

AWKA

STRUCTURE PLAN FOR AWKA AND SATELLITE TOWNS



UN HABITAT



Anambra State

STRUCTURE PLAN FOR AWKA AND SATELLITE TOWNS



Structure Plan for Awka and Satellite Towns

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UN-HABITAT Regional and Information Offices or directly from:

P.O.Box 30030, GPO 00100 Nairobi, Kenya.

Fax: + (254 20) 762 4266/7

E-mail: unhabitat@unhabitat.org

Website: <http://www.unhabitat.org>

HS/1152/09E

ISBN: 978-92-1-132118-0

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ACKNOWLEDGEMENTS

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FOREWORD



It is now widely acknowledged and accepted that cities and urban areas are engines of economic development and growth. Cities drive the national economy, contributing a substantial proportion to the gross domestic product (GDP). Cities attract investments and create wealth, enhance social development, human and technical

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

Cities and urban areas, as potent instruments for economic growth and development, are however predicated on their being properly planned, administered and managed.

Upon my assumption of office as the Governor of Anambra State, I discovered to my astonishment that there was no Structure Plan for any of our cities in Anambra State, including Awka the State Capital. A closer look at our major cities of Awka, Onitsha, and Nnewi revealed that these cities are inadequately planned and managed. They are currently largely characterized by outdated physical layouts or no planned layout at all, poor drainage structures and inadequate sanitation, uncontrolled street trading, mounds of solid waste or refuse, overcrowded and congested transport systems and inadequate and deteriorated road facilities. The result is intolerable overcrowding, congestion, noise and pollution.

Extensive illegal and unregulated building patterns predominate in Onitsha, Nnewi and other burgeoning urban centres in the State. Buildings are put up without regard to existing building and health codes or zoning and sub-division regulations – thus creating slum and squatter conditions in which most urban residents in the State now live. Thus, Onitsha has regrettably been described by some observers as “... a sprawling slum city of chaos and disorder – an insult to the art of architecture and a disgrace to urban planning and development”.

Such situations in and characterization of our cities and urban areas are clearly unenviable and regrettable.

It is to reverse and stem this development trend and to realize the developmental potentials of well-planned and managed cities, towns and villages, that my Government approached the United Nations Human Settlements Programme (UN-HABITAT) in Nairobi, Kenya and sought its technical assistance and cooperation to develop and prepare urban structure plans for Awka Capital Territory, Nnewi and Onitsha, for a start, to promote orderly, healthy and productive development of these major cities.

This Report is an outcome of this cooperative effort. My Government believes that if the land use proposals and policy and legislative reforms contained in these reports are effectively implemented, Anambra State will realize sustainable development of these cities and their contributions to economic and social development. It is the intention of my Government therefore to regenerate and revitalize these cities and in the case of Onitsha, to prepare and position it into becoming the leading Mega-City East of the Niger.

Effective implementation of these recommendations and realization of the development potentials requires, apart from the envisaged massive public investments in infrastructure, the support, coordination and integration of the activities of all stakeholders, including all State Government Ministries and Agencies, Local Governments, Donor agencies, Communities, Town Union Groups and their leaders, business people, traders, land developers, professionals, organizations and trade union associations and indeed all people resident in Anambra State. The required support and cooperation involves among other things, respecting and complying with the land use development proposals, rules and regulations made in the Structure Plans as the various recommendations and land use proposals are in the overall public interest of Anambra State.

I therefore commend the implementation of these urban Structure Plans' recommendations to the citizens and residents of Anambra State, particularly to residents of the respective project cities, namely Awka Capital Territory, Nnewi and Onitsha. I call on all stakeholders to accept the development proposals in the Structure Plans, support and cooperate with each other, Government agencies communities and the private sector for their implementation to achieve sustainable development of Anambra State.

It is of course recognized that no plan is perfect or valid for all times. These plans are therefore subject to periodic revisions and updating. The preparation and adoption of these plans for implementation constitute a major start – perhaps an overdue start for cities and towns in Anambra State.

I wish to take the opportunity to express my Government's gratitude to the UN-HABITAT and the Executive Director, Dr. Anna K. Tibaijuka, for the technical assistance extended to the State, without this the production of these Structure Plans would have been impossible. It is our hope that this is but the beginning of continued cooperation between the Anambra State Government and UN-HABITAT.

I wish to appreciate Dr Alioune Badiane, Director, ROAAS, for his leadership and the contributions of Professor J. B. Falade, Habitat Programme Manager for Nigeria and all consultants and technical experts who made tangible contributions to bringing about this outcome. A better developed Anambra Cities and towns will be a worthy and deserving tribute to their dedicated efforts.

Lastly, I make bold to commend the all the recommendations and land use proposals of the Structure Plans to all stakeholders to ensure their effective implementation.



His Excellency,
Peter Obi,
Governor of Anambra State
Awka, Nigeria

PREFACE



It is my great pleasure and relief to see the end product of this phase of the Anambra State Urban Structure Plan Project. These Urban Structure Plan Proposals and recommendations for Awka Capital Territory, Nnewi and satellite Towns and Onitsha and satellite towns are products of painstaking consultations, surveys and analyses by

UN-HABITAT Consultants.

I am fully aware of the technical, including infrastructural bottlenecks and other difficulties encountered in the process and I appreciate that these difficulties notwithstanding, the Consultant Teams persisted in their work. The result is this very admirable outcome.

It has been a rewarding experience working with the Teams and I take the opportunity to appreciate and thank all of them individually and collectively, for their commitment to the project. I wish to also express the profound gratitude of the State Government to the management of UN-HABITAT who made this project possible.

I wish to also thank all those others who made contributions to the successful outcome of this project including project communities and their leaders, as

well as other partners and stakeholders including government officials and others who reviewed and provided feedbacks and comments to the draft final report, which preceded this final report.

