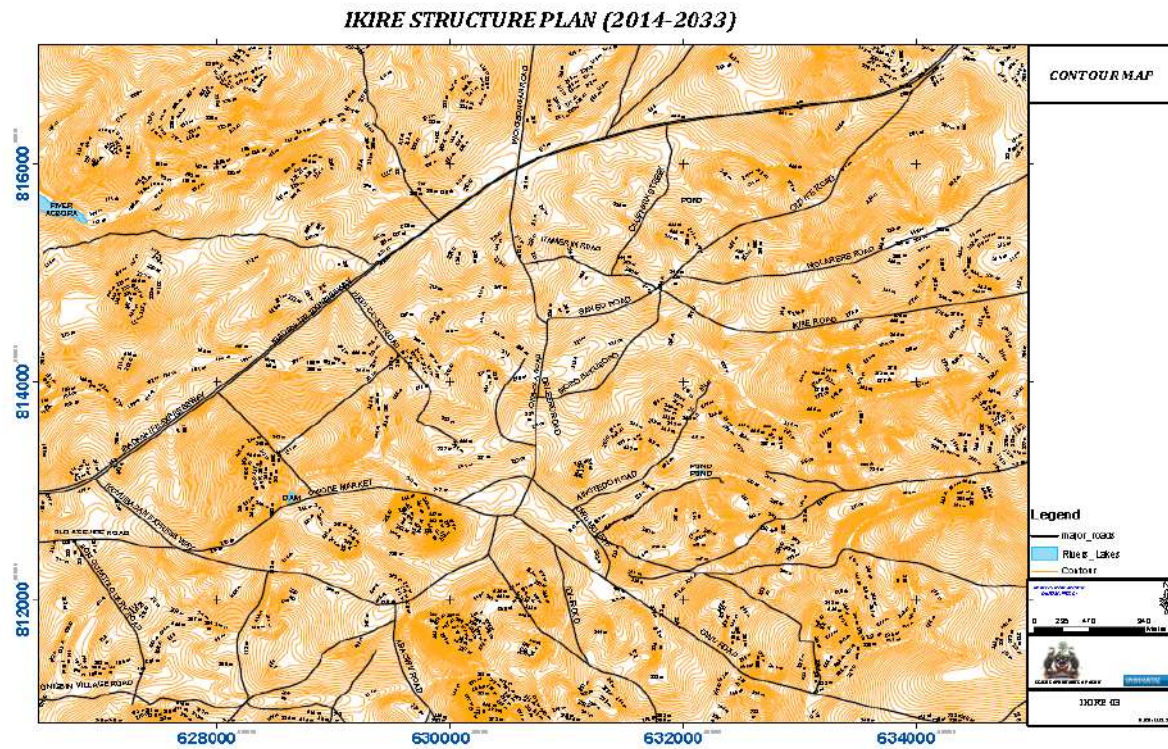
2.3.3 Geology and Soils

Ikire Planning Area is situated mainly on the basement complex rock. The soils are primarily derived from granite, gneiss and quartzite rocks. Over these lie a mantle of weathered paddlers rich in minerals and nutrient. In many places, there abound large deposits of lateritic and feralitic soils which form a source of gravel supply for the building construction industries.

2.3.4. Relief and Drainage

Ikire Planning Area is situated among a range of hills with an average elevation of about 228 metres above sea level, stretching from north to south and wrapping round the city in the south westerly direction (Fig.2.4 and Fig. 2.5). It is located on a generally undulating topography with three major landforms: hills, plains and river valleys.

FIGURE 2.6 Topography Map of a section of the Planning Area (Ikire city)



The topography is drained (dendritic) mainly by Osun River and other local streams like Agbora, Shasha, Oranran, Aworin and Ope. The major rivers in Ikire are Mooro and Moosa with their many tributaries which all flow into the Osun River. These rivers and streams have great potentials for promoting agricultural activities in the Planning Area.

Though the range of hills in the Planning Area would naturally pose some constraints to development, they could also be viable sites for promotion of tourism and recreation activities. The flood plain lying south of the Osun State University which takes source around the Ile-Ife - Ibadan expressway and drains to Asejire is another constraint. This is however a veritable asset for use as market gardens.

2.4 History and Development of Ikire Planning Area

2.4.1 History

Ikire is an ancient settlement founded by Prince Akinrere, a renowned elephant hunter from Ile-Ife. History has it that while leaving Ile-Ife, Ooni Ewuwemi gave an all-white beaded Crown (Ade Seseefun) to his son with an instruction that he should not wear it until he succeeded in establishing his own town and raised a shrine for *Osakire*. He settled at a location now called Oke Adesile, a few kilometers off the old Ibadan - Ife road.

Prince Akinrere gave birth to a son, Olaberinjo who distinguished himself within a short time as a great hunter. Olaberinjo when ageing, instructed his son, Kuje to intensify his search for water (this later led him to the bank of River Osun) and that he should not forget to carry along with him the deity of his father as well as the white beaded crown. Shortly after settling at Ikire-Omi, Kuje fell sick and died. His children faced yet another problem, this time not that of a drought, which drove them to their present site, but paradoxically, flooding, as Osun River would incessantly overflow its banks, thereby destroying their camps and other valuables. This situation set them off on another journey in search of a permanent flood and drought-free settlement, which led them to the present site of Ikire over four centuries ago. Akire, the official title of the ruler of Ikire, is a contraction of Akinrere, the founder of Ikire. The town itself derived its name from Osakire, which is the Chief Deity of Ikire.

Ikire is the headquarters of the old Irewole Local Government Area created in 1976 following the Local Government Reform of that year. In 1989, the present Ayedade Local Government was created, followed by Isokan Local Government Area in 1996 out of the old Irewole Local Government. Hence, while Ikire remains the local government headquarters of Irewole, Apomu became the headquarters of Isokan.

The most predominant activities in Ikire Planning Area are agricultural and agro-allied businesses. The people have specialized in the production of cash and food crops, notably cocoa, oil palm, kola-nuts, coconut and fruits. Some of the food crops are yam, cocoyam, cassava, sweet potato and grains (maize, corn, and cowpea). They also engage in large poultry farms, fishery, animal husbandry, palm produce and saw-milling industries among others.

Ikire and some other major settlements in the Planning Area such as Ikoyi and Apomu do not have the traditional market popularly known as '*Oja Oba*' which is

usually located at the center of the town, in the front of the palace. Rather, there are a handful of other markets where commercial activities take place, such as Total, Owode and Obada markets among others. Some of these markets are daily markets patronized from morning till evening, but mostly in the evenings. Indeed, such night markets are a prominent feature of the Ikire local economy and social life and offers potential as a basis for economic interventions. Some markets also operate on periodic basis, attracting merchants from other major Yoruba town and beyond.

Major industrial activities in Ikire are the sawmill industries (timber business), bakeries, and sand-granite-gravel building materials. Ikire is also very famous for the production of a local delicacy from plantain, called "*Dodo Ikire*". Today, '*Dodo Ikire*,' a small ball of fried ripe plantain sprinkled with pepper and onion has become the centre of a thriving household industry and is prepared for consumption as snacks both within and outside Nigeria. Sellers of this genre of snack are found in all nooks and cranny of the Planning Area.

2.4.2 Population Growth in Ikire

According to the 1991 Population Census, there were a total of 134,827 persons in Irewole Local Government Area, made up of 63,905 males and 70,922 females spread across the following districts: Ikoyi, Apomu, Ikire, Wasimi, Kajola, Asejire, Ayetoro, and Apatá. The population of each of the three major settlements in the Planning Area – Ikire, Apomu and Ikoyi - according to the 1991 population census data, constituted 58.59% of the total population in Irewole LGA as at 1991. On the other hand, the 2006 Population Census recorded a total of 143,599 people in Irewole LGA and 103,177 in Isokan LGA. These figures indicate that by 2006, the population of former Irewole LGA had increased significantly and the current population of persons residing in Irewole and Isokan LGAs constituted a 54.64% growth increase over the old Irewole LGA's 1991 population.

TABLE 2.1 Population of three major towns in the Planning Area in 1991

Settlements	Male	Female	Total	% of total LGA population
Ikire	21,344	24,891	46,235	34.30
Apomu	10,769	12,623	23,392	17.35
Ikoyi	4,260	5,103	9,363	6.94
Total	36,373	42,617	78,990	58.59

Source: National Population Commission (1991)

TABLE 2.2 Population increase in LGAs in the Planning Area

LGAs	1991	2006	Population increase (%)
Irewole	134,827	143,599	93.89
Isokan	-	103,177	-
Total	134,827	246,776	83.03

Source: National Population Commission (1991 and 2009)

2.4.3 Age Structure of Population in State of Osun

The age structure of residents in the State was not disaggregated on a Local Government Area basis under the 2006 Census. However, state-wide data (NPC 2009) (Table 2.3) showing the distribution of residents in the State into the different age structure - by five year age groups and gender - indicates that a total of 48.51% (1,657,522) constitute the dependent population.

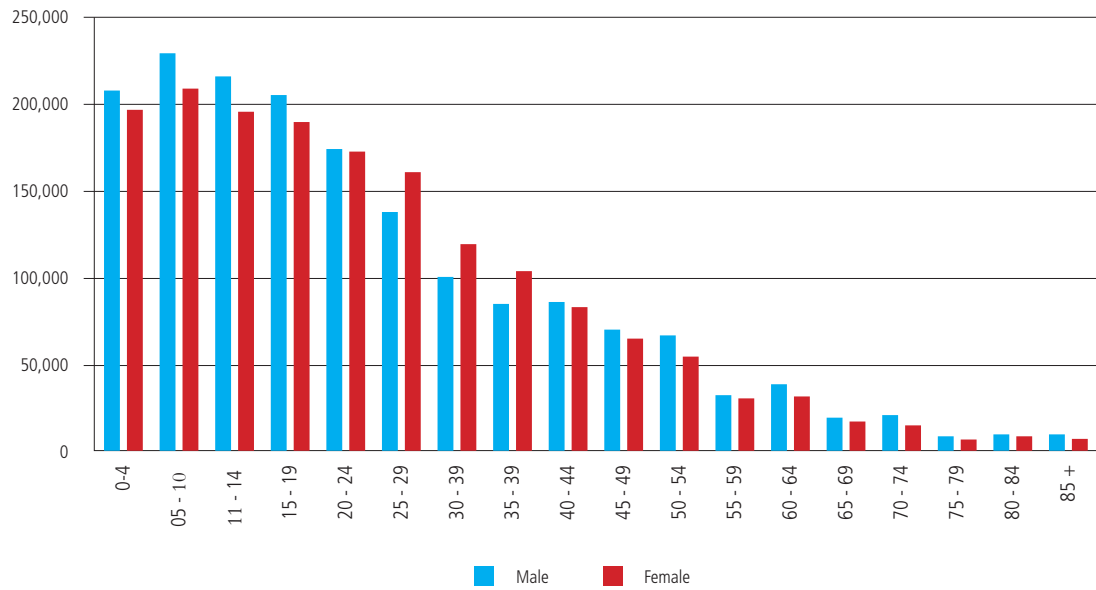
This group comprises persons within the age groups between zero to 19 years. Though the youths (ages 20-34) accounted for 25.50% of the population, the age groups which are dominant in the work force constitute only 22.22% of the State of Osun population.

TABLE 2.3 Age Structure of Residents in the State of Osun by gender

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

Source: National Population Commission (2009)

FIGURE 2.7 Age distribution of residents in the State of Osun by gender



2.4.4 Development and Physical Growth of Ikire Planning Area

The settlement patterns of Ikire, Ikoyi and Apomu comprise of three distinct residential zones, which form the bulk of development in the Planning Area. Such locations as the King’s Palace, town hall, central mosque, homes of early settlers as well as compounds of the traditional High Chiefs and Princes are located within the heart of the city, otherwise referred to as the core residential zone.

However, over the years this section of the city grew inorganically. The core area is followed by the transition zone in a wheel-like manner. Developments in this zone, unlike those in the core areas, are well laid-out with adequate accessibility to roads and other urban infrastructure facilities. Housing density in the third residential zone (sub-urban) is lower than in the other two zones. Building developments in this zone are well planned, although development appears to be overtaking the planning. Other land uses in the Planning Area are commercial, institutional, industrial and public, agriculture, roads/circulation and recreation (Figure 2.9).

2.4.5 Existing Land Use Pattern in Ikire Planning Area

The existing land use of Ikire Planning Area is punctuated by residential, public and commercial uses. Broadly, the land use of the planning can be categorized into two: the built-up areas and the un-built (natural) areas. Constituting the built up area are the three major centres of Ikire, Apomu and Ikoyi. The predominant land use in the built up areas is residential, punctuated in places with public, education and commercial land

uses. There is a prevalence of mixed land uses within the residential neighborhoods of these three major centres. For instance, it is common to find corner shops, traditional markets or informal mechanic yards coexisting in the residential neighborhoods or even within the same residential building. Institutional land uses are made up of primary, secondary and tertiary uses. The main tertiary educational institution is the Osun State University located along Ikire-Iwo Road.

Banking and commercial activities, especially street market activities, are also prominent in the city and are concentrated on two major streets, notably the Ikire-Iwo Road. The intersection of three roads at the city centre broadly forms the Central Business District with the Post office, banks, Central Mosque and main market all located in close proximity.

2.5

Other settlements in Ikire Planning Area

Other settlements in the Planning Area in addition to the three major centres of Ikire, Apomu and Ikoyi are Molarere, Ayetoro Odogbo, Wasimi, Apata, Asejire, Kajola, Majeroku and Alusekere among others (Fig.2.10).

