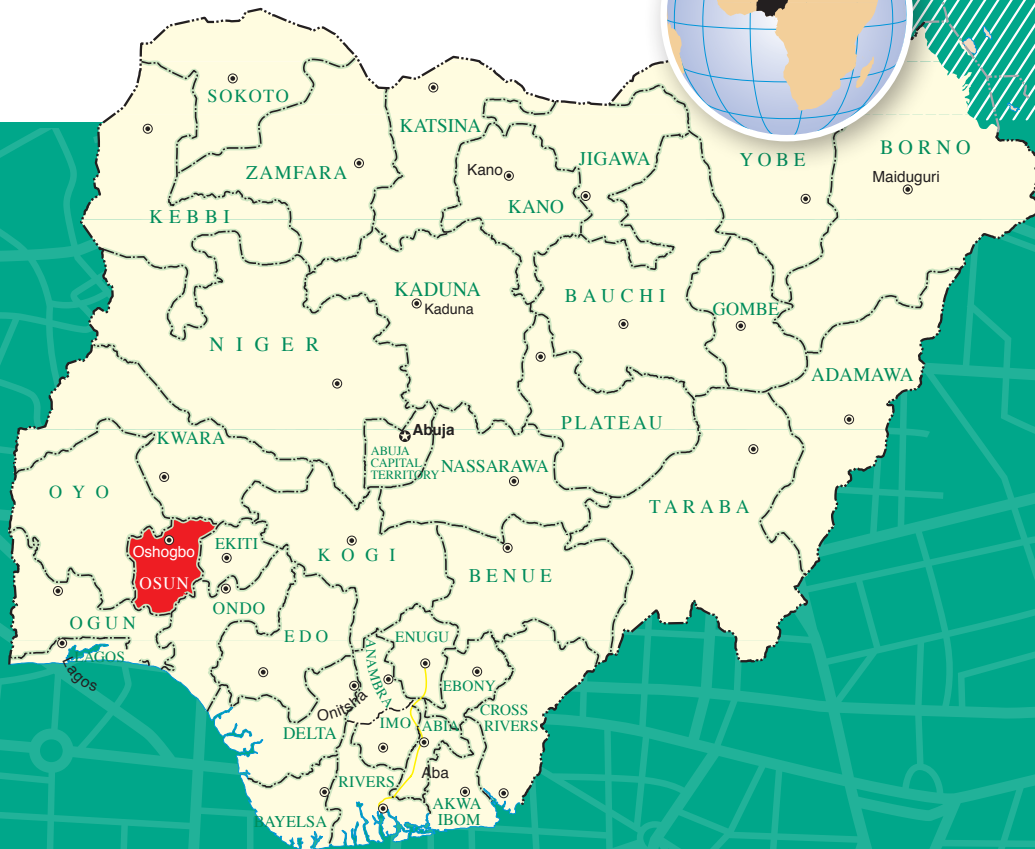


STRUCTURE PLAN FOR IKIRUN AND ENVIRONS (2014 – 2033)

State of Osun Structure Plans Project



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IKIRUN AND ENVIRONS
(2014 – 2033)

State of Osun Structure Plans Project



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

UN HABITAT
FOR A BETTER URBAN FUTURE

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FOREWORD



Historically, cities have been acknowledged as major drivers of the national economy, which contribute substantially to the Gross Domestic Product (GDP).

They also attract investments and create wealth, enhance social development, human and

technical resources and are repositories of knowledge and agents of socio-political change.

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

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

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

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

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

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

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

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

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

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

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

PREFACE



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

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

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

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

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

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

Arc. Muyiwa Ige,

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

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

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

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

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

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

Dr Alioune Badiane
Director, Projects Office
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 Womens 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 Telecommunications Limited |
| NPC | National Population Commission |
| 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 neighbourhoods, inadequate provision of infrastructure and services, as well as deteriorating social and environmental conditions, which make the cities generally unsustainable and unable to fulfill their potentials as engines of growth.

In order to effectively address the challenges of unsustainable urbanisation and adequately position the State of Osun to actualize the objectives of its Six-Point Integral Action Plan, the State Governor, Ogbeni Rauf Aregbesola, through a technical cooperation agreement with the United Nations Human Settlements Programme (UN-HABITAT), initiated a project on the preparation of Structure Plans for nine of the largest cities in the State. The cities are **Osogbo, Ede, Ilesa, Iwo, Ikirun, Ila-Orangun, Ile-Ife, Ikire and Ejigbo**. This initiative, which would guide the development of participating cities over the next 20 years, was also to follow through on the state's O-Renewal programme designed to regenerate a one-kilometre radius of the core areas in these cities. The Structure Plan for the city Ikirun, 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 Ikirun 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);
- Providing for a staged urban development strategy within particular areas or growth corridors in order to maximize efficiency in the provision of key infrastructure items such as water, sewerage, electricity and roads.

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

IKIRUN PLANNING AREA

Background: The Ikirun Planning Area as defined by the State Government covers two main local government areas, namely Boripe and Ifelodun Local Government Areas encompassing several communities. However, some parts of both Local Government Areas fall within the territory defined as the Osogbo Capital Territory. The major communities in the Planning Area include Ikirun, Iragbiji, Ada, Iree, Iba, Obaagun, Ororuwo, Aagba, Eko-Ende, Eko-Ajala and Sabo.

Ikirun city is located within latitude 7o 50' of the Equator and longitude 4o 40' east of the Greenwich Meridian. The city is located within a valley, on the north-eastern part of Osun State and is surrounded by Obaagun/Gbogi hills to the North and Aafo hill to the south while Idi-Olo and Alaroka mountains lie to its eastern side.

Furthermore, Ikirun is centrally located within the Osun North-East zone of the State of Osun and is bounded on its northern side by Inisha (in Odo-Otin

local government) on the southern side by Osogbo, the capital city of the State, on the east by Iragbiji (in Boriye Local Government) and on its western boundary by Eko-Ende, a town within the same local government of Ifelodun. Hence major roads to other towns converge at this nodal city.

Population: It is estimated that the population of Ikirun city is 60,826 people (according to the 2006 national population Census) spread over approximately 209 traditional compounds. The estimated population for the Planning Area, when adjusted to reflect portions outside the Planning Area, is estimated at 165,274 on the basis of the 2006 National Census.

DEVELOPMENT ISSUES IN IKIRUN PLANNING AREA

The various development issues in Ikirun Planning Area were reviewed through the profile studies and a city consultation was held in the city.

The predominant land use in Ikirun is residential. Over seventy percent of the existing land use is residential. The density and intensity of this land use varies from the central core area, which is densely. Residential density tends to fall as one moves from the center towards the periphery. Commercial land use covers a total area of 9.74ha and accounts for 3.1% of the total land use with a total of 797 properties identified for this category of land use (O' Renewal Report 2013). Ikirun is a commercial nodal centre involving mostly distributive trading for several towns and other smaller settlements in the north-eastern part of Osun.

The Planning Area is characterized by mixed land uses with dysfunctional location of residential, commercial and small scale industrial activities. Houses are usually prone to flooding and fire incidents partly because of sub-standard airspace between buildings and lack of adequate drainages. Many houses are also overcrowded single room apartments with a high occupancy ratio.

Findings from the Field study identified chronic housing deficiencies and poor social and environmental conditions characterized by slums and squalor in the core area of Ikirun city. Until the state-wide infrastructure rehabilitation and urban renewal programme recently initiated by the State Government of Osun, growth of Ikirun had

been extensive but largely unregulated, inadvertently contributing to the development of slums and shanties in some areas of the city. In most cases, residential and other buildings were constructed haphazardly, with little or no compliance with the extant physical planning regulations, e.g. and building and health codes, zoning or sub-division regulations etc. There is also limited presence of public facilities, infrastructure and amenities and the density is 439.98 persons per hectare. 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 Ikirun Planning Area is **The Composite Model**, which allows the development of both the central and outskirt areas. This is based on the goals and objectives of structure plan and it proffers short, medium and long time planning to minimize the cost of relocating a large number of people and buildings.

STRUCTURE PLAN VISION, GOALS AND OBJECTIVES

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

The vision for Ikirun also reflects the aspirations of the communities and supports the implementation of the local agenda. Therefore 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 the next 20 years is fraught with uncertainty and unforeseen changes are likely, the Structure Plan vision is:

“To develop Ikirun as a dynamic, resilient, liveable and inclusive nodal city with strong social, economic, human, and infrastructural base that will significantly sustain the city as a state industrial hub that ensures employment generation especially among youths, poverty reduction and environmental sustainability.”

The specific objectives are:

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

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

01

INTRODUCTION



Plate 1: View of Ikirun City Centre.

1.1 PREAMBLE

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

Similarly, Ikirun has over the years witnessed tremendous growth both spatially and in population. The establishment of a railway station and its status as a Local Government headquarters are also important factors that have influenced the growth of Ikirun. Apart from the railway service, operations of the post and telecommunication, as well as many small and large scale businesses exist in the city. Ikirun has thus become a major trading and distribution centre for people within the city and its environs.

Among the development challenges accompanying rapid urbanization in Ikirun are housing shortages, proliferation of slums, inadequate urban infrastructure

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

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

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

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

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

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

1.2 THE NATURE AND OVERALL PURPOSE OF A STRUCTURE PLAN

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

The Structure Plan for Ikirun and its environs is intended to be a statutory planning policy document, which focuses on land-use planning, development, management and protection. The purpose of land use planning is to ensure that physical development

activities in cities are undertaken in an orderly manner and that the various land use proposals are properly integrated with related socio-economic and environmental initiatives towards achieving sustainable development.

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

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

Essentially, a Structure Plan is meant to:

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

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

1.3

METHODOLOGY

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

1.3.1 Overview of the RUSPS Methodology

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

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

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

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

To achieve the objective of building national and local capacity to formulate structure plans for cities in the State of Osun, UN-HABITAT organized a three-day workshop on RUSPS from 24th to 26th September, 2013, to properly train and induct identified experts in the methodology. Participants at the Training included selected technical staff of State of Osun Ministries, Departments and Agencies notably, Osun State Ministry of Physical Planning and Urban Development, Osun Polytechnic and staff of the Local Government and Federal Ministry of Lands, Housing and Urban Development. The RUSPS training also created an opportunity for major Ministries, Departments and Agencies to present their programmes to the consultants and to agree on the following thematic issues to be covered in the profiling of cities for the structure plan formulation:

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

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

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

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

1.3.2 Desk Study and Fieldwork

Following the training and in line with the RUSPS framework, consultants undertook desk studies and field work for collection of both primary and secondary data pertaining to the 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:

- Project Documents;
- Relevant Acts;
- Population Statistics;
- Data Base on Business premises, institutions, infrastructure etc.;
- Regulatory Frameworks;
- Programme Websites; and
- Land records, registration etc.

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

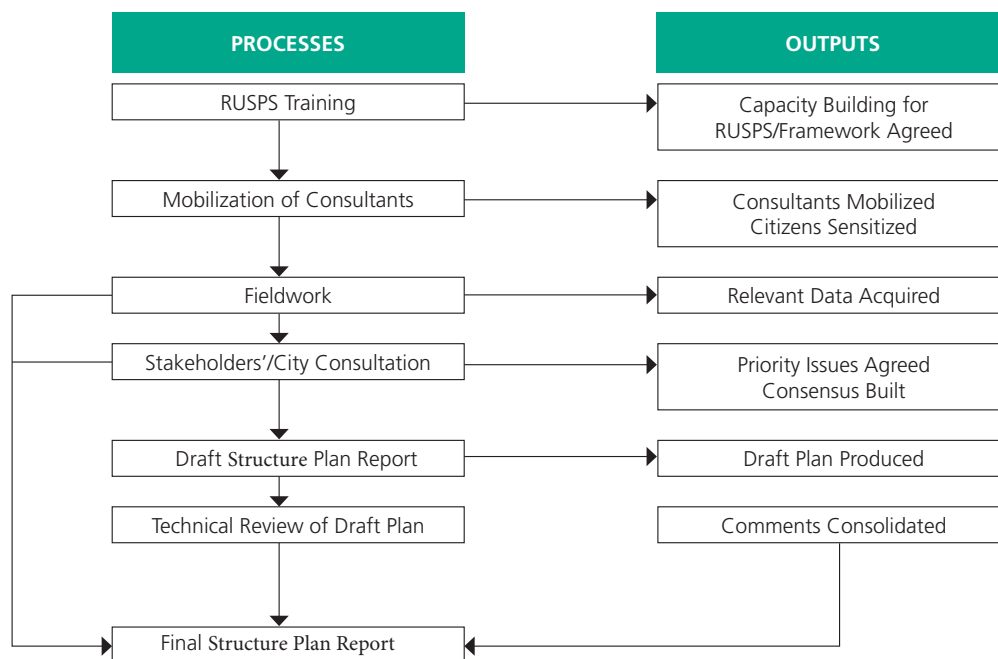
The participatory RUSPS methodology enabled the consultants to identify development priorities for the thematic areas of the profile studies which formed the bases of formulating the Structure Plan. Additionally, the peculiarities and anthropology of the city were considered for the development of the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

1.3.3 Stakeholders' Consultations

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

In addition, the Ikirun City Consultation was held in Ikirun on Monday 22nd July 2013, at Ikirun Town Hall. A total of 365 participants attended the city consultation, comprising by government officials, traditional rulers, community based organizations (CBOs), Non-Governmental Organisations (NGOs), professional bodies, academic and research institutes, women and youth organisations, trade organizations e.g. National Union of Road Transport Workers (NURTW) and several others.

FIGURE 1.1 The RUSPS Processes and Outputs



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

TABLE 1.1 City Consultations and Participants

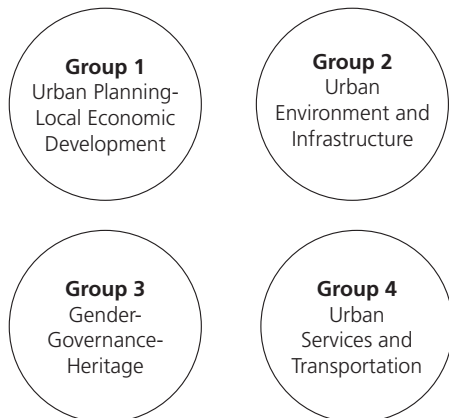
| Date of City Consultation | City | Total Participants |
|---------------------------|-------------|--------------------|
| 22 July 2013 | Ikirun | 365 |
| 23 July 2013 | Ila-Orangun | 344 |
| 24 July 2013 | Osogbo | 247 |

Source: Consultants Reports

The purpose of the City Consultation was to afford stakeholders the opportunity to deliberate on the draft profile report for Ikirun, with a view to achieving consensus on priority development issues.

Participants at the City Consultations represented stakeholders from Ikirun and other adjoining settlements, namely Ikirun, Iragbiji, Ada, Iree, Iba, Obaagun, Ororuwo, Aagba, Eko-Ende, Eko-Ajala and Sabo. The consultation featured technical presentations on each of the eleven thematic issues covered in the RUSPS. Participants also discussed in syndicate groups, following which group outcomes were presented at plenary sessions where they were adopted by voice acclamation and the City Declarations were adopted.

The syndicate groups were classified as follows:



The participants at the Consultations appreciated their involvement and commended participatory nature of the initiative for use in subsequent development processes. The critical contributions of the stakeholders of significance to the formulation of the Structure Plan for Ikirun Planning Area (henceforth referred to as ‘The Planning Area’ in the report) have been highlighted in the appropriate sections of this Report.

1.3.4 Technical Reporting

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

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

1.4:

DEFINING IKIRUN STRUCTURE PLAN AREA

The Ikirun Planning Area as defined by the State Government covers two main local government areas, namely Boripe and Ifelodun Local Government Areas as shown in Fig 1.2.

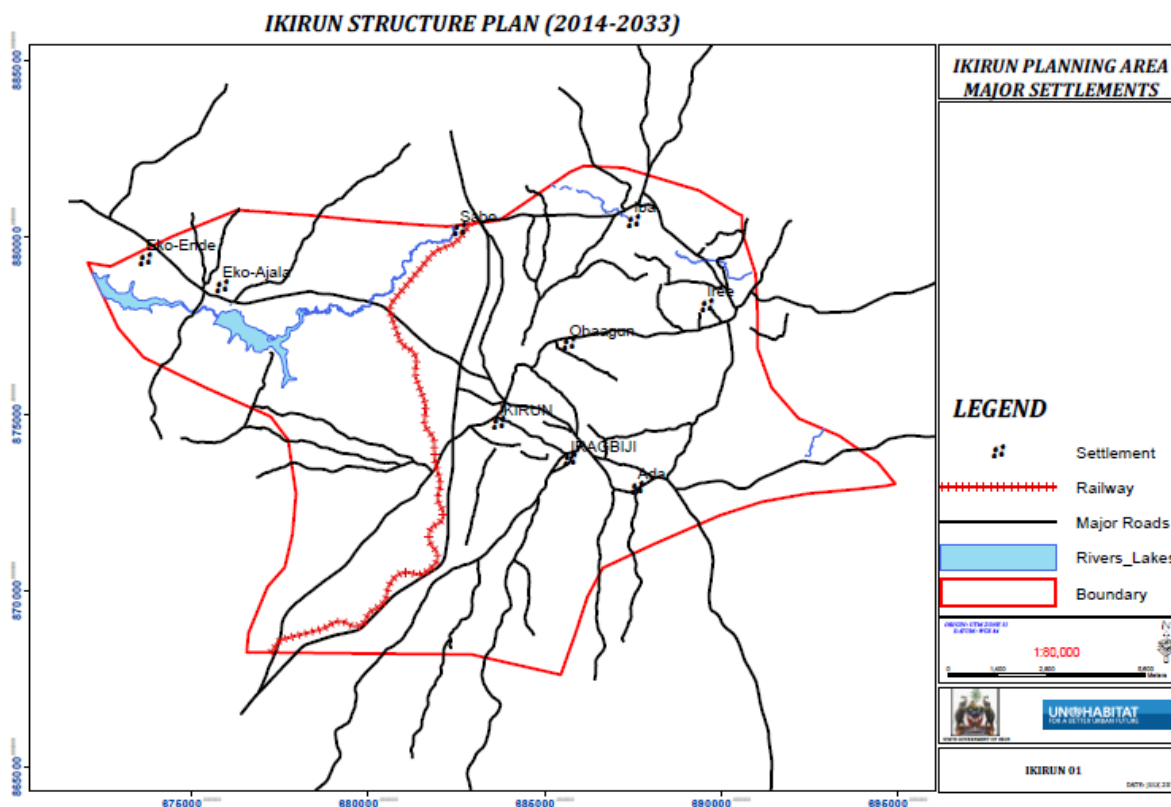
1.5

LESSONS LEARNED

The lessons learned in applying Rapid Urban Sector Profiling for Sustainability (RUSPS) in the preparation of Structure Plan for Ikirun Planning Area include the following:

- Rapid scoping of urban areas is a useful tool for identifying development challenges to be addressed and coming up with priority projects;
- It is important that emphasis is laid on adoption of an integrated approach reflecting the multi-dimensional nature of urban planning and management- governance, shelter and slum, environment, gender, transport, basic urban services and local economic development. All these dimensions need to be addressed in order to realize the ‘Inclusive City;’
- The involvement and engagement of stakeholders (communities, local government officials, professional groups, civil society organizations, etc.) is essential for credible identification of priority issues for urban planning and management in and monitoring the implementation process.
- It is essential to identify existing capacity gaps for effective urban management to enable design of appropriate means to fill the gaps:
- The RUSPS methodology offers great scope for adopting a gender perspective to urban planning;

FIGURE 1.2 The Ikirun Planning Area with major settlements



- The RUSPS methodology creates opportunities for harnessing the problem-solving strategies of the local people in approaching the urban problems identified themselves;
- Securing the support of the local people through their involvement promotes inclusiveness and ownership by which the projects are accepted as their own rather than the former perception of ‘it is for government’

1.6 STRUCTURE OF THE REPORT

This report is divided into eight chapters. Chapter 1 is the Introduction and Chapter 2 provides a general background account of Ikirun Structure Plan Area including geographical setting, the natural environment and history of the people, population pattern, existing land and settlement patterns in Ikirun.

Chapter 3 provides concise accounts of critical developmental issues as they relate to Ikirun, which have been highlighted in the profile studies conducted and issues agreed upon by the stakeholders at the city consultation held in the town.

Chapter 4 discusses the alternative urban growth patterns for Ikirun. Chapter 5 is devoted to advancing the Structure Plan’s Vision, goals and objectives. The projections for population growth of Ikirun for the plan period are contained in Chapter 6 while Chapter 7 presents the Structure Plan’s policies, strategies and standards for presents the Structure Plan. Chapter 8 discusses critical issues related to plan implementation, including phasing of proposed development, legal and institutional framework, monitoring and evaluation, as well as modalities for review and sustainability of the Structure Plan.

02

BACKGROUND TO IKIRUN

2.1:

LOCATION: NATIONAL AND REGIONAL SETTING

Ikirun is the headquarters of the Ifelodun Local Government Area in the State of Osun, one of the 36 States making up the Nigerian Federation and one of the six States in the South-west geo-political zone of the country. The other States are Oyo, Ogun, Ekiti, Lagos and Ondo (Figure 2.1). The State of Osun has a total land area of 9,000 square kilometers. In terms of land area, Osun ranks as the 28th largest state in Nigeria and the 4th largest in the South West.

The State is divided into three Senatorial Districts and 30 Local Government Areas and the Ife East Area Office, Modakeke (Figure 2.2). The nine cities which are the focus of the Structure Plans Project are spread across the three Senatorial Districts. The cities are: Osogbo, the State capital, Ilesa, Ile-Ife, Ede, Ikirun, Ejigbo, Iwo, Ikire and Ila-Orangun.

Ikirun city is located within latitude 7° 50' of the Equator and longitude 4° 40' east of the Greenwich Meridian. The city is located within a valley on the north-eastern part of the state and is surrounded by Obaagun/Gbogi hills to the North and Aafo hill to the south while Idi-Olo and Alaroka mountains lie to the eastern side of the city.

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

Furthermore, Ikirun is centrally located within the Osun North-East zone of the State of Osun and is bounded on its northern side by Inisha (in Odo-Otin local government) on the southern side by Osogbo, the capital city of the State, on the east by Iragbiji (in Boripe Local Government) and on its western boundary by Eko-Ende, a town within the same local government of Ifelodun. Hence major roads to other towns converge at this nodal city.

2.2

IKIRUN PLANNING AREA

The Ikirun Planning Area, which covers two main local government areas, namely Boripe Local Government Area and Ifelodun Local Government Area, encompasses the following major communities: Ikirun, Iragbiji, Ada, Iree, Iba, Obaagun, Ororuwo, Aagba, Eko-Ende, Eko-Ajala and Sabo (Figure 2.3).