Most importantly, I must congratulate His Excellency, the Governor of Anambra State, Mr. Peter Obi who took the initiative to invite the UN-HABITAT to collaborate with the State in the execution of this project.

The Government will ensure that these Structure Plan proposals/recommendations are conscientiously implemented and periodically reviewed to the best extent possible.

I commend these proposals and recommendations to the citizens and residents of Anambra State in general and those of the project cities in particular.



Peter Afuba Esq.

Hon. Commissioner for Lands, Survey and
Town Planning, Awka Anambra State

ACKNOWLEDGEMENTS



In the process of preparing this report, we owe gratitude to so many people, groups and institutions, although space would only permit mentioning just a few.

To start with, we would like to acknowledge the magnanimity of the Governor of Anambra State, H.E. Mr. Peter Obi, for his vision in initiating

the project in collaboration with the UN-HABITAT as the executing agency and for his full support in providing the necessary operational and logistical resources for project execution.

We would also like to thank the State Commissioner for Lands, Survey and Town Planning, Hon. Peter Afuba, for his admirable calmness and equanimity in piloting the execution of the project on behalf of the State Government. Similarly, we wish to thank the various officials of his Ministry who provided technical and logistic supports; in particular, the Permanent Secretaries of the Ministry, Sir Gregory Obunadike and Barrister (Mrs.) Ada Idigo-Izundu, the Ag. Director of Town Planning Mr. Peter C. Okoye; and the Ag. General Manager of the Anambra State Urban Development Board (ASUDEB), Mr. Jude E. Ilozulike. In the same vein, we acknowledge the cooperation and assistance of all the officials in the various State Ministries who provided us with relevant data and information for this report. Invaluable technical support was regularly rendered by Engr. Cletus Maduafokwa, Chief Engineer of ASUDEB. We thank the Chairman of the ASUDEB, Arc. Okey Chukwuogo and his staff for hosting the Structure Plan Project.

We specially acknowledge the support and cooperation of traditional rulers and community leaders of the various communities covered in this project namely H.R.H. Alfred Achebe, the Obi of Onitsha, H.R.H. Engr. J.U. Nwakobi, the Eze Obosi and his chiefs,

H.R.H Igwe Kenneth Orizu of Nnewi and H.R.H Igwe Gibson Nwosu, Eze-Uzu Awka. We are also grateful to the following Traditional Rulers: Igwe Reuben Aghanti of Ezinifite, Igwe Christopher Umeaniba of Azuigbo, H.R.H Leonard Ojiako, Obi of Amichi, H.R.H B.B.C.Okeke, Igwe of Okija, Representatives of Ukpo Improvement Union, Sir Ezekiel Okeke President-General, Ichi Development Union, Sir A Okechukwu – President Utuh Development Union for attending to the requests for information.

Our special thanks go to the following resourceful Community Leaders namely Dr. Dozie Ikedife President-General of the Ohaneze Ndigbo, Hon. Ben Ngonadi, the Chairman, Nzuko-Ora Nnewi Professor J.O.C Onyemelukwe and Sir A.E Ibeanu for their various contributions and assistance to the project.

Lastly, we wish to acknowledge the selfless service rendered in various capacities in the execution of the project by the following Engr. Daniel Abalogu, TPL Valentine Ezenwa, TPL Vincent Ezenagu, Mr Paul Omaliko, Ifeanyi Ezife, Mr. Ifeanyi Ikem Igwilo and Mr. J. O. J Ulasi, Ms. Uju J Efobi, Ms. Ngozi F Okpara and Ms Ngozi Olisakwe and Chris Onwuagana.

A handwritten signature in black ink, appearing to read 'Alioune Badiane'.

Dr Alioune Badiane

Director, Regional Office for African and Arab States UN-HABITAT, Nairobi

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1 INTRODUCTION



1.1 PREAMBLE

This Structure Plan Report is a product of the joint venture between the United Nations Human Settlements Programme (UN-HABITAT) and the Anambra State Government aimed at preparing functional structure (Master Plans) for Awka Capital Territory Onitsha, Nnewi and their immediate environs.

Employing the instrumentality of the Rapid Urban Sector Profiling for Sustainability (RUSPS) which is a grass-root approach to planning, it seeks to establish a framework for the orderly physical, economic and social development of the areas in question.

This volume is the Structure Plan Report for the Awka Capital Territory. Similar Reports have been produced separately for Nnewi and Onitsha.

The Awka Urban Structure Plan presented in volume is an attempt to prepare and adopt a city-wide strategy to guide the development of the city for the next 20 years. The plan is geared towards achieving the goals of Anambra State Economic Empowerment and Development Strategy (SEEDS), Local Economic Empowerment and Development Strategy (LEEDS), the HABITAT Agenda, the Millennium Development Goals and the Vision 2020 of the Federal Government.

1.2 METHODOLOGY

Over the past decades, land use planning has witnessed notable changes in concept, methodology, and scope. The process of land use planning had become more inclusive and participatory and engaging city dwellers to provide relevant information, identify and prioritize development opportunities, which must form the basis for formulating a flexible city development strategy/structure plan as opposed to the old rigid 'master plan'.

The method adopted for this study is the Rapid Urban Sector Profiling for Sustainability Studies (RUSPS) first developed by the UN-HABITAT¹ working with the European Commission on urban sector profile study in Somalia in 2003.

The RUSPS is aimed at enhancing dialogues, awareness of opportunities and challenges so as to identify response mechanisms that will contribute to the implementation of the Millennium Development Goals (MDGs). The equivalent in Anambra is the Anambra State and Local Economic Empowerment and Development Strategies (ANSEEDS and LEEDS). RUSPS has been applied to addressing identified and agreed urban main thematic issues for development intervention.