FIGURE 2.8 Satellite Image of Ikire Planning Area

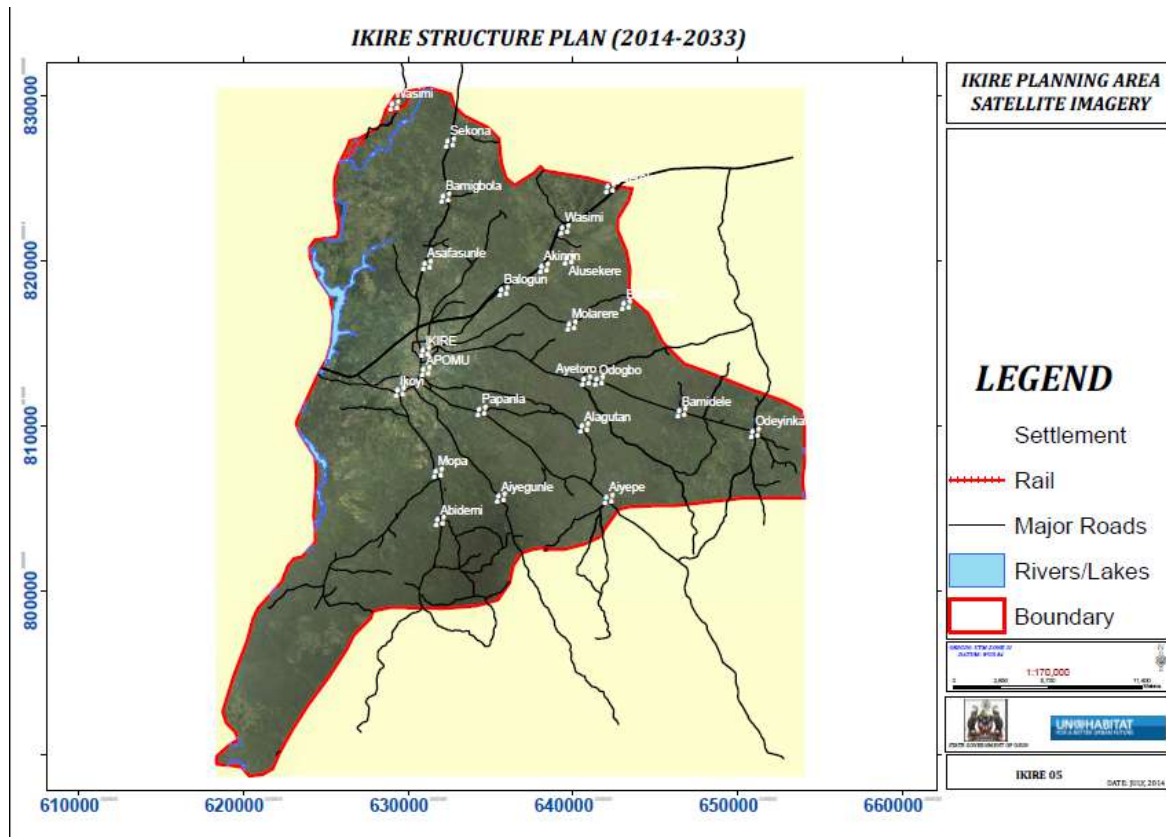


FIGURE 2.9 Ikire Planning Area Existing Land Use

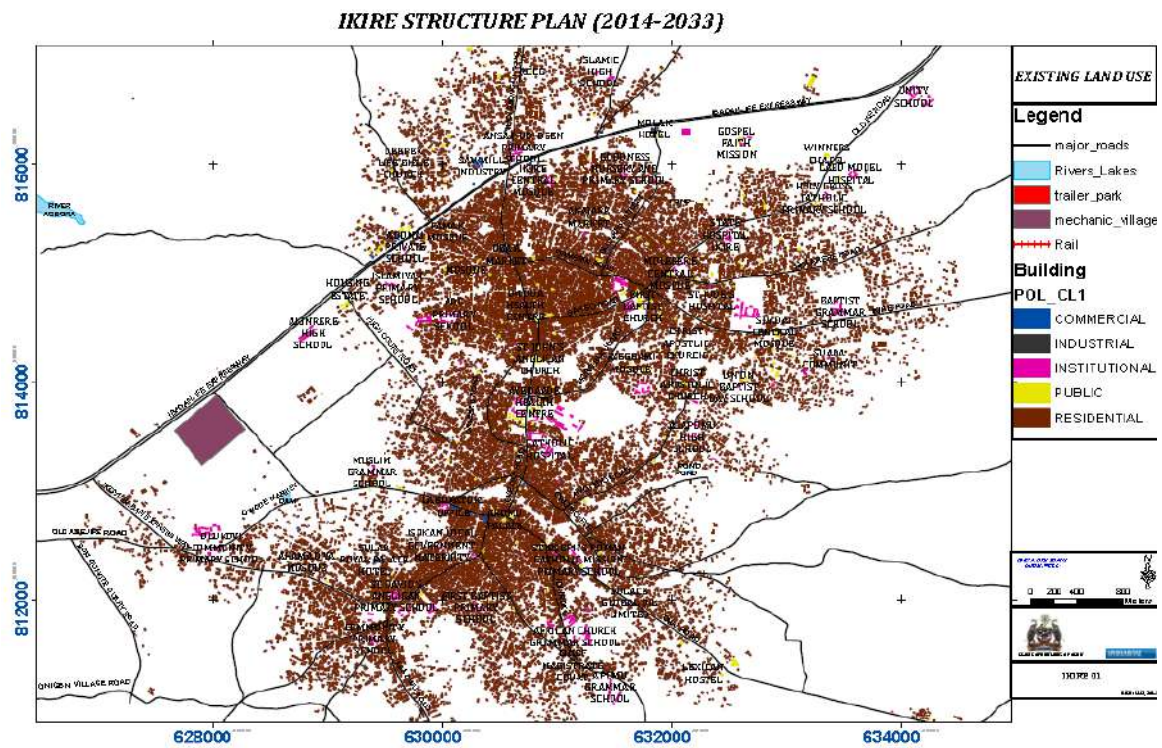
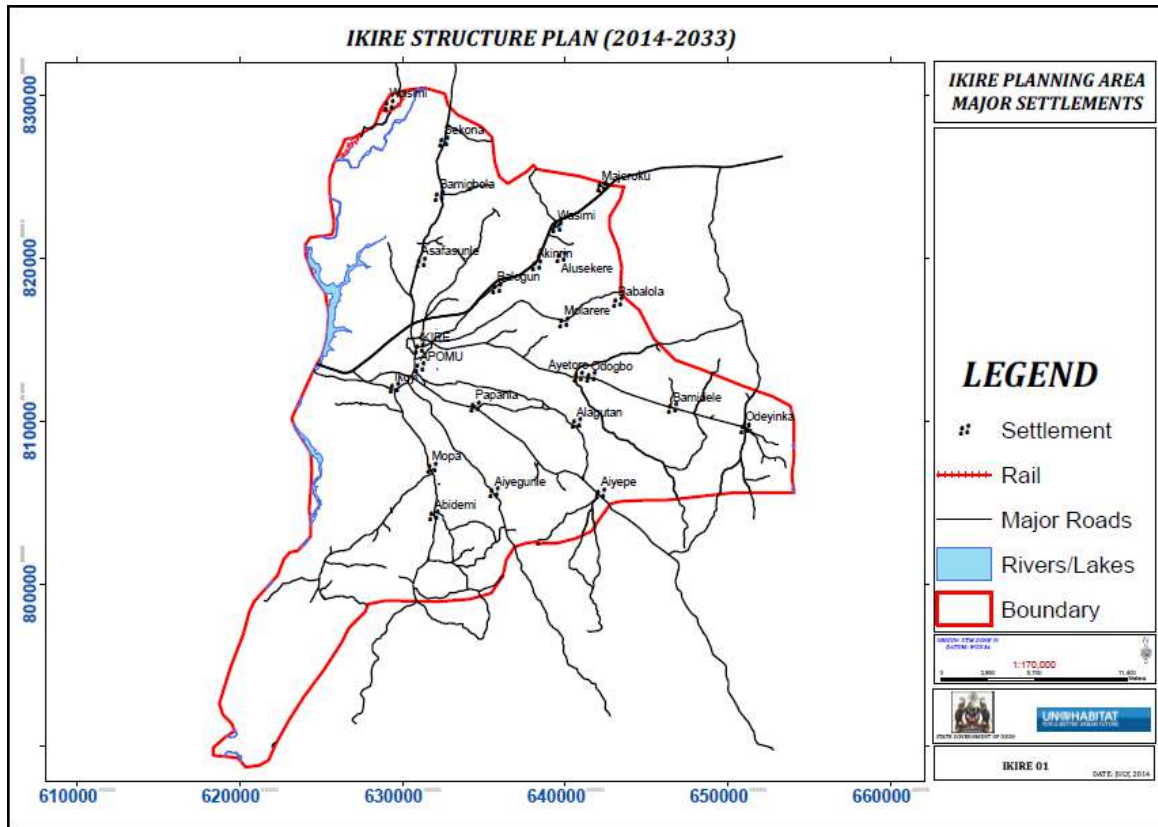


FIGURE 2.10 Other settlements in Ikire Planning Area



03

DEVELOPMENT ISSUES IN IKIRE PLANNING AREA

3.1 Profiling Ikire Planning Area

The Profile study conducted on Ikire Planning Area between January and May 2013 focused on the eleven thematic areas adopted under the RUSPS framework. These are Shelter and Slums, Local Economic Development, Governance, Gender, Heritage, Environment, Urban Basic Services, Land Administration, Urban Safety, Disaster and risk reduction and

Transportation. The various development issues identified in the profile study were thereafter presented to stakeholders at the City Consultations held in Ikire on Tuesday, July 17, 2013 with 412 participants in attendance, during which consensus was reached on in respect of each of the thematic areas which are of relevance to the future planning of the area. The critical contributions of the stakeholders which are of significance to the formulation of the Structure Plan for Ikire have been referred to in the appropriate sections of this Report, while the **Ikire City Declaration** can be found in Appendix 1.



Plate 8: A Cross Section of the core area of Ikire Town

3.2 Development Issues and Priorities

3.2.1 SHELTER AND SLUMS

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

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

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

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

Existing Housing Stock in Ikire Planning Area

A recent survey (Osun Urban Renewal Program, 2012) revealed that high density residential buildings make up about 60% of the core area of Ikire. Housing provision within Ikire town and its environs is largely through individual initiatives, as there are only few government residential schemes, which at best are not widely patronized by people. For instance, the “Ikire Development Scheme” is an ongoing project comprising a residential layout that cuts across the three major settlements of Ikire, Apomu and Ikoyi. Since Isokan LGA was created from Irewole LGA, the management of this residential layout has been handled jointly by the two LGAs. Similarly, each of the LGAs has other residential layout schemes which are exclusively owned and managed by the respective local governments. These are Molagbo Residential Scheme located in Irewole LGA and Apomu Residential Scheme in Isokan LGA. Thus, within the Planning Area, there are only three Layout Schemes: Ikire Development Scheme also referred to

as Ikire, Apomu and Ikoyi Industrial and Residential Estate; Molagbo Residential Scheme and Apomu Residential Scheme. While Ikire Development Scheme and Molagbo Residential Scheme attract very low patronage due to lack of basic infrastructure services on the site, Apomu Residential Scheme is yet to take off and is still at the proposal stage.

The housing condition within the Ikire city centre (the core area) is particularly poor, as several residents within this area live in life and health-threatening homes which are in very poor physical condition; lacking adequate, safe, sufficient and potable water supply and, do not have access to sanitation, drainage and the removal of garbage. The prevalence of these conditions indicate that the city is characterized by widespread slum environments and households.

A significant proportion of buildings in the city core area can be described as deteriorating and dilapidated, with residents usually living in crowded rooms with very limited spaces that lack adequate ventilation, an indication that there have not been considerable improvements in the condition of housing in this part of Ikire Planning Area over time.



Plates 9 - 10: Residential Buildings in the core area of Ikire

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

population with access to improved sanitation and proportion of household population with access to durable housing (National Population Commission 2006). These were compared with other National data on slum indicators (UN-Habitat 2008).

TABLE 3.1 Distribution of Regular Households by Type of Housing Unit

State	Total	House on separate stand or yard	Hut structure made of traditional material	Flat in block of flats	Semi-detached house	Rooms/Let in house	Informal/Improved dwelling	Others
Osun	730313	453516	21765	94111	44614	95740	2024	18543
Irewole	29966	21492	1576	1797	1801	2674	23	603
Isokan	21912	15937	1098	1294	1251	1735	61	536

Source: National Population Commission

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

	Total	Heads of Household	Spouse to Head of Household	Other Household Member	Relative but not Household Member	Privately Owned (Landlord)	Private Employer	Other Private Agency	Public/ Govt Owned	Other
Osun	730313	452264	21687	94428	27696	98811	9090	9032	12399	4906
Irewole	29966	21296	1047	2797	1126	2752	261	146	302	239
Isokan	21912	15170	766	2652	829	1719	189	112	372	103

Source: National Population Commission

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

	Regular Household	No Sleeping Room	One Room	Two Rooms	Three Rooms	Four Rooms	Five Rooms	Six Rooms	Seven Rooms	Eight & Above Rooms
Osun	730313	77643	54732	85127	95082	118958	46235	110063	22377	120096
Irewole	29966	2972	1912	2474	2620	6036	1897	7390	772	3893
Isokan	21912	2497	1353	1899	1926	3837	1193	5338	395	3474

Source: National Population Commission

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

State	Total	Owned	Owned but not yet paid off	Rented	Occupied rent-free	Squatting	Others
Osun	730313	432938	17318	208531	66000	3641	1885
Irewole	29966	20890	471	6129	2320	68	88
Isokan	21912	14754	715	4116	2147	113	67

Source: National Population Commission

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

	Total	Pipe-borne internal	Pipe-borne external	Tanker supply/water vendor	Well	Bore-hole	Rain water	River Stream/ Spring	Dugout/Pond/ Lake/ Dam/ Pool	Other
Osun	730313	52098	66482	9299	340368	36807	48873	153542	4555	18289
Irewole	29966	1039	2790	160	15253	2031	954	7011	261	467
Isokan	21912	800	2039	184	9359	438	1320	6862	120	790