2.3.

NATURAL ENVIRONMENTAL FACTORS

2.3.1. Climate

Osun falls within the tropical rain forest zone and Ikirun has a humid tropical climate characterized by distinct wet and dry seasons. The wet season extends mostly between March and October while the dry season lasts between November and February. The mean temperature for the area is about 27°C while the mean annual rainfall is about 1300mm.

The rainfall is heavy, ranging from 1200 to 1500 mm and falls for about eight months with the peak period in September. Temperature is high throughout the year and this aids photosynthesis, which in effect favours the growth of dense forest. The temperatures range from 27°C to 32°C with the maximum temperature recorded around April. Generally, the dry season is short, lasting from November to February during which the north-east (NE) trade wind prevails while the southwesterly wind dominates during the wet season. The average yearly relative humidity is about 80%.

2.3.2. Vegetation

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

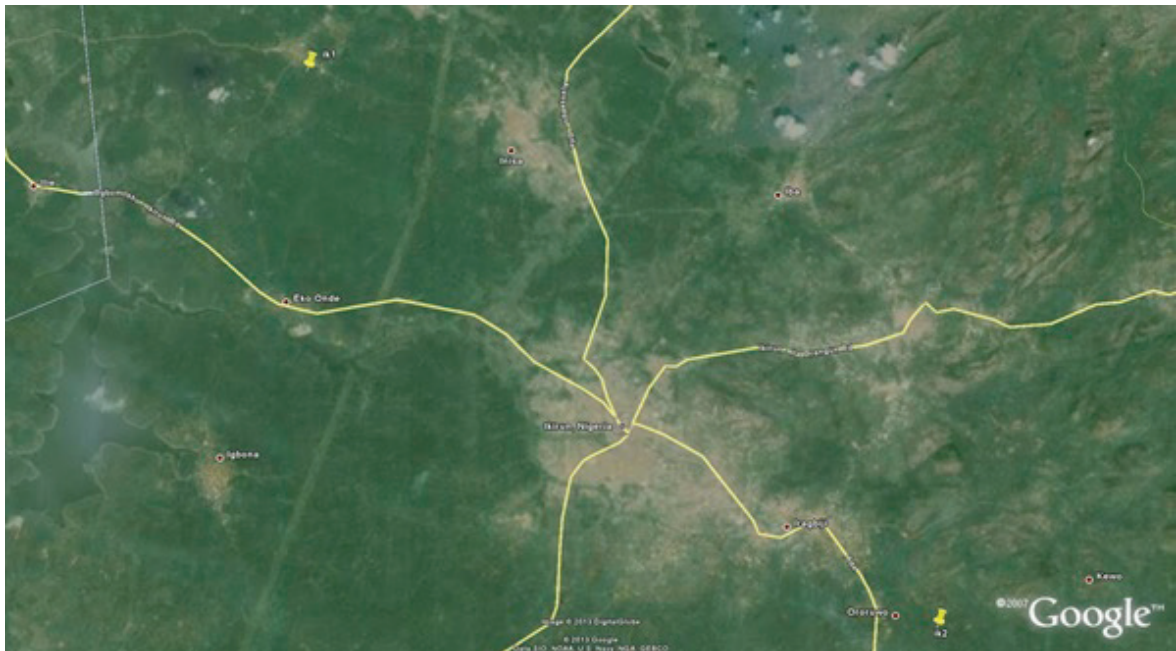
Also, the natural tree species have given way to oil palm (*Elias guinensis*), *Gmelina* and dense thickets. Mature forests still exist in the Owu forest reserve at the southern part of the State. Part of this high forest has recently been cleared to make way for forest plantations of *Tectona grandis*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

2.3.3 Geology and Soil

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

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

FIGURE 2.4: The Ikirun Planning Area: Satellite Image of Planning Area



2.3.4. Relief and Drainage

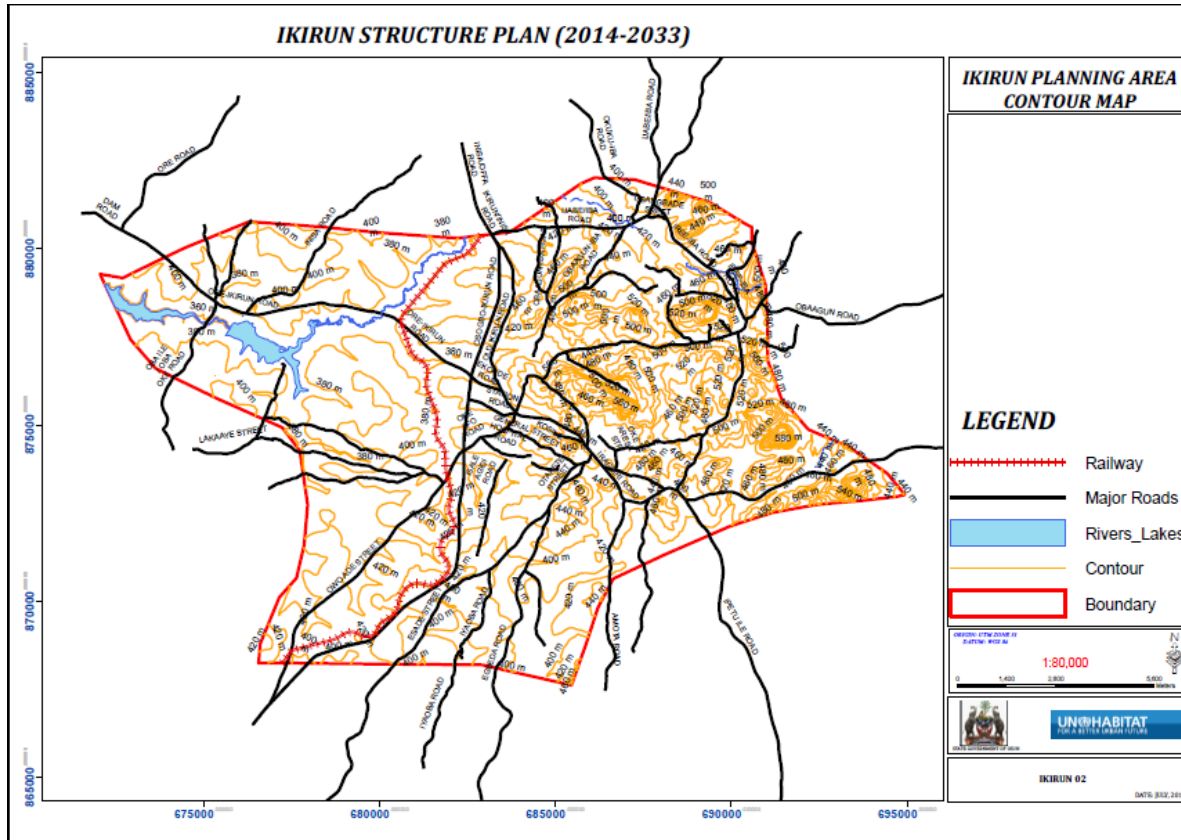
The topography of Osun State is generally undulating and descends from an altitude of over 450m in Ijesa area to 150m and below in the southern parts of the state. Two main relief regions may be identified; the first is the inselberg landscape which is part of the Yoruba highlands, while the second is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

The relief is rugged with undulating areas and granitic out-crops in several places. The notable hills are the Efon-Alaaye hills, domed hills in Ilesa area and several

hills in different towns and villages. The elevation is generally very high and ranges between 900 feet and 2200 feet above the sea level. The landscape is generally steep, which perhaps explains why the region is worse off from soil erosion because steeper slopes are more susceptible to soil erosion than gentle slopes. However, the area is well drained and the fertility of the soil makes farming a prominent economic activity in the area.

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

FIGURE 2.5: Contour Map of the Ikirun Planning Area



2.4 HISTORY AND DEVELOPMENT OF IKIRUN PLANNING AREA

2.4.1 History

Ikirun is a historical Yoruba settlement, located in the Southwest of Nigeria. The city is named after a man named Akinorun, a hunter, who founded the town a few centuries back.

History has it that Akinorun had two sons, namely Akinbiyi and Adedeji, who both ruled and died at Igbo-Irele – the original site of Ikirun. However, due to acute water shortage, the other children of Akinorun, Oba-Ara, Gboleru and Adedeji moved out of Igbo-Irele to the present site of Ikirun.

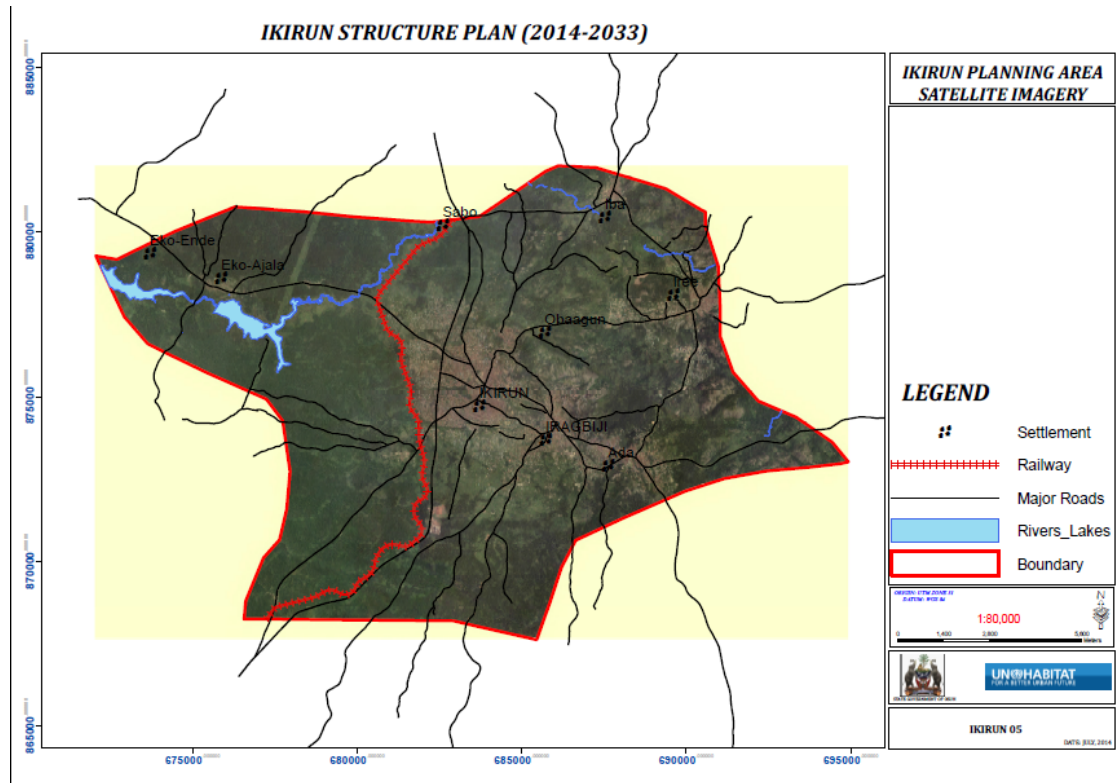
The title of the paramount ruler of Ikirun, known as Akinrun, had its origin in the name of the town's founder, Akinorun and the city has been ruled by 15 kings since its inception. The reigning Oba of the city is Kabiyesi, Oba Raufu Olayiwola Adedeji II. Supporting the king in the running of the day-to-day affairs of Ikirun are eight male and five female High Chiefs.

2.4.2 Population

The population of the State of Osun, according to the 2006 population census, is put at 3.42 million people, compared to Bayelsa State with the least population of 1.78 million and Kano state officially with the highest population of 10.20 million people. The state ranks 19th position in population size and accounts for 2.45 per cent of the National population. With 414 people per square km, State of Osun ranks 10th position in terms of population density compared with 44 for Taraba and 2649 for Lagos State.

The State of Osun has 30 Local Government Areas and the Ife East Area Office, Modakeke. The Ikirun Planning Area comprises two main local governments which are Boriye and Ifelodun Local Government Areas. The 2006 National Census has not been disaggregated beyond the level of local government areas, consequently, the population of the Planning Area is not specified. However, the populations of the two local government areas in the Planning Area - Boriye and Ifelodun are shown in Table 2.1 and Table 2.2. In 2006, there were 30,081 households in Boriye Local Government Area with a total population of 138,742. This population consisted of 71,052 males and 67,690 females. In Ifelodun Local Government Area, there were 20,804 households in 2006 with a total population of 96,444, comprising 48,567 males and 47,877 females (Table 2.2).

FIGURE 2.6: Orthophoto Map of Ikirun Planning Area



According to the 2006 National Population Census, Ikirun has a population of 60,826 spread over approximately 209 traditional compounds. However, the estimated population for the Planning Area, when

adjusted to reflect portions outside the Planning Area, is estimated at 165,274 on the basis of the 2006 National Census.

TABLE 2.1. Distribution of Population by Size, Class of Household, Number of Household and Sex in Boripe Local Government Area

| Size Classes | No. of Households | Percentage | Males | Females | Both Sexes |
|---------------|-------------------|------------|---------------|--------------|----------------|
| 1 Person | 3,710 | 12.33 | 3,404 | 306 | 3,710 |
| 2-5 Persons | 16,415 | 54.56 | 26,555 | 27,368 | 53,923 |
| 6-10 Persons | 8,784 | 29.20 | 31,342 | 30,430 | 61,772 |
| 11-15 Persons | 742 | 2.46 | 4798 | 5072 | 9,870 |
| 16-20 Persons | 294 | 0.97 | 2,483 | 2,315 | 4798 |
| 21-25 Persons | 136 | 0.45 | 2470 | 2099 | 4669 |
| Total | 30,081 | | 71,052 | 67590 | 138,742 |

Source: National Population Commission, Osogbo (2010)

FIGURE 2.7 Number of Persons per Household (Percentage) in Boriipe LGA

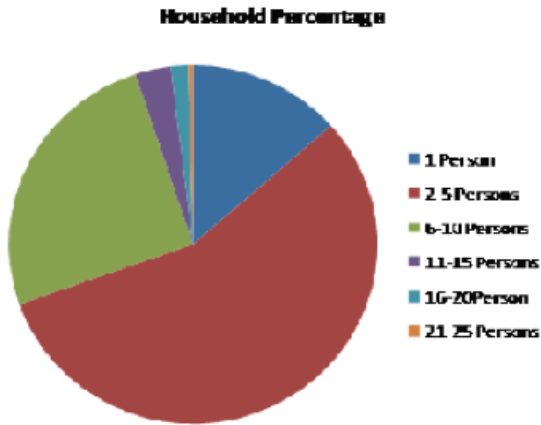


FIGURE 2.8 Number of Persons per Household (Percentage) in Ifelodun LGA

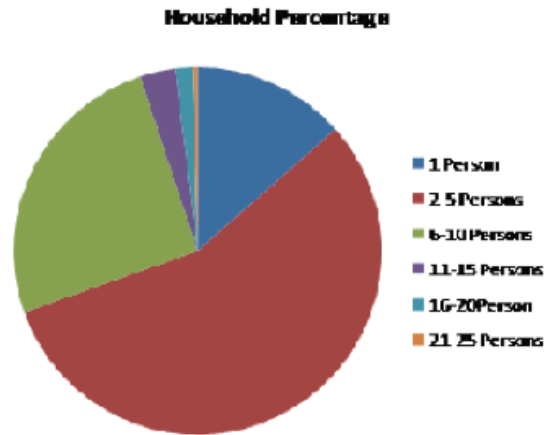


TABLE 2.2 Distribution of Population by Size, Class of Household, Number of Household and Sex in Ifelodun LGA

| Size-Class | No. of Households | Percentage | Males | Females | Both Sexes |
|---------------|-------------------|------------|---------------|---------------|---------------|
| 1 Person | 2,806 | 13.48 | 2,433 | 373 | 2,806 |
| 2-5 Persons | 11,671 | 56.09 | 19,900 | 19,734 | 39,634 |
| 6-10 Persons | 5,269 | 25.32 | 18,000 | 18,703 | 36,703 |
| 11-15 Persons | 654 | 3.14 | 4,042 | 4,626 | 8,668 |
| 16-20 Person | 316 | 1.51 | 2,410 | 2,670 | 5,080 |
| 21-25 Persons | 88 | 0.42 | 1,782 | 1,771 | 3,553 |
| Total | 20,804 | | 48,567 | 47,877 | 96,444 |

Source: National Population Commission, Osogbo (2010)

2.4.3 Spatial Development of Ikirun

Ikirun developed organically, as is common with most Yoruba settlements, growing radially from the Oba (Akirun)’s royal palace, the Oja-Oba market and the Ikirun Central Mosque at the centre.

The majority of buildings in Ikirun consist of the old Brazilian-type housing stock, initially constructed of laterite walls and thatched roofs and much later, burnt bricks but lately of cement blocks with plastered-walls and painted. There are two local government Housing Schemes/Estates and a few privately owned schemes in the Planning Area.

2.4.4 Existing Land Use Patterns in Ikirun

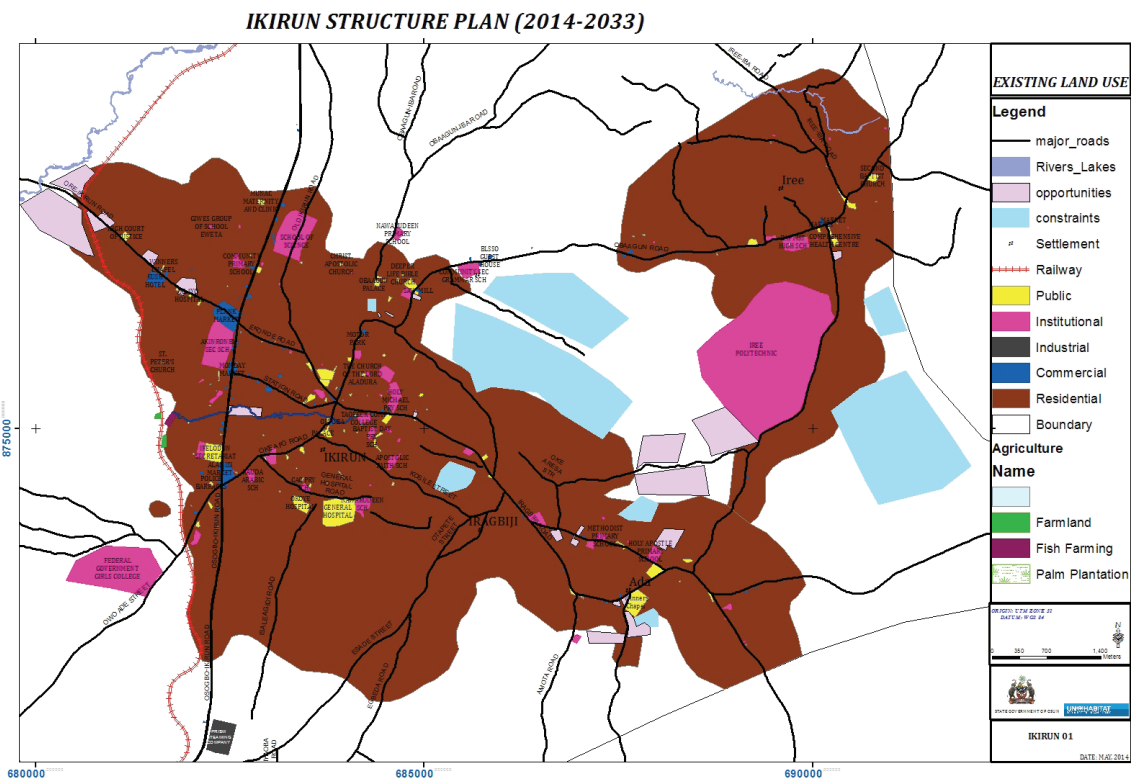
The predominant land use in Ikirun is residential. Over seventy percent of the existing land use is residential. The density and intensity of this land use varies from the central core area, which is densely. Residential density tends to fall as one moves from the center towards the periphery. Commercial land use covers a total area of 9.74ha and accounts for 3.1% of the total land use with a total of 797 properties identified for this category of land use (O’ Renewal Report 2013). Ikirun is a commercial nodal centre involving mostly distributive trading for several towns and other smaller settlements in the north-eastern part of Osun.

Apart from a newly established Steel Rolling Mill, there are wood-mills, a sachet Water production factory, traditional cloth-weaving enterprises, a medium-sized machine fabrication factory as well as allied small-scale enterprises found scattered across the city.

There are also several Churches and Mosques spread across Ikirun among which are the Anglican Church,

Methodist Church and Catholic Cathedral Church on Station Road, just to mention a few. Prominent mosques include the Central Mosque at Oja Oba, Mosque, Owode area, the Ansar-ud-deen Central Mosque, Sabo and several others located across the city. Equally, the city is replete with many shrines dedicated to several deities worshipped by some city residents.

FIGURE 2.9 Existing Land Use in Ikirun



03

DEVELOPMENT ISSUES IN IKIRUN PLANNING AREA

3.1 PROFILING THE PLANNING AREA

The Profile study conducted on Ikirun Planning Area between January and May 2013 focused on the thematic areas adopted under the RUSPS framework. These are Shelter and Slums, Local Economic Development, Governance, Gender, Heritage, Environment, Urban Basic Services, Urban Safety, Disaster 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 Ikirun on Monday, 22nd July 2013 during which consensus was reached 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 Ikirun have been referred to in the appropriate sections of this Report, while the IKIRUN City Declaration can be found in Appendix 1.