¹ UN-HABITAT (2006). *Rapid Urban Sector Profiling for Sustainability (RUSPS) – Project designed and implemented by UN-HABITAT and financed by the European Commission, Government of Italy, Government of Poland and Government of Netherlands*

The RUSPS methodology has since been perfected and applied in over 20 countries in Africa, Caribbean and the Pacific. Its scope, contents and application have been adequately described elsewhere by UN-HABITAT². In Kenya, RUSPS focused on four urban thematic issues including governance, slums, gender and HIV/AIDS and environment. The RUSPS as applied in Egypt RUSPS addressed six thematic issues namely Heritage or historic areas, Governance, Slums and Shelter, Gender and HIV/AIDS, Environment, Basic Urban Services and Local Economic Development.

The experience of Egypt in the use of RUSPS was insightful and commendable in that it was used to achieve the preparation of over 200 structure plans over a two year period. The Egyptian experience, therefore, provides a valuable lesson for other development countries where cities were grappling with growth without the adoption of the required structure plans. Since a Structure plan based on RUSPS have statutory basis it has more muscles when compared with RUSPS Reports.

Essentially, RUSPS is veritable rapid assessment methodology to formulate urban poverty reduction strategy at the local, national and regional levels through a participatory, crosscutting, holistic and action-oriented assessment of needs. It involved profiling the city which provides an overview of the urban situation in the cities selected for study through a series of interviews with key urban actors and stakeholders. This is followed by a city consultation where priorities are discussed and agreed by stakeholders. City level findings provide inputs for the national profile and national to Sub-regional profile. Both profiles will result in formulation of specific strategies and policy development. The beauty of the profile is that it provides guidance to international external support agencies to develop their responses to capacity building and technical and financial assistance.³

The RUSPS comprises three phases, namely:

Phase 1, which is tagged the city assessment, is the rapid profiling of urban conditions based on defined variables on specific themes, utilizing participatory approaches and administering a comprehensive instrument for data collection;

Phase 2 builds on identified priorities and develops detailed capacity - building and capital investment projects; and

Phase 3 focuses on implementation of the projects.

² UN-HABITAT (2000). *Op cit.* and several other Profile Studies completed for Somalia, Egypt Sierra Leone.

³ UN-HABITAT (2006). *Op cit*

Anambra is perhaps very lucky to be the first state in Nigeria to utilize the RUSPS methodology for the preparation of urban structure plans, drawing from the Egyptian experience. Since the technique was new to Nigeria, the Team of 10 national consultants selected for study and several staff of government drawn from Anambra State Ministry of Lands Survey and Town Planning as well as the Federal Ministry of Housing and Urban development were trained in the new methodology. During the training participants were given the opportunity to review the RUSPS framework and this was seriously evaluated and the Consultants thereafter agreed that the RUSPS as applied to the cities of Anambra State would focus on seven thematic issues namely Heritage/historic areas, Gender, Governance, Environment, Slums/secure tenure, Basic urban services and Local Economic Development. The various issues to be investigated were discussed among the stakeholders during the training and the agreed framework was arrived at. Fig 1.1 shows the logical framework of the application of RUSPS for the Cities of Anambra State.

The RUSPS was used for the profile studies of Awka, Nnewi and Onitsha from January-May 2008. For ease of application, the questionnaires were re-arranged and administered to three groups namely Government agencies, NGOs and Research Institutes and justice / legal agencies. Each set of questionnaires covered relevant issues from the 7 thematic areas so that at its conclusion, consultants gathered impressions on all spheres of development from all the groups.

During fieldwork, questionnaires were administered directly by consultants and field assistants on groups' and individual's bases as the cases demand. This approach was observed to be interactive, mentally stimulating, less time consuming, and more effective. The questions reviewed the existing situation from the stakeholders' perspective, their views of the cause, existing initiatives to remedy the situation, possible means of stakeholder intervention and their desires for the future.

Following analysis and projections, a city consultation was held in each of the three cities. The forum, which involved several stakeholder groups, reviewed the findings of the study and ascertained that there was a consensus on proposed improvements. Stakeholders were drawn from; government officers, traditional rulers, community based organizations, NGOs, professional bodies, academic and research institutes, women and youth organisations, trade organizations i.e. National Union of Road Transport Workers and Owners, artisans /tradesmen, industrialists and religious organizations.

FIG 1.1: STRUCTURE PLAN TEAM WITH HIS HIGHNESS IGWE MBAKWU AND INDIGENES AND COUNCIL CHIEFS DURING INITIAL CONSULTATION PROCESS.



The team found out that almost all the towns visited had erosion as their major complaint, devastating both arable and residential lands. This problem was evidenced in Mgbakwu, Nise, Nibo, Agulu, Agbu, Awka, Enugwu-Agidi, Nawgu, and a host of others. The problem of none availability of potable water was prevalent in these areas as residents trek long distances in search of drinking water. The towns such as Abba, Enugwu-ukwu, Abagana, Agulu, Isiagu, Nise, Mgbakwu, Nimo, Nri, Adazi- Nnukwu, Awgbu, Umuawulu and Ukpo recorded this problem.

The team also noted the facilities on the ground in the different towns under discussion but found out that the facilities were inadequate. Though hospitals were built in certain communities, the basic necessities to make them effective were lacking. Schools lacked adequate teachers and instructional materials.

On the whole, the people from various towns were eager and desirous about this Structure Plan but firmly informed the team that they would surely register their disagreement and protests if this Structure Plan does not come to fruition immediately, since successive Anambra State Governments had made such promises in the past without actually implementing them.