Source: National Population Commission

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

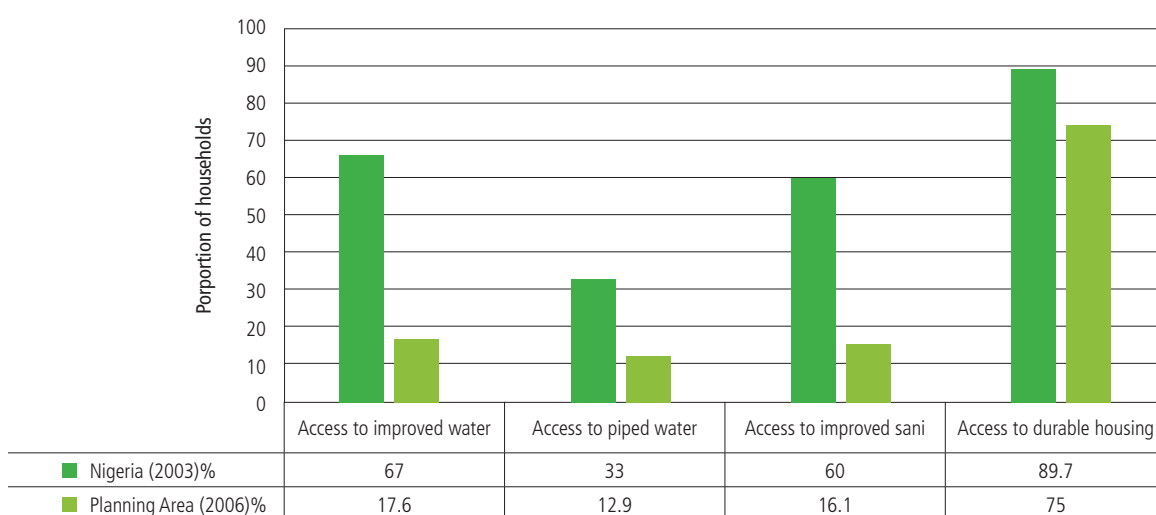
State	Total	Water Closet (WC)	Pit Latrine	Bucket/ Pan	Toilet Facility in separate dwelling	Public Toilet	Outside (bush/ beach/ field)	Other
Osun	730313	102172	303553	14783	9507	55705	242056	2537
Irewole	29966	1970	9877	555	454	2479	14493	138
Isokan	21912	1124	4893	377	170	2154	13077	117

Source: National Population Commission

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

State	Total	Collected	Buried by Household	Public Approved Dump site	Unapproved Dump site	Burnt by Household	Other
Osun	730313	51988	42960	122459	280247	219714	12945
Irewole	29966	1661	1922	3455	11180	11357	391
Isokan	21912	1251	851	2652	10399	6205	554

Source: National Population Commission

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

Source: National Population Commission (2006), UN-Habitat (2008).

Housing regulations and policy

The National Housing Policy (2012), Urban Development Policy (2012), Land Use Act (1978) and the Urban and Regional Planning Act (1992), contain essential provisions which take care of housing and slum upgrading in the country at large. Although, the State of Osun is practically operating the 1992 National Urban and Regional Planning Law, the state has not passed the required planning legislation into law. This

is contrary to the provisions of the Supreme Court ruling in 2004 which states that the 1999 Urban and Regional Planning Decree should no longer be implemented as a national legislation. However, the State has commenced the process of passing its own planning legislation into law and a Bill to this effect is awaiting passage into law by the State House of Assembly.

Security of tenure

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

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

Housing and Urban Renewal

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

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

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

Shelter and Slums: Priority Issues

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

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

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

TABLE 3.8 SWOT Analysis of Shelter and Slums Priority Issues

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

3.2.2 LOCAL ECONOMIC DEVELOPMENT



Plate 11: Market in Ikire by the Oba's Palace

The major economic activity of residents in the Ikire Planning Area is agriculture, while activities in the informal sector, comprising mainly petty traders, artisans and others are very prominent and employ a significant proportion of working age residents. Ikire is also renowned for a unique brand of peppered fried plantain snack referred to as *'Dodo Ikire'* that is sold in even distant markets in Oyo and Lagos States among others. Dodo Ikire is made from plantain that's

preserved till its over-ripe, diced into small pieces, mixed with chili pepper and deep fried at boiling temperature in palm oil. The fried chips are then stuffed carefully into a special conically shaped woven baskets about 10 centimeters high. This special dodo can reportedly be preserved for up to two months without refrigeration. While the enterprise is essentially female dominated, males also participate in its distribution and marketing.



Plates 12 - 13: Dodo Ikire hawkers on Ife-Ibadan Expressway and a preparation centre

Though civil servants working in both State and Federal offices also reside and work in Ikire, it is estimated that the formal sector contributes only about 5% to the employment status within the LGAs. Most of the workers in formal employment are engaged by the Local Government Service and State Ministries, Departments and Agencies with presence in the Planning Area, such as the Ministry of Agriculture and Natural Resources as well as Federal Government Parastatals like the Nigerian Police, Fire Service and other security organisations. The Osun State University, the only Tertiary Educational Institution located in the Planning Area is also a source of employment and while financial institution like Banks, a Micro Finance House and Thrift Societies also employ a handful of people, the total contribution of the sector to the entire work force is very minimal.

Agriculture

As is typical of the State of Osun where farming activities involving the production of cash crops and processing of agricultural products have been the main stay of the economy over the decades, the principal economic activity in Ikire Planning Area is agriculture and small-holder peasant farmers have continued to be responsible for producing the bulk of agricultural produce in the local government. According to LEEDS (2004) more than 10,000 families engaged in the production of crops such as maize, cassava, legumes (cowpea and soya beans), swamp rice, yam, and vegetables, as well as cash crops like cocoa, oil palm, kola nut, citrus, teak and timber. It is estimated that up to 70.0% of the population in the Planning Area are directly or indirectly engaged in farming activities.



Plates 14 - 15: Plantain and Palm Kernels from farms in the Planning Area

Efforts made to develop this sector by the old Western Region Government were not sustained over time, though attempts made by the State government to boost agricultural production in the early 2000s with the distribution of tractors to support agriculture practices in Ikire and other communities in Irewole LGA did not achieve much due to subsequent lack of adequate maintenance of the tractors and equipment.

Commerce

Trading is a very prominent activity and several markets operate in the Ikire Planning Area. These include Obada, Oba Oyegunle, Oluofirin, Olo'saoko, Sabo, Owode, and Total markets among other. Some of these markets operate daily while others are open periodically, usually every five days. Indeed, almost all settlements around Ikire town operate rotational markets that operate every five days.



Plates 16 - 19: Markets displaying various goods in Ikire Planning Area

The markets are provided with open stalls and lockup shops and items commonly traded are agricultural products, household utensils and textiles among others. Also, most houses located on major transport corridors in the Planning Area also serve both residential and commercial purposes.

Although there are several markets in the Planning Area, street trading has remained a prominent phenomenon, especially around existing markets while traders, in most cases also encroach on the road to display and market their wares, raising problems of safety and obstruction to the free-flow of traffic.

One of the most prominent industrial establishment in Ikire Planning Area is the Orisunbare. Timber products from this sawmill are supplied to markets in locations

ranging from Osogbo and other surrounding towns in the State to others as distant as Lagos, Ibadan, Kano, Zaria, Benin, Port-Harcourt.

Institutional Framework on Local Economic Development

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



Plate 20: Sawmill Industry in Ikire

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

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

farmers to consumer and industrial food markets for the selling of their produce

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

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

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

TABLE 3.9 SWOT Analysis on Local Economic Development

STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of small scale commercial establishment	Large informal sector attracting 60-80% of youth	Some donor agencies notably UNICEF, and EU, are active in the planning area	Inadequate power supply	Development of industrial estate for Ikire
Federal Government commitment in promoting industrial and commercial activities	Lack of access to funds and valuable information	Government commitment to promote LED in Ikire	Lack of resources	Redesign of markets especially Total Market
Ongoing programme to assist the unemployed and SMIS and SMEs	Local industries located within residential areas	The structure plan will make provision for establishment of a standard industrial estate		Development of business parks for small and medium enterprises
	Lack of access to funds and valuable information			Improvement in power supply
Commercial centre for foodstuffs	Inadequate markets with conducive environments	Improved environment will increase appeal to traders	Poor cost recovery	Market improvements

3.2.3 Governance

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

Institutional Framework

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

in Ikire Planning Area consists of both the traditional institutions and the local government authorities.

Traditional Governance Framework

The traditional governance framework in Ikire, which is headed by Akire of Ikire also comprises other traditional councils within Irewole and Isokan LGA. The Ikire Traditional Council comprises High Chiefs who discharge various responsibilities such as settling community disputes and other issues that relate to the development of the town.

Other Traditional Councils existing within the Planning Area are headed by the Onikoyi of Ikoyi and Alapomu of Apomu land. These councils similarly consist of High Chiefs and princes in the local communities who assist the monarch in the daily administration of the town.

Local Government Administration

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

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

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

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

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

Resource mobilization

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

TABLE 3.10 Estimate of Irewole and Isokan LGAs Income and Expenditure for the years 2010, 2011 and 2012

IREWOLE LOCAL GOVERNMENT			
	2010 (N:k)	2011 (N:k)	2012 (N:k)
Income	1,251,284,243:73	2,275,168,937:60	3,180,096,190:00
Expenditure	881,691,520:83	2,275,168,937:60	3,180,096,190:00
Local Government IGR	8,587,876:43	75,000,000:00	75,000,000:00
% of IGR to Total Income	0.69	3.30	2.36
ISOKAN LOCAL GOVERNMENT			
Income	1,543,997,181:00	2,030,039,269:00	3,189,667,690:00
Expenditure	1,543,997,181:00	2,030,039,269:00	3,189,667,690:00
Local Government IGR	52,000,000:00	50,000,000:00	50,000,000:00
% of IGR to Total Income	3.37	2.46	1.57

Source: Irewole and Isokan LG Budget-2010, 2011, 2012.

Revenue collection by local government from residents of Ikire Planning Area cannot be described as effective. Local government budget estimates for the three years period (2010, 2011, and 2012) indicate that the proportion of local government Internal Generated Revenue (IGR) in the total income estimate in each year was very low (Table 3.10). Indeed, there is evidence that the local governments depend primarily on Statutory Allocations from the Federal and State Government for the management of the city.

Performance and Accountability

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

For instance, a total of 161 Community Development Associations (CDAs) are registered by Irewole LGA. The Local Government Administration earmarks ₦3million annually as grants to the CDAs with which to embark on various community development projects, which range from agriculture related activities like palm oil production to health care and housing and public projects like construction of town hall among others. These activities have created jobs and boosted economic activities in the town and environs. Each CDA receives grants ranging from ₦60,000 to ₦100,000 depending on the extent of their projects. The CDA also executes projects in partnership with international development agencies like the United Nations Children Education Fund (UNICEF). Some of these are the replicated Atamara Water and Electrification Projects, Molarere Palace Rehabilitation, Agboora Gari processing mill, completion of Town Hall equipped with chairs and provision of desks and chairs for all primary schools at Odeyinka.

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

Capacity building

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

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

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for Urban Governance issues in Ikire Planning Area are presented in Table 3.11.

TABLE 3.11 SWOT Analysis on Urban Governance

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Willingness of Communities in the LGAs to participate in governance.	Inadequate funding of Local Governments.	Scope for improving access to land through participatory planning strategies.	Over centralization of power, roles and resources at the Federal and State levels, thereby limiting the performance of LGs.	Enact enabling State planning laws, policies and land use standards and institutions for urban governance especially at the municipal/local government level.
Existence of governance structures at state, local and community levels.	Inadequate staffing of LGs, Zonal offices and over-staffing of the State Ministry.		Lack of funds and poor participatory planning, budgetary allocation and resource mobilization, monitoring and evaluation.	Establish and promote participatory planning and budgeting.
High regards for cultural norms and traditional rulers.	Lack of understanding and non-adoption of elements of good urban governance, such as transparency, accountability and citizens' participation by agencies.	Federal and State Governments' new initiatives aimed at improving governance and promote good governance at the L.G.As level.	Absence of effective institutional and policy frameworks for governance at the Municipal and LGA levels.	Implement sensitization programme and promote adoption of values.

3.2.4 GENDER

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

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

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

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

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

Gender and Governance

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

TABLE 3.12 Male/Female Enrolment in Public Primary Schools in Ikire Planning Area

LGA	2009/2010		2010/2011		2011/2012	
	Male (%)	Female (%)	Male (%)	Female (%)	Male (%)	Female (%)
Irewole	5,798 (50.3)	5,725 (49.7)	13,442 (50.2)	13,344 (49.8)	7,324 (50.8)	7,093 (49.2)
Isokan	8,601 (49.6)	8,748 (50.4)	16,162 (49.8)	16,311 (50.2)	8,091 (50.2)	8,037 (49.8)
Total	14,399 (49.9)	14,473 (50.1)	29,604 (49.9)	29,655 (50.1)	15,415 (50.5)	15,130 (49.5)

Source: State Universal Basic Education Board

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

Gender and Education

In the Planning Area, both males and females have access to education. The pupil enrollment in public primary schools for the 2009/2010, 2010/2011 and 2012/2013 academic sessions indicate that girl-child enrollment was higher than for males (Table 3.12).

Records show that it was only during the 2012/2013 session in Irewole and Isokan LGAs, that male enrollment was higher than for females. This implies that the girl child in Irewole and Isokan has adequate access to education, though the situation is unique to the primary education level. At the city level, however, statistics indicate that in most cases female children do not go far beyond the primary school level. This is because in many cases, female children become pregnant and drop out of school to give birth and take care of children.

Gender and Health

Responsibility for basic primary and secondary health facilities lie concurrently with the State and Local Governments. At the different community levels in Ikire, Ikoyi and Apomu, a survey suggests that minimal attention is placed on the health of children and women. The state hospital project has been abandoned and overgrown with weeds. While some residents have access to private hospitals, many others consult traditional health care providers.