3.2 DEVELOPMENT ISSUES AND PRIORITIES

3.2.1 SLUMS AND SHELTER IN IKIRUN PLANNING AREA

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

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

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



Plate 2: Street View in Ikirun City Centre

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

| Element | Description | Features of Acceptable Conditions | |
|---------|---|--|--|
| 1 | Structural quality or durability of dwellings | A house is considered durable if it's built on a non-hazardous location and has a permanent structure, adequate enough to protect its occupants from extremes of climatic conditions – e.g. rain, cold, humidity etc. | <ul style="list-style-type: none"> • Permanent building materials are used for walls, roof and floor • Compliance with building codes • Building not in a dilapidated form • Dwelling not located on or near toxic wastes • Dwelling not located on flood plain • Dwelling not located on steep slope • Dwelling not located on a dangerous right of way |
| 2 | Sufficient living space that is not overcrowded | A dwelling unit is considered adequate if it can provide living area for household members, if not more than three persons sharing the same habitable room | <ul style="list-style-type: none"> • Density of not more than 2 persons per room |
| 3 | Access to improved water | A household is considered to have access to improved drinking water, (if it has, at least 20litres/person/day for family use), at a cost less than 10% of household income and without household members being subjected to extreme efforts, especially to women and children | <ul style="list-style-type: none"> • Piped connection to dwelling • Public water stand pipe • Borehole • Protected Spring water • Protected dug wells • Rain water collection |
| 4 | Access to Improved Sanitation | A household is considered to have access to improved sanitation if an excreta disposal, either in the form of a public or private toilet, is shared with a reasonable number of people | <ul style="list-style-type: none"> • Direct connection to a public piped sewer • Direct connection to septic tank • Access to Pour-flush latrine or to a Ventilated Improved Pit (V.I.P) Latrine |
| 5 | Security of Tenure | Security of tenure is the right of all individuals and groups to effective protection by the State, against arbitrary or unlawful evictions. (Eviction is the permanent or temporary removal against their will, from their homes or land they occupy, without access to legal or other forms of protection) | <ul style="list-style-type: none"> • Evidence of documentation that can be used as proof of secure tenure • Household with formal title deeds to both land and building • Household with formal title deeds to either land or residence • Household with enforceable agreements or any document as proof of tenure arrangement • De-facto or perceived protection from forced evictions |

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

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

| YEAR | SINGLE ROOM | FLAT | DUPLEX | DETACHED BUILDING | OTHER TYPES |
|------|-------------|------|--------|-------------------|-------------|
| 2007 | 79.2 | 8.7 | 0.0 | 12.1 | 0.0 |
| 2008 | 81.9 | 7.1 | 0.0 | 11.0 | 0.0 |
| 2009 | - | - | - | - | - |
| 2010 | 77.9 | 8.4 | 0.2 | 13.5 | - |

TABLE 3.3 State of Osun: Distribution of Households by Type of Toilet Facility

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

TABLE 3.4 State of Osun: Distribution of Households by Types of Fuel for Cooking

| YEAR | ELECTRICITY | GAS | KEROSINE | FIREWOOD/GRASS | COAL |
|------|-------------|-----|----------|----------------|------|
| 2007 | 0.8 | 0.2 | 27.1 | 56.0 | 15.9 |
| 2008 | 1.2 | 0.0 | 45.7 | 49.6 | 3.5 |
| 2009 | 0.8 | 0.6 | 51.7 | 42.0 | 5.1 |
| 2010 | 0.3 | 0.5 | 58.3 | 38.8 | 1.8 |

Source: National Population Commission

Existing Housing Stock

Findings from the Field study identified chronic housing deficiencies and poor social and environmental conditions characterized by slums and squalor in the core area of Ikirun city. Until the state-wide infrastructure rehabilitation and urban renewal programme recently initiated by the State Government of Osun, growth of Ikirun had been extensive but largely unregulated, inadvertently contributing to the development of slums and shanties in some areas of the city.

In most cases, residential and other buildings were constructed haphazardly, with little or no compliance with the extant physical planning regulations, e.g. building and health codes, zoning or subdivision regulations etc. There is also limited presence of public facilities, infrastructure and amenities and the density is 439.98 persons per hectare.

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

| | Total | House on a separate stand or yard | Traditional/ Hut structure made of traditional material | Flat in block of flats | Semi-detached house | Rooms/Let in house | Informal/ Improvised dwelling | Others |
|----------|--------|-----------------------------------|---|------------------------|---------------------|--------------------|-------------------------------|--------|
| OSUN | 730313 | 453516 | 21765 | 94111 | 44614 | 95740 | 2024 | 18543 |
| BORIBE | 29540 | 19736 | 628 | 4695 | 1853 | 2358 | 81 | 189 |
| IFELODUN | 20429 | 11304 | 208 | 2752 | 1816 | 2896 | 114 | 1339 |

TABLE 3.6 Ikirun 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 Ownership | Other |
|----------|--------|--------------------|-----------------------------|------------------------|-----------------------------------|----------------------------|------------------|----------------------|-----------------------|-------|
| OSUN | 730313 | 452264 | 21687 | 94428 | 27696 | 98811 | 9090 | 9032 | 12399 | 4906 |
| BORIBE | 29540 | 21307 | 592 | 3259 | 1198 | 2607 | 219 | 98 | 206 | 54 |
| IFELODUN | 20429 | 10892 | 559 | 3650 | 941 | 3187 | 358 | 382 | 378 | 82 |

TABLE 3.7 Ikirun 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 |
| BORIBE | 29540 | 1749 | 940 | 2313 | 3587 | 4639 | 2308 | 5011 | 1423 | 7570 |
| IFELODUN | 20429 | 3531 | 1094 | 2222 | 2785 | 2575 | 1030 | 2495 | 536 | 4161 |

TABLE 3.8 Ikirun 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 |
| BORIBE | 29540 | 20056 | 597 | 5546 | 3171 | 112 | 58 |
| IFELODUN | 20429 | 11551 | 774 | 5981 | 1950 | 150 | 23 |

TABLE 3.9 Ikirun Planning Area: Distribution of Regular Households by Source of Water Supply for Domestic Purpose

| STATE | Total | Pipe-borne inside dwelling | Pipe-borne outside dwelling | Tanker supply/ water vendor | Well | Bore-hole | Rain water | River Stream/ Spring | Dug out/ Pond/ Lake/ Dam/ Pool | Other |
|----------|--------|----------------------------|-----------------------------|-----------------------------|--------|-----------|------------|----------------------|--------------------------------|-------|
| OSUN | 730313 | 52098 | 66482 | 9299 | 340368 | 36807 | 48873 | 153542 | 4555 | 18289 |
| BORIBE | 29540 | 1326 | 601 | 179 | 20085 | 2057 | 386 | 4718 | 70 | 118 |
| IFELODUN | 20429 | 1074 | 1960 | 490 | 10587 | 763 | 4098 | 1061 | 149 | 247 |

TABLE 3.10 Ikirun Planning Area: Distribution of Regular Households by Type of Toilet Facility

| STATE | Total | Water Closet (WC) | Pit Latrine | Bucket/ Pan | Toilet Facility in another (different) dwelling | Public Toilet | Nearby (bush/ beach/ field) | Other |
|----------|--------|-------------------|-------------|-------------|---|---------------|-----------------------------|-------|
| OSUN | 730313 | 102172 | 303553 | 14783 | 9507 | 55705 | 242056 | 2537 |
| BORIBE | 29540 | 3794 | 12068 | 439 | 463 | 2478 | 10257 | 41 |
| IFELODUN | 20429 | 2442 | 11363 | 573 | 290 | 1560 | 4130 | 71 |

TABLE 3.11 Ikirun 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 |
| BORIBE | 29540 | 1845 | 1886 | 5608 | 13272 | 6804 | 125 |
| IFELODUN | 20429 | 1913 | 1080 | 4611 | 7288 | 4695 | 842 |

Source: National Population Commission

The Planning Area is characterized by mixed land uses with dysfunctional location of residential, commercial and small scale industrial activities. Houses are usually prone to flooding and fire incidents partly because of sub-standard airspace between buildings and lack of adequate drainages. Many houses are also overcrowded single room apartments with a high occupancy ratio. In a study conducted by the state government (O-Renewal Report for Ikirun 2012) a large number of the houses in Ikirun and around the state were found to be either dilapidated or in need of moderate repair.

Another characteristic of the housing situation in Ikirun core city is the high level of seasonal occupation of houses. Of the 1612 houses surveyed in the core areas of the city, 673 of them were found to be currently occupied, representing about 42 per cent of the sampled households, while other houses were either abandoned or had residents who left for their farms in Ilesa and Ife areas and only returned home occasionally during festive periods or family functions.

The Ifelodun Local Government with headquarters in Ikirun had for over three decades embarked on the implementation of Eko-Ende Road Housing Scheme (recently renamed Oba Rauf Adedeji Housing Estate) and another scheme at Dagbolu Village on Osogbo Road, Ikirun. The local government's Sites and Services Scheme was initiated to address the housing needs of the citizenry and discourage slum development to avoid future extensive investments in rehabilitating slums in the core areas of the city. The development is still at a modest stage.

The Ifelodun Local Government Council is making efforts to promote equal rights for all applicants for land allocation to prospective developers regardless of their gender. Land is only allocated to intended allottees upon fulfillment of relevant provisions of the law. However certain constraints like relatively high land prices, high planning standards and high building construction costs have constrained efforts by the urban poor to relocate from the slums.

Although there are no formal policies that constrain women with high incomes who can afford to purchase property to do so, other factors which have also limited access by vulnerable groups, notably women, to land include low economic ability, and the application of cultural practices of the Yoruba.

Though land ownership/occupation largely operates under the customary land tenure system in Ikirun Planning Area, many residents do not have legal titles to their property. This is because land tenure is only secure in Nigeria through the issuance of the **Certificate of Occupancy** as provided for in the Land Use Act of 1978.

Land Administration

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

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

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

The Town Planning and Land Services Department perform physical planning functions at the Local Government level. The department in the 30 Local Governments and Ife-East Area Office in the State give the final approval to development proposals. In the case of major development projects like Petrol Filling Station, Hotel, Bank, School, Industry, Shopping Complex etc., the developer applies for planning permit at the Ministry and obtains final approval at the Local Government.

However, because Land Administration in the State of Osun is yet to be fully updated, the system shows signs of inefficiency, particularly with regards to documentation and human capacity issues, which have contributed to the inability of the Lands Department to meet contemporary operational demands. The State generates funds from premium payments on land, as well as charges for annual ground rent and property tax. The fees chargeable on different land-related transactions vary and are clearly stated in the annual budgetary provisions of government at the beginning of each financial year of government. Land governance or administration involves the input or participation of virtually every arm of the State government in one way or another, since they all are stakeholders.

In Ikirun Planning Area, state and local government regulations and practices are not in conflict with respect to land rights for the poor, since the same rules apply equally to all citizens in accessing land for development. Ikirun has never had a planning blueprint like land use zoning map, master plan or similar guidelines specifically produced to promote access to land for the urban poor, whether male or female. Although there are federal and State legislation and policies guiding housing development and physical planning, no formal blueprint exists for Ikirun or any of its satellite towns. Hence the Structure plan project presents an important opportunity for developing a Planning blueprint for the Planning Area.

Also, since Ikirun city has no land-use plan, land management problems are prevalent in the form of lack of maps, insecurity of tenure under the customary system of ownership and the absence of clear demarcation of plot boundaries. Where ownership tussles occur, such conflicts are mostly resolved by the traditional council as constituted by the King (Akirun of Ikirun) and the Courts of law. Field findings also revealed that informal land market thrives greatly in Ikirun, putting the volume of such transaction to approximately 80%, the outstanding 20% being accounted for by transactions within the two Town Planning Schemes being executed in the city by the local government authority

However, the traditional institution and the town planning authority of the local government (and in some cases the law courts) handle problems associated with security of tenure. More recently the newly established Mediation Centres are handling some problems related to land matters.

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

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

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

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

In Ikirun, the freehold customary land tenure regime is mostly adopted in transferring land rights by the majority of the citizenry while leasehold is limited to government-owned landed property. In all, land administration policies in the city are far from being equitable and beneficial to all.

Slums and Shelter Priority Issues

In summary, the following are the Slums and Shelter priority issues in Ikirun Planning Area:

- Rehabilitation of the deteriorating living environment within the traditional core of Ikirun. The Urban Renewal Programme has already started to make some impacts in this direction within a kilometre radius of the city centre.
- Provision of affordable housing for the generality of the populace, especially those at the lowest rungs of the economic ladder. This could be achieved through a public private partnership arrangement in line with the National Housing Policy.
- Immediate passage of the State's Urban and Regional Planning law, to mitigate problems associated unplanned urban growth, proliferation of slums and effective enforcement of the law relating to town planning.
- Getting people sensitized on the benefits of developing housing estates due to the unwillingness of slum dwellers to relocate consequent upon socio-cultural and traditional religious values.
- Digitalizing the land records and administration system to facilitate land titling processes and improving access to land ownership for women, the poor and other vulnerable groups.
- Provision of incentives for privately developed laid-out areas (Estates) to have adequate infrastructures in place, to attract people away from the overcrowded, insanitary living environments in the blighted areas of Ikirun city.
- Training of officers in the operation of computer software related to land administration such as digitalizing of documents; geo-referencing; vectorization etc.
- Sensitising the public on the land acquisition process as well as the importance of paying property tax and allied charges due on their individual landed and land-related properties. It is observed that transparency in land governance will be greatly enhanced through the full digitization of land administration in the State.

- Human capacity building to address the dearth of competent professionals, like town planners, estate surveyors, land surveyors, etc.

3.2.2 LOCAL ECONOMIC DEVELOPMENT (LED)

Economic Challenges

Poverty and unemployment are the main economic challenges facing Ikirun, although in relative terms the level of poverty is not as high as in some other parts of the state. People face a number of constraints in securing jobs because there are few formal employment opportunities. There are almost 25 Federal and State MDA offices in the Planning Area and an embargo on new employment has been lifted. Though there had been no terminations of employment of recent in the LGA, some civil servants have been retiring from service.

There are three commercial banks and one Micro-finance bank in Ikirun. Ifelodun Microfinance Bank handles individual and private business accounts though no Registered Cooperative Society holds an account with the bank. Principal beneficiaries of loans from Ifelodun Microfinance Bank are individual farmers and traders. The weight of collateral(s) rendered forms the major criterion for securing the bank's loans. Other nearby banks are located in Iree, while the Osun State Polytechnic Microfinance Bank caters almost exclusively for the financial needs of the institution's community. The Bank of Agriculture administers the QIIP (Quick Impact Intervention Programme) credit support to farmers but potential beneficiaries in the Planning Area have to go to either Ila Orangun or Osogbo, which they do not find convenient due to increased transactions costs.

Hence, micro business entrepreneurs who do not have collaterals are unlikely to benefit from the facilities of the microfinance bank due to stringent conditions for qualifying for credit. This is despite the CBN mandates to microfinance banks to cater for the financial needs of the poor and the adoption of group guarantees as a viable form of collateral.

Major Economic Activities

Ikirun is a small centre for trade in agricultural products like yams, maize, cassava, pumpkins, beans, kola nuts and okra. Situated at the northern edge of the main cocoa belt, it also serves as a collecting point for cotton and tobacco, the chief cash crops. Cotton weaving is a traditional local industry. The people of Ikirun are also actively engaged in commercial activities, which are mainly found along the major roads at the township centre.

Markets

The markets network in Ikirun Township is not organized. Existing traditional retail markets within the city are Oja Baale, Oja Oke, Oja Oba, and Oja Amola. Other informal markets outside the coverage area are the Alamisi, Saturday and Monday Markets. While most of the markets operate daily, four of them have special market days when traders come from different parts of the state and outside to buy and sell specialty products. Apart from these, street trading and neighborhood markets are prominent along major roads. According to the Akirun, although some market locations may not be appropriate, attempts to relocate such have been resisted several times.



Plate 3: Alamisi Market

Efforts to enhance economic activities in the State of Osun by engaging the private sector have involved the construction of modern international markets to meet the business needs of the people and investors. Towards this end government is employing the private-public-partnership model by inviting developers to build modern markets at Ile-Ife, Ilesa, Ikirun, Ede and Owena.

Given its nodal nature, Ikirun serves as a hub for kola nut trade. The towns from where kola nuts are supplied include Ada, Ila-Orangun, Ilahun, Ilase, Ibokun, Ilesa, Ipetu, Egbeda, Owena etc.

Ikirun is popularly known as “Agunbe Onile Obi” i.e. “land of Kola-nuts” hence the advantage it has over other towns in the trade in kola nuts from strategic locations. Immigrant traders from the Northern part of Nigeria cluster around a crescent on Station road to sort and pack kola-nuts in big bags for transporting to Northern parts of Nigeria such as Sokoto, Jega, Minna, Zaria, Yawuri, Koko, Kano, Maiduguri etc. Additionally, they transport traditionally woven baskets to the North from this point while dry meat and onions and ground nuts are traded in return to Ikirun.



Plate 4: Kolanut Dealers bulk-packing Products for Sale in Northern Nigeria

The dealers believe that the trade is very lucrative in Ikirun Township. Supplies are usually sold at Alamisi (Thursday market) and other markets in Ikirun Planning Area, while the dealers enjoy patronage from Saare and Ilorin (both major towns in Kwara state).

It appears a lot has however changed over the years as commercial activities have taken over agriculture land in Ikirun thereby hampering the cultivation and processing of Kola nuts.

Other Economic Activities

The nearby Micom Golf Resort in Ada presents a potential opportunity for the establishment of spin-off supportive services for the people of Ada and environs. The inflow of visitors generates demand for several services, for which young people with innovative ideas can develop good business plans which may be funded by the operators, Angel Investors, if they are deemed to meet a felt need in the resort.

The State of Osun Polytechnic in Iree provides a ready market for sale of many household products in the Planning Area but the potential is challenged when the college is on holidays or there is a strike action. The indigenes tend not to accommodate traders from other towns beside Iree from benefitting from the market opportunities provided by the institution.

Currently, most of the major industrial enterprises are located on the Osogbo-Ikirun road and their nearness to Ikirun provides some potential job opportunities for residents of Ikirun though most of the opportunities which the companies provide are for low skilled workers, while technical personnel are recruited from outside the region. These companies include West Stone Marble Processing Company Limited, a major manufacturer of limestone of ultra-fine grade sizes. The factory runs three shifts daily to meet the rising demand of its clients.

Prism Steel Mills Limited, a Company set up in 2009 is also located on Osogbo-Ikirun Road and is now a potential leading producer of steel products in Nigeria. The mill has the capacity for employment of over 3,000 people at full capacity. The level of capacity utilisation of the company is however still very low.

Export Businesses

Some Ikirun indigenes engage in private export businesses and are registered with both local and international export networks. Major export products include cashew nuts, palm kernels, different types of timber, charcoal and kolanut. The major markets for export of kola nut are in India and China, where they are usually used as stimulants (in drugs and beverages) and for body creams.

A few private initiatives, such as pilot skills acquisition training for unemployed youths have also been established with the aim of assisting the state government to achieve its objective of banishing unemployment in the state.

Opportunities for Vulnerable Populations

Programmes have been set up to protect the vulnerable groups, notably the economically disadvantaged and the aged, who beneficiaries of a State programme tagged "Agba Osun". However, as the L.G.A has observed that the programme is inadequate to cater for the enormous challenge of the aged in the community, the local authority is implementing a supplementary programme to cater for the aged people who are often not catered for under state programmes. Also, no fewer than 1,000 widows have been registered with the Department of Social Services, Ifelodun L.G.A under a Widows Support Programme, though which about 62 widows are expected to be assisted.

Cooperative/Trade Associations

By April, 2013, there were 343 registered associations operating in the State of Osun. Most of these associations (mostly clubs) are small groups with membership strength of about 15-30 persons. Some of these associations are actually trade groups and members are well acquainted with each other, hence they are eligible for project assistance from governments and development partners.

"Imolepe" festival is a distinct avenue for all clubs to raise funds for Township Development apart from the annual fundraising on the "Ikirun Day". The National Council for Women's Societies (NCWS) Osun Branch has a strong membership base in Ikirun and works in collaboration with governments and other NGOs like the Market Women Association, Women in Agriculture, Christian Association of Nigeria, and Federation of Muslim Women Association of Nigeria etc to promote activities and projects that improve women's economic status.

Registered Cooperative Societies in the state have the potential to drive economic development at the local level as they act as an organized interface between the formal and informal sectors. However in their present form they are not meeting this potential as many of them claim to have challenges related to issues of transparency and accountability. Government is initiating steps to support the reform of these institutions to enable them return to a state of effective functionality.

Local Economic Development Policies

The State of Osun's Six-Point Integral Action Plan is designed to banish hunger, banish poverty, banish unemployment, restore healthy living and engender communal peace and harmony. These points are also in tandem with the objectives of Osun Rural Enterprise and Agriculture Programme (O-REAP) as well as the O'YES (Osun Youth Empowerment Scheme) designed to boost food security, job creation and youth employment, economic transformation and agriculture as the key drivers for wealth creation.

Local Government Role in LED

The Ifelodun and Boripe Local Governments are supportive of entrepreneurs who intend to set up businesses in the area, but lack a clear incentive structure for the support. To acquire land for business, the traditional leader may need to be approached.

The local government however, has in place strategies for promoting access to jobs for the people apart from the state OYES intervention being run by the state government with collaboration of the Local Government. The Local Government also organizes skills acquisition programmes for men and women at the old local Government Secretariat.

Constraints and Economic Problems

The embargo on employment had not yet been lifted at the local government level though it had been lifted at the state level. The major current economic problem in the city is the lack of access to finance for engaging in economic activities and expanding the scope of existing activities.

Capacity Building and Training

Local government officials have undertaken some training on issues such as Income Generation, Monitoring and Evaluation and Empowerment through the support of UNDP, United Nations Children's Fund (UNICEF) and the International Labour organization (ILO). By facilitating projects supported by these organizations, officials also gain exposure to some capacity building programmes. Though gaps exist in knowledge of contemporary LED issues among officials, they lack the budget to support the required training and official activities are undertaken to a large extent without adequate IT skills and back up. Hence a lot of information is lost due to poor documentation. The Local Government Library is in a dilapidated state and cannot support informed administration of the state.

Economic Growth Sectors and Competitive Advantage

One of the features which make the city competitive is its strategic location as a nodal city. Because it has good road network linkages and its nearness to the state capital, there are a number of potential business opportunities in Ikirun. Ikirun is also one of the zones in which the State Government has developed an industrial estate.

Local Economic Development Strategy

There are currently a number of Federal, State and Local Government LED strategies being implemented in the Ikirun Planning Area towards promoting access to jobs for the people and they are all being administered through facilitation by the relevant government agencies. For Federal and State funded projects, the Local Governments act in identifying target beneficiaries, guiding external personnel where necessary and monitoring programme implementation.

However, some challenges are encountered when the LGAs administer Federal Government designed projects as there often seems to be a gap between their design and the implementation. Many of such projects have therefore become moribund. Such projects appear in many cases to be imposed programmes with little consideration for effective local participation and support for implementation is difficult for

local officials in such cases. In other cases many of the projects are not backed with adequate funding, thereby compromising effective implementation at the local government level. The key ongoing programmes at different levels of government are as follows:

Federal Government LED Programmes and Strategies:

- National Directorate of Employment Programmes-training of youth for skills acquisition and granting of start-up capital
- National Poverty Eradication Programme-(NAPEP) (not very pronounced)
- MDG Conditional Grant Scheme
- Community Development Programme (World Bank Supported)FADAMA I, II,III
- SURE-P (a joint Federal and State programme being funded through the gains of the oil subsidy removal)

State LED Programmes and Strategies

As in other LGAs in State of Osun, the LGAs in the Planning Area are involved in the state government's LED strategies which include:

- Farm Settlement Scheme
- Massive agrarian revolution via O-REAP (Osun Rural Enterprise and Agriculture Programme;
- QIIP (Quick Impact Intervention Programme)
- Aquaculture Programme
- Osun Youth Empowerment Scheme (OYES)

Some of the major programmes include.