In addition questionnaires were distributed to the Communities, government agencies at Federal and State levels, NGOs, the informal sector etc. Analysis of these questionnaires provided additional inputs into the planning process. Altogether the following seven main themes were covered in the enquiry:

- Shelter and Slums
- Environment
- Urban Governance
- Local Economy
- Basic Urban Services/ Transport
- Gender
- Heritage

FIG. 1.2: CROSS SECTION OF STAKEHOLDERS AT THE CONSULTATION FORUM



1.2.1. AWKA CAPITAL TERRITORY CONSULTATION FORUM

On May 2nd 2008 the Awka Structure Plan team held a city consultation to fine –tune their recommendations and proposals for the Structure Plan. Five representatives as shown below were invited from each of the twenty four towns of the Capital Territory, to Cana House, Awka.

1. One Traditional representative.
2. One Civil Servant.
3. One Youth representative.
4. One Woman representative.
5. The President General of the town union. The forum was fairly attended.

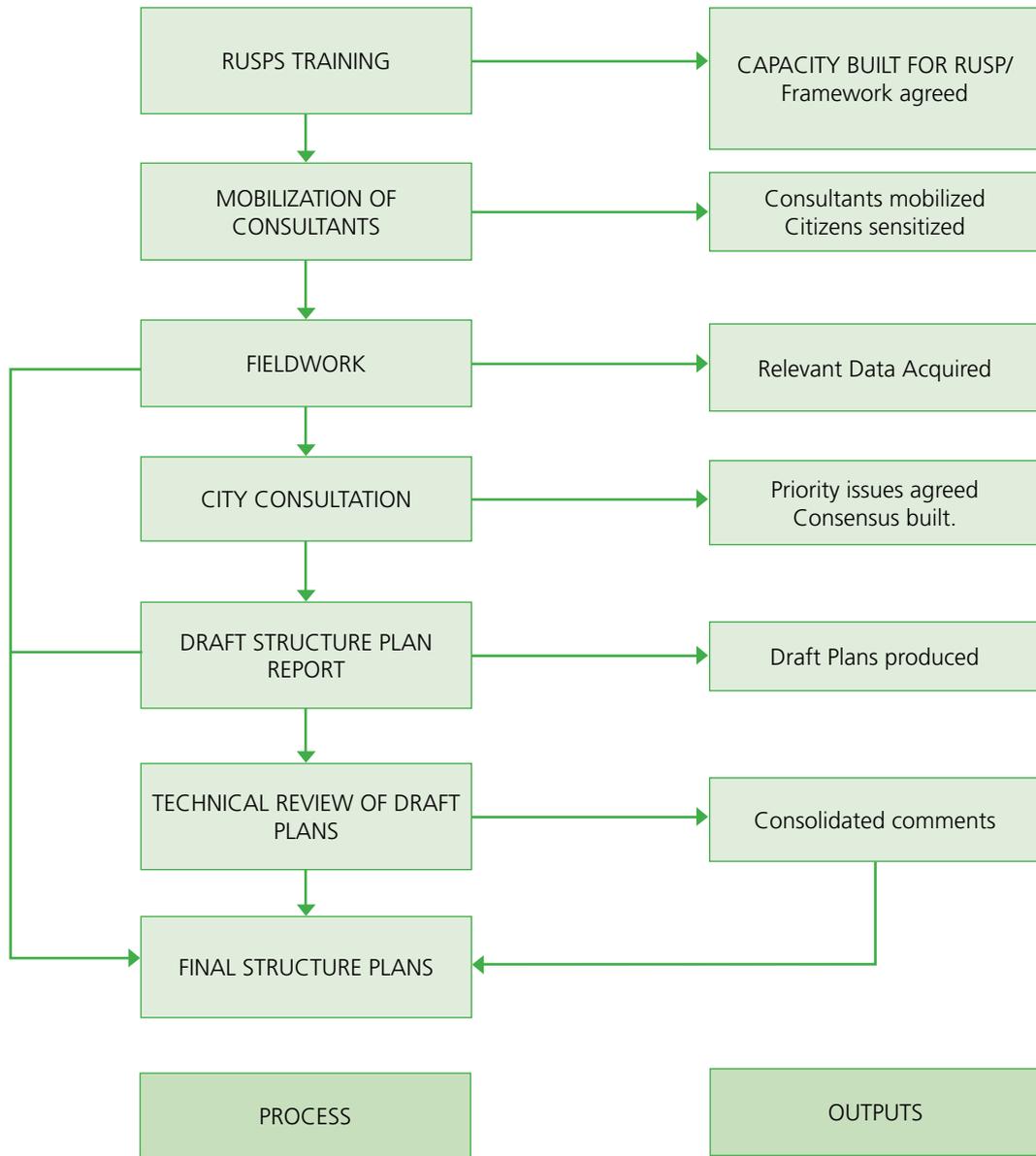
The Forum was well attended and the issues raised and discussed were based on the seven teams highlighted (Figs 1.2 and 1.3).

Rather than taking the route of preparing individual city and State profile report⁴, the decision was to prepare the Draft Structure plans based on the prioritized needs as well as focusing on the goals of Anambra State Economic Empowerment as the goals of the Habitat Agenda and the Millennium Development Goals as they relate to the thematic areas adopted. These Drafts were subjected to reviews by experts and different arms of Anambra State Government for comments and the final report incorporated the essential comments made.

The report will create a focus for development, reaffirm the fact that all have a stake in affairs of their communities, and assist the various tiers of government to identify, plan, project and guard against negative developmental trends in Nnewi and similar emerging urban centres.

⁴ The opportunity can still be explored for developing Anambra State Urban Profile Report as well as the individual City Profiles which will incorporate all the information collected on the three cities as a resource mobilization strategy document

FIG 1.3: FRAMEWORK FOR THE CONDUCT OF RUSPS



1.3 THE STRUCTURE PLAN AREA

Awka Territory covering 10 km radius covers six Local governments six Local Governments which include Awka Capital Territory, Awka South Local Government area accounting for more than half of the land area. Others are Awka North, Njikoka, Anaocha, Dunukofia and Orumba Local Government Areas (Fig 1.4).