TABLE 3.13 Male/Female Enrolment in Public Secondary Schools in Ikire Planning Area

LGA	2009/2010		2010/2011		2011/2012	
	Male (%)	Female (%)	Male (%)	Female (%)	Male (%)	Female (%)
Irewole	245 (73.1)	90 (26.9)	4,999 (50.4)	4,921 (49.6)	4,621 (52.8)	4,133 (47.2)
Isokan	117 (63.6)	67 (36.4)	3,278 (48.5)	3,480 (51.5)	3,981 (53.4)	3,470 (46.6)
Total	362(69.7)	157 (30.3)	8,277 (49.3)	8,401 (50.7)	8,602 (53.1)	7,603 (46.9)

Source: State Ministry of Education

Gender and Agriculture

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

Gender and Access to Land

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



Plate 21: Women engaged in Garri Processing and sale of palm oil

Empowerment

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

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

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

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

Gender Priority Issues

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

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

TABLE 3.14 SWOT Analysis on Gender

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

3.2.5 HERITAGE

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

In Ikire Planning Area as is typical in all Yoruba cities, the Palace of the Akire, Alapomu and Onikoyi are prominent heritage legacy in the area. Also of note are the Osun festival, *Molete – Osa Akire* and *Odokuje* and tourist attraction sites like *Apata Atamora* (Bird Viewing Centre) cave in *Wasimi Ajagajigi* Mountain, Ikoyi and the sixteen headed palm trees in Ikire Township, both in their natural state. Both human and financial resources should be mobilized to prevent structural decay of the shrine and other heritage sites in the Planning Area.



Plates 21 - 26: Apata Atamora and other Heritage sites in Ikire Planning Area

Analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) Heritage Issues in Ikire Planning Area is presented in Table 3.15.

3.2.6 ENVIRONMENT

The major environmental problems faced by residents of Ikire and its environs include soil erosion, flooding and pollution emanating from poor waste manage-

ment, especially in the traditional residential area. The State enforces a monthly environmental sanitation exercise on the last Saturday of every month between the hours of 7:00am and 10:00am. Similarly, there is the compulsory weekly environmental sanitation exercise by commercial and business premises operators between the hours of 7:00am and 10:00am on Thursday. This exercise covers the market places, bank premises among others.

TABLE 3.15 SWOT ANALYSIS Heritage and Historic Sites

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

Flooding

Residents living in close proximity to water bodies are prone to annual flooding. Due to the inadequate drainage system, storm water run-off also poses a danger to residents in all parts of the city. The State

Government is however embarking on the construction of drainage channels in the Planning Area to minimize the effect of flooding (Plates 27-30).



Plates 27 - 28: Poor environmental situation in Ikire town



Plates 29 - 30: Blocked Drainage and new channel under construction in Ikire

It is noted that problems drainage and flooding problems in the Planning Area are linked with issues associated with ineffective solid waste management. Effective waste collection and disposal will reduce the amount of waste thrown into drainage channels and significantly reduce the incidents of flooding.

Environmental Pollution

Air quality in the city is generally good except in areas close to designated open waste dumps which experience foul odour emanating from the sites. Designated open waste dumps are common in the traditional residential areas of the city. Air pollution is also felt to some degree in the sub-urban residential areas where open dumps

are located indiscriminately. Dumping of wastes inside the drains also causes land and air pollution while the practice of burning heaps of refuse with very high content of polythene materials is common.

Pollution from exhaust pipe of heavy vehicles and buses is not very widespread in Ikire as the city usually experiences light movement of vehicles daily, with the exception of market days. Light noise pollution occurs on account of external loud speakers mounted by mosques and churches to call their adherents to worship as well as from music vendors and advertisers of other products.

Solid Waste Management

Solid waste management, involving storage, collection, transportation and disposal of waste products is poorly executed in the Planning Area. The two local governments, which have the responsibility for waste management, both lack the technical capacity and financial resources to effectively address the situation. Waste dumps are also major sites for breeding rodents and other disease carrying vectors. The popular methods of waste disposal include open dumps, burning and dumping inside drains during the rains or when it is about to rain. Besides, wastes generated during the monthly environmental sanitation and weekly cleaning exercises in market places are not often collected, thereby constituting health hazards and unsightly scenes. In general, there is no discernible system of solid waste management in Irewole and Isokan LGAs and no evidence of formally acquired sites for establishment of sanitary landfills.

Management of Human Biological Waste

Most of the houses in the sub-urban residential area of towns within Irewole and Isokan LGAs are provided with water closet toilet systems. Each building in this zone has its septic tank and soak away pit. In the urban core residential area however, a few houses still utilize pit latrines that are not lined, therefore giving room for soil pollution and contamination of underground water. Majority of residents in the core still defecate on open waste dump sites leading to a very serious environmental pollution and dangerous to public

health. There is no central sewage system in place in Irewole and Isokan LGAs.

Soil erosion and environmental degradation

Soil erosion has been occurring progressively in areas around the State Hospital, Muslim Grammar School and on High Court Road among others while the absence of adequate drainage has precipitated erosion features in several other parts of the town.

Institutional and legislative framework

The policies, legislative and institutional frameworks for environmental protection are well developed at the federal and state levels, but unfortunately, fall short of expectations at the local government level where negative impacts are mostly felt. Regulation of environmental activities begins at the federal level with the Federal Ministry of Environment and Sanitation and its parastatals while relevant agencies at the state level include the Ministry of Housing, Ministry of Lands, Physical Planning and Urban Development, the Osun State Capital Territory Development Authority, Osun State Environmental Protection Agency and O-CLEAN. With several agencies having different roles to play in management of the environment, responses to environmental issues are generally uncoordinated. There is therefore a need for role clarification among the various agencies with responsibility for environmental protection. In all cases, in order to address the gross shortage of technical manpower and logistics limitations, greater involvement of the private sector in environmental management will be encouraged.

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



Plates 31 - 32: Typical Dump Sites in Ikire Planning Area

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

Other actions by the state government with respect to environmental management that are currently being executed in Irewole and Isokan LGA include:

- Channelization of major streams/rivers to prevent flood and the attendant loss of lives and property;
- Construction of 10 kilometres length of road with adequate drains to reduce flooding of the urban environment;
- State wide monthly environmental sanitation exercise on the last Saturday of every month between the hours of 7:00am and 9:00am. Similarly, there is the compulsory weekly environmental sanitation exercise by commercial and business premises operators between the hours of 7:00am and 10:00am. This exercise covers the market places, bank premises among others.

Environment Priority Issues

- Embarking on environmental education and enlightenment programme for residents of Irewole and Isokan LGAs to correct poor environmental management habits;
- Upgrading capacity of the Department of Water and Environmental Sanitation for improved perfor-

mance and acquisition of equipment for effective solid waste management;

- Engagement by the Local Government with private sector participation in solid waste collection at the household level and recovery the stipulated costs from waste generators;
- Local Government is to plan and design an integrated solid waste management system to cover Irewole and Isokan LGAs;
- Re-introduction of sanitary/environmental inspectors by the Local Government;
- Enactment and enforcement of appropriate environmental sanitation laws;
- Establishment of Voluntary Community Action Teams (VCAT) to act as environmental watch dog in every neighbourhood in Irewole and Isokan LGAs;
- Enforcement of Environmental Impact Assessment (EIA) and Town Planning Regulations;
- Involvement of communities and civil society organizations in waste management.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of environmental issues in Ikire Planning Area are presented in Table 3.16.

TABLE 3.16 SWOT Analysis on Environment

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

3.2.7 BASIC URBAN SERVICES

Institutional framework

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

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

Water Supply

Water supply to Ikire Planning Area is from the Oyo State Water Corporation (Asejire Dam). The existing water supply and distribution situation in the Planning Area has been described as pathetic, given that the town has remained without water supply despite the location of the Asejire Dam owned by Oyo State adjacent to Ikire town. It was established that water taps in the

Planning Area have remained dry because of a payment dispute between the two states and residents have depended largely on domestic wells, drilled borehole, harvested rainwater, streams and rivers for their domestic use. Most of such water sources are located within the compound or neighborhood, while some are located outside the neighborhood. Others sources of potable water for residents are packaged sachet and bottled water.

Educational Facilities

All levels of Nigerian educational facilities are available in Ikire Planning Area, ranging from kindergartens to nursery schools, primary schools, secondary schools and tertiary institutions. The Osun State University is located at Ikire, while to date there are 62 public primary schools in Isokan LGA and 66 in Irewole LGA. While a total of 11,523, 26,786 and 14,417 pupils were registered in public schools in Irewole LGA during the 2009/2010, 2010/2011 and 2012/2013 academic sessions, only 17,349; 32,473 and 16,128 pupils were registered in public schools in Isokan LGA over the same period.



Plate 33: Public Water Tap within Ikire Planning Area

Health Facilities

Health facilities available in Ikire include primary health care, community health and maternity centers as well as a General Hospital. These facilities are both privately and government owned. Other health individuals who operate include dispensaries, traditional medical services, patent medicine stores and chemists.

A major challenge concerning provision of health care services in the Planning Area has been shortage of staff/medical personnel, which has limited access by the public to medical services. For instance, there is no Specialist Hospital and the only General Hospital located within the Planning Area has remained comatose. However, a health centre originally established as a maternity centre has been upgraded to serve as the General Hospital within the Planning Area, though its size is inadequate for the catchment population of Ikire and environs.

Power and Energy

Electricity supply to the Planning Area is fed by Ibadan Electricity Distribution Company (IBEDC) from Ile-Ife via a 33KV transmission network. This is further stepped down to 11kv at the 33/11kV substation. The local distribution from the substation is by overhead cables of 11/0.415KV cabins located in relation to population densities. The various communities in the Planning Area are thereafter fed from feeder pillars. In view of the inadequacy of supply from the source however, electricity to the town is rationed on alternate days.

Resource mobilization for BUS

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

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

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

Capacity building

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

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



Plate 34: Derelict Ikire General Hospital complex on Ife-Ibadan Expressway

Major priorities

- Provision of potable water in most areas of Ikire Planning Area
- Provision of regular electricity supply in most areas Ikire Planning Area
- Provision of intra-urban mass transit system in Ikire and its environs
- Widening of narrow roads in the urban core
- Establishing an integrated and efficient solid waste management system
- Undertaking a comprehensive health sector reform

for effective, efficient and qualitative health service for the people of Ikire and its environs

- Provision of more qualified teachers in public and private school
- Embarking on the development of standard libraries
- Provision of public cemeteries in major communities.

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of data collected from the profiling of urban basic services is presented in Table 3.17.

TABLE 3.17 SWOT Analysis Basic Urban Services

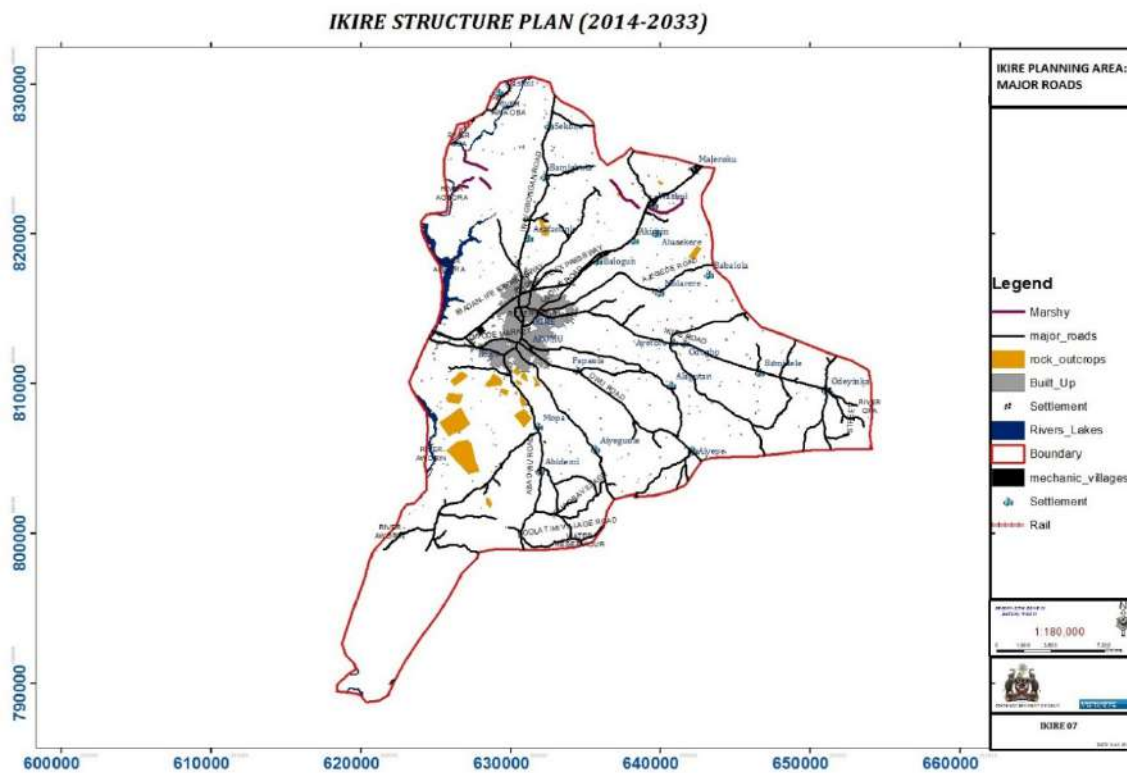
STRENGTH	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Agencies exist for provision of school, health, water, sanitation, roads and electricity	Poor maintenance culture of infrastructural facilities	The structure plan will provide an enormous opportunity to correct imbalance in the provision of basic services	Resistance to change	<ul style="list-style-type: none"> • Construct new schools, health, water and sanitation facilities
Existence of limited involvement of community, NGOs and private sector in provision of school, health and sanitation services	Inadequate provision for and skewed distribution of schools and health facilities in Irewole and Isokan L.G.As	Promotion of public-private partnership in the provision of water, health and sanitation	Lack of political will	<ul style="list-style-type: none"> • Rehabilitate existing school, health, water and sanitation facilities
	Epileptic power supply and poor distribution network			<ul style="list-style-type: none"> • Rehabilitate and upgrade old electricity facilities and provide new infrastructure in Ikire

3.2.8 TRANSPORTATION

Due to the development pattern of the Planning area over the years, transportation has constituted a central issues as the Planning Area is bisected by the high-capacity Ife-Ibadan Expressway. The role of the highway as a major stop-over point for transit vehicles and the marketing of Dodo Ikire and other refreshments also impacts significantly on the local economy.