- a) Quick Impact Intervention Programme (QIIP) is a short term intervention directed to fill apparent needs-gap of small to medium scale farmers in order to engineer the process of food sufficiency and increased income of the people of Osun state through high impact timely interventions. This is critical to the full blown impact of O-REAP's large scale farming on the state. The strengthening of farmers' co-operatives had been a major achievement of the programme while many farmers in the planning area have been able to access small loans through the facilitation of the Bank of Agriculture.

- b) Osun Rural Enterprise and Agriculture Programme (O'REAP) has as its strategic objectives, Food Security; Job Creation and Youth Empowerment; Economic Transformation and Wealth Creation that will lead to increased household income and State IGR. These are all within the framework of the Six-Point Integral Action Plan of the administration. The programme adopts an integrated approach, involving different implementing MDAs.

In order to arrest youth unemployment and the attendant social menace in the State of Osun, government approved the commencement of O-REAP Youth Academy which equips 610 youths annually with modern skills and techniques in the agricultural practices. They will also be assisted with farmland. Each local government is required to recruit between 20 – 50 participants each year. Stipends of N4, 000 per participants is paid at the end of every month to cover transportation to and from farm centres.

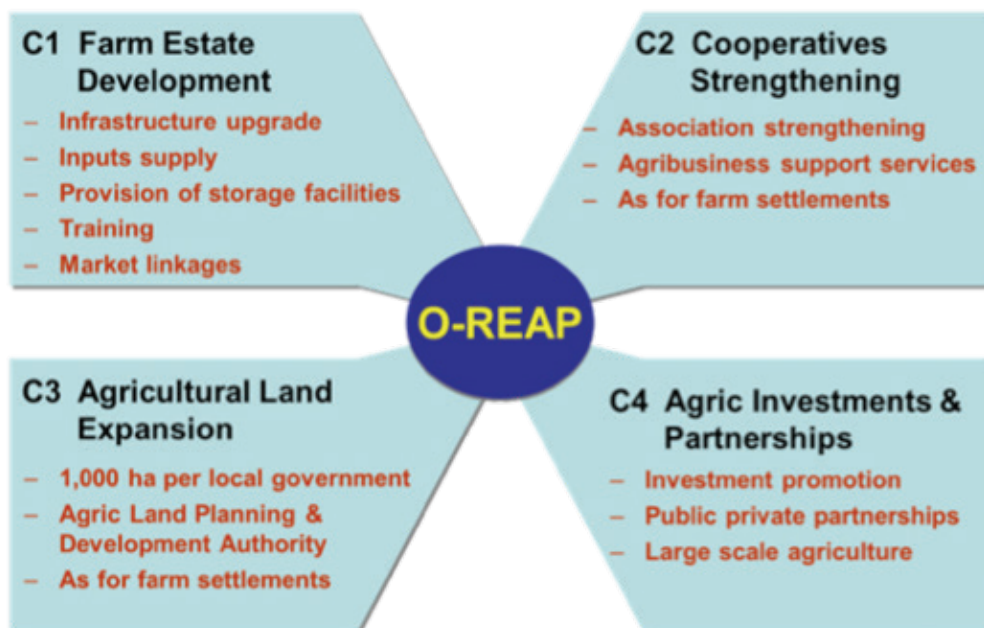
One of the initial challenges experienced in the implementation of OREAP is the resistance of some of the implementing agencies to the underlying philosophy of O-REAP, mainly its

private sector orientation and its inter-ministerial approach. However over time these are being surmounted while a number of achievements have been recorded.

- c) Osun Youth Empowerment Scheme (OYES) is another LED-related initiative which was designed to breed a community of socially responsible youths engaged in productive work, conscious of global issues and driving positive change. Hence the broad perspectives include; functional education, employment, skills acquisition and human rights education.

Over 500 candidates from each of Ifelodun and Boriye local government areas were admitted to the pilot phase of the scheme on an allowance of N20, 000 every month. Therefore through this scheme over ten million naira is directly or indirectly injected into the economy of this area monthly with the attendant multiplier effects on the livelihood of the citizens of the area. Life academies are also established in each of the 9 federal constituencies of the state.

FIGURE 3.1 O-REAP Activity Components



Local Economic Development Priority Issues

- Provision of facilities and incentives to boost the scope of trade in kola nuts through construction of conducive market spaces for the traders;
- Provision of support for development of value added input for primary goods towards enhancing agricultural value chains in the Planning area. The export products in Ikirun require support to generate spin off activities for local producers in the value chain, Such as the establishment of industries for processing Nicotine from kola nuts;
- Building the capacity of exporters to enhance the quality of their products to meet international standards. The exporters also require access to reliable intelligence that will facilitate networking with potential markets in different parts of the world;
- Provision of warehouses for adequate storage of produce and products before export to enhance competitiveness;
- Renovation of existing markets and construction of toilet facilities in the markets;
- Upgrade of the existing railway station as planned so that it can facilitate commerce effectively;
- Construction of roads to link all farm settlements;
- Support for establishment of microfinance institutions to boost access to credit;

- The dualisation of Old-Garage-Ikirun-Kwara State Boundary road and associated support infrastructure in order to open up Ikirun to a large interstate markets;
- Provision of funding to support capacity building among public officials in LED and acquisition of IT skills.

3.2.3 GOVERNANCE

Urban Governance is the exercise of political power in managing the resources and affairs of an urban settlement to achieve its development objectives. In Ikirun Planning Area the traditional institutions (Obas) cooperate effectively with the local governments for the development of the city. Their opinions are respected by the community and local governments and their consent is important in matters relating to the city, including, according to the Akirun Oba Abdulrauf Olawale Adedeji, providing monarchs with a platform for visioning towards the development of the city.

Resource Mobilisation

The Ifelodun Local government council has three major sources of revenue: first, the statutory monthly allocation from the Federal Government; and, second, its share from the state internally generated revenue and third, the local government's internally generated revenue (IGR). The main sources of local revenue are land rates, user charges, building permits, business licenses and sundry fees. Findings from the field survey indicate that effectiveness of revenue collection at the Local Government level is rather low.

TABLE 3.12 Comparison between Actual Revenue Collection and Projected Revenue (3year Data: Ifelodun L.G.A)

| Revenue sources (Sample LG revenue items) | 2009/2010 | | 2010/2011 | | 2011/2012 | |
|---|--------------------------|-------------------|--------------------------|-------------------|---------------------------|-------------------|
| | Actual Revenue Collected | Projected Revenue | Actual Revenue Collected | Projected Revenue | Actual Revenue Collection | Projected Revenue |
| Land rates | | | | | | |
| User charges | 385,000 | 1000000 | 30000 | 1000000 | 1,213,000 | 1,220,000 |
| Building permits | 248,390 | 600000 | 323,430 | 600,000 | 1,138,005 | 1,150,000 |
| Business licences/fees | 2,455,500 | 1,200,000 | 1,594,250 | 1,200,000 | 685,540 | 1,200.000 |

Sources: Consultants Field survey [2013]

Budget Implementation

Actual Recurrent Budget and the Budgeted Recurrent estimates in 2010 and 2012 were consistent, though in 2011 the estimated Recurrent Budget was higher than Actual Recurrent Budget in Ifelodun Local Government Council (Table 3.5). Conversely, there is disparity in actual Recurrent Budget and Recur-

rent Budget estimates in 2010, 2011 and 2012 in Boripe Local Government Council. With regards to Capital Budgets, Actual Capital Budget and Capital Budget estimates were the same for 2011 and 2012 in Ifelodun LGA. Conversely, the Actual Capital Budget is different from Capital Budget estimates in 2010, 2011 and 2012 in Boripe Local Government Council.

TABLE 3.13 Comparison between Actual Budget and Budget Estimates (Ifelodun L.G.A)

| Financial Year | RECURRENT BUDGET | | CAPITAL BUDGET | |
|----------------|------------------|----------------|----------------|----------------|
| | Actual (N) | Budget(N) | Actual(N) | Budget(N) |
| 2010 | 137,810,203.93 | 139,810,203.92 | N.A. | N.A. |
| 2011 | 123,081,365.13 | 324,961,180 | 723,330,395.85 | 723,330,395.85 |
| 2012 | 336,599,230 | 336,599,230 | 947,500,000 | 947,500,000 |

Source: Consultants Field Survey (2013)

TABLE 3.14 Comparison between Actual Budget and Budget Estimates (Boripe LGA)

| Financial Year | RECURRENT BUDGET | | CAPITAL BUDGET | |
|----------------|------------------|---------------------|----------------|---------------------|
| | ACTUAL(N) | BUDGET ESTIMATES(N) | ACTUAL(N) | BUDGET ESTIMATES(N) |
| 2010 | 102,980,858.47 | 1,090,900,920 | 381,685,337.84 | 529,997,370 |
| 2011 | 456,698,425.52 | 1,180,900,000 | 73,159,385.69 | 506,100,000 |
| 2012 | 637,002,116.84 | 1,822,043,000 | 95,719,464.50 | 1,027,500,000 |

Sources: Consultants Field survey (2013)

Performance and Accountability Issues

Poor attitude to revenue collection at the local level was palpable and constitutes a major set-back to Local Government performance in the Planning Area. There is an undue reliance on allocations from the federation account and the state while insufficient attention appears to be placed on internally generated revenue. Hence, effectiveness of the Local government

in revenue collection is seen to be rather low, though some officials of the LGA believe the level is moderately effective. Besides, even the modest revenue collected is not effectively managed as service delivery is considered to be rather poor as most officials complained about lack of funds to sustain their projects while use of the available human resources is ineffective.

TABLE 3.15 Local Government Secretariat Staff Structure (Ifelodun LGA)

| Department | Total no. of officials/staff | Number of Men | Number of Women | Remarks |
|--|------------------------------|---------------|-----------------|---------|
| Chairman's office | 4 | 1 | 3 | |
| Office of the Chief Executive [town Clerk] | 2 | 1 | 1 | |
| Senior staff [managerial/technical/professional] | 23 | 16 | 7 | |
| Middle-level staff | 210 | 100 | 110 | |
| Department | ADMIN | | | |
| Senior staff [managerial/technical/professional] | 4 | 4 | | |
| Middle-level staff | 75 | 70 | 5 | |
| Junior and support staff | 40 | 30 | 10 | |

Source: Consultants Field Survey (2013)

The two Local Governments in the Planning Area do not have documents or policies in place articulating a vision for the management of the councils and the practice of budgeting is neither systematic nor participatory, while participation in the process is very limited among officials. Lack of equipment, relevant information, skilled staff, maintenance culture and sustainability of facilities are some reasons given for poor performance of the Local government services.

The Local Government authorities do not publish documents on their activities and vision but have a published statement or charter that acknowledges the citizens right of access to basic services. The Local government chairmen are currently appointed by the Governor of the State of Osun.

The Local government authority does advertise tenders or publish a list of those awarded contracts. There is a regular independent audit of the Local Governments' accounts, the result of which is widely disseminated. The local authorities or governments in Ikirun Planning Area have an Ombudsman established within the council to respond to complaints and allegations of corruption.

Representation and Social Empowerment

Information on gender representation in the local government administration is not available because the data base is not readily accessible. Ifelodun Local Government does not have adequate ICT back up hence data administration is manually handled.

There is no differential water tariff structure in aid of the poor though public water taps are accessible irrespective of income group. However, water supply is irregular and most people depend on private arrangements for water. Water supply is free to the citizenry as provided by the local governments.

The Nigeria Police Force has in place a crime prevention policy that guides the activities of the institution, but the documentation is not readily available. Formal vigilante groups exist to complement the efforts of the police and there are written guidelines for their participation. Intelligence reports are also prepared regularly to provide early warning alerts. There are documented guidelines that regulate Police and Community Relations Committees for crime prevention.

The Local governments and the police force do not have a published crime prevention policy. There are more men employed in the Local Government service than women but the difference is marginal and there is no specific mechanism employed by Local governments such as affirmative action, to ensure women's representation in Local governments.

3.2.4 GENDER

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

The major factors that constrain the advancement of women in the town include cultural and religious factors, though interaction with traditional authorities revealed that the interpretation of cultural beliefs rather than culture per se place a barrier on women's participation in public life. In the traditional council membership comprise eight males and five females (38.5%), which is a little above the minimum figure for affirmative action as endorsed by the National Gender Policy.

There is poor documentation of women's participation in public life in the city, but women are allowed to take part in decision making processes. It is noteworthy that women in this city have a voice especially through the Iyaloja in the case of market women. The Oba noted that the women recently took their stand on a matter about Oja Oba market near the palace where they contested his position on a heritage site.

All levels of government are subject the provision of the Gender Policy which stipulates the protection of women from all forms of violence. However, there are claims that cases of violence against women are sometimes not reported because people rarely consider domestic violence like wife battering seriously, as it is believed that it can be handled informally in the family.

Dispute Resolution Issues

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

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

NGOs such as Life Vanguard and Hope Alive provide Voluntary Counselling and Testing Services, Care of PLWAs, Care for OVCs and sensitisation on HIV/AIDS in Ikirun. The Peer Educators' Trainers Club (C-PETs), a group of the National Youth Service Corps (NYSC) in Ikirun, Ifelodun Local Government Area of Osun State holds reproductive health and HIV/AIDS awareness workshops in secondary schools in Ikirun.

Institutional Setup

At the Local government level, gender issues are addressed by staff of the Departments of Health, Education and Social Welfare of the Local Governments. These departments have focal persons for gender issues while there are some programmes which seek to build the capacity of officials on gender issues such as HIV/AIDS, Family Planning, Exclusive Breast-feeding, Women in political participation etc. These are especially supported by development partners.

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

Women in Agriculture is recognized as a trade group in all the local government areas and the state government has provided Fish smoking kilns to the group for demonstration training to its members. They have also benefitted in terms of access to credit and other supplies. The Ministry for Women Affairs and Social Development collaborates with different organisations such as NGOs to build the capacity of the programme personnel. Gender disaggregated data is not deliberately used for planning purposes because there are capacity gaps in terms of the machinery for data collection and analysis. IT capacity gaps are also additional factors militating against effective collection and analysis of gender disaggregated data. There is both a perceived and felt need for capacity building programmes that will enhance the generation of gender disaggregated data on a timely basis.

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

Governance and Gender Priorities

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

3.2.5 HERITAGE

The Ikirun Planning Area has no fewer than 10 heritage sites. Because there is no city or national regulation guiding development or restoration of heritage or historical areas in Ikirun land, all historical areas are under the direct authority of Kabiyesi, the Akirun of Ikirun. Some of the Historical sites in the Ikirun Planning Area include:

1. Ori Okuta Shrine: The meeting place of the town's chiefs and for the coronation of kings;
2. Kaa Agbadare Shrine, Ikirun;
3. Irele: The originating site of Ikirun City (now defunct), Ikirun;
4. Molepe: Annual carnival festival with tourism potentials.
5. Okelako Shrine (Eripa);
6. Ile Iya Oke;
7. Ile Ona Museum of Arts, Iragbiji;
8. Eseke Care, Iragbiji;
9. Oke Iragbiji;
10. Irele Shrine, Ikirun;
11. Orimolade C & S Church, Ikirun;
12. Oke Ayee, Iba-Ikirun;
13. Eko Ende Water Dam, Eko-Ende;



Plate 5: Approach View of Akirun's Royal Palace, Ikirun

Regulations, Legislations, Policy

Since a national legislation to protect museums and antiquities was passed in 1939 as well as the Antiquities Ordinance (1953) to protect old buildings from being demolished, several other legislation aimed at protecting and preserving the Nigerian heritage and historic areas, had led to the identification of 55 national monuments across the country.

The 1946 Town and Country Planning Act recognizes the need to list buildings of historic, architectural and cultural heritage, while the 1992 Urban and Regional Planning Act provides for the mandatory preservation of such buildings and similar sacred places. Since Ikirun Planning Area has not so far adopted land use plans these sites have been identified but have not been properly designated. Currently, Decree 77 of 1979 (Cap. 242 of 2000) guides development and restoration of heritage and historical sites across Nigeria.

Also, the State government's urban renewal project is conceived to transform the inner core of nine cities in the state, namely Osogbo, Ile-Ife, Iwo, Ila-Orangun, Ikirun, Ikire, Ede and Ilesa whose tourism potentials are to be upgraded to attract tourists and investors.

The programme would help to rehabilitate all dilapidated structures close to the palaces of the cities and aid the development of the cultural heritage of the cities.

The Centre for Black Culture and International Understanding is one of the support institutions that government intends to support. None of the listed

historical sites in Ikirun generates any revenue for the city's traditional administration and they do not enjoy any government (Federal, State or Local) support either. This limits their ability to attain their full potentials as tourism attractions. They are so far being maintained through communal efforts and occasional donations from well-wishers both from within and outside the state. All listed heritage areas in Ikirun city are said to be free from any legal or other encumbrances and can thus be upgraded through partnerships and proper funding.

Priorities

- Government is to ensure preservation and renovation of existing shrines and other heritage sites.
- A survey of existing sites and needs assessment is to be conducted as basis for upgrading them to become tourist attraction
- Clear policies are to be articulated to address the roles and responsibilities of different stakeholders, especially traditional institutions.
- Capacities of relevant Local Government officials to be built to enable them effectively administer resources and attract external actors.
- Skills to be developed and employment opportunities created to enable youths to support the tourism industry.

3.2.6 THE ENVIRONMENT

Urban environment issues comprise the wide spectrum of issues arising from the rapid concentration of people in limited territories of cities. Three of the most serious city-wide environmental problems in Ikirun Planning Area are air pollution, water pollution and solid wastes management.

Air Pollution

Three principal man-made sources of air pollution in Ikirun are poor energy use practices, vehicular emission and industrial production. Apart from smoky indoor air caused by the use of cooking fuels from firewood which is also common in many parts of the country, there is constant emission from heavy vehicles and the iron recycling plant on the Osogbo-Ikirun Road. People living around the area are therefore potentially exposed to pollutants derived from these sources if the issue is not strategically addressed as the area is emerging as the industrial zone in the state.

Water Pollution

Access to safe water in Ikirun remains an urgent need for the people. Since pipe-borne water is not regular, people resort to running water from natural sources, rivers, streams, and wells. Some of these water sources are contaminated, usually by human wastes from sewages and open defecation. Such human wastes pose great health risks for the many people who are compelled to drink and wash in untreated water from rivers and wells. Pollutants from sewages are difficult to separate from water sources.

Solid and Liquid Waste Management

The incidence of garbage hips in different parts of the Planning Area is an indication that the Ikirun people generate more solid wastes than they can effectively collect and dispose. Uncollected refuse is dumped in public areas (dunghills) and water ways which

contribute to the spread of diseases and possibility of flooding. The absence of central sewage disposal systems in cities of the State also remains a major problem.

Furthermore, wastes generated in hospitals and other healthcare facilities are not being properly managed because there are no structures around the major health-care facilities to properly incinerate medical wastes and others, such as unclaimed corpses, placentas, umbilical cords, amputated parts; no properly constructed landfills to take the less hazardous wastes from them; and no man-made lagoons to treat leachetes from any form of landfill. It is estimated that the total quantity of medical waste generated from health facilities spread across the 30 Local Government Areas in the state is 2672 kg/day and when domestic wastes are included the total is 5832 kg/day.

At the core of the city, where there are no drains or service to collect garbage, poor management of the run-off water has also led to gully erosion. Drainages are not protected by the public and defecation in refuse dump sites and in drainages are still prevalent.

Communication Masts

Ikirun like other cities in the country has numerous communication masts located very close to residences. The effects cannot be quantified in the short-run but the long-term effect could be harmful to human health so there is need to set up control mechanisms to facilitate adherence to safety standards.

Policy and Regulatory Framework

Osun State Waste Management Agency (OWMA) is the agency responsible for regulating, monitoring and setting standards for the location of dumpsites and managements of waste in the state. Studies by OSEPA (2011) have confirmed that:



Plate 6: Ikirun Factory Site



Plate 7: Ikirun Waste Dump site

1. There is only one approved dumpsite in Ikirun
2. There are no approved collection centres. Wastes are being dropped at junctions and along the roads from where they are picked by the agency's drivers
3. Average volume of waste being generated daily is about 40 tons per day
4. The agency has only three functional skip eaters to convey waste from where they are being dumped to the dumpsite.

The management of the environment is influenced by existing policies at state or federal government levels.

Implementation of the **National Policy on Environment** at the state level is said to be comprehensive and effective except in the area of modern wastes generation such as polythene, plastics, e-waste and spent motor engine oil from vehicles, which has also become a major problem. Plans have been made to build mechanics villages and put in place systems for collection and re-processing of the used oil for.

The National Environmental Standards and Regulations Enforcement Agency (NESREA) is a relatively new federal government agency backed by comprehensive statutes and applies regulations and standards to determining the location of sites for waste disposal and sanitation issues.

NESREA encourages citizens to make demands on State and Local Governments to assist in the location of dumpsites in the same way they request for water supply or location of health facilities.

Other responsibilities include provision of public cemeteries, and assistance in the burial of paupers and animals. For these, the cooperation of the Police is required.

The state government enforces 24 regulations relating to waste and sanitation in Ikirun Planning Area. The state government is sensitizing the people of Ikirun as regards noise pollution triggered by religious activities.

With the declaration of a state of emergency in the area of environmental sanitation in the state, a tree-planting programme has also been flagged off with the launch of Igi Iye, i.e. Tree of Life, in an attempt to halt the effects of degradation, pollution and losses associated with flooding and erosion.

In order to address the reckless disposal of solid wastes in the city the authorities have appealed to residents through various media to cultivate the habit of using refuse vans purchased by the government to dispose their wastes rather than drop them in waterways. Arrangements are also underway to provide more waste vans that could reach remote places in the city. The governor has also declared compulsory environmental cleaning days for different artisans and traders with emphasis on gutters and drainages on different days of the week. (National Mirror April 17 2013) Waste management in public places is encouraged using large refuse bins located for easy disposal.



Plate 8: A Large Size Waste Bin
Sources: Consultants Field Survey (2013)

The Akirun, Oba Rauf Olayiwola Adedeji has acknowledged the activities of Osun Waste Management Agency (OWMA) in relation to ensuring the healthy living of the people of the state. The agency also undertakes monitoring to ensure compliance with regulations through the Enforcement Monitoring Unit.

Priority Issues for the Environment

The following are some of the important priorities in the Environment Sector.