Urban growth has been rapid in the area. The three towns of Awka, Amawbia and Okpuno have grown to merge with each other, forming a conurbation. For the purposes of this urban structure plan project, the three towns constitute the urban core meant for more detailed proposals.

1.4 REPORT STRUCTURE

The Report is divided into 6 chapters as follows:

Chapter 2 which follows chapter 1 on introduction, provides a general background account of Awka and surrounding towns in terms of geographical settings, history, economy and demographic data.

Chapter 3 is an account of the profile of Awka based on the seven thematic areas adopted for investigation. It concludes with an analysis of the strengths, weaknesses, opportunities and threats facing the planning area (i.e. SWOT analysis).

Chapter 4 is devoted to visioning the city into the future for the next 20 years defining the goals, objectives, a planning strategy and justification for the proposed selection.

Chapter 5 discusses the land use planning and management strategies of the structure plan for Awka and its neighboring towns. **Chapter 6 deals with the plan's implementation** and monitoring arrangements.

2 BACKGROUND TO AWKA



2.1 LOCATION AND REGIONAL SETTING

Awka, located between latitude 6° 12'N and longitude 7° 04' East, is the capital of Anambra State, one of the 36 States of the Federation and one of the five States in the South-East geo-political zone of the country. The other states are Abia, Ebonyi, Enugu and Imo. Awka Capital Territory, occupying the middle of the eastern boarder of Anambra state, lies due west of the Mamu River which forms its eastern boundary (Figs 2.1 and 2.2).

The land area of the capital Territory covers 10km radius and could be regarded as a heavily populated sub-region, with Awka occupying the centre at the junction of the old Enugu- Onitsha road and Amawbia –Orlu road. This sub-region encircles many fast growing small and medium towns which include Awka, Amawbia, Nibo, Nise, part of Agulu, part of Awgbu, Mbaukwu, Umuawulu, Ezinato, Isu- Aniocha, and part of Amansea, Okpuno, Mbaukwu, Urum, and Nawgu. Others are Enugwu- ukwu, part of Nimo, Nawfia, Nri and Adazi-Nnukwu. The Sub-region covers six Local Governments which include Awka Capital Territory, Awka South Local Government area accounting for more than half of the land area. Others are Awka North, Njikoka, Anaocha, Dunukofia and Orumba local Government Areas (Fig. 2.2).

Urban growth has been rapid in the area. The three towns of Awka, Amawbia and Okpuno have grown to merge with each other, forming a conurbation. For the purposes of this urban structure plan project, the three towns constitute the urban core meant for more detailed proposals.

2.2. NATURAL ENVIRONMENTAL FACTORS

2.2.1 CLIMATE

The area under discussion lies within the tropical wet climate zone with clear-cut wet and dry seasons. Nearly eight out of the twelve months of the year enjoy the rains while the four remaining months fall within the dry season. These two seasons are brought about by the two predominant winds that rule the area: the south western monsoon winds from the Atlantic Ocean and the North eastern dry winds from across the Sahara dessert. The harmattan – a particularly dry and dusty period occurs for about two weeks within dry season usually between November and February.

2.2.2 TEMPERATURE

Awka experiences high temperatures in the range of (27-28° C), which increase to a peak of about 35° C between February and April, the hottest period (Ofomata, 1975 p.16). The coolest periods occur from mid July through December to early January, coinciding with middle of the rainy season and the harmattan respectively. Awka's high temperatures creating warm condition have great potentials for promoting outdoor recreational pursuits and tourism.

2.2.3 RAINFALL AND HUMIDITY

High humidity and rainfall characterize the Awka region. These produce considerable discomfort. Between 1979 and 1989, the mean annual rainfall recorded was 1,485.2 mm with, mean monthly figure of 50mm. An absolute daily maximum of over 200mm has been recorded between June and August in the area.

2.2.4 TOPOGRAPHY

Most of the Territory lies below 300 metres above sea level on the plains of the Mamu River. This portion is fairly level and tilts very gently towards the Mamu. Two ridges or cuetas, both lying in a North-South direction, form the major topographical features of the area. The ridges reach the highest point at Agulu outside the Capital Territory. About six kilometers east of this, the minor cuesta peaks about 150 metres above sea level at Ifite –Awka. The valley or plain surrounding this portion hosts the Awka, Amawbia, Umuokpu, Nibo, Mbaukwu and Umuawulu towns. The topography map is shown on Fig. 2.3.

2.2.5 GEOLOGY AND SOILS

A thick sequence of shale and sand stones formed in the Paleocene age underlie most of the Territory. Eocene fossils are also common; a rich bed of sands and clay containing seams of lignite cover these strata. Quaternary sediments predominate, in Anambra State. The soil types are three, viz: loamy, clay and fine white sands, and lateritic, red to brownish soil, poorly cemented and with moderate permeability. It is easily eroded.

2.2.6 VEGETATION

Awka Sub-region falls within the rain forest zone of Nigeria. But pressure on land in form of agriculture and commerce has largely reduced the vegetation here to mixed savanna. Only along stream courses and in few preserved areas can one find some rain forest trees such as Iroko, soft wood, domesticated species like oranges, mangoes etc. Palm trees/ coconut trees are quite common in residential areas for their economic value. However, the predominant vegetation here is mixed savanna. The wetter river valleys support dense rainforest. Rain forest of evergreen vegetation abounds along streams.

2.2.7 THE EFFECTS OF NATURAL CLIMATIC FACTORS ON URBAN DESIGN AND LIVING

Natural climatic factors such as climate, geology and vegetation influence the lifestyle of the community and the design of the built landscape. For example, the two prominent trade winds influence orientation and design of buildings. The long span of buildings is oriented in a southwest - northeasterly direction. This is to reduce the effect of intense warmth from the southwest and cold from the northeast. The cropping season begins in March at the commencement of the rains and the traditional New Year begins at the end of the harvesting period (October/November). The porous nature of the soil condition dictates special consideration for foundation design and landscape design and nature conservation.