There is no formally designated site for loading and off-loading of interstate passengers or for goods and services. Similarly, there is no government-owned public transport services stationed in the town and thus travelers in Ikire rely solely on private transporters. The major mode of intra-urban transportation is the use of privately owned vehicles and the commercial motorcycles often referred to as “Okada”.

FIGURE 3.2 Major roads in Ikire Planning area



Internally, the road system has undergone decay over the years, however, under an on-going O’ Renewal scheme initiated by the Ogbeni Rauf Aregbesola administration, all roads within a one-kilometre radius of Ikire city centre are being rehabilitated, along with several other roads in the town which. These include: Ori-Eru – Quarry Road, Oke Awo Road, Moringbere - Oke- Awo Road, Moosa junction – Oleyo Road, Iyana

Onimaalu - Iyana Malarere Road and Moro Junction - Ako Junction Road among others. Other roads that have been fully rehabilitated include Naira and Kobo - Itamerin Apomu Road, Ita-Merin - Akire Palace - Oke Ada C. H.S Road , Obada Market - Idi Ada Road, Iyana Egba - Sabo [Court Area] Road, Iso Arobo – Molak Road and Oke-Ada – Islamiyah Road among others.



Plates 35 - 36: Poor condition of some roads in Ikire Planning Area

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

The analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) of data collected from the profiling of key transportation issues is presented in Table 3.18.

TABLE 3.18 SWOT Analysis Transportation

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

3.2.9 URBAN SAFETY

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

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

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

Crimes generally committed in the State of Osun have been generally categorized into three broad types (Badiora 2012). These comprise offences against persons; offenses against property; and, other offenses not in Group A and or Group B (Table 3.19). Crimes committed in the Planning Area also cut across these three broad groups.

TABLE 3.19 Categories of crimes committed in the State of Osun

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

Source: Badiora (2012)

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

Institutional set-up

The lives and properties of residents in Ikire environs are relatively secure. However, a major challenge to security in the Planning Area is the form of the major settlements in the Area. In Ikire for instance, there are a total of 15 road entry and exit points into Ikire along

the Ife-Ibadan Expressway. Notwithstanding, there exist a formidable security structure for the area. This is classified into three broad groups: the Police and Civil defense, the vigilante groups and the local initiatives. The vigilante groups operate as a collaboration between concerned citizens and the police, while the vigilante groups are financed and equipped by the local government, which spends about ₦250,000 monthly to complement their operations as well as those of the Nigeria Police, The Nigerian Security and Civil Defence Corps and State Security Service (SSS).

Among the various security challenges facing residents of Ikire and environs is the challenge inadequate personnel. There is only one police station in each of the major towns of the Planning Area, notably Ikire, Apomu and Ikoyi. There is also inadequate supply of the major equipment required in order to carry out their functions, such as patrol vehicles, computers, holding cells and distress call phone lines among others.

3.2.10 DISASTER RISK REDUCTION

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

Osun SEMA was established through a state legislative bill. The agency receives budgetary allocation to embark on human and material capacity building as well as emergency intervention during flooding, wind storms, fire and other devastating incidences across the 30 LGAs of the state. Similarly, a complementary Local Emergency Management Committee (LEMC) to address local emergency issues has been established in the two LGAs within the Planning Area. The local committee also receives relief materials and support from the National Emergency Management Agency (NEMA) at the Federal level. Such relief materials and support are usually received after due assessment of the prevailing situation after emergencies like flooding and wind storms.

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

In order to appropriately address the adverse impacts of both natural and human induced disasters and promote the resilience of urban areas in the State, including Ikire and environs, against disasters, a project involving the dredging of streams, rivers and canals across the state has been carried out in response to early warning signals issued by the Nigerian Meteorological Agency (NIMET). Hence, during the extensive rainfall in the year 2012, the State of Osun was one of the few flood-free states across the country and several lives and properties were saved through this proactive step. Other disaster prevention activities embarked upon by the State Government are implementation of tree-planting exercises as well as public awareness programmes through the mass media (radio and television jingles), community development associations and traditional institutions among others.

However, LGAs within the Planning Area are yet to effectively address disaster risk management issues as required, with respect to such aspects as development of community participatory emergency/preparedness plan for the LGAs and communities; awareness raising hazard risks and preventive mechanisms, while the LGA committee does not meet regularly due to lack of funding to meet logistics needs of members.

04

URBAN FORMS AND
ALTERNATIVE GROWTH
PATTERNS FOR IKIRE
PLANNING AREA

4.1

URBAN FORMS AND LAND USE PLANNING

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

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

4.1.1 The Case for More Compact Settlements

Density

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

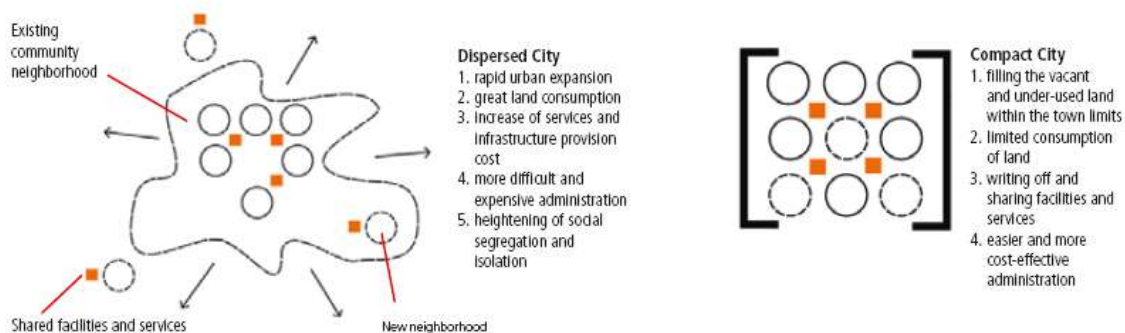
Compactness

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

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

2 Ibid

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

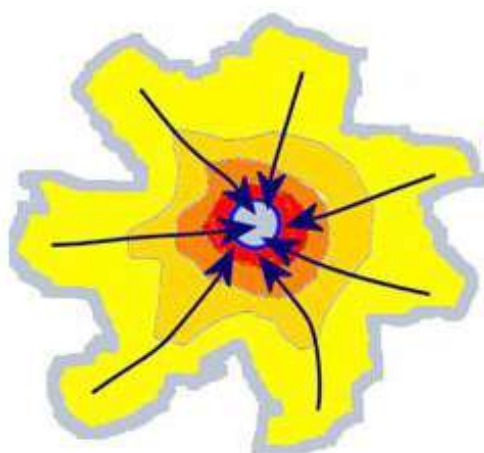


4.1.2 URBAN FORMS

Form 1: Monocentric Model

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

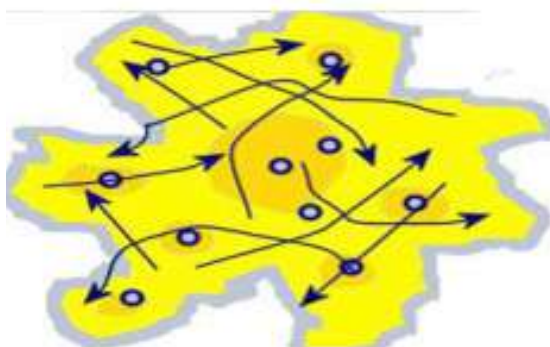
FIGURE 4.2 Monocentric Model



Form 2: The Polycentric Model

In the polycentric model there is no dominant city centre. There are sub-centres, Jobs and amenities distributed in a near uniform manner across the built up area. There is therefore no organized pattern of movement. There is random movement of people across the urban area. This model happens when some villages close to each 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.

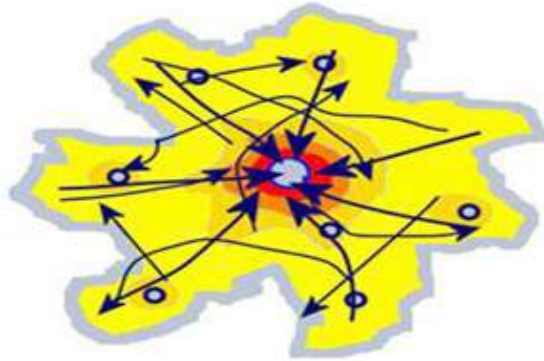
FIGURE 4.3 Polycentric Model



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 organised and movement of people across the urban area. This option would result in the sub centres supporting the existing Central Business District and the growth of multiple activity areas. It would also encourage employment in areas presently deficient in job opportunities and achieve a balanced growth of the city.

FIGURE 4.4 Composite Model



4.2 PREFERRED URBAN FORM FOR IKIRE

Ikire metropolitan area, made of the city and its immediate region, covers two local government areas namely Irewole and Isokan Local Governments. The physical growth of Ikire town has expanded its physical boundaries and is already an amalgamation of three settlements namely, Ikire, Apomu and Ikoyi towns, which are distinct settlements outside the city with their own administrative set up, to form a conurbation. In addition, unlike other Yoruba towns, Ikire has no Central market referred to as “Oja Oba” in front of the Oba’s palace. Rather, there are a handful markets scattered in several places. This is just the polycentric model.

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

05

STRUCTURE PLAN VISION,
GOALS AND OBJECTIVES

5.1 CONTEXT OF THE STRUCTURE PLAN: VISIONING THE FUTURE

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

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

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

- The National Housing Policy 2012
- The National Urban Policy 2012
- The Land-Use Act 1978
- The Urban and Regional Planning Law 1992
- Local Economic Empowerment Strategies
- Osun Six-point Integral Action Plan

- The Vision 20:2020 and

- The Habitat Agenda.

5.1.1 National Urban Development Policy 2012

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

The key objectives to achieve the goals are as follows:

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

5.1.2 National Housing Policy 2012

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

This newly approved national housing policy is focused on achieving provision of adequate houses for all through the construction of one million houses annually to augment infrastructure development in the sector, which the country had lacked. It emphasizes the central role of private sector financing, while the government is expected to concentrate on its role as a regulator. In this vein, a high point of the new policy is

the mode of contractor financing, in which contractors are expected to source for funds and construct houses in partnership with the government hence the need for a new mortgage system.

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

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

5.1.3 Land Use Act (LUA) 1978

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

The purposes of the Land Use Act are:

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

The major provisions of the Act are:

- All lands in a state are vested in the authority of the Governor;
- Private ownership rights to urban land are limited to 0.5 hectares and rights are restricted for lease-holders for a term of years;

- Rural land policy situates land for agricultural purposes (except the exploitation of minerals) under the jurisdiction of local governments. Local governments are to issue customary certificate of occupancy rights;
- The Acts forbids the alienation of land (urban or rural) by sale, mortgage and assignment without the prior approval/consent of the Governor; and
- Permits the revocation of interest over land and payment of compensation for unexhausted improvement.

5.1.4 Urban and Regional Planning Law 1992

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

- To identify types and levels of the various physical development plans, identify the procedures for the preparation of these physical development plans and lastly identify the administrative bodies that will be responsible for the execution of these various physical development plans according to the tiers or levels of government in the country.
- To ascribe greater emphasis to issues of development control, first, by creating a multi-disciplinary development control department with wider powers of approving or rejecting development proposals from government agencies; second, by enforcing various development control mechanisms and orders against erring developers; and third, by giving in-depth consideration to the environmental implications of major development proposals to prevent environmental degradation and decay.
- To ensure effective control in such other special cases as wastelands, tree preservation, buildings of special architectural and historical significance and advertisement.

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

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

The Mission Statement of Osun SEEDS is to provide an excellent, efficient and effective quality public service that will result in the growth and physical development of State of Osun as well as in improvement of the welfare of its citizenry with a positive spill-over to other parts of Nigeria. This Vision Statement encapsulates the Millennium Development Goals (MDGs) which the Osun State Government has decided to pursue vigorously. The Plan succinctly addresses different 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:

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

- Create Work and Wealth.

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

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

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

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

5.1.7 Millennium Development Goals (MDGs)

The MDGs are fashioned around eight main goals, namely:

- Goal 1:** Eradicate Extreme Poverty and Hunger;

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

- Goal 2:** Achieve Universal Primary Education;

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

Goal 3: Promote Gender Equality and Empower Women;

Goal 4: Reduce Child Mortality;

Goal 5: Improve maternal health;

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

Goal 7: Ensure Environmental Sustainability;

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

Goal 8: Develop a Global partnership for Development.

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

5.1.8 Nigeria Vision 20:2020

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

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

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

The two broad objectives are defined across four major dimensions:

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

■ **Economic dimension:** a globally competitive economy that is resilient and diversified with a globally competitive manufacturing sector that is highly integrated and contributes no less than 25% to Gross Domestic Product.

■ **Institutional dimension:** a stable and functional democracy where the rights of the citizen to determine their leaders are guaranteed and adequate infrastructure exists to support friendly and globally competitive business environment; and,

■ **Environmental dimension:** a level of environmental consciousness that enables and supports sustainable management of the nation's God-given natural endowment to ensure their preservation for the benefit of present and future generation.

Thirty two thematic groups, including one on for Urban and Rural Development, addressed the identified 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 IKIRE (2014-2033)

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

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

5.3 GOALS AND OBJECTIVES OF THE STRUCTURE PLAN 2014-2033

5.3.1 Goal of the Structure Plan for Ikire Planning Area

The overall Goal of the Master Plan is *“To significantly contribute to achieving the goals of the State Government of Osun’s policies on urban development and housing, its Six Point Integral Action Plan, the Millennium Development Goals and Habitat Agenda, as well as the wishes of the people in the Ikire Planning Area as articulated in the Ikire City Declaration”*

To achieve this, it will:

- Ensure adequate access to decent and affordable shelter to all resident of the city.
- Ensure all subsisting agenda programmes and initiatives are adequately integrate in the plan, such as Irewole and Isokan Local Economic Empowerment and Development Strategy (LEEDS), Habitat Agenda, the Millennium Development goals and the Osun integrated Development agenda.
- Develop a citizen involvement programme that insures the opportunity for citizens to be involved in all phases of Social, Economic and Environmental development process.