- Emission control has not been enforced even when standards do exist. Vehicle emission control testing centres to be established in major urban areas.
- State laws do exist and should be adopted by LGs as environmental issues affect the health of all.
- Noise pollution remains a difficult problem as it is associated with issues of religion. Industrial noise on the other hand can be monitored. Noise from religious activities can be moderated through education and the creation of awareness of needs for reduction of noise pollution.
- Sorting of solid wastes at dump sites needs has to be encouraged such that wastes can be recycled where applicable. The private sector or Private Sector Participation (PPSP) operators concerned could generate wealth from:
 - Organic fertilizer production;
 - Bio-gas production;
 - plastic recycling;
 - nylon recycling;
 - bottle recycling;
 - metal recycling;
- Disposal of medical wastes should constitute a priority agenda.
- Plans for providing the mechanic village must be expedited.
- Collection of user fees should also be enforced for the provision refuse collection services to general public so that administrative expenses can be more easily defrayed.
- Construction of proper sanitary landfill sites in strategic places as already planned by the government to ensure proper disposal of waste
- It is important that goals are set for the agencies with timelines such that by year 2030, the management of solid waste in Ikirun will be effective and self-sustaining.
- There is a general need to further promote safe sanitation practices. The present administration has embarked on a series of campaigns in this direction. In order to make these more effective, the

government should partner with the private sector to provide Public toilets in markets, bus stops, and open places; direct all schools to set up School health clubs and give more encouragement to community-led total sanitation

- It is important to build the capacity of staff of Osun Waste Management Agency (OWMA) to carry out their statutory functions more effectively. Specifically, more staff is needed for monitoring and materials (refuse trucks, compactors, pay loaders and bulldozers). Community involvement in monitoring is essential.

3.2.7 BASIC URBAN SERVICES (BUS)

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

In Ikirun Planning Area, the social infrastructure and services still remain at a low level. However improvements are gradually taking place as the state and local governments have started to address many of the infrastructure constraints being experienced in Ikirun.

Water Supply

Eko-Ende Dam is a major source of potable water supply to Ifelodun Local Government comprising of Ikirun, some major towns and a few other small settlements. Residents in these settlements are faced with water shortage and lack access to potable water. The alternative sources of water mainly include private hand-dug wells, streams, and public hand-pump boreholes. A large percentage however relies on private hand-dug wells to meet their daily water needs as some of the public facilities are no longer functional and efficient (Plate 7).

Under the Ogun - Osun River Basin Development Authority capital budget for 2012, five hand-pump boreholes were listed for construction at a cost of N2, 142,857 each for Ifelodun Local Government Area to ease the problem of water for the residents. However the level of implementation could not be ascertained.

TABLE 3.16 Quantity of Water Supply to Ikirun Township

| s/n | Towns | Average Daily Water Produced(m3/day) | Projected Population as at 2013 | Average Water Demand (m3/day) |
|-----|--------|--------------------------------------|---------------------------------|-------------------------------|
| 1 | Ikirun | 3,333.70 | 88,972 | 10,677 |

Source: State of Osun Water Corporation (2013)



Plate 9: Public Water Supply in Ikirun Planning Area

Source: Consultants Fieldwork (2013)

The water projects undertaken by the state government include the re-alignment of pipeline network in Ikirun to improve water supply network. Furthermore, the Federal Government of Nigeria received financing from the African Development Fund (ADF) towards implementation of the Rural Water Supply and Sanitation Sub-programme in State of Osun and intends to apply a portion of the proceeds of the loan to effect payments under the contract for the drilling and installation of 133 Hand-Pumps and Motorized Boreholes.

Under the programme being implemented by Rural Water and Sanitation Agency, eight motorised boreholes are expected to be drilled in Ifelodun and Irewole LGAs while 25 hand pump boreholes are to be drilled in Ifelodun, Irewole and Ife North LGAs. The LGA is also to benefit from the drilling of 36 Hand-Pump Boreholes in Public Primary Schools in 12 LGAs under the same programme.

Electricity

Ikirun is located about 22.2 kilometres from Osogbo, capital of the State of Osun. The National control centre located in Osogbo therefore enables the city to benefit from a unique position as far as electricity supply is concerned. The electricity supply for Ikirun town is through a 33/11kv substation located at Eko-Ende junction in Ikirun, which was recently upgraded from 7.5mva, 33/11kv, to 15mva, 33/11kv. The Federal Government College is a major consumer of electricity and had been connected to the grid before the construction of the substation along this route. The tap-offs are at 33/0.415kv and about 7nos ranging from 2200kva to 500kva. The 15mva, 33/11kv substation at Eko-Ende has two feeders that serve Ikirun Township and its immediate environs.

A number of factors have been identified as constraints in provision of stable electricity supply in the area. They include inadequate facilities; obsolete equipment;

inadequate electricity generation from the national grid (see Plate two); and poor maintenance of facilities among others, though most of the distributions Transformers (11/0.415kv) are out-dated.

Open Space/Recreational Facilities

Ikirun is a very closed up and high density town. There is also no organized open space for recreation. However, local residents have popular spots they visit especially in the evenings where people take drinks and watch football matches. School premises also serve as venues for weekend parties and playgrounds for the youth during and after school hours. With regard to recreation, the state government is reviewing the state laws and also adapting federal government laws as they affect Ikirun.

Health

There are many public and private health facilities in Ikirun. The Primary Health Centre is situated within the Old Secretariat Complex while Maternity Centres are located at Ponjo, Olonde, Iya-Ile Abojo, and Agbaleke. Though the Primary Health Centre is in a fair condition, the few maternity centres are in a poor state. According to the Director of Primary Health Care, the provision of drugs, availability of bed spaces, hospital equipment and qualified health workers, were part of the problems the health workers in Ifelodun Local Government Council Area of Osun State encounter in the daily discharge of their duties. There is a Hospital Management Board at Iragbiji. A State Hospital is available as a referral centre from the Primary Health Care Centre. These health institutions however have only modest facilities and personnel.

The state government provides drugs and ambulance vehicles to patients in the various health institutions while the training of health workers is a continuous exercise.



Plates 10 - 11: Street Lighting and Power Distribution in Ikirun

Sources: Consultants Field Survey (2013)



Plates 12 - 13: Public Health Centres in Ikirun
 Source: Consultants Field Survey (2013)



Plates 14 - 15: Private and Public Health Centres in Ikirun
 Sources: Field Survey, UN- Habitat (2013)

The state government has renovated several health institutions through the Extended Lifesaving Scheme programme (ELSS) and abandoned health centres have been resuscitated.

Education

The state government is providing school uniforms, computer hardware, computer software to students in secondary schools and finally, remodeling and renovating schools especially classrooms in Ikirun. ‘Opon-Imo’ is newly introduced to the secondary schools; free lunch is served at school, as well as free

school uniform. Educational facilities are within the physical reach of children as there are a number of government and private primary and secondary schools. The public schools however are being upgraded now as many of them are in state of disrepair with run down facilities. Also in Ikirun, there is a school for the handicapped.

The remodeling of schools is an on-going programme as observed at Oke-Afo in Ikirun. Apart from primary and secondary schools, there are a few tertiary institutions in Ikirun



Plates 16 - 17: Remodelled School and the School for the Handicapped Children in Ikirun
 Sources: Consultants Field Survey (2013)



Plates 18 - 19: Re-modelled Schools in Ikirun
 Sources: Field Survey, UN- Habitat (2013)

Priority issues for Basic Urban Services

- There is need for construction of a new Water works for Ikirun township;
- Reservoir of the waterworks should be washed and maintained regularly;
- There is need to provide boreholes and potable water by the government for the people of Ikirun, Iragbiji township;
- Government should repair all damaged water pipes;
- Provision of street light and more transformers in Ikirun, Iragbiji;
- Provision and availability of pre-paid meters to the populace required;
- Rehabilitation of all damaged and dilapidated primary school buildings;
- Government should employ more teachers and create systems to supervise students to stay in school;
- There is need for renovation and equipping of existing hospitals
- Construction of public toilets within the neighbourhoods;
- Provision of modern library is very essential to aid access to knowledge and information;
- Adult education centres must be established in order to reduce the level of illiteracy and ignorance.

3.2.8 TRANSPORTATION

Intra-City Roads and Transportation

Transportation in and around Ikirun is essentially by road. Oke-Afo Street, Station Road, Iree Road, Eko-Ende Road, and Iragbiji Road are the major roads through which traffic flow is distributed within and around Ikirun.

Nearly all the roads within Ikirun lack the necessary facilities such as bus shelter lay-byes, side walkways, street lights, and drainage system and they are of poor quality. Around the city, the means of transportation include but are not limited to cars, taxis, mini commercial buses popularly known as Korope, and commercial motorcycles also called Okada (see Plate One). In Ikirun, the public transport vehicles are mainly small blue buses, motor-cycles (okada) and taxis without uniform colour.

Traffic delays are often experienced around market areas especially on market days due to the busy traffic and structural defects in the growing Central Business Districts (CBDs). Occasional traffic delays also occur at the township centre where the indiscriminate parking of taxi cabs (*kabu-kabu*) is attributed to the commercial nature of the area. The non-availability of a standard market with lock up stalls leads to the encroachment of the right-of-way on Ada-Ikirun Road by traders.

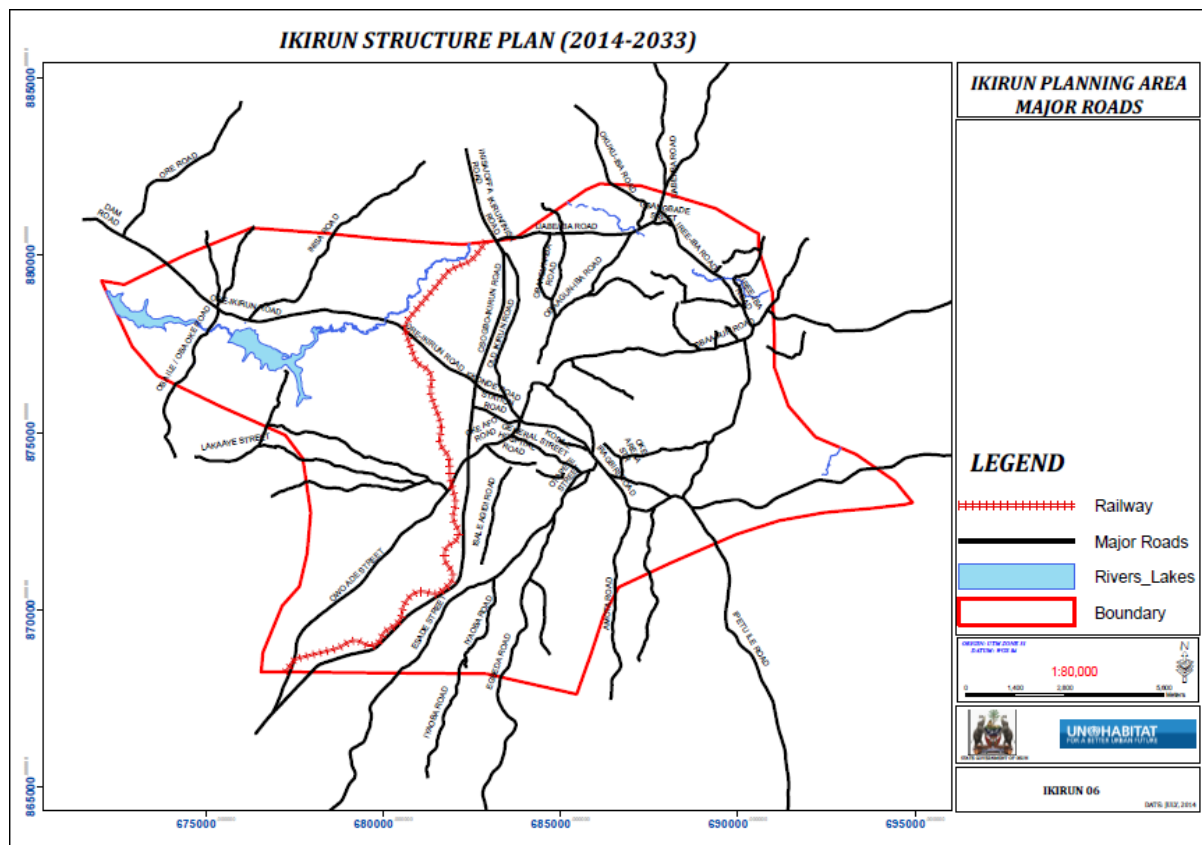
Iragbiji is a linear and small settlement within the Planning Area located on a high altitude characterized by the presence of massive rock mass affecting the spread of population. The main road has no side drains, speed bumps and road signs, even at curved



Plate 20: Indiscriminate Parking of Vehicles and Traffic Control in Ikirun Core Area

Sources: Consultants Field Survey (2013)

FIGURE 3.2 Road Network in Ikirun Township



sections. There are few pot-holes dotting the various roads within the settlement. The core area of Iragbaji needs to be re-planned as synonymous with junction improvement and securing of setbacks.

The main road in Oruruwo has side drains in some areas. There are solar-powered street lights and the road surface is in fair condition with low traffic volume. Agba is a small and linear settlement with good road conditions without potholes and side drains as well. Conversely, Ada is a large settlement with good road surface condition, shallow side drains (not concrete) but without road shoulders for pedestrians. The core area at the center of the settlement needs to be re-planned with junction improvements and setbacks secured (3m- 5m) in all directions (from Oruruwo to the junction- to Ilesha/ Obokun, and to Ikirun).

The major transportation issues include:

- The Aagba main road surface is in a fair condition except for the absence of side drains, street light, side walk, and bicycle lanes at the Methodist School section. At Iragbaji, there are side drains and street

light along the major Aagba road but no drainage at the Middle School section which contributes of slight erosion on some sections of the road.

- There is Class B road running from the centre of Ikirun settlement to Igbajo through Aagba and Iragbaji. Most streets have shallow side drains only in some areas and not in most other parts of Igbajo-Ada Road. There are numerous potholes along the Ada-Igbajo Road but few sections have fair road surface condition. The existing drains along the Ikirun-Iragbaji Road are filled with earth (sand) which contributes to the shallowness of drains although drains are stable in few areas.
- The Oke-Afo Road as a Class B road is without road signs but it has compact and functional carriage and fair road surface condition. The various curved sections are without road warning signs. The restructuring of the core area (city centre) entails strict adherence to planning laws with regards to securing setbacks of 3m to 5m already encroached upon. This is also applicable to all streets radiating or running from the core area including Oke-Afo.

TABLE 3.17 Road Development Activities in Ikirun

| S/N | PROJECT | ROAD LENGTH (KM) | CONTRACT SUM (N) | CONTRACTOR | % COMPLETION |
|-----|---|------------------|-------------------|-------------------|--------------|
| 1. | Rehabilitation of Township roads | | | RATCON | 100 |
| 2. | Dualization of: (a). Osogbo-Dagbolu International Market - Ikirun Junction/Alamisi Market. | 9.52 | 17,805,000,000.00 | SAMMYA NIG. LTD | 12.8 |
| | (b). Osogbo (Old Garage)-Ikirun Road. Ila-odo-Erin Ile-Kwara Boundary. | 36.85 | | | 2.15 12.0 |
| 3. | Intercity Roads | 333.22 | 10,300,000,000.00 | DIRECT LABOUR | 59.25% |
| 4. | Intercity Roads | 51.69 | 3,300,000,000.00 | DIRECT LABOUR | 88.60% |
| 5. | Rehabilitation of network of Ikirun Township Road. | 20.005 | 1,113,100,501.30 | HAJAIG CONST. LTD | 57.85 |

Source: Ministry of Works and Transport (2013)

Classes of Roads in Ikirun

The Ikirun–Iree-Ila–Orangun road (see Tables One and Two) is a Class A road with an improved road surface condition but with few pot holes, few road signs, very shallow side drains, no sidewalk for pedestrians where there are settlements. There are two zebra crossings on the entire corridor. There is need for more road signs and markings at various curved sections on this road.

Roads within Ikirun especially roads linking the two commercial hubs (future CBDs) are narrow without setbacks (used for trading on both sides of the roads). The setbacks can be secured and existing drains when covered with concrete slabs, used as sidewalks.

The Ikirun planning area is more of a “conurbation” emerging in the long run, thus, Ikirun- Iragbiji- Oloruwo- Agba- Ada is linked by transportation network.

There are considerable variations between the state department of transport in their role in land use and economic development activities. Roles in an individual state can vary along a broad spectrum ranging from very active involvement in the coordination of transportation and land use to a very passive role, where the state leaves most of the decision-making to other agencies.

The Class C roads within Ikirun are in bad state characterised by potholes, poor drainage system, and non-availability of road furniture.

TABLE 3.18 List of Rehabilitated Roads in Ikirun

| ROADS | | LENGTH (KM) |
|-------|--|-------------|
| 1. | Total overlay of Monday Market-Idi Esu-Iragbiji-Igbajo Junction-Ada with Aagba spur (Ikirun Township Segment) | 4 |
| 2. | Spot Rehabilitation and Total overlay of Ikirun (Idi-Esu)-Otan Ayegbaju-Ila-Ilale KWSB (Ikirun Township Segment) | 4 |
| 3. | Total Overlay of Alamisi-Idi Esu Round about, Ikirun | 1.95 |
| 4 | Rehabilitation of Ikirun Network of Township Road | 20.005 |
| 5. | Dualization of Osogbo-Dagbolu in Int'l Market-Ikirun Junction road (Alamisi Market) (Ikirun Township Segment) | 3 |
| 6. | Osogbo (Old Garage)-Ikirun Road (Ikirun Township Segment) | 4 |
| 7. | Ikirun-Ila Odo-Kwara State Boundary Road (Ikirun Township Segment) | 8 |
| | SUB TOTAL | 44.955 |

Source: State Ministry of Works and Transport (2013)

It will be difficult to provide road furniture in Ikirun due to the existing difficult situations in built-up area. Examples of public/private/community partnerships which provide or manage transport infrastructure are OSTRAMEC (Osun Traffic Management) and transportation department in charge of transport union activities.

Road Accidents

The State Government of Osun has procured 19 ambulances equipped with modern gadgets to give first-aid at accident sites and in transit to hospitals during the flag-off of the Special Ambulance Services System and Emergency Response Team codenamed O-Ambulance Under which the government plans to procure more ambulances to cover all accident flash points in the state.

Some of the roads identified in the state on which fatal accidents frequently occur include: the Gbongan – Osogbo – Ikirun – Konta – Ijabe Expressway. The dualisation of the Ikirun – Konta – Ijabe Expressway is however ongoing. Strategic points have been identified along these roads where ambulance ports will be constructed and ambulance vehicles stationed.

Black spots associated with road transport accident prone areas include Alamisi Junction, Railway Crossing, Prism Steel Company area and Ayepe area.

Transportation Priorities

■ Traffic delays experienced at market areas especially on market days need to be controlled due to the busy environment and structural defects of the growing Central Business Districts (CBDs) in Ikirun Township. The sides of the roads in Ikirun also need stabilization to prevent erosion by providing concrete cover drains 5km on each road radiating from the center (core) of the settlement. Education of road users is very important.

■ Sidewalks, side drains, and filling of potholes are required at the water scheme section of the Ada-Ag-bajo Road section. Similarly, the road surface is being eroded. There is need for lay-byes or public parks for vehicles at the market since most of them park on the road during market days. The non-availability of a standard market with lock up stalls leads to the encroachment of the right-of-way of the Ada-Ikirun Road by traders. There is need to secure the setbacks (3m-5m) to make provision for concrete side drains that can be used as sidewalk.

■ There is need to rehabilitate the city square (the main round-about) in Ikirun with secured setback on all roads running from the core area. Avenues have to be created for local and urban authority's participation in the maintenance of roundabouts as State ministries are in charge and this creates problem of maintenance.

■ At Igbajo, there is need for junction improvement and drains to withstand erosion and then the need for sidewalk and provision of bicycle lanes.

■ The following roads and adjoining junctions need to be rehabilitated while their condition also needs to be improved in order to ensure safety and smooth flow of commercial activities which the city is noted for: Odo-Amo to FGC, Owode Road, Idi ose, Baba Isale to Oke Amola, Oke Amola, Oke Ado, F.F Garden, Oke-Iroko, Olonde Street, Emiloju Street (Emiloju Junction), Okiti Baba (Old Inisa Road) -(Unipetrol junction, Eko-Ende junction), Oyedokun Street, Station Road (Monday market junction), Odo-Eran Street and Okeba Road (Isosu Junction, Roundabout). The roads also need to be equipped with traffic/street lights, sidewalk, traffic signs, road markings, lay-byes and drainages to make them more users friendly.

- Capacity building and training required as a priority for various organisations providing or improving transport infrastructure.
- The various public parks need to be well reconstructed with concrete driveways into and within the parks and spaces for buses. There is need for waiting sections for commuters

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.

The O'Emergency call centre was therefore established by the State Government at the Trade Fair area, on Ido-Osun Road in Osogbo. The call centre has a three-digit number supplied by the National Communications Commission (NCC) which has been publicized to residents of the state. Emergency management outfits, including the National Emergency Management Agency (NEMA), State Emergency Management Agency (SEMA), security agencies, hospitals, fire service and others are to be notified immediately any emergency incidents occur while personnel of the security outfits would be at the scene to offer help to those in distresses soon as possible.

Urban Safety Priorities

- Public awareness and education on preventive measures and proper use of facilities
- Information apparatus to be effectively employed towards effective access to new facilities

- Mobilisation of public support and cooperation in utilization of facilities and process of engagement.
- Value re-orientation among the citizenry.

3.2.10 DISASTER RISK REDUCTION

Ikirun does not have a history of significant natural disasters. However there is need to ensure existence of early warning systems to forestall future possibilities.

Flooding

In Ikirun, there are streams that pass through the town where waste dumps appear to be increasing. During the heavy downpour of rains, the channels are blocked and flooding is inevitable as the stream banks have the potential overflow during the raining season. Ikirun in particular has flood concerns deriving from the profile of Afo and Osere streams.

To address these concerns effectively, the state government had embarked on dredging of rivers and culverts in all parts of the state to allow free flow of water ways in some major rivers, notably in Osogbo, Ilesa and Ikirun to ensure that no flood disaster is recorded in the state.

About N400 million has been released for the dredging of various streams in the State in several settlements, including Ikirun, to arrest the problem of flooding. During the year 2012, the sum of over N550 million was committed by the State Government for the dredging and de-silting of some notorious streams which include Otapete Stream in Iragbiji while streams being dredged in the State include Odo-Fun, Pamoya, Aafo Streams in Ikirun. Consequently, the State of Osun recorded the achievement of being the only state in South Western Nigeria without any incident of flooding.

Fire Accidents

The occurrence of fire outbreak due to bush burning during the dry season is noticeable in some parts of Ikirun. The State Fire Service is therefore sensitizing people to desist from indiscriminate bush burning that can lead to fire disaster.