2.3 HISTORICAL BACKGROUND

The first settlers in Awka and sub-region migrated originated from Avomimi village in Enugwu-ukwu from about AD 900. They associated their origins and mythology with the Nri people who established Nri Kingdom and hegemony in pre-colonial times. History had it that Awka was the centre of the Nri Kingdom. Other surrounding towns namely, Agulu, Agukwu-Nri, Enugwu-Ukwu, Enugwu-Agidi and Nawfia call themselves Umu-Nri. Adazi and Mbaukwu also claim Nri lineage (Jeffreys 1956 pp 119-131).

Awka was believed to occupy the site between the present village of Amudo and Ifite, a favourable flat fertile agricultural land.

The Nri developed their divine kingship and established a kingdom and hegemony, not by conquest, but by control of the ritual life of the people, control of Ozo and Eze titles, control of yam cult, and so on. The hegemony embraced much of Igboland east and west of the River Niger. At that time, Awka people, especially those from Agulu Quarter, Umuzuocho and Umunagu wards were broadening their economic base by engaging in various kinds of crafts activities particularly, black smithing, wood carving, ivory carving, and art work; and others engaging in other non- agricultural activities like herbal healing and trade. The blacksmith developed the apprenticeship system where they groomed the younger ones in their trade purposely to ensure succession. Several smiths traveled out or even migrated to other settlements in order to get a wider range of clientele and increase their sales. With time, Awka smiths became widely renowned. They made numerous implements such as Otonsi (staff of peace), Oji (staff of mystical power), Ngwuagiliga (staff of ozo men), and metal bells; musical instruments like iron gongs and also, Alo (the big ogene); and war implements namely spear, dagger, and later, Dane guns.

The people of Umudioka and Ezioka wards specialized in carving of wood, and ivory and arts designs. The wood carvers among them produced elegantly carved tools, door shutters and door panels, chairs, vessels for presentation of kola nuts, and idols (Okpesi). The ivory carvers produced elegant designs on "odu okike" (ivory trumpet) for ozo titled men and other items as part of the paraphernalia for titled men. The artists among them produced various elaborate designs made on pots and wooden doors and engaged in paint works on walls of houses and compound. They also made the special "itchi" marks on faces of people intending to take titles.

The people of Amikwo Umuike, and Umuoruka wards also practice herbal medicine men, healing the sick and traded in ritual objects. They traveled widely advertising and selling their goods which included some of the products of the craftsmen. They sometimes acted as agents of Eze Nri, which conferred on them immunity from molestation as they went from place to place. Some of the Amikwos established Agbala oracle. A number of Aro migrants settled with the Amikwos and helped them run the Agbala oracle in the fashion of the long Juju of Arochukwu. The oracle soon became famous in the areas around and it fostered slave trading activities. Some Awka people became long distance traders, trading in various goods including slaves, ritual objects, and products of craftsmen. Their trading activity was promoted by Awka which was the Aro trade route to the Niger and west of the Niger.

With the increasing number of these non-agricultural specialists, Awka gradually developed into a pre-industrial urban centre both by natural increase and by immigration (there was of course some out-migration of some of the craftsmen, even if it was temporary migration). By 1850, the population of Awka was estimated at 18,000. This compared very favorably with the population of some other pre-industrial urban centres in the area that came to be known as Nigeria; for about the same year the population of Benin was established at 15,000 by Adams, Katsina at 8,000 in 1855 by Barth, Lagos 20,000 in 1856 by Brown, Onitsha, 15,000 in 1850 by Burdo, and Ondo 15,000 in 1883 by Chausse.

Before the creation of Anambra State in August 1991 with Awka as its Capital, the town had played different roles as administrative/zonal headquarters to different Governments. In these roles the city had remained more rural than urban in scope and essence. This had to change as soon as it became a State Capital.

The influx of population made up mainly of returnee civil servants from Enugu, employees of federal ministries and parastatals, student population of Nnamdi Azikiwe University and others, brought tremendous pressures on existing infrastructure and services.

2.4 SETTLEMENT PATTERNS

Awka town comprises two distinct sectors, namely the built up older portion that is overcrowded and unplanned with poor road system and the sparsely developed part with open land surrounding the houses. The open area is north of the Enugu-Onitsha expressway and has been primarily used for agriculture.

The pattern of built –up and open sections is applicable to most communities in the Capital Territory. With each of these communities having this dual nature is noteworthy for planning purposes to maintain the peculiarities.

2.5 POPULATION.

The relevance and use of population data in land use planning for several purposes cannot be over-emphasized. Such purposes include using population data to determine housing needs, quantity and geographic allocation of vital services and facilities water supply, electricity education as well as projections for these services based on anticipated growths.

The use of census population figures in Nigeria has its problems shrouded with inconsistencies and controversies over the figures. For years, many have contested the accuracy of the census data for different parts of eastern Nigeria¹. Nevertheless, this study relied on the official population figures declared for 1991 census and 2006 to determine the population growth as well as other variables taking into account some of the reservations about the use of these data.

Awka Territory has witnessed one of the fastest population growths in the country. The annual growth rates witnessed in the area for the past sixteen years vary from 2.20% per annum for Orumba North to 6.47% per annum for Njikoka LG. The average rate of growth per annum for the area is 2.63% per annum. Both Awka North with its figure of 5.34% and Njikoka recording 6.47% are experiencing faster population growth rates when compared to the other LGs in the Planning Area (Table 2.1).

According to the 2006 census, the population of the six local Government Areas that make up the Awka Capital Territory is 1,003, 911, with an average annual growth of 3.17% per annum recorded during the past sixteen years (Table 2.1).