- Establish a land use planning and policy framework as a basis for all decisions and actions related to use of land.
- Conserve open spaces and protect natural, historic and scenic resources in the city and its environs.
- Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for Ikire and environs.

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

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

Objective:

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

Strategies:

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

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

Strategies:

- Allocating appropriate land for elementary, middle and senior schools and other institutions and equitable spatial distribution in line with population considerations.

- Reserving land for vocational and skills acquisition centres as well as incubators for business start-ups in Ikire Planning Area

- Rehabilitation and upgrading of existing schools.

Objectives:

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

Strategies:

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

Objective: Achieve environmental sustainability in Ikire Planning Area

Strategies:

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

06

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

6.1 POPULATION PROJECTIONS FOR IKIRE PLANNING AREA

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

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

6.1.1 Basic Assumptions for Population Projections

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

- That future growth in the population of the planning area (Irewole and Isokan LGAs) through natural increase and migration, will occur on an annual growth rate of 3.4%, given its pull factor as a Local Government Headquarters. Going by the 2006 Census, the National Population has estimated the National Population Growth Rate at 3.2 per cent, which is the same as the Growth Rate for the State of Osun.
- That the population for the starting year is based on the NPC 2006 census data earlier projected to 2014.
- That the population projection for the planning area was computed using the observed annual growth rate (compound growth rate) method, which is expressed as $P_n = P_o(1+r)^n$:
 - Where P_n = population in year n
 - P_o = population of base year
 - r = annual growth rate
 - n = number of years
- That new development envisaged in Ikire Planning Area will most likely attract more people to the city.
- That land required for commercial, residential and other land uses are based on conventional space standards.
- That the projections for basic urban services such as water, education, electricity, solid waste collection is based on population projection and the adopted set of standards and requirements.

6.1.2 Projected Population Figures

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

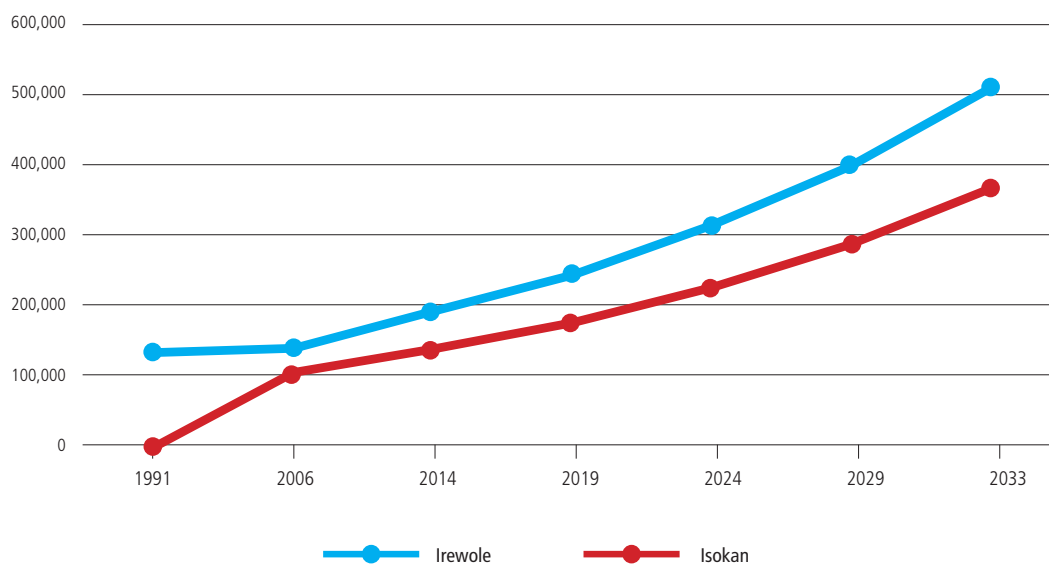
The projected populations for Irewole and Isokan LGAs over the period of the structure plan 2014-2033 is as presented in Figure 6.1.

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

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Irewole	184,751	190,663	196,764	203,060	209,558	219,264	223,184	230,326	237,697	245,303
Isokan	132,745	136,992	141,376	145,901	150,570	155,388	160,361	165,492	170,787	176,253
Total	317,496	327,655	338,140	348,961	360,128	371,652	383,545	395,818	408,484	421,556

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Irewole	253,153	261,254	269,614	278,242	287,145	296,334	305,817	315,603	325,702	336,125
Isokan	181,893	187,713	193,720	199,919	206,317	212,919	219,732	226,763	234,020	241,508
Total	435,046	448,967	463,334	478,161	493,462	509,253	525,549	542,366	559,722	577,633

FIGURE 6.1 Population projection for LGAs in Ikire Planning Area (1991 to 2033)



6.2 Land Use Budget for Ikire Planning Area

The estimated land use budget required to cater for the needs of the estimated population has been estimated at roughly 4,900 hectares of land to be developed around the existing settlements in the Planning area (Table 6.3).

The current housing backlog for the Ikire 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 5,469 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 7,036 persons for the take-off year 2014.

TABLE 6.2 Population and Housing Shortfalls in Iwo Planning Area

Planning Area	LGAs	Population LGAs (2006)	Regular Households (Planning Area Total, 2006)	Housing Shortfall (LGAs, 2006)	Population Planning Area (Total, 2006)	Housing Shortfall Planning Area 2014 (2006)	Projected Population Total (2014)	Projected Population Total (2018)	Projected Population Total (2023)	Projected Population Total (2033)
IKIRE	Irewole	143,599	29966	2972	246776	7036 (5469)	317496	360128	421556	577633
	Isokan	103,177	21912	2497						

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

Population in 2014	317,498.0
Projected population to 2033	577,637.0
Additional population to plan for	260,139.0
Number of Households at 6 persons per household	43,356.5
Current backlog of Housing in the town	7,036.0
Total land required for Residential use	2,799.6 Ha
Space required for Recreation/organised open spaces	78.0 Ha
Industrial development	320.0 Ha
Commercial land use	359.9 Ha
Institutional use	359.9 Ha
Circulation, Roads and utilities	879.9 Ha
Waste transfer and disposal sites	40.0 Ha
Total additional land required for future Development	4,837.3 Ha

Source: Computed by Consultants, 2014.

6.3 PROJECTIONS FOR BASIC URBAN SERVICES

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

6.3.1 Water Supply

According to the World Health Organisation (WHO 2003), a minimum of 7.5 litres water per day is required to meet the requirements of most people, especially lactating women who engage in moderate physical activities in above average temperature. In emergency situations however, a minimum of 15 litres of water

is required while the requirement for basic food and hygiene needs is about 20 litres. These estimates exclude laundry/bathing which might require a higher amount of about 65 litres.

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

6.3.2 Electricity Supply

The different forms of energy available to Nigerians are electricity, gas, kerosene and renewable energy sources such as solar, wind, hydro and biomass. Despite the country's potential to generate these different energy forms, concentration has been on the use of electricity; though and often time erratic and epileptic. Electricity is the commonest form of energy among many urban

dwellers/households. Indeed, Nigerians have acknowledged electricity as their most preferred energy from (Nigeria Energy Study Report, 2005). It is used in facilitating household activities such as lighting, washing, cooking, ironing, entertainment among others.

The account of Okafor and Joe-Uzuegbu (2010) revealed that among nine different countries of the world (USA, Cuba, UK, Ukraine, Iraq, South Korea, Nigeria, Egypt and South Africa), Nigeria has the lowest per capita consumption of electricity. This

was estimated as 0.03kw. Considering the per capita consumption of other countries it is assumed that an average Nigerian should consume 1.89kw/day. Using this per capita, electricity demand was estimated based on the projected population for each year. This is as presented in Table 6.4. It is therefore expected that electricity demand in Ikire Planning Area would increase from the present 322,534 kw to 586,800 kw by 2033.

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

Year	Population	Water (m ³ /day)	Electricity (kw)	Solid water (kg)
2014	170,653	17,491,933	322,534	22,185
2015	176,113	18,051,583	332,854	22,895
2016	181,749	18,629,273	343,506	23,627
2017	187,565	19,225,413	354,498	24,383
2018	193,567	19,840,618	365,842	25,164
2019	199,761	20,475,503	377,548	25,969
2020	206,154	21,130,785	389,631	26,800
2021	212,751	21,806,978	402,099	27,658
2022	219,559	22,504,798	414,967	28,543
2023	226,585	23,224,963	428,246	29,456
2024	233,835	23,968,088	441,948	30,399
2025	241,318	24,735,095	456,091	31,371
2026	249,040	25,526,600	470,686	32,375
2027	257,009	26,343,423	485,747	33,411
2028	265,234	27,186,485	501,292	34,480
2029	273,721	28,056,403	517,333	35,584
2030	282,480	28,954,200	533,887	36,722
2031	291,520	29,880,800	550,973	37,898
2032	300,848	30,836,920	568,603	39,110
2033	310,476	31,823,790	586,800	40,362

Source: Consultants estimates

07

STRUCTURE PLAN FOR
IKIRE PLANNING AREA
(2014-2033)

7.1 Preamble

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

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

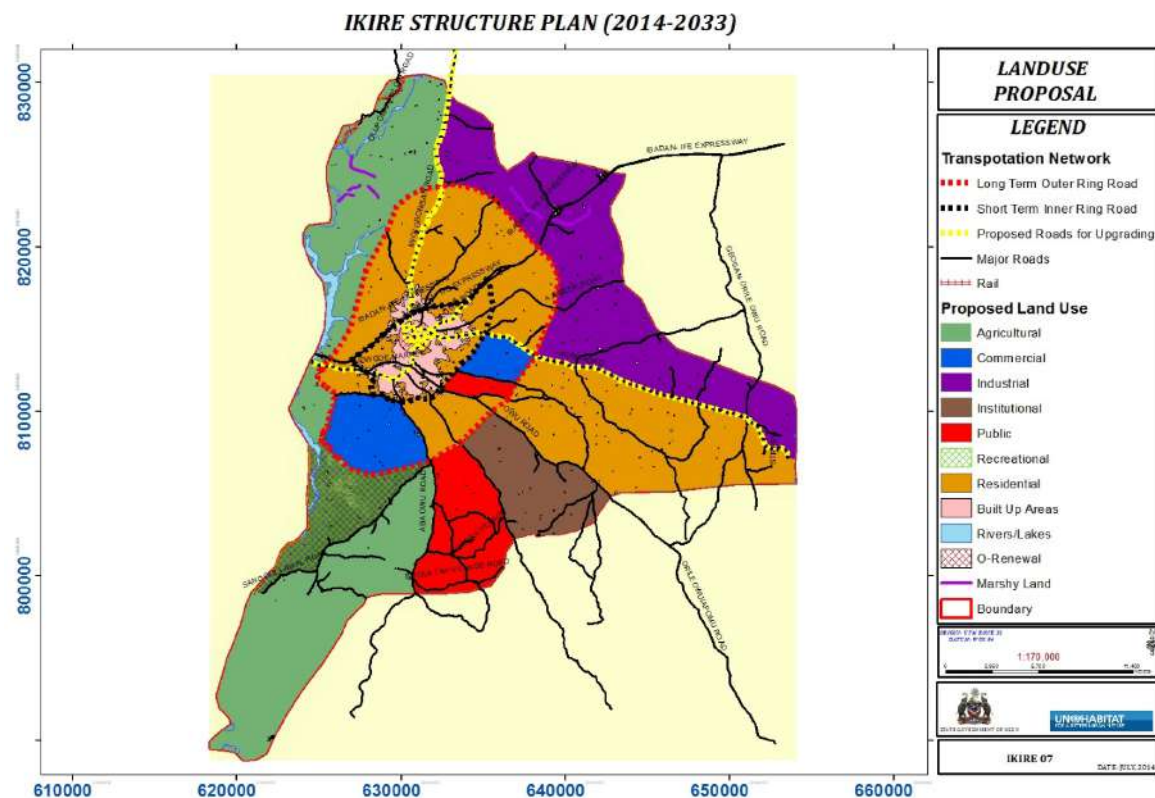
7.2 Land Use Proposals, Strategies and Standards

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

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

This will be achieved in the Ikire 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

FIGURE 7.1 Land Use Proposal for Ikire Planning Area



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

7.2.1 SHELTER AND SLUMS

New Housing Development

Existing Layout Schemes within the Planning Area are the Ikire Development Scheme, Apomu/Ikoyi Industrial and Residential Estate, Molagbo Residential Scheme and, Apomu Residential Scheme. Currently, both the Ikire Development Scheme and the Molagbo Residential Scheme attract very low patronage due to absence of basic services on site, the Apomu Residential Scheme is still at the proposal stage.

The development of new housing in the Planning Area will focus on the development of sites and services schemes. Strategies for promoting housing development and prevention of slums in Ikire Planning Area and the policy implications are as follows:

- Existing land acquired for development of low-cost housing in the Planning Area will be reviewed for more effective implementation and development;
- Additional land will be acquired for the development of sites and services scheme in Ikire, Apomu and Ikoyi. Land will also be acquired within other axes of the Planning Area, such as along Iwo, Ibadan and Ile-Ife Roads, for the purpose of providing affordable housing stock to the populace.
- Households should be enlightened and encouraged to rehabilitate old traditional family houses in Ikire, Apomu and Ikoyi;
- Buildings in contravention areas such as under high-tension electricity cables, areas prone to flooding and those in violation of road setbacks to be removed;
- Capacity of local government professionals to be developed to improve implementation of public enlightenment and enforcement of development control activities in Ikire and environs;

- Modalities to be developed for private sector participation in the provision of such services as water, electricity, waste management under Public-Private-Participation schemes, among others.