Plate 21: Security Vehicles Donated by State Government

04

URBAN FORMS AND
ALTERNATIVE GROWTH
PATTERN FOR IKIRUN
PLANNING AREA

4.1

URBAN FORMS AND LAND USE PLANNING

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

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

4.1.1 The Case for More Compact Settlements

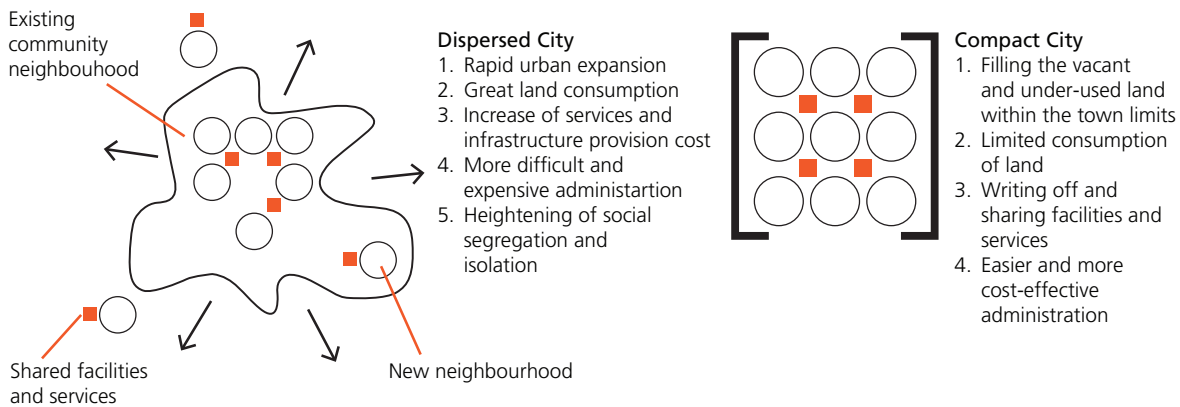
Density

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

Compactness

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

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

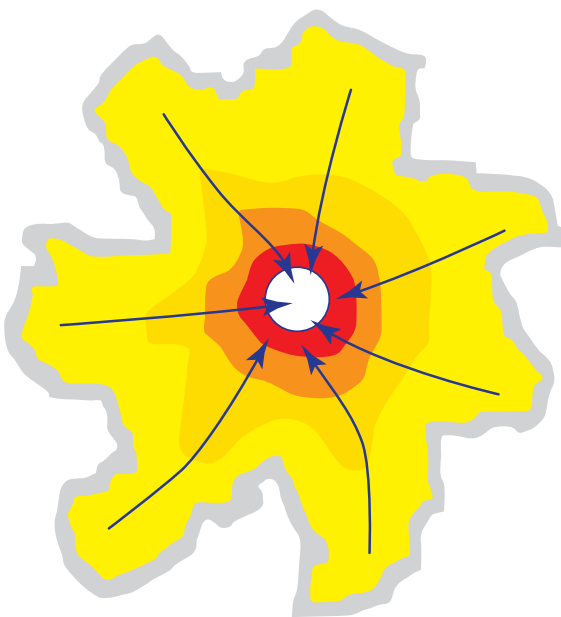


4.1.2 Urban Forms

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.

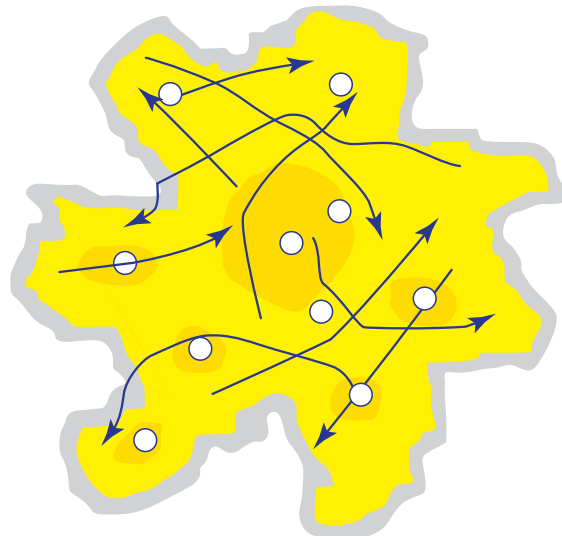
FIGURE 4.2 Monocentric Model



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, especially located on a major highway merge together but each has its distinct authority and identity. This model is not efficient and is not recommended.

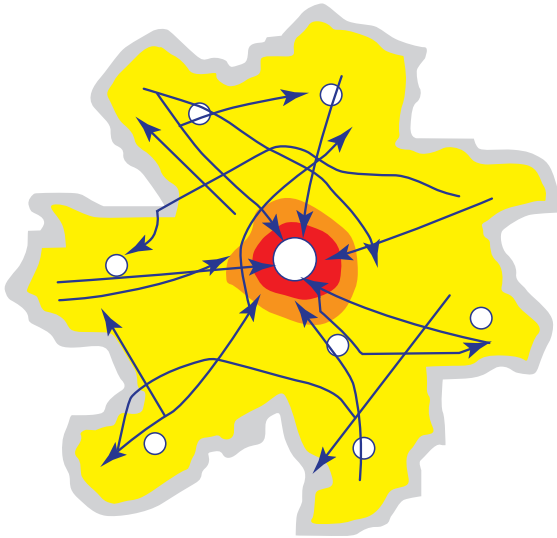
FIGURE 4.3 Polycentric Model



FORM 3: THE COMPOSITE MODEL

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

FIGURE 4.4 Composite Model



4.2

PREFERRED URBAN FORM FOR IKIRUN

Ikirun metropolis, made of the city and its immediate environs, covers two Local Government Areas namely Boripe and Ifelodun Local Governments. As the city of Ikirun grows and expands its boundaries, the town has now merged with Iragbiji and may soon merge with some villages and settlements outside the city to form a conurbation.

The need to plan more efficient and befitting settlements in accordance with our cultural heritage makes Form 3 - The Composite Model more appropriate for Ikirun. 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:

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

5.1.1 National Urban Development Policy 2012

One of the implicit aims of any urban development initiative is to achieve the national goals and objectives for the country. The goal of the revised National Urban Development Policy of Nigeria therefore, is 'to promote a dynamic system of clearly defined urban settlements,

which fosters sustainable economic growth, promotes efficient urban and regional planning and development, as well as ensures improved standard of healthy living and well-being of all Nigerians'.

The key objectives to achieve the goals are as follows:

- 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 Six-Point Integral Action Plan is hinged on the following six actions:

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

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

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

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

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

5.1.7 Millennium Development Goals (MDGs)

The MDGs are fashioned around eight main goals, namely:

Goal 1: Eradicate Extreme Poverty and Hunger;

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

Goal 2: Achieve Universal Primary Education;

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

Goal 3: Promote Gender Equality and Empower Women;

Goal 4: Reduce Child Mortality;

Goal 5: Improve maternal health;

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

Goal 7: Ensure Environmental Sustainability;

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

Goal 8: Develop a Global partnership for Development.

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

5.1.8 Nigeria Vision 20:2020

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

The Nigerian Vision 20:2020 is an economic transformation blueprint for a long term plan for stimulating

Nigeria's growth and launching the country into a path of sustained and rapid socio-economic development. Fundamental to the vision are two broad objectives:

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

The two broad objectives are defined across four major dimensions:

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

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

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

The vision for the Ikirun Structure Plan Area, which is derived from the review of the general local and international development goals and initiatives and the priority issues identified by the stakeholders, is therefore:

"To develop Ikirun as a dynamic, resilient, livable and inclusive nodal city with strong social, economic, human, and infrastructural base that will significantly sustain the city as a state industrial hub that ensures employment generation especially among youths, poverty reduction and environmental sustainability."

5.3

GOALS AND OBJECTIVES OF THE STRUCTURE PLAN 2014-2033

5.3.1 Goal of the Structure Plan for Ikirun Planning Area

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

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

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

Objective:

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

Strategies:

- a. Allocation of appropriate land for residential, commercial and industrial uses
- b. 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.
- c. Carrying out road improvement schemes and establishment of mass transit system for efficient movement of people, goods and services within Ikirun as well as its environs.

Objective:

Contribute to achieving universal access to education for both men and women in Ikirun Planning Area during the Structure Plan period:

Strategies:

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

- b. Reserving land for vocational and skills acquisition centres as well as incubators for business start-ups in Ikirun Planning Area
- c. Rehabilitation and upgrading of existing schools.

Objectives:

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

Strategies:

- a. Allocating lands for the provision of additional accessible facilities according to needs. in to address the existing imbalance in health facilities provision
- b. 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 Ikirun Planning Area

Strategies:

- a. Upgrading of slums through the improved access to water, sanitation, education, communal facilities, housing and general environment during the plan period
- b. Reduction in the incidences of environmental pollution by initiating internationally acceptable waste management methods and separation of incompatible land uses
- c. Conserving historic and heritage sites in Ikirun Planning Area and preserving and rehabilitating historic and cultural buildings and landscapes
- d. 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 (2014-2033)

6.1

POPULATION PROJECTIONS FOR IKIRUN 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 plan's assumptions include the following:

- a. That future growth in the population of Ikirun through natural increase and migration, will occur on an annual growth rate of 3.4%, given its pull factor as a State capital. Going by the 2006 Census, the National Population has estimated the National Population Growth Rate at 3.2 per cent, which is the same as the Growth Rate for the State of Osun.

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

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

N_t = Future Population

P = Base Population

e = Base of Natural Logarithm (2.71828)

r = Rate of Natural Increase (3.0%)

t = Time Period

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

6.1.2 Projected Population Figures

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

The estimated population figures for Ikirun Planning Area disaggregated by Local Governments, which was 165,274 in 2006 has been projected to 213,999 in 2014 and 395,370 by 2033 (Fig 6.1).

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

| LGA | 2006 | 2014 | 2018 | 2023 | 2033 |
|----------------|----------------|----------------|----------------|----------------|----------------|
| Boripe (70%) | 97550 | 125507 | 142340 | 166642 | 228340 |
| | (139358) | (179296) | (203371) | (238060) | (326200) |
| Ifelodun (70%) | 67724 | 88492 | 100155 | 119561 | 167030 |
| | (96748) | (126417) | (144507) | (170801) | (238614) |
| Total | 165274 | 213999 | 242495 | 286203 | 395370 |
| OSUN | 3423535 | 4035659 | 4404660 | 4936348 | 6287268 |

Source: NPC (2006); Consultant (2013)

FIGURE 6.1 Population Projection for Ikirun Planning Area (2014-2033)

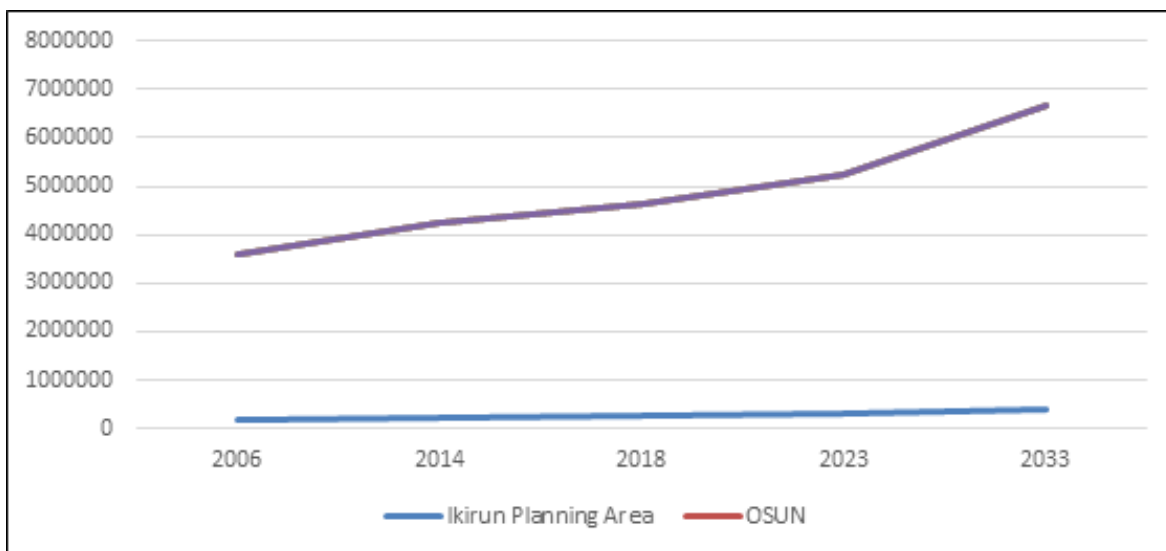
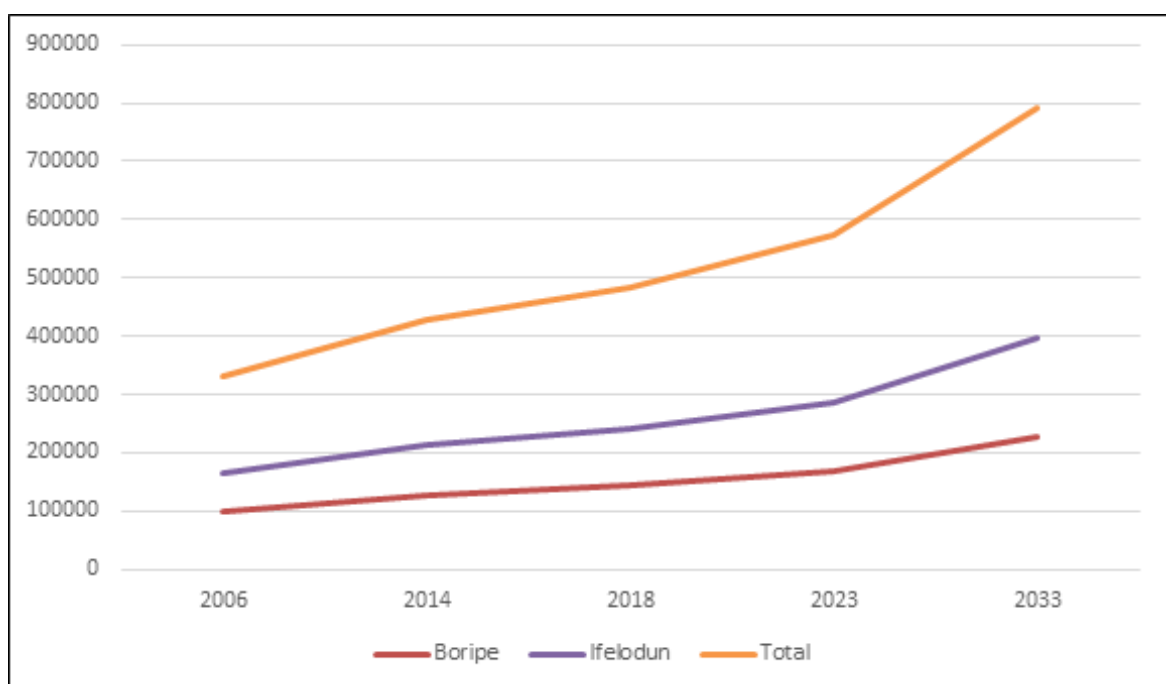


FIGURE 6.2 Population Projections for LGs in Ikirun Planning Area (2014-2033)



6.2

LAND USE BUDGET FOR IKIRUN PLANNING AREA

Table 6.3 shows the estimated land use budget required to cater for the needs of the estimated population, which comes to roughly some 3,400 hectares of land to be developed around the existing settlements in the Planning area.

The current housing backlog for the Ikirun 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 3,696 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 4,755 persons for the take-off year 2014.

TABLE 6.2 Population and Housing Shortfalls in Ikirun 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) |
|---------------|-------------------------|------------------------|--|--------------------------------|--|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| IKIRUN | Boripe (70% of Total) | 97550 | 20678 (29540) | 1224 (1749) | 165274 | 4755 (3696) | 213999 | 242495 | 286203 | 395370 |
| | Ifelodun (70% of Total) | 96748 | 14300 (20429) | 2472 (3531) | | | | | | |

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

| | |
|---|-----------|
| Population in 2014 | 213,999.0 |
| Projected population to 2033 | 395,370.0 |
| Additional population to plan for | 181,371.0 |
| Number of Households at 6 persons per household | 30,228.5 |
| Current backlog of Housing in the town | 4,755.0 |
| Total land required for Residential use | 1,943.5 |
| Space required for Recreation/organised open spaces | 54.4 |
| Industrial development | 222.1 |
| Commercial land use | 249.9 |
| Institutional use | 249.9 |
| Circulation, Roads and utilities | 610.8 |
| Waste transfer and disposal sites | 27.8 |
| Total additional land required for future Development | 3,358.4 |

6.3.

INDICATORS FOR BASIC URBAN SERVICES

Indicators for assessment of basic urban services for the purpose of projection are shown in Table 6.4.

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

TABLE 6.4 Indicators for Basic Urban Services

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

07

STRUCTURE PLAN FOR
IKIRUN PLANNING AREA
(2014-2033)

7.1

PREAMBLE

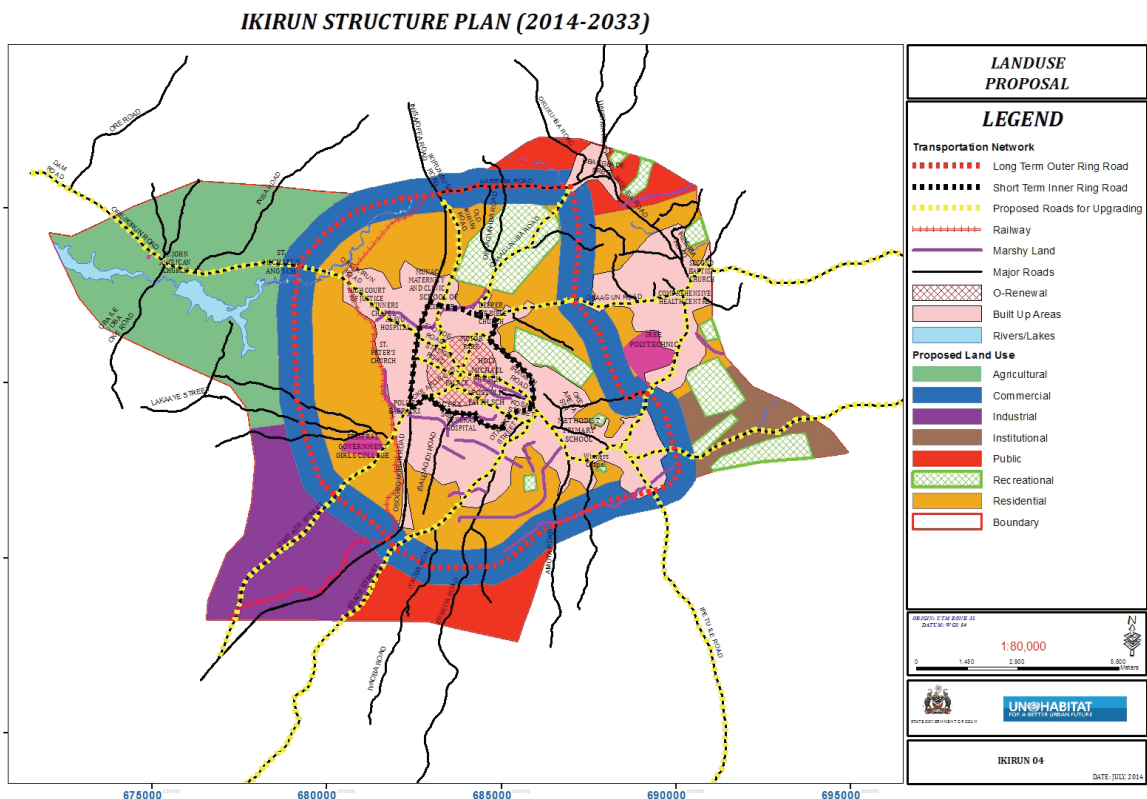
The unique role of Ikirun as both administrative headquarters for two local governments and a commercial centre serving its immediate city region requires measures in the plan to reinforce these functions. This will be achieved in the Structure Plan through arranging land uses to complement each other, providing spaces for new businesses and ensuring that land use and transportation are properly coordinated and integrated. The proposed land use for Ikirun is given in Figure 7.1 below.

7:2

LAND USE PROPOSALS

The Land use proposals for the Ikirun Planning Area covers all the key categories of uses such as residential, commercial, industrial, public spaces, recreational etc. The plan has made provisions for agricultural land use in the western part of the town in order to protect the good agricultural land from urban development as well as preserve the dam surrounding water courses from pollution. Adequate provisions have been made for residential land, in the form of a planned urban expansion of existing residential areas. Similarly adequate provisions have been made for industrial areas, commercial and public institutions. On unique provision is the compact mixed land use development around the major proposed ring/arterial roads.

FIGURE 7.1 Land Use Proposal for Ikirun Planning Area



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

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

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

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

7.2.1 Shelter and Slums

To meet the housing needs of families in Ikirun, a comprehensive approach to addressing the issue of backlog of housing needs, improvement of existing housing stock and provision of new housing units and serviced land for housing has to be adopted. The Structure Plan for Ikirun therefore adopts a four-fold strategy comprising:

1. Upgrading all existing residential areas that manifest the attributes of slums as defined by UN Habitat. This will focus on in-situ upgrading of existing housing together with provision of comprehensive on-site infrastructure such as roads, drainage, sanitation, water supply etc. This proposal is in line with the programme of the state government to carry out urban upgrading within one kilometer radius of the core of Ikirun. Consequently, the activity is to be extended to cover all parts of the town and not just the older parts of the city. Attention will be paid to the proper channelization and dredging of streams which pose a hazard of flooding to residents.
2. Introducing in-fill housing programmes in the upgraded areas, where vacant land exist, to maximize the value and benefits of the new infrastructure being upgraded.
3. Initiating new housing projects to cater for the expected population increase in the short, medium and long terms. The plan proposes the completion of all uncompleted housing schemes in the city, particularly the housing schemes

being developed by the local governments within Ikirun Planning Area, namely the Ifelodun Local Government housing scheme which is about 65% completed; the Eko-Ende Road Scheme (recently renamed Oba Rauf Adedeji Housing Estate); and the estate at Dagbolu Village along Osogbo Road, Ikirun as well as all other proposed schemes already allotted for housing by the local and State governments.

4. Improving access to serviced land through construction of additional residential layout schemes and sites and services projects.

New Housing Development

New housing development are recommended for location at the Dagbolu Housing Scheme on Osogbo Road as well as around the Federal Government College located on old Osogbo-Ikirun Road. This location is in close proximity to the new Dagbolu O-HUB Commodity market currently under construction. These shall compliment the already existing Property Development Corporation Estate located at Orisa Elejin area on Osogbo Road, Ikirun.