TABLE 2.1: POPULATION GROWTH OF AWKA TERRITORY 1991-2006

Local Government	1991	2006	% Annual growth
Awka South	130,664	189,049	2.79
Awka North	60,728	112,608	5.34
Dunukofia	73,473	96,382	1.95
Njikoka	72,948	148,465	6.47
Orumba North	127,476	172,405	2.20
Anaocha	200,607	285,002	2.63
Total	665,896	1,003,911	3.17

Source: National Population Commission (1991 and 2006).

2.5.1 MALE FEMALE POPULATION 1991-2006

Analysis of population by sex shows a near even distribution between male and female population as noted for nearly all the local government except in Orumba North where the gap between man and woman is slightly higher than the others (Table 2.2 and Fig. 2.4).

As not all the autonomous communities in the five LGs fall within the Capital Territory and the 2006 census figures for such autonomous communities are not yet available. The figures for the communities in the Capital Territory currently in use for Development purposes by the State and Local Governments were computed from 1991 census using annual growth rate of 2.8 percent per annum as shown in Table 2.3.

¹ See TAHAL Consultants: Preliminary Report of the Four Urban Water Schemes in Eastern Nigeria conducted in 1975; Study of the Development Problems and future Needs of Major Urban Centres by Doxiades Associates and Bevencot – Movet – Bosboom Consultants' Feasibility Study of Clay Building Materials in Eastern Nigeria September in 1975.

TABLE 2.2: POPULATION OF AWKA TERRITORY BY SEX 1991-2006

Local Government Area	1991		2006	
	Male	Female	Male	Female
Awka South L.G.A	63657	67007	97,815	91,234
Awka North L.G.A	29518	31210	59,128	53,480
Dunukofia L.G.A	35230	38243	50,731	45,651
Njikoka L.G.A	35634	37314	76,158	72,307
Orumba North L.G.A	61541	65935	89,559	82,846
Anaocha L.G.A	97067	103540	147,998	137,004
Total	322647	343249	521,389	482,522

Source: National Population Commission (1991 and 2006)

FIG. 2.4: LGA POPULATION BY SEX 1991-2006

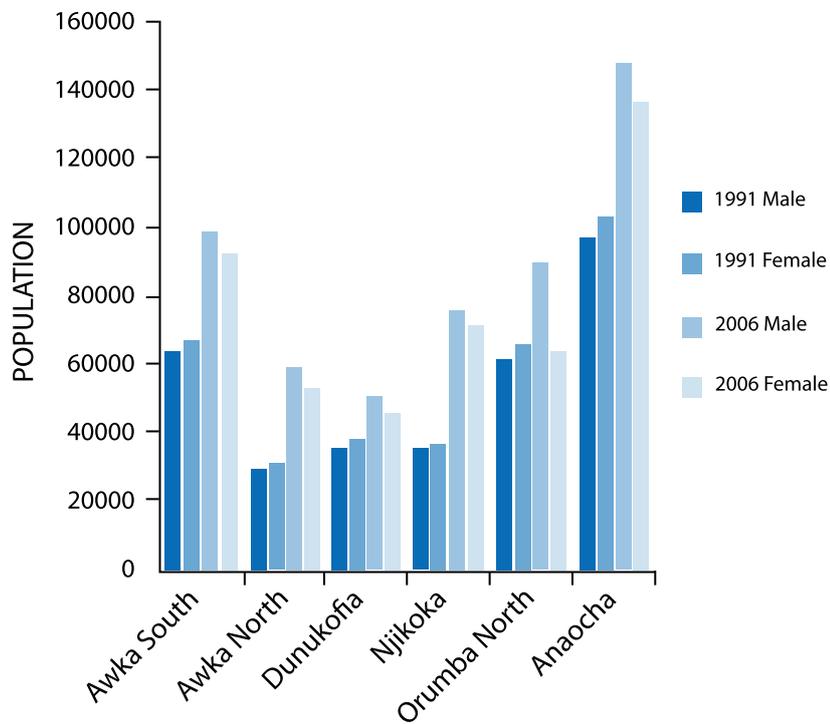


TABLE 2.3: MALE-FEMALE POPULATION OF SELECTED COMMUNITIES OUTSIDE AWKA TERRITORY (1991-2006)

Communities	1991 Population			2006 Population		
	Male	Female	Total	Male	Female	Total
1. Isiagu	2,186	2,077	4,263	3,308	3,142	6,450
2. Umuawulu	3,373	3,724	7,097	5,104	5,635	10,739
3. Mbaoku	7,205	7,412	14,617	10,903	11,216	22,119
4. Nibo	8,277	9,343	17,620	12,525	14,138	26,668
5. Nise	5,121	5,834	10,955	7,749	8,828	16,577
6. Amawbia	7,448	6,941	14,389	11,270	10,503	21,773
7. Awka	28,335	28,890	58,225	42,877	43,716	86,593
8. Okpuno	1,712	1,786	3,498	2,591	2,703	5,294
9. Abagana	14,769	14,890	29,659	22,973	23,163	46,136
10. Abba	4,414	4,946	9,360	6,866	7,694	14,560
11. Enugwu- Agidi	5,309	6,177	11,46	8,259	9,609	17,866
12. Enugu-Ukwu	20,782	22,143	42,925	32,328	34,444	66,772
13. Nawfia	2,988	3,092	6,080	4,648	4,810	9,458
14. Nimo				19,557	20,466	40,023
15. Nri	7,279	8,146	15,425	10,015	12,327	22,343
16. Agulu	23,573	25,737	49,310	35,671	38,945	74,616
17. Adazi Nnukwu	5,792	6,598	12,310	8,764	9,984	18,748
18. Awgbu	9,929	10,513	20,442	15,024	15,908	30,932
19. Ukpoo	6,827	7,510	14,337	10,086	11,095	21,181
20. Mgbakwu	3,354	3,645	6999	4956	5,385	10,341
21. Urum	2,091	2,2408	4,499	3,089	3,558	6,647
22. Amansea	1,381	1,584	2,965	2,040	2,340	4,380
23. Isuanocha	2,273	2,274	4,547	3,358	3,359	6,717
24. Ukwulu	3,398	3,529	6,927	5,020	5,214	10,234

Source: Computation by the Author 2008.