Urban Renewal

The Structure Plan is conceived to build on the Urban Renewal programme (O' Renewal) currently being implemented in the State of Osun, which covers a range of one kilometer-radius from the Akire's Palace (the core and traditional residential area). The plan has already been adopted for implementation. In addition, it is proposed that slum upgrading scheme should be extended to the core area of Apomu and Ikoyi. Furthermore, the following measures will be adopted:

- Slum upgrading schemes are to be extended to the newer residential areas outside the one kilometre radius such as the traditional/core area of the city, while the participatory planning process adopted under the RUSPS methodology is to be institutionalised in order to ensure wider public participation in housing/urban policy formulation and implementation;
- Additional land is to be acquired by the Local Planning Authorities in the Ikire Planning Area and made available to developers, particularly women, to meet the anticipated population growth. Also, Planning Approvals for all new buildings will be granted only subject to the provision of essential services before commencement of building operations.

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

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

Land for Housing

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

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

7.2.2 Local Economic Development

The major economic activities of residents within Ikire Planning Area are agriculture and commerce, involving trade in general, agricultural and industrial goods. For effective local economic development in the area, the structure plans gives adequate consideration to the following:

Commercial Land Use

- Establishment of a central business district for Ikire and activity nodes in Apomu and Ikoyi. The traditional markets, namely Naira and Kobo Market and Olorisa Oko Market would be redesigned and rebuilt, as well as the Total Market in Apomu. These decisions will achieve the following:
- Enable the population of the city to continue their lives and economic activities unaffected by relocation;
- Redesign the market to achieve a more compact and high density development to use the land more intensively;

- Provide opportunity for street traders to have spaces in the market as a result of increased density;
- Provide adequate parking spaces, sanitation and waste management services in the markets;
- New markets will be built in new districts as the town expands over time.

Industrial Land Use

The most significant industrial activity in the Planning Area is saw-milling. The area is also fertile for the development of Agro-based industries. The Structure Plan for Ikire Planning Area will promote the development of industrial activities through the following :

- Allocation of land for the establishment of silos and other forms of storage facilities for farm produce in the Planning Area.
- Allocation of land for expansion of saw-milling and related activities.

Small Businesses

Small formal and informal businesses are the major pillar for local economic development in the city and region. Such small businesses are scattered in space in Ikire, Apomu and Ikoyi. These businesses need to be brought together to enable them derive the benefits of agglomeration.

The Structure Plan proposes:

- Adoption of appropriate zoning regulations to support the establishment and operation of informal sector and small businesses, especially with respect to accessibility and transportation; and,
- Establishment of shopping areas at important nodes in the settlements.

Town Centre Development

The redevelopment of the Ikire town centre is already underway through the on-going Osun O' Renewal Project restoring the area within one kilometre radius of the Akire's Palace. This programme will be extended to Ikoyi and Apomu core areas.

Urban Agriculture

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

7.2.3 ENVIRONMENT

The Natural Environment

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

- Enforcement of land use standards with regards to percentage of land designated for functional open spaces, parks and garden;
- Enforcement of development control regulations by the local Planning Authority in Ikire;
- Implementation of public awareness programmes propagating the inherent advantages of ensuring environmental preservation for conducive and healthy living; and
- Promotion of tree planting by residents through establishment of a tree nursery by the State Ministry of Agriculture;
- Land acquired for any use should be designed to integrate functional open spaces, parks and recreational spaces;
- Capacity building for the officers from the Department of Town Planning and Land Services in Irewole and Isokan LGAs;
- Adequate environmental education for residents on benefits of a conducive environment and cultivation of tree planting culture. Plant nurseries will be established by the local governments to support this initiative.

Preservation of Agricultural Land

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

Built Environment

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

To improve the condition of the built environment, the structure plan proposes the following:

- Implementation of government plan on rehabilitation of dilapidated buildings in Irewole and Isokan LGAs;
- Households will be encouraged and supported where possible to provide their houses with toilets and other facilities;
- The State Government will strictly enforce the monthly environmental sanitation exercise to enhance good environmental quality; and,
- Capacity building programmes will be implemented for officers of the Irewole and Isokan Local Government Department of Water, Environment and Sanitation. Similarly, the Department will be equipped with the right number and quality of personnel for effective monitoring of environmental sanitation exercises.
- Reintroduction of the services of Sanitary and Health Inspectors (*Wole-Wole*), with adequate institutional back-up and legal support.

Open Spaces, Parks and Gardens

Functional and dedicated open spaces, parks and garden are not commomn in major settlements within the Planning Area. The Structure Plan will incorporate open spaces, parks and gardens through the following:

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

Climate Change and Flooding

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

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

- Capacity building for officers of the State ministries of Environment and, Physical Planning and Urban Development on management of Climate Change and the attendant consequences;

- Education and enlightenment of residents towards imbibing environment-friendly behavior in day-to-day activities such as cooking, lightning and transportation among others; and,
- Adoption by the State Government of Osun of modalities for effective measurement and monitoring of GHG emissions from cities in the state.

Pollution Control

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

The structure plan addresses pollution related issues through:

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

Solid Waste Management

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

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

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

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

- Introduction of composting of agricultural waste.

7.2.4 BASIC URBAN SERVICES

Educational Facilities

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

Health Services

The only General Hospital located on the Ikire-Ife expressway in the Planning Area is in a state of disuse and in need of a comprehensive refurbishment, while the site of the health facility currently in use is inadequate for the needs of Ikire and environs. The Structure Plan proposes the construction of additional hospitals and comprehensive health centres to effectively serve residents of Ikoyi and Apomu as well as adequately staffing of the existing primary health care centres with doctors, nurses and other paramedical staff. It is expected that houses will be built to accommodate resident doctors and facilitate prompt delivery of services as required from time to time.

Water Supply

The resolution of the long-drawn dispute between Osun and Oyo States over payment-related issues is a priority activity in order to restore the supply of potable water at least cost to residents of Ikire, Apomu and Ikoyi and environs. Concerted efforts by relevant town unions in Diaspora, international donors and other non-government agencies in collaboration with the State Government and the Irewole and Isokan LGAs are strongly recommended for a resolution of the payment dispute. Also proposed is the conduct of a public enlightenment campaign on water use and sanitation as the second most utilized source of water in Ikire Planning Area are untreated rivers/streams and springs.

Electricity supply

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

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

Communal Facilities

Most major communal facilities in Ikire Planning Area, such as town halls and palaces are in need of renovation as they are not in conditions that are befitting for the city and the traditional rulers. Appropriate sites are earmarked at locations accessible to residents for use as community facilities and other social facilities like recreational parks.

7.2.5 TRANSPORTATION

Major roads in Ikire are currently undergoing rehabilitation and efforts by the Federal, State and Local Governments are noticeable in this regard. The major roads in Ikire and its environs include Awala, Obanile Owo, Oke-Olomi, Naira and Kobo-Itamerin Roads. Others are Akire Palace - Oke – Ada C.H.S, Obada Market - Idi Ada Roads, Iyana Egba - Sabo [Court Area] Road, Iso Arobo – Molak Road and Oke – Ada – Islamiyah Roads. A number of roads in the area are in fairly good conditions but need improvement. Most of these roads will be widened and provided with adequate drainage system, while bridges that have collapsed will be rehabilitated. District Plans emanating from the Structure Plan will designate sites for both interstate and intra urban loading/offloading of passengers and goods in the towns.

A major development issue is the Ife-Ibadan Expressway which bisects Ikire and the Planning Area. This has significant implications for planning and management of the city's functionality and growth. There are also implications for the design and adoption of transportation systems to link the two sides of the highway in a safe and effective manner that will not restrict the social interactions between different sections of the community.

Also, the growth pattern for Ikire over the years has tended towards some development poles, notably towards along Iwo, Ikoyi, Ile-Ife and Ibadan Roads where new residential and commercial development like petrol stations, worship centres and micro industrial sites have been springing up. Transportation links in these areas will be upgraded and widened to accommodate the growing traffic.

Multimodal Transport System

The mostly used public transport modes in Ikire Planning Area are the mini buses with a capacity for seven passengers each (*Alake*) and the commercial motor cycles (*okada*). The unregulated use of motor cycles is considered a menace but has become inevitable

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

Roads and Design Standards

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

- Primary distributors: - this roads form the primary network for the town as a whole. The longer distance traffic movement to, from and within the town are linked to the primary distributors.
 - District distributors: - these roads distribute traffic within the residential and the principal business districts of the towns and the other towns in the environs. They form the link between the primary network and the local roads.
 - Local roads: - they are roads that distribute traffic within neighborhoods and particular sectors in the town.
 - Access roads: - these roads give direct access to building and land in the towns.
- Recommended projects to enhance transportation activities in the Planning Area include:
- Construction of Ring Roads, the inner ring road which is regarded an immediate measure and the outer ring road, which is a long-term proposal to accommodate future traffic and urban expansion.
 - Road Hierarchy in new residential areas to be detailed out at the implementation state. The roads are to have definite hierarchy – distributor roads, collector streets and access roads.
 - Establish and enforce parking standards and regulations for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries;
 - Encourage private sector-led development/initiative for taxi service system in Ikire Planning Area;

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

Safety of Pedestrians, Cyclists and Motorcyclists

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

7.2.6 Heritage, Culture and Tourism

Historic monuments in Ikire Planning area as well as architectural monuments and historic artifacts like the Akire's Palace and the various shrines, are to be preserved. Efforts will also be channeled towards promoting culture of the people by allotting land to activities that support heritage and boost tourism through development of employment opportunities and income. The tourism potentials of Atamora Bird Viewing Centre, Ajagajigi Rock and other heritage sites in the Planning Area will be a priority.

7.2.7 Urban Safety

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

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

- All streets in the city are to be provided with street lighting;
- The local governments will continue to provide financial assistance to vigilante groups and extend their activities to currently unreached areas;
- Public awareness programmes on the need for collaboration with the security agencies by reporting suspicious activities in their areas to the police, the Oba in council or the vigilante groups will be implemented;
- The Nigerian Police will be supported through the provision of adequate and modern equipment.

7.2.8 Disaster Risk Reduction

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

- The responsibility for Risk Reduction or Risk Management (DRR/DRM) will be institutionalized in Irewole and Isokan LGAs through dedicated Departments in the LGAs which will also re-establish the moribund multi-sectorial Emergency Management Committees;
- One of the natural hazards in Ikire is the problem of flooding. A comprehensive study of the situation will be conducted as the basis for preparation and implementation of a comprehensive integrated "Drainage Plan" for Ikire Planning Area that will address the problem on a permanent basis.
- Participatory community emergency/preparedness action plans will be developed for all communities in Irewole and Isokan LGAs while appropriate funding and land will be committed to developing a functional emergency relief warehouse that will attend promptly to local emergency

08

STRUCTURE PLAN
IMPLEMENTATION FOR
IKIRE PLANNING AREA

8.1 Preamble

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

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

8.1.1 Strategic Implementation of the Structure Plan

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

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

8.1.2 Phasing Of Ikire Structure Plan

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

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

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

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

Projects	Short Term (2014-2018)	Medium Term (2019-2023)	Long Term (2024-2033)
POLICIES AND PLANS	√	√	√
Establish a new administrative structure for urban governance including planning, resource mobilization and administration in State of Osun with clear roles for urban planning and management.	√		
Formulate and adopt the necessary legal, policy and land use standards and institutional frame-work for efficient administration of planning in the state.	√		
Formulate acquisition plan for designated land for various land use proposals including housing, commerce, industry, parks and gardens, recreational facilities, health and education facilities.	√	√	√
Enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	√	√	√
Reconciliation of contiguous schemes by Irewole and Isokan LGAs for effective implementation	√		
Adoption of Affirmative Action and Domestication of CEDAW in State of Osun	√		
Formulate and adopt State of Osun Strategy for pro-poor access to land ownership	√		
Adopt and implement State of Osun Strategy for Funding Structure Plan and harness donors' funds and DFIs for development.	√	√	√
Adopt Strategy for Mainstreaming safety measures into urban design management.	√		
Capacity building for environmental health, town planning and land services departments in Irewole and Isokan LGAs for effective performance.	√		
ACTION PLANS:			
SHELTER AND SLUMS			
Adopt and implement Action plan for Redevelopment of the Ikire CBD	√	√	√
Review and implementation of plans for existing residential schemes in Ikire and Apomu	√	√	
Development of low cost housing scheme as well as sites and services scheme in Ikoyi	√	√	√
Allocation of sites and development of private residential Layouts in Ikire and Apomu	√	√	√
Extension of Urban renewal programme to Apomu and Ikoyi	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Adopt and implement Landscape improvement plan for parks, Gardens, Recreational Facilities in Ikire	√	√	

Develop and implement system for street addressing, revenue generation in Ikire, Apomu and Ikoyi	√	√	√
Establish Urban Observatory in Ikire Planning Area for data collection, monitoring and evaluation and review of Structure and disaggregation of data by gender	√		
LOCAL ECONOMIC DEVELOPMENT			
Rehabilitation of rural roads in Ikire Planning Area	√	√	√
Rehabilitation of existing markets and provision of additional Modern Markets in Irewole and Isokan LGAs	√	√	√
Provision of parking spaces in Markets and other public places in Ikire Planning Area	√	√	
Provision of new motor parks and rehabilitation of existing ones at Ikire, Apomu and Ikoyi	√		
Construction of mechanic village in Apomu and Ikoyi	√		
Allocation of land for Agro-Allied industries in Apomu, Ikire and Ikoyi	√	√	√
Establishment of Youth training and skill acquisition centres.	√		
Allocation of land for Osun O' Beef markets in Irewole and Isokan LGAs	√		
BASIC URBAN SERVICES			
Provision of schools (Primary and Secondary) in newly developed areas in Ikire Planning Area	√	√	√
Adopt and implement Action plan for providing essential infrastructure and basic services in Approved Layouts	√	√	√
Construction of a General hospital at Apomu and Ikoyi	√	√	√
Construction of public Cemetery in Ikire, Apomu and Ikoyi	√		
Adopt and implement Transportation improvement plans for Federal, State and Local Roads (ROW, drains, markings, traffic light, street light etc).	√	√	√
Reconstruction of Molarere Road	√		
Rehabilitation of Rural road linking Ikire, Apomu and Ikoyi such as Jegede, Aba-Owu, Aladami	√	√	√
Establishment of Ikire, Apomu and Ikoyi Urban Security Association	√		
Construction of mini water Dams for portable water supply in Ikire, Apomu and Ikoyi	√	√	√
Provision of public toilets in public spaces in Ikire, Apomu and Ikoyi	√	√	
Suburban Electricity supply Extension	√	√	√
Provision of street lights in Ikire, Apomu, and Ikoyi	√	√	
ENVIRONMENT			
Demolition of houses on flood plains in Ikire, Apomu and Ikoyi	√		
Adopt and implement Action plan for Erosion Control and Conservation of Ecological Sites.	√	√	√
Provision of waste disposal facilities in Ikire, Apomu and Ikoyi	√	√	√