Since the preferred urban form for Ikirun Planning area is the composite modal integrating the mono and polycentric models, new housing would be developed in each in the other communities within the Ikirun Planning Area with each residential development taken as an integrated package provided with essential basic urban services and facilities. In Nigeria, the private sector is the leading provider of housing, being responsible for about 84% of the housing stock nationally. Efforts are to be made to get all stakeholders in the housing sector to play their roles effectively.

Urban Renewal

The extension of the O-Renewal slum upgrading programme has been recommended for all blighted parts of Ikirun. This corrective measure will address the existing housing gaps in Ikirun and environs. However, a preventive approach of not allowing slum formation in the first instance is recommended. Building on the experience gained from these and other previous Urban Renewal schemes, basic strategies to be adopted to arrest the proliferation of slums in Ikirun and environs will include the following:

- Provide support to local government councils, the Property Development Corporation of Osun State (PDCOS) as well as private sector housing providers, to acquire and lay out sizeable parcels of land with associated infrastructure in place before planning approvals are given and housing construction commences on the sites;
- Ensure equal access to both the rich and poor in order to guarantee access to affordable housing for all strata of the anticipated population;

- Through demonstrated strong political support, promote community participation and institution-alized community-driven development initiatives as essential ingredients for sustainability of the project;
- Adopt pro-poor building codes and standards;
- Upgrade slums in-situ;
- Adoption of upgrading and rehabilitation, rather than total bulldozing of slums as the preferred option for slum upgrading unless such becomes the only feasible alternative;
- Relocation and resettlement of slum dwellers, where it is absolutely necessary, especially to alleviate the suffering occasioned by their relocation;

Urban planning issues appear to be stand alone in the state. Although many agencies are involved, there is a tendency for people to expect the anchoring ministry to be the sole agency playing all the roles. Specifically parts of Ifelodun and Boripe Local Governments are under the Osun State Capital Territory Development Authority (OSTDA) hence for the affected areas, the OSCTDA is to initiate broad physical planning policy and programmes within the framework of the State Government policy and programmes for the area designated as Capital Territory; initiating and coordinating infrastructure facilities and services, acquisition of land for the prepa-ration of planning schemes for various land uses and management of same for sustainable development etc and rendering periodic reports of its activities to the Ministry of Lands, Physical Planning and Urban Development.

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

The experience of the Urban Renewal programme and the Structure Plan showed clearly that there is need for synergy among all ministries through 'effective' inter-ministerial committees. For urban planning to be meaningful, Akirun's views reflected the need for wide access to information on benchmarks, roadmaps and milestones by all stakeholders including the traditional institutions that represent the interests of the people to a large extent.

Land Administration

The land administration system in the State of Osun needs to be fully digitalized, in order to make document-search and allied land governance activities less onerous than hitherto.

Since land use planning and land administration are both within the same Ministry, it will be necessary to address capacity challenges affecting their operations, in order to enhance the overall land administration framework to facilitate housing delivery.

The following strategies are recommended:

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

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

Housing Finance

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

7.2.2 Local Economic Development

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

Commercial Land Use

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

Industrial Land Use

There are few industrial establishments along Ikirun-Osogbo-Offa road. Provision has been made in the plan for adequate land on this axis for industrial area. This area is to be better organized to provide space for relocation of service industries and other industries that would use iron and steel as their raw materials to benefit from clustering and agglomeration.

Small Businesses

Small and informal businesses are the backbone of the economy. As a deliberate policy mixed land uses will be allowed in some new residential neighborhoods to provide good accommodation to small business. In addition it is recommended that trade associations in

the town, such as market women associations, transport unions and, building materials traders are organized and provided with training to improve their business management skills. In addition, a special commercial or special use zone will be developed around the proposed outer ring road.

High Street Development

The following high streets are recommended for improvement/upgrading as mixed use zones:

- Ikirun to Iragbiji to Ada in Boripe LGA corridor;
- Ikirun to Eko Ajala to Eko Ende corridor;
- Ikirun to Obaagun to Iree to Iba and Sabo corridor;
- Oke-Afo Street.

A detailed study and design is to be conducted to promote this mixed use proposal with a view to increasing the density of the neighborhoods, creating adequate off street parking and promoting harmonious co-existence of different compatible land uses.

Town Centre Redevelopment

The town centre redevelopment, in line with the O-Renewal programme, is to be expanded with provision of basic facilities like public toilets, markets, library, bus terminus, upgraded township roundabouts and upgrading of Oja Oba, the Akirun's Palace and Square as well as Osere waterfront.

Urban Agriculture

Ikirun has a number of streams running through the city which are at present prone to causing flooding in some neighbourhoods. These river banks and flood plains however provide fertile grounds for both rain-fed and irrigation farming. Urban Agriculture plays a critical role in ensuring food security, providing employment and reducing poverty. As a deliberate policy, urban agriculture is being integrated into the economic base of the city. The Department of Planning in collaboration with the Department of Agriculture in the respective local governments in Ikirun town and environs are to identify and allot suitable sites for allocation to interested farmers. Agricultural extension services are to be provided in support of the scheme, which could be integrated with a waste recycling scheme by which biodegradable solid waste would be converted into compost for use on these farms.

In addition to urban agriculture, the structure plan strongly recommends the preservation of fertile agricultural land. In this vein, the land on the north western part of the town around the Eko-Ende dam has been allocated for agriculture. This presence of large body of water will ensure an all year round cultivation of crops through both rain fed agriculture and irrigated farming.

7.2.3 Environment

Solid and Liquid Waste Disposal

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

1. Provide adequate drainage system (drains) to carry away fowl water
2. Adequately plan a waste management system dealing with collection, transportation recycling and safe disposal.
3. Allocate and reserve land for waste management systems, including sanitary waste disposal site.
4. Provide adequate refuse collection facilities within the area particularly the commercial areas.
5. Construct effective sewages that can effectively collect liquid waste
6. Practically, explore the issues of waste to wealth in order to provide income and employment through waste sorting, composting and recycling.

7.2.4 Basic Urban Services

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

This Structure Plan addresses the following basic urban services:

Education

The state government is embarking on the rehabilitation of schools in the Planning Area, though additional infrastructure is required in the educational sector in anticipation of demographic growth and social change in the state. The Structure Plan proposes the following steps in respect of education in the planning area:

1. Sustaining the present rehabilitation of all primary schools in Ikirun, which are in poor

state of repairs and construction of additional classrooms for public secondary schools to accommodate rising student population. The facilities would be provided with access routes for the physically disabled as well as of libraries, e-library, sick-bay, science laboratories, music laboratory and mini weather station.

2. Provision of required facilities for the State of Osun School for the Handicapped, especially visual and other teaching tools.
3. Reserving land for the site for a new satellite campus of the Osun State University.

Health

Health facilities in the Planning Area are in fair condition and the state government is making concerted efforts to improve availability of drugs, bed spaces, hospital equipment and qualified health workers. The Structure Plan proposals for health development in the Planning Area are as follows:

1. Provision of community health centres in both existing and proposed residential areas
2. Improve and upgrade existing health facilities, where necessary, by increasing availability of bed spaces the provision of and hospital equipments in Eko-Ende, Eko-Ajala, Obaagun, Iree, Iba, Ada Iragbiji, Sabo and Ikirun Health and Maternity Centres and provide with HIV/AIDS Counseling and Testing facilities and other relevant diagnostic equipment permissible for each level of care.
3. Improve/rehabilitate and maintain the structures and landscape of all health facilities (public and private)
4. Provision of adequate health personnel in all health facilities of Ikirun Structure Plan Area.

Water Supply

Inadequate water supply is a major problem faced by the residents of Ikirun town. The Eko-Ende dam is the major source of potable water to Ifelodun LGA yet this has proved insufficient in meeting the growing needs for water supply, hence, alternative sources of water have been adopted.

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

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

Source: State of Osun Water Corporation (2013)

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

1. Provision of funds for projects to source water from the Eko-Ende dam to other parts of Ikirun town
2. Installing functional boreholes to complement supplies
3. Rehabilitate existing distribution system and extend water supply to deprived areas.
4. Introduce effective system of cost recovery for sustainability of operations
5. Re-organization and strengthening of the capacity of the State Water Corporation to carry out its statutory functions
6. As a short term measure, the drilling and installation of Hand-Pumps and Motorized Boreholes to bridge the current shortfall.
7. Completion of drilling of 36 Hand-Pump Boreholes in Public Primary Schools in 12 LGAs under the same programme. When these projects are completed, it is expected that the water situation will improve tremendously in Ikirun and environs.

TABLE 7.2 Water Projects in Ikirun

| | PROJECT | LOCATION | REMARKS |
|---|---|---|---|
| 1 | Relocation of pipeline | Alamisi Market to Eko-Ende road Junction Ikirun | <ul style="list-style-type: none"> • Awaiting release of funds |
| 2 | Construction of Walkway on Eko-Ende Dam Gate | Eko-Ende | <ul style="list-style-type: none"> • Completed • Eko-Ende Water works supply |
| 3 | Procurement of Generating set for Eko-Ende Waterworks | Eko-Ende Waterworks | <ul style="list-style-type: none"> • Completed • For lighting • Eko-Ende Waterworks supply |

Source: State of Osun Water Corporation (2013)

Electricity Supply

Several constraints have been highlighted in respect of the provision of stable electricity supply in the Ikirun Planning Area. The following recommendations to improve electricity supply in the Planning Area are proposed under the Structure Plan:

1. Extension of electricity reticulation to un-served neighbourhoods to improve access and coverage
2. The planning authority in collaboration with appropriate Power agencies will identify and allocate land for location of required facilities in new developing areas
3. Exploring the possibility of investment in the Independent Power Production sector as a way of ensuring an adequate generation of power for commercial and industrial prosperity will be explored;
4. Harvesting non renewable energy sources to augment electricity supply in the area.

Recreation Centres

There are inadequate organized open spaces for recreation in the Planning Area. Similarly, open spaces, especially those within school premises serve as playground for the youth and also serve as venues for week end parties. The following proposals are recommended under the Structure Plan to encourage recreational activities in the Planning Area:

1. Land will be reserved for the following recreational activities:
 - a) Development of open spaces, parks, stadium (in Ikirun) and mini sports centre in Iree, Iragbiji and Agbaa Museum and tourist attractions.
 - b) Development of parks (mini-amusement) and playgrounds in each residential, neighbourhood and communities.
 - c) Provision of a sports hall, swimming pool and games hall in city stadiums.

2. Adequate utilization of the Lake in North-West Ikirun and the extension of the existing railway line to the Lake to boost tourism and tourist activities. This will require close collaboration between the state government and the National Railway Corporation.

7.2.5 Transportation

Land Use and Transportation

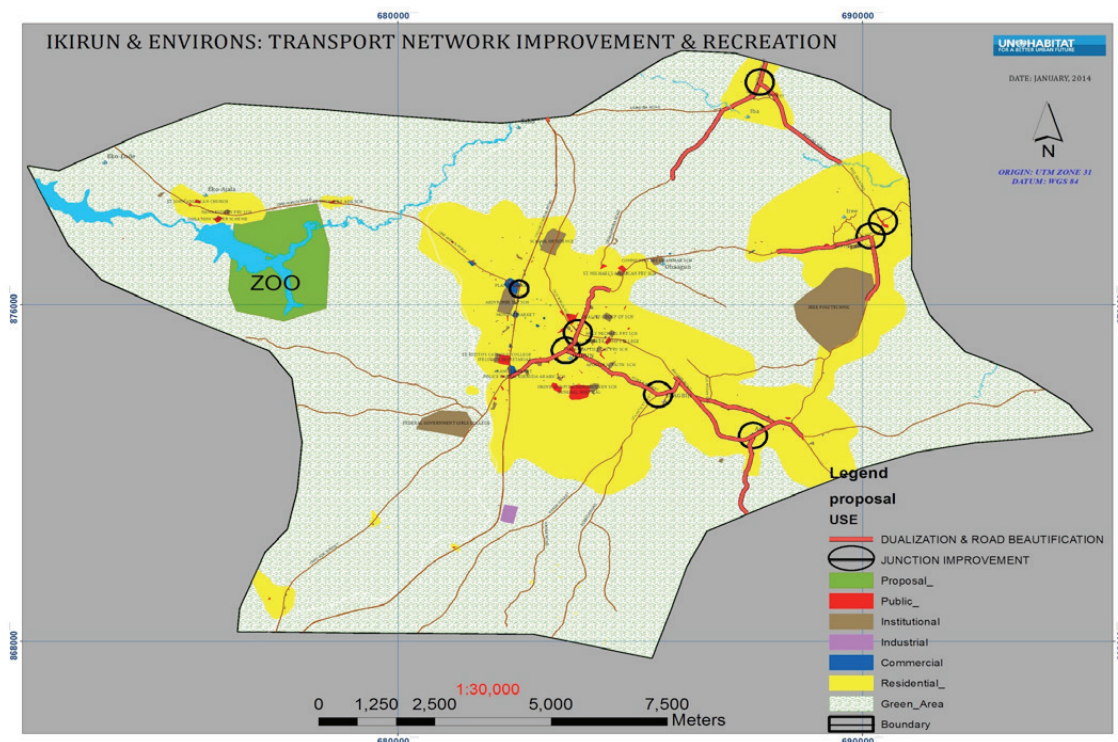
Transportation and land use interactions within the Planning Area are to be integrated by making provision for and planning the land required for transportation infrastructure to support the diversity of urban activities such as:

- a. Administrative activities at the state secretariat, local government headquarters with Osogbo and Environs, Ikirun and Environs, Ila-Orangun and Environs.
- b. Commercial activities at the various market (MDS and Oke-fia; settlement areas) of Osogbo and Ikirun;
- c. Industrial activities - haulage of industrial raw materials (scraps etc) along the Osogbo-Ikirun corridor. The sustenance of the present highway expansion will generate travel and need for new facilities.
- d. Residential land use activities such as additional travel trip to health centres, schools and shops

- e. Improving roads surface of Class C roads within Osogbo, Ikirun and Ila-Orangun and environs will decrease travel time by alleviating congestion and achieve other mobility-related goals.
- f. The structure plan recommends investment in highway infrastructure as a means of supporting educational development (early arrival at school with congestion) and economic development in general.

The State Ministry of Transport would support land development proposals in the Structure Plan through an infrastructure enhancement programme and adoption of transportation-related regulations. These influences are seldom part of a project's goal and are usually not intentional as state transportation projects are usually planned to improve safety, decrease travel time by alleviating congestion, and achieve other mobility-related goals.

FIGURE 7.2 Road Improvements in Ikirun and Environs



Multi-mode Transport System

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

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

1. Monitor existing conditions of roads especially numerous potholes on the road, indiscriminate parking of taxi cabs at the core areas, trading of the right of ways of major roads radiating from the core.

2. Forecast future population and employment growth, and identify major growth corridors.
3. Identify current and projected future transport problems and needs, and various projects and strategies to address those needs.
4. Evaluate and prioritize potential improvement projects and strategies-light rail to link the lake, junction's improvement at the centre of the settlement (including traffic signals etc.)
5. Develop long-range plans and short-range programs identifying specific capital projects and operational strategies.
6. Develop a financial plan for implementing the selected projects and strategies.

This results in an integrated transport chain where the strength of each alternative is properly utilized. For instance, combined passenger transport (from Ikirun to Iragbiji to Aagbaa to Ada) can be organized in different ways to efficiently transport people from one place to another.

TABLE 7.3 Comparison of Transport Modes

| Name | Description | Availability | Speed | Density | Costs |
|--|---|--|---------------------------------|--------------------------|--------------------------|
| Heavy rail | Relatively large, higher-speed trains operating entirely on separate rights-of-way, with infrequent stops, providing service for inter-state movement. | Destination Served Limited to major corridors (Oshogbo-Ikirun-Ilorin) | Passenger Travel speeds High | Passenger Volumes Low | Cost per trip Average |
| Light Rail Transit (LRT) | Moderate size, medium-speed trains, operating mainly on separate rights-of-way, with variable distances between stations, providing service between urban neighborhoods and commercial centres. | Limited to major corridors proposed for Ikirun Lake Tourist Centre | _____ | _____ | _____ |
| Taxis | Relatively small lower, lower-speed taxis, operating primarily on urban streets, with frequent stops which provide service along major urban corridors. | Limited to major corridors in Osogbo, Ikirun and Ila-Orangun | Medium | High | Low to medium |
| Fixed route bus transit | Buses on scheduled routes | | | | |
| Proposed for Oshogbo-Ikirun. | Widely available in Ikirun | Low to medium | High | Low to medium | |
| Bus Mass Transit | A bus system with features that provide a high quality of service. Proposed for Oshogbo-Ikirun-Ila-Orangun. | Limited to major corridors of Osogbo, Ikirun and Ila-Orangun | Medium to high | High | Low to medium |
| Express bus | Limited stop bus service designed for commuters and special events. | Limited to major corridors | High | High | Low to medium |
| Para-transit (Korope) | Small buses or vans that provide transit service, generally on tracks. | Widely available | High | High | Low |
| Personal Rapid Transit (PRT) | Small, automated vehicles that provide transit service, generally on tracks. | Limited to major corridors | Low to medium | Low to medium | Medium to high |
| Vanpool | Proposed for Abattoir in the planning areas of Osogbo, Ikirun and Ila-Orangun | Not available/available/proposed | _____ | _____ | _____ |
| Shared taxi | Private taxis that carry multiple customers | Limited to busy corridors in Ikirun | Medium to high | Low to medium | Medium to high |
| Conventional Taxi service (own by the state) | Proposed | _____ | Proposed High | Proposed low | Proposed medium |

TABLE 7.4 Factors likely to affect to Multi-mode Transport System in the Planning Area

| NAME | DESCRIPTION | CURRENT CONSIDERATION |
|--------------------------------|---|---|
| Transport Demand | The amount of mobility and access that people and businesses would choose under various conditions (times, prices levels of service, etc.). | Motorized travel demand is high but non motorized low (need to be encouraged - use of bicycles) in Ikirun |
| Mobility | The distance and speed of travel in Ikirun and its environs. | Conventional transport planning primarily encouraged mobility, particularly vehicle mobility with support furniture and road surface conditions in Ikirun |
| Transportation Options | The quantity and quality of access options, including walking, cycling, ridesharing, transit, taxi, delivery services, and telecommunications. Quantity factors include availability, speed, frequency, convenience, comfort, safety; price and prestige are proposed in Ikirun and Ila environs. | Motor vehicle options and quality are considered, using indicators such as roadway level-of-service, and some important service quality factors which must not be overlooked. |
| User information | The quality (convenience and reliability) of information available to users on mobility and accessibility options. | Frequently considered and provided when dealing with a particular mode or location and comprehensive for Ikirun and its environs. |
| Integration | The degree of integration among transport system links and modes, including terminals and parking facilities (for buses, light rail and taxi) in Ikirun | Automobile transport must be well integrated connections between other modes must be evaluated in Osogbo and Ila-Orangun with Ikirun on the long run. |
| Affordability | The cost to users of transport and location options relative to incomes of people in Ikirun and its environs | Automobile operating costs and transit fares should be fair to all. |
| Mobility Substitutes | The quality environs of telecommunications and delivery services that substitute for physical travel in Ikirun. | Transport plan implementation must consider telecommunication options. |
| Land Use Factors | Degree that factors such as land use density and mix affect accessibility | Consider land use issues in transport plan implementation, mobility and accessibility with Ikirun and its environs |
| Transport Network Connectivity | The density of connections between roads and paths, and therefore the directness | Conventional planning seldom considers the effects of roadway connectivity on accessibility. |
| Roadway Design and Management | How road design and management practices affect vehicle traffic, mobility and accessibility in Ikirun and its environs | All factors must be considered in future implementation. |
| Prioritization | Various strategies that increase transport system efficiency in Ikirun and Environs | Prioritization must not be undervalued in conventional transport planning. |
| Inaccessibility | The value of inaccessibility and external costs of increased mobility | Must be considered in transport planning |

Roads and Design Standards

In order to improve urban efficiency, the structure plan has provided two ring roads, inner and outer. The inner ring road will be achieved through the connection and upgrading of existing streets around the core urban centre. The outer ring road is planned outside the existing build up area but just at the urban periphery.

The desire for safe, attractive and vibrant streets in Ikirun cannot be overemphasised. Road design would be used to improve efficiency, slowing traffic speeds, through understanding and addressing driver behaviour. Roads and design standards would focus on issues of sustainable urban mobility, including the promotion of layouts that:

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

Principles for Road Design Standards

Road Networks should be designed to maximize connectivity between destinations to promote higher levels of permeability and legibility for all users, in

particular more sustainable forms of transport. This will allow people to move from place to place in a direct manner with greater route choice. The following principles should guide the layout and design of roads:

- **Connectivity and permeability;** road networks that can be easily navigated and are well connected.
- **Sustainability:** Priority should be given to the needs of walking, cycling and public transport, and the need for car-borne trips should be minimized;
- **Safety:** Streets, paths and cycle routes should provide for safe access by users of all ages and

Safety of Pedestrians, Cyclists and Motorists

Public enlightenment of road users, pedestrians, cyclists and motorists, is very essential. This can be one of the most cost effective ways of reducing road accidents. A number of types of programs can be implemented:

- In-schools, pedestrian and cycling classes can be integrated with school trip management programs (reducing child auto travel to, and traffic around schools), personal safety and fitness, and physical education programs.
- Public education campaigns targeting motorists, cyclists, and pedestrians covering cyclists and pedestrians rights and safety skills (such as Go Green's "Share the Road" campaigns).

Although many communities have some programs, few communities have enough pedestrian and cycling programs to educate a significant portion of the population. Responsibility for such programs is fragmented, and there is seldom stable funding.

7.2.6 Heritage, Culture and Tourism

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

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

7.2.7 Gender

Mainstreaming Gender into Urban Planning

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

In Ikirun Planning Area, market relocation has been resisted for long as women prefer the existing locations despite the promise of better accommodation at new sites. Public awareness and enlightenment will play a major role in this respect as consensus will be required on such sensitive issues among the diverse stakeholders. The issue of toilet in markets was also a major front burner issue in the Planning Area.

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

7.2.8 Urban Safety

Urban safety and effective access to rescue in time of trouble is important. Activities by vigilante groups are to be enhanced, while fire stations and additional Police Stations are to be provided within the palace square. The site currently used as Traffic Warden's office would be upgraded with IT facilities to serve as the proposed security post. The existing fire service station along Station road would be upgraded, while a new fire station is proposed at the city centre.

Some peculiar characteristics that need attention include:

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

7.2.9 Disaster Risk Reduction

A sizeable number of dilapidated buildings are to be found within residential areas in Ikirun and environs, some of which are unsafe and unfit for habitation. The drainage systems – primary, secondary and tertiary – especially River Osere and its tributaries also require adequate attention. The existing drainage system and water courses are poorly managed (indiscriminate dumping) and maintained, which results in annual flooding. Attention is also to be paid to the existing gully erosion sites at Ponjo and Oke-Iroko areas, while flood prone areas are to be redeveloped.

Effective storm water and waste management as well as stringent enforcement of Development Control regulations will be pursued to reduce disaster risks along with

enhanced water course management, urban agriculture and landscaping. A setback of 15m is proposed for Osere stream.

7.2.10 Summary of Action Areas

TABLE 7.5 Activities for Implementation in Ikirun Structure Plan

| PROPOSED ACTIVITY | |
|-------------------|---|
| 1 | Action plan for Redevelopment of the Ikirun CBDs |
| 2 | Housing Upgrading plan for Ikirun and Environs |
| 3 | Comprehensive Solid Waste Management Plan for Ikirun |
| 4 | Location and Design of New Industrial Estate for Ikirun- Iragbiji- Ada- Aagba- Iree Conurbation |
| 5 | Location and design of Guidelines for Business Parks in Ikirun and Environs. |
| 6 | Transportation Improvement Plan for Federal, State and Local Roads |
| 7 | Establish Urban Observatory in Ikirun for data collection, monitoring and evaluation and review of structure plan and disaggregation of data by gender |
| 8 | Location and Site Design for Ikirun New Markets for Electrical, Timber, Food and Building Materials along Ikirun – Osogbo Junction |
| 9 | Action Plan For New Schools, Health Centres, Plaza, Business Parks in Ikirun and Environs. |
| 10 | Action Plan for providing essential infrastructure and basic services in Approved Layout |
| 11 | Design and Infrastructure Plan for Planned suburban Housing Expansion of Ikirun and Environs (including water, electricity, shops, plazas, educational and health facilities). |
| 12 | Action Plan for Ecological Problems Control and Conservation of Ecological Sites |
| 13 | Landscape Improvement Plan for Ikirun for Parks, Gardens, Recreational facilities |
| 14 | Comprehensive Solid Waste Management Plan for Ikirun |
| 15 | Location and Design of New Industrial Estate, Business Parks for Ikirun and Environs |
| 16 | Transportation improvement plan for Federal roads |
| 17 | Transportation Improvement Plan for State and Local Roads |
| 18 | Establish Urban Observatory in Ikirun for data collection, monitoring and evaluation and review of structure plan and disaggregation of data by gender |
| 19 | Location and Site Design for proposed for markets in Ikirun, Iree, Aagba, Ada and Iragbiji |
| 20 | New Schools, Health Centres, Plaza, Business Parks in Ikirun and Environs. |
| 21 | Provision of essential infrastructure and basic services in Approved Layout in Ikirun |
| 22 | Design and Infrastructure Plan for Planned suburban Housing Expansion in Ikirun and Environs (including water, electricity, shops, plazas, educational and health facilities). |
| 23 | Action Plan for Ecological Problems Control. |
| 24 | Landscape Improvement Plan for Ikirun for Parks, Gardens, and Recreational facilities. |
| 25 | Suburban Water supply extension |
| 26 | Suburban Electricity Supply Extension |
| 27 | Action Plan for solid waste management |
| 28 | Acquisition Plan for designated lands for various land use proposals including housing, commerce, industry, parks and gardens, recreation facilities, health and education facilities |
| 29 | Establishment of Refuse Disposal and recycling industry in Ikirun |
| 30 | Action Plan for Light Rail Transit and Bus Transit for Ikirun |
| 31 | Establishment of Urban Security Association |
| 32 | Develop system for street addressing and revenue generation in Ikirun |

08

STRUCTURE PLAN
IMPLEMENTATION FOR
IKIRUN 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 Ikirun are:

- (a) Adoption of integrated and participatory approaches to implementation of policies relating to Shelter and Slums, Environment, Gender, Basic Urban Services, Local Economic Development, Urban Safety Governance and Heritage;
- (b) Formulation of Policy and legal land use standard reforms and institutional framework required;
- (c) Empowerment of the various agencies and individuals that have roles to play in the implementation process through general and specific capacity building in the different thematic areas;

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

8.1.1 Phasing of the Structure Plan

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

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

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

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

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

| Projects | | Short Term (2014-2017) | Medium Term (2018-2024) | Long Term (2025-2034) |
|----------|---|---------------------------|----------------------------|--------------------------|
| 1 | ARTICULATION AND ADOPTION OF IMPLEMENTATION POLICIES | √ | √ | √ |
| | Establish a new administrative structure for Urban governance including planning, resources mobilization, administration in State of Osun with clear roles for urban planning and management. | √ | | |
| | Formulate and adopt the necessary legal, policy and land use standards and institutional frame-work for efficient administration of planning in the state. | √ | | |
| | Review and enforce planning standards and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment | √ | √ | √ |
| | Adoption of Affirmative Action and Domestication of CEDAW in State and Local Governments of Osun | √ | √ | |
| | Formulate and adopt State of Osun Strategy for pro-poor access to land ownership | √ | | |
| | Adopt State of Osun Strategy for funding Structure Plan and harness donors' and DFI funds for development. | √ | | |
| | Adopt Strategy for Linking and Funding Ikirun with National Rail Lines and establishment of Warehouse for Goods' Storage at the CBD | √ | | |
| | Adopt Strategy for Mainstreaming safety measures into urban design management. | √ | | |
| | Establish Urban Observatory in Ikirun for data collection, monitoring and evaluation and review of structure plan and disaggregation of data by gender | √ | | |

| | Projects | Short Term (2014-2017) | Medium Term (2018-2024) | Long Term (2025-2034) |
|----------|---|---------------------------|----------------------------|--------------------------|
| 2 | FORMULATION OF ACTION PLANS | √ | √ | √ |
| | Adoption of Action plan for Redevelopment of the Ikirun CBDs outside O-Renewal scheme | √ | | |
| | Adoption of Housing Upgrading Plan for Ikirun Planning Area | √ | | |
| | Adoption of Comprehensive Solid Waste Management Plan for Ikirun | √ | | |
| | Adoption of Transportation Improvement Plan for Federal, State and Local Roads | √ | | |
| | Adoption of Action Plan For New Schools, Health Centres, Plaza, Business Parks in Ikirun Planning Area. | √ | | |
| | Adoption of Action Plan for providing essential infrastructure and basic services in Approved Layout | √ | | |
| | Adoption of Action Plan for Ecological Problems Control and Conservation of Ecological Sites | √ | | |
| | Adoption of Landscape Improvement Plan for Ikirun for Parks, Gardens, Recreational facilities | √ | | |
| | Adoption of Action Plan for providing essential infrastructure and basic services in Approved Layouts in Ikirun | √ | | |
| | Design and Infrastructure Plan for Planned suburban Housing Expansion in Ikirun Planning Area (including water, electricity, shops, plazas, educational and health facilities). | √ | | |
| 3 | IMPLEMENTATION/PHASING OF ACTION PLANS AND PROJECTS | √ | √ | √ |
| | Suburban Water supply extension | √ | √ | √ |
| | Suburban Electricity Supply Extension | √ | √ | √ |
| | Establishment of Refuse Disposal and recycling industry in Ikirun | √ | √ | √ |
| | Establishment of Urban Security Association | √ | | |
| | Develop system for street addressing and revenue generation in Ikirun | √ | | |
| | Housing Upgrading programme for Ikirun Planning Area | √ | √ | √ |
| | Provision and improvement of Health Facilities: Equip, modernize and Staff hospitals. | √ | √ | √ |
| | Expansion plan for Education Facilities both Primary and Secondary Schools. | √ | √ | √ |
| | Locate and develop Executive Business District | √ | √ | √ |
| | Rehabilitation of Ikirun, Iree, Iragbiji, Aagba and Ada markets to accommodate lock-up stalls. | √ | √ | |
| | Implement Plan for Upgrading Motor Parks in Ikirun Planning Area. | √ | √ | √ |
| | Implement Restoration Plan for Amusement Park and Gardens. | √ | √ | √ |
| | Implement Plan for Maintenance Ikirun- Iree- Iragbiji- Ada -Aagba Roads | √ | √ | √ |
| | Implement Beautification Plan for Ikirun and other settlements including traffic lights and landscaping, erection of monuments | √ | | √ |
| | Location and Design of New Industrial Estate for Ikirun- Iragbaji- Ada- Aagba- Iree Conurbation | √ | √ | |
| | Location and adoption of design Guidelines for Business Parks in Ikirun Planning Area. | √ | | |
| | Location and Site Design for Ikirun New Markets for Electrical, Timber, Food and Building Materials along Ikirun –Osogbo Junction | √ | √ | |
| | Location and Design of New Industrial Estate, Business Parks for Ikirun and Environs | √ | √ | √ |
| | Location and Site Design for proposed for markets in Ikirun, Iree, Aagbaa, Ada and Iragbiji | √ | √ | √ |

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

8.2 RESOURCE MOBILISATION AND FINANCING OF STRUCTURE PLAN

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

8.2.1 Sources of Funding

The success of this structure Plan is anchored on appropriate funding and allocation of resources from government and private initiatives.

This will include mobilization of resources from the following:

1. The Government of the State of Osun
2. Ifelodun and Boriye Local Governments
3. Partnerships, such as:
 - Donations
 - Public Private Partnerships (PPP)
 - Build Operate and Transfer (BOT) arrangements
 - Build Operate and Own (BOO) arrangements
 - Development finance institutions
 - Local/International NGOs
 - International Donor Agencies
 - Corporate organizations and private Individuals

4. Funding from multilateral and development finance agencies such as the World Bank and African Development Bank, Bank of Industry, Infrastructure Bank etc.

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.

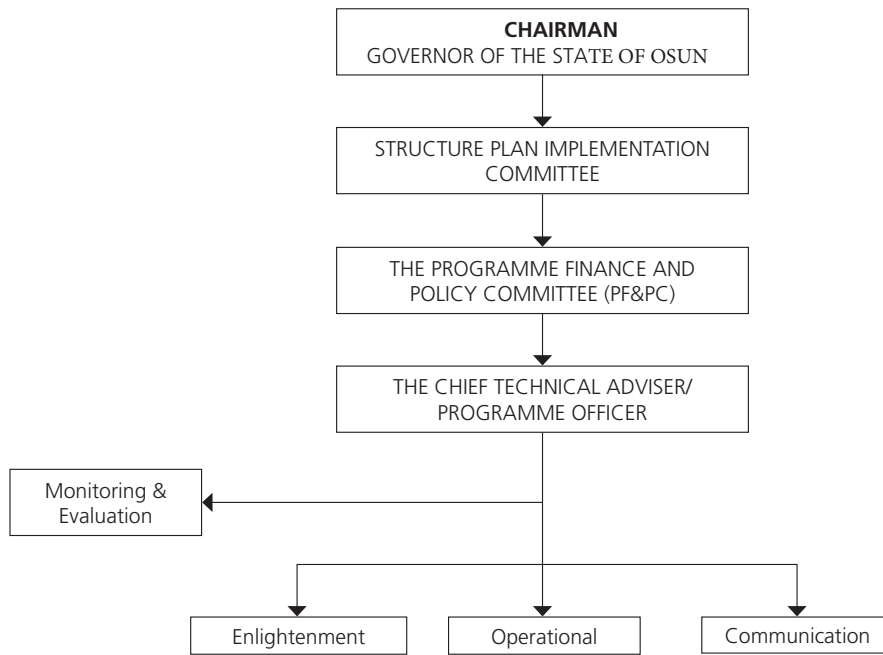
■ Structure Plan Implementation Committee (PIC).

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:

1. The Executive Governor of the State, who will be the Chairman of the Committee
2. Honourable Commissioner of Lands, Physical Planning and Urban Development (MLPPUD)
3. The Permanent Secretary, MLPPUD
4. The Director of Town Planning, MLPPUD
5. The Surveyor General of the State
6. The Director of Lands, MLPPUD
7. A Director from each of the following State Ministries: Agriculture; Finance; Health; Education; Environment and Works and Transport
8. A Chairman from one of the Local Governments in the Structure Plan Area
9. Directors from the following Departments at the Local Government level:
 - a. Community Development
 - b. Public health
 - c. Education
 - d. Works and transport
 - e. Town Planning Permit authority
 - f. Finance, Budget and Administration
 - g. Urban renewal Agency and
 - h. 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).

FIGURE 8.1 Organisational Structure for Implementation of the Structure Plan



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:

1. The Deputy Governor of the State Chairman
2. Chairman, Budget Committee of the State Assembly
3. Honourable Commissioner for Lands, Physical Planning and Urban Development
4. Honourable Commissioner for Finance
5. Honourable Commissioner for Environment
6. Honourable Commissioner for Health
7. Honourable Commissioner for Justice
8. Honourable Commissioner for Women Affairs
9. Honourable Commissioner for Works and Transport
10. Chairman, Local Government Service Commission
11. Representative of the Head of Service
13. Auditor General of the State
14. Auditors General of participating Local Governments
15. The Secretary to the State Government Secretary

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

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

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

8.4

PROCEDURE FOR PLANNING APPROVAL AND DEVELOPMENT CONTROL

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

8.5

CAPACITY BUILDING

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

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

TABLE 8.2 Capacity building activities 2014-2033

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

8.6

SUSTAINABILITY OF PLAN IMPLEMENTATION

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

8.7

MONITORING EVALUATION AND REVIEW OF STRUCTURE PLAN

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

APPENDIX 1



MINISTRY OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT



THE IKIRUN CITY CONSULTATION DECLARATION ON PREPARATION OF STRUCTURE PLAN FOR IKIRUN PLANNING AREA, STATE OF OSUN

Held on Monday 22nd July, 2013

We the indigenes, residents and stakeholders in the City of Ikirun Planning Area, 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 Ikirun on Monday 22nd 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 Ikirun Planning Area, we do hereby agree and state that we:

Note the historical antecedents of Ikirun 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 Ikirun Planning Area for the Structure Plan Project and the participatory approach adopted for the exercise. In particular, the participants appreciated the opportunity for constructive engagement offered to all stakeholder groups towards contributing to the development of the city;

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

Agreed on several critical thematic issues and resolved as follows:

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

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

- Provision of warehouses to keep goods before sending them abroad
- Establishment of industries for processing Nicotine from kola nut
- Provide modern markets and rehabilitate existing ones to facilitate local economic growth in Ikirun Planning Area;
- Construction of roads to link farm settlements
- Develop business incubators for Youths with innovative business ideas.
- Facilitate access to credit by informal sector operators through innovative approaches
- Dualisation of Old-Garage-Ikirun-Kwara State Boundary road, to open up Ikirun Planning Area to a big interstate market

B. URBAN ENVIRONMENT AND INFRASTRUCTURE:

1. Commend the efforts at ensuring regular refuse collection and urge the state government to sustain the efforts and provide safe solid waste disposal sites to meet the needs of the growing population of Ikirun Planning Area as well as promote safe disposal of wastes from hospitals
2. Commend the state government's efforts towards combating flooding and erosion. However, Government is urged to embark on the channelization of rivers in the city and the reconstruction of broken down drainage channels
3. Urge the State Government to:
 - Commence the dredging of rivers to eliminate flooding and related incidents;
 - Empower Planning Agencies to prevent building on flood plains, steep slopes and waste sites
 - Pass Legislation on a law to reduce noise pollution within the town

C. GENDER, GOVERNANCE AND HERITAGE

1. Commend the efforts of the State government in enhancing the status of women and vulnerable groups in the State of Osun;
2. Urge the State Government to take appropriate steps to further improve women's access to opportunities and resources for wealth creation
3. Ensure the achievement of affirmative action in occupation of leadership positions in all sectors
4. Commend the efforts of the State government in developing and restoring Heritage sites in the town
5. Urge the State Government to 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
6. Commence rehabilitation of Ayinkunugba water fall, Igbo Egungun and Idi – Ogun and upgrade the Isinro festival to conserve Heritage and boost tourism

D. BASIC URBAN SERVICES AND TRANSPORTATION

1. Commend the efforts of the State Government towards the delivery of Basic Urban Services, notably through measures to improve of potable water, electricity supply, provision of educational services and delivery of health care services to all, especially children, women and the elderly;
2. Urge the State Government to further accelerate its efforts towards the provision of adequate basic urban services, including decent education, health, water supply, parks and recreation for all areas of Ikirun Planning Area 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
 - Construction of boreholes and potable water by the government for the people of Ikirun, Iragbiji township
 - Facilitate coordination of activities and build capacity among operatives of safety agencies to promote urban safety and risk reduction
 - Construction of fire station and Motor Park/Garage for NURTW in Ila town ship
3. Commend the efforts of the State Government towards enhancing urban mobility, notably through the upgrading and rehabilitation of roads in Ikirun, the O-Renewal Programme and other schemes to promote an integrated and coordinated multi-nodal transportation in the town
4. Further urge the State Government to accelerate the repair of all urban roads and commence construction of modern garage for National Union of Road Transport Workers (NURTW), to facilitate economic and social welfare of the State of Osun

We the undersigned, as representatives of all Stakeholders present at the Ikirun City Consultation, pledge our full commitment and support to the implementation of this Declaration. This is the Declaration of stakeholders at the Ikirun City Consultation, this 22nd day of July, 2013.

Signed by:

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

APPENDIX 2

IKIRUN: SUMMARY OF KEY DEVELOPMENT ISSUES

| GROUP 1 URBAN PLANNING, SHELTER AND SLUMS, LOCAL ECONOMIC DEVELOPMENT | | |
|---|-----------------------------|---|
| GROUP 1 | ISSUES DISCUSSED | DECISIONS REACHED |
| 1 | Shelter and slums | <ul style="list-style-type: none"> • There is need for enforcement of Town Planning rules and regulations to avoid improper construction of houses; • Government should enforce regulations to ensure good ventilation within the courtyards and houses; • Government should provide low cost housing scheme in Ifelodun Local Government; • There is need for government to ensure availability of land in the town for construction of houses; • Government should enact new laws on purchase of land. • There is need for provision of recreation centres within Ikirun township |
| 2 | Local Economic Development | <ul style="list-style-type: none"> • Government should provide warehouses to keep goods before sending them abroad; • There is need for renovation of existing markets and construction of toilet facilities; • There is need for establishment of industries for processing nicotine from kolanuts; • Government should upgrade the existing railway station; • There is need for construction of roads to link farm settlements • The dualisation of Old-Garage-Ikirun-Kwara State Boundary road is also expected to open up Ikirun to a big interstate market |
| GROUP 2 URBAN ENVIRONMENT AND INFRASTRUCTURE | | |
| GROUP 2 | ISSUES DISCUSSED | DECISIONS REACHED |
| 1 | Urban Environment | <ul style="list-style-type: none"> • Government should endeavour to dredge the major rivers in Ifelodun Local Government; • Provision of public dustbins with stipend provided to maintain it; • There is need for rehabilitation of roads; |
| GROUP 3 GENDER- GOVERNANCE-HERITAGE | | |
| GROUP 3 | ISSUES DISCUSSED | DECISIONS REACHED |
| 1 | Gender | <ul style="list-style-type: none"> • There is need for improving Security for women in markets; • There is need to organise training for market women on how to package goods for marketing; • Government should assist with provision of Loan opportunities for market women; |
| 2 | Governance | <ul style="list-style-type: none"> • Government should assist with provision monthly stipend for aged people; • Legislation of a law to reduce noise pollution within the town; • Provision of security in the town; • Provision of ultra modern market with toilet, water supply and police station. |
| 3 | Heritage and Historic Sites | <ul style="list-style-type: none"> • Government should ensure preservation and renovation of existing shrines (such as the Sango shrine) and Mosques |

| GROUP 4 | | | BASIC URBAN SERVICES AND TRANSPORTATION | |
|---------|---|---|---|--|
| | ISSUES DISCUSSED | DECISIONS REACHED | | |
| 1 | Provision of Basic Services (Education, health, water and energy) | <ul style="list-style-type: none"> • There is need for provision of additional higher institutions (University) in Ikirun; • There is need for construction of a new Water works for Ikirun township; • Reservoir of the waterworks should be washed as and when due; • There is need for provision of boreholes and potable water by the government for the people of Ikirun, Iragbiji township; • Government should repair all damaged water pipes; • Provision of street light and more transformer required in Ikirun, Iragbiji; • Provision and availability of pre-paid meters to the populace required; • There is need for reconstruction of damaged primary school buildings; • Government should employ more teachers and supervised students to stay in school; • There is need for renovation of existing hospitals • The existing hospital should be equipped and new ones built in neighbouring villages; • There is need for Construction of more toilets within the neighbourhood; • There is need for provision of electricity transformers and electric poles for Ikirun and its environs; • There is need for provision of public toilets; • Provision of higher institution and modern library; • Provision of adult education centres; | | |
| 4 | Transportation/Urban Mobility | <ul style="list-style-type: none"> • There is need for introduction of a transport scheme with low-priced fares. • Provision of modern garage for National Union of Road Transport Workers (NURTW); | | |

APPENDIX 3

RECOMMENDED LAND USE DESIGN STANDARDS

TABLE 1 Neighborhood Land Use Estimates

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

TABLE 2 Recommended Densities for Residential Developments

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

TABLE 3 Floor Area Requirements by Sizes of Families

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

TABLE 4 Recommended Minimum Plot Area for Different Types of Housing

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

TABLE 5 Recommended Maximum Plot Coverage

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

TABLE 6 Minimum Set-Backs of Dwellings from Plot Lines

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

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

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

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

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

TABLE 9 Recommended land Allocation in a Commercial Area/Market

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

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

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

TABLE 11 Recommended Widths of Roads in Commercial Area

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

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

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

TABLE 13 Recommended Land use Standard in Industrial Area/Estates

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

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

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

TABLE 15 Recommended Width of Carriageway in Industrial Area/Estates

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

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

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

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

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

TABLE 18 Desirable Site Areas for Health Facilities

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

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

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

TABLE 20 Space Standards for Services

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

TABLE 21 Recommended Widths of Streets in Residential Areas

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

TABLE 22 Design Standard for Elements of Various Types of Roads

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

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

| Angle of curb parking | Number of car spaces per furlong of road | Dimension (metre) |
|-----------------------|--|-------------------|
| 180° (Parallel) | 30 | 5 x 2.5 |
| 30° (Angle) | 35 | 5 x 2.5 |
| 45° (Angle) | 40 | 5 x 2.5 |
| 60° (Angle) | 45 | 5 x 2.5 |
| 90° (Perpendicular) | 50 | 5 x 2.5 |

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

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

TABLE 24 Number of Car Parking Spaces

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

TABLE 25 Standards for Playgrounds

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

TABLE 26 Standards for Socio-Cultural Activity Areas

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

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

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

The Structure Plan for Ikirun 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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