Adopt and implement Comprehensive Solid waste Management plan for Ikire with identification of sanitary waste disposal sites	√	√	√
Enforcement of sanitation and physical planning regulations	√	√	√
Dredging of Rivers And Streams Channels in Ikire to include Olufirin, Mongimongi	√	√	
PROJECTS			
Development of Atamora Bird viewing Centre in Wasimi, and Ajagajigi Hills in Ikoyi as tourism centres	√	√	√
Renovation and maintenance of heritage sites	√	√	

8.2 RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

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

8.2.1 Sources of Funding

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

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

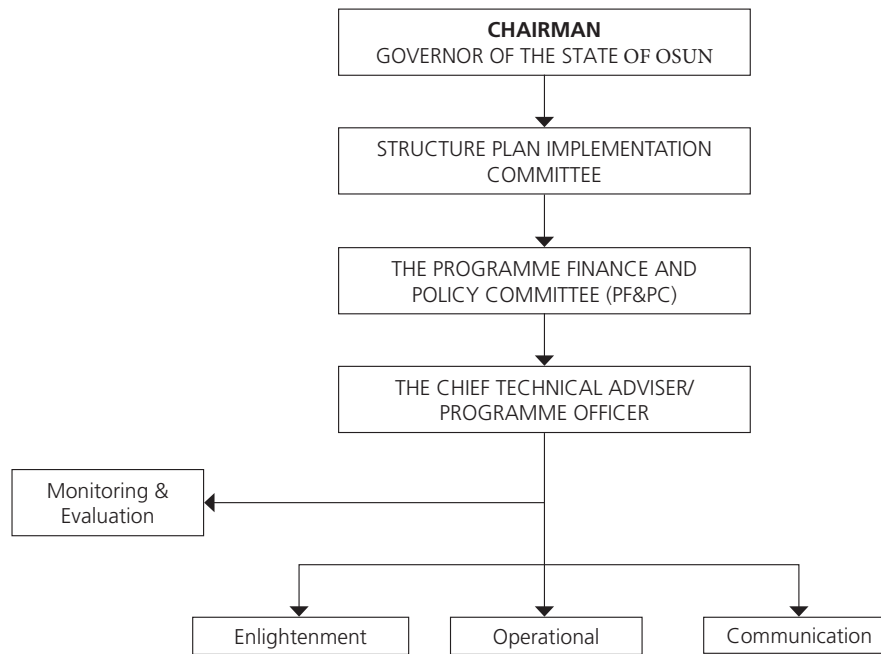
8.3 INSTITUTIONAL FRAMEWORK FOR STRUCTURE PLAN IMPLEMENTATION

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

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

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

FIGURE 8.1 Organisational Structure for Implementation of the Structure Plan



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.

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

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

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

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

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

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

8.4 PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL

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

8.5 CAPACITY BUILDING

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

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

TABLE 8.2 Capacity building activities (2014-2033)

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

8.6 SUSTAINABILITY OF PLAN IMPLEMENTATION

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

8.7 MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

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

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APPENDIX 1



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UN HABITAT
FOR A BETTER URBAN FUTURE

THE IKIRE CITY CONSULTATION DECLARATION

ON PREPARATION OF STRUCTURE PLAN FOR IKIRE AND ENVIRONS, STATE OF OSUN

Held on Tuesday 16th July, 2013

We the indigenes, residents and stakeholders in the City of Ikire and environs, the State of Osun, comprising representatives of various groups in the city including traditional institutions, community development associations, women's groups, trade associations, security agencies, youths, non-governmental organisations, the media and civil servants met to deliberate on several issues identified in the profile studies on the city, at the City Consultation held in Ikire on Tuesday 16th 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 Ikire and environs, we do hereby agree and state that we:

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

Appreciate the collaboration between the State of Osun and the United Nations Human Settlements Programme (UN HABITAT), the selection of Ikire 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:

URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT:

■ Commend the efforts of the State Government in

carrying out the renewal of inner areas of the city through the O-Renewal programme and urge an extension of the programme to peri-urban areas around the town.

- Urge the State Government to expedite action on the final passage of the Urban and Regional Planning Bill for the State of Osun, to give legal muscle to the implementation of the adopted Structure Plans for the state.
- In line with the current efforts towards computerizing the Land Information System (O-LIS) in the state, stakeholders should be sensitized and empowered to register their Title Deeds to enable them reap the associated socio-economic benefits.
- Urge the State Government to adopt strategies to discourage land speculation to ensure land availability for Land Use Planning and orderly development of Ikire and environs.
- Urge the State Government of Osun to adopt necessary measures to ensure that plans and regulations for the orderly development of Ikire and environs are implemented and respected, including taking steps to:
 - Facilitate 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
 - Ensure provision of low cost housing on the already acquired land in the Ikire town
 - Ensure that developers obtain approval for residential layouts and buildings from physical planning authorities before construction begins

- Pass Legislation to enforce the construction of toilets in all houses
- 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 Ikire and environs;
- Develop business incubators for Youths with innovative business ideas.
- Facilitate access to credit by informal sector operators through innovative approaches

URBAN ENVIRONMENT AND INFRASTRUCTURE:

- Commend the efforts at ensuring regular refuse collection and urge the State Government to sustain the efforts and provide safe solid waste disposal sites to meet the needs of the growing population of Ikire and environs as well as promote safe disposal of wastes from hospitals
- Commend the state government's efforts towards combating flooding and erosion. However, Government is urged to embark on the channelization of rivers in the city and the reconstruction of broken down drainage channels
- Urge the State Government to:
 - commence dredging of rivers especially Oluofinrin, Oduduwa 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

GENDER, GOVERNANCE AND HERITAGE

- Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
- Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation

- Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
- Commend the efforts of the State government in developing and restoring Heritage sites in the town
- Urge the State Government to to exploit the extensive tourism potentials associated with the state's rich cultural heritage by upgrading all heritage sites to further boost tourism in the town

BASIC URBAN SERVICES AND TRANSPORTATION

- Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
- Urge the State Government to further accelerate its efforts towards the provision of adequate basic urban services, including decent education, health, water supply, parks and recreation for all areas of Ikire and environs etc, include the following:
 - Promote Public-Private Partnership in the provision and management of basic urban services and build the capacity of agencies and civil society organisations
 - Commence provision of potable water for the three towns (Ikire, Apomu and Ikoyi);
 - Complete the abandoned Ikire hospital and provide it with adequate security;
 - Construct a hospital at Ikoyi;
 - Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction

- Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Ikire, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town, including:

- Provision of Motor parks at Ikire, which must be closer to the Ife/Ibadan road;
- Construction of new roads at Molarere, Secretariat roads etc;

- 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 Ikire City Consultation, pledge our full commitment and support to the implementation of this Declaration.

This is the Declaration of stakeholders at the Ikire City Consultation, this 16th day of July, 2013.

Signed by:

- Local Government Chairman :
.....
- Representative of Traditional rulers :
.....

- Representative of Ministry :
.....
- Representative of Community Associations :
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- Representative of CSOs :
.....
- Representative of NGOs :
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- Representative of Women Groups :
.....
- Representative of Youths :
.....
- Representative of Trade Groups :
.....
- Representative of Religious Groups :
.....

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APPENDIX 2

IKIRE PLANNING AREA: SUMMARY OF CRITICAL ISSUES

SYNDICATE SESSIONS: SUMMARY OF OUTCOMES

GROUP 1	URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT	
	ISSUES DISCUSSED	DECISIONS REACHED
1	Shelter and slums	<ul style="list-style-type: none"> • There is need for provision of street light at Ikoyi and Apomu especially for the night markets; • The existing Ikoyi Motor Park is not up to standard and should be upgraded; • All dilapidated structures should be demolished by their owners; • All houses built within setbacks of rivers should be demolished • Provision of low cost housing on the already acquired land in the Ikire town; • Provision of layout plan which should be approved by the Town Planning Department before development; • Provision of recreation centres in all three town. • All development land should be laid out and approved by government before development starts • Physical planning authorities should ensure that developers obtain approval for buildings before construction begins

2	Local Economic Development	<ul style="list-style-type: none"> • Provision of ultra modern markets required to prevent roadside trading; • There is need for construction of mechanics village; • There is need for rehabilitation of roads to link farm settlements; • Government should make tractors available and organise training for farmers; • Creation of more industries is required; • There is need for provision of silos for farmers for preservation of farm products; • There is need for establishment of a cattle market.
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GROUP 2	URBAN ENVIRONMENT AND INFRASTRUCTURE	
	ISSUES DISCUSSED	DECISIONS REACHED
1	Urban Environment	<ul style="list-style-type: none"> • There is need for provision of waste disposal containers to be provided by the government and evacuated every 3 days with payment of N200 monthly charge; • There is need for provision of public toilets at markets, parks and public schools and people charged for their use; • Legislation should be passed to enforce the construction of toilets in all houses • Government should restore Public Health Inspectors to monitor the cleaning of the environment; • There is need for dredging of rivers especially Olufinrin, Oduduwa; • Provision of drainage channels for all streams and water routes is required; • Buildings within river setbacks should be demolished; • There is need for passing of laws by the legislative Council to reduce noise pollution and put an end to holding parties on roads;

GROUP 3	GENDER- GOVERNANCE-HERITAGE	
	ISSUES DISCUSSED	DECISIONS REACHED
1	Gender	<ul style="list-style-type: none"> • There is need for provision of loans and training for women; • Government should establish more industry for youths • Payment of compensation for the people that have their buildings demolished by government.
2	Governance	<ul style="list-style-type: none"> • Need for improvement of governance structures concerned with provision of basic urban services. • Women should be supported to get more involved in politics; • Women should occupy at least 35% of offices at the helm of affairs;
3	Heritage and Historic Sites	Heritage sites should be protected and renovated

GROUP 4		
BASIC URBAN SERVICES AND TRANSPORTATION		
ISSUES DISCUSSED	DECISIONS REACHED	
1	Basic Urban Services (Education, health, water and energy)	<ul style="list-style-type: none"> • There is need for new transformer for the three towns; • There is need for provision of portable water for the three towns (Ikire, Apomu and Ikoyi); • The abandoned Ikire hospital should be completed and provide with adequate security; • There is need for a hospital at Ikoyi; • There is need for provision of girls high school and polytechnic; • There is need for provision of public library; • There is need for employment of more teachers, both at the primary and secondary schools; • Government should differentiate the school uniforms with colours; • There is need for provision of more higher institutions; • There is need for construction of orphanage home; • The General Hospital should be completed; • Provision of public toilet at markets, parks and in all public spaces. • Government should take care of the pregnant women by employing Resident Doctors in the hospitals; • There is need for provision of potable water; • All the projects embarked by the government should be evenly distributed within the three towns
4	Urban Mobility	<ul style="list-style-type: none"> • There is need for provision of parks at Ikire, which must be closer to the Ife/Ibadan road; • There is need for construction of new roads at Molarere, Secretariat roads etc; • There is need to provide training for Okada riders to improve safety of passengers ;

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APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

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

TABLE 3 Floor Area Requirements by Sizes of Families

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

TABLE 4 Recommended Minimum Plot Area for Different Types of Housing

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

TABLE 5 Recommended Maximum Plot Coverage

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

TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines

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

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

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

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

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

TABLE 9 Recommended land Allocation in a Commercial Area/Market

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

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

Types of commercial Development	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	
Minor	15 – 25
Major	25 – 30
Department Stores	
Small	25 – 30
Large	30 – 45
Commercial Offices	25 – 30
Banks	30 – 45

TABLE 13 Recommended Land use Standard in Industrial Area/Estates

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

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

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

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

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

TABLE 18 Desirable Site Areas for Health Facilities

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

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

Purpose	Quantity of water to be supplied in 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% - 33 ^{1/2} %
Sub-Post office	50,000 – 25,000	0.18 – 2.5	30% - 33 ^{1/2} %
Agency	25,000 – 10,000	0.625	30% - 33 ^{1/2} %
Telephone Exchange			
	Line per 1,000 Population		
Large Towns	5 – 10	7.5	30% - 33 ^{1/2} %
Medium Size Towns	2 – 3	5.0	30% - 33 ^{1/2} %
Small Towns	1 – 2	2.5	30% - 33 ^{1/2} %
Fire Stations	One Fire Station to serve 25,000 – 50,000 population	3.75 – 50 hectares per fire station	25% - 30%

TABLE 21 Recommended Widths of Streets in Residential Areas

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

TABLE 22 Design Standard for Elements of Various Types of Roads

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

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

Angle of curb parking	Number of car spaces per furlong of road	Dimension (metre)
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	30°	3.6	5.0	5.0	14.0
2.4	45°	3.6	6.0	3.6	16.0
2.4	60°	7.0	2.0	3.0	21.0
2.4	90°	8.0	1.8	2.4	21.0
2.7	30°	3.6	4.5	6.0	14
2.7	45°	3.6	6.0	3.6	16
2.7	60°	6.0	6.5	3.3	20
2.7	90°	8.0	7.0	2.5	21

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

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

TABLE 26 Standards for Socio-Cultural Activity Areas

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

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

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

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

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