2.5.2 HOUSEHOLD POPULATION

Household data for 1991 shows that the average population for household population varied from 4.83 persons Household for Awka North, Orumba North and Anaocha LGs to 5.44 persons per household for Dunukofia LG, with an average of almost 5 persons per household for the planning area (Table 2.4).

TABLE 2.4: POPULATION PER HOUSEHOLD BY LGA IN THE PLANNING AREA

Local Government	No of Households	Total population	People per HH
Awka South	27791	130664	4.70
Awka North	12562	60728	4.83
Dunukofia	13500	73473	5.44
Njikoka	15605	72948	4.67
Orumba North	26375	127476	4.83
Anaocha	41551	200607	4.83
Total	137384	665896	4.85

Source: National Population Census 1991.

2.6 ECONOMY

Awka is the administrative headquarters of Anambra State. Civil servants both State and Federal thus live and work here. The Nnamdi Azikiwe University and St. Paul's University are two tertiary educational institutions located in Awka. Education and administration are thus significant sources of employment in the territory.

Contribution of industry and agriculture to the economy of the city is presently low. The informal sector, mainly petty traders, blacksmiths, roadside mechanics and others are very dominant and visible in the city's landscape.

2.7 LAND USE ACTIVITIES, PATTERNS AND TRENDS

2.7.1 LAND USE IN AWKA

Awka Territory covers 10 km, which is rapidly developing into a mass of urban areas growing to merge with each other. The areas not built upon has been due to certain natural barriers for development such as several water/flood courses, erosion sites, ravines, deep valleys, shrines, religious forests and traditional sites.

Land uses and urban forms of Awka are slightly different, exhibiting the dual character deriving from its two major components – the first a new town grafted onto the old city separated by the express way. The older part reflects the urban elements peculiar to traditional Igbo settlement, with a palace and market square at the centre, providing ample open spaces for recreation, religious, economic and socio-cultural activities. The residential areas are made up of individual families' residential compounds, which are walled and linked with pathways and un-tarred roads providing access to the people.

Housing is very dominant, but uses here a very mixed as commercial activities, informal activities are carried out within the curtilages of buildings, with every inch of the spaces around the homes, for air circulation and ventilation almost built over.

Today, land use is distributed over residential, industrial, commercial, administrative and agricultural as shown in (Fig 2.5).

It is observed that formal recreational areas are not in Awka Territory except that a stadium has been proposed. The proposed stadium should make adequate provision for both indoor and outdoor games. Also in the central core appropriate recreational facilities both indoor and other wise has to be provided for. There are however, incidental open spaces where people occasional relax. A well located park in the core will provide adequate recreation open space for most people in the City particularly during festive periods. We also note the potentials of the historic Nri community as tourism attraction point in the territory. This could be turned to a tourism village that attract from over the world to the Territory, by default increase the economy of the people in the Territory.

3 PROFILE OF AWKA AND SURROUNDING SETTLEMENTS



In this Chapter, the profile of Nnewi is discussed and analyzed based on the agreed 7 thematic foci of the RUSPS, namely: Shelter and Slums, Gender, Governance, Environment, Basic Urban Services, Local Economic Development and Heritage/Historic Areas.

The data collected were analysed to:

- develop an understanding of the strengths, weaknesses, opportunities and threats;
- identify capacity building needs and opportunities for developing enabling local policies regulations and more effective institutional and financing mechanisms; and
- provide city-wide responses to address improvements needed in the different thematic areas, through identifying priority projects and areas of intervention including geographic location of the projects, capacity building and capital investment projects.

3.1 SHELTER AND SLUMS

'Slums' as it has been defined are residential areas in towns and cities that lacked adequate access to water and sanitation and secure tenure and their buildings are of poor structural quality with insufficient living area (UN-HABITAT 2002)¹.

According to UN-HABITAT (2002), slums create the conditions for poor health and insecurity and are the most visible forms of poverty in the city. While there have been concerted efforts at national, state, local and global levels to eradicate poverty but to effectively extend this drive to improving the lives of people living in slums has either been missing or less than desired². An assessment of the slum conditions in Awka as other cities in the Structure Plan project in the State is therefore imperative for devising appropriate strategies to address poverty reduction and achieve sustainable urbanization in the planning area.

¹ UN-HABITAT (2002): *State of World Cities Report*.

² See *National Planning Commission (2003) National Economic Empowerment and Development Strategies (NEEDS)*. Anambra State Government (2007): *Anambra State Economic Empowerment Development Strategies, Nnewi North (2007)*. *Local Economic Empowerment and Development Strategies, Nnewi South (2007)*. *Local Economic Empowerment and Development Strategies, UN-HABITAT (1996): Habitat Agenda; UN (2001); Millennium Development Goals: All these documents emphasized poverty eradication. Both the MDGs and Habitat emphasize improvement of the lives of the people living in slums.*

3.1.1 PROPORTION OF PEOPLE LIVING IN SLUMS

Houses in the core of Awka Capital Territory can generally be grouped into two classes. To the north of the Onitsha-Enugu Expressway, dividing the city into two parts, are housing generally of low density development except the slum area around Ifite-Awka. In the south of the Expressway, the houses are of high density mixed with commercial uses. Here, all building for the various uses are jumbled together; with newly built two or more storey buildings adjacent to either old and dilapidated bungalows or lying side by side with shanties without amenities or conveniences. This is because both the rich and poor, build on their family lands without social distinction of class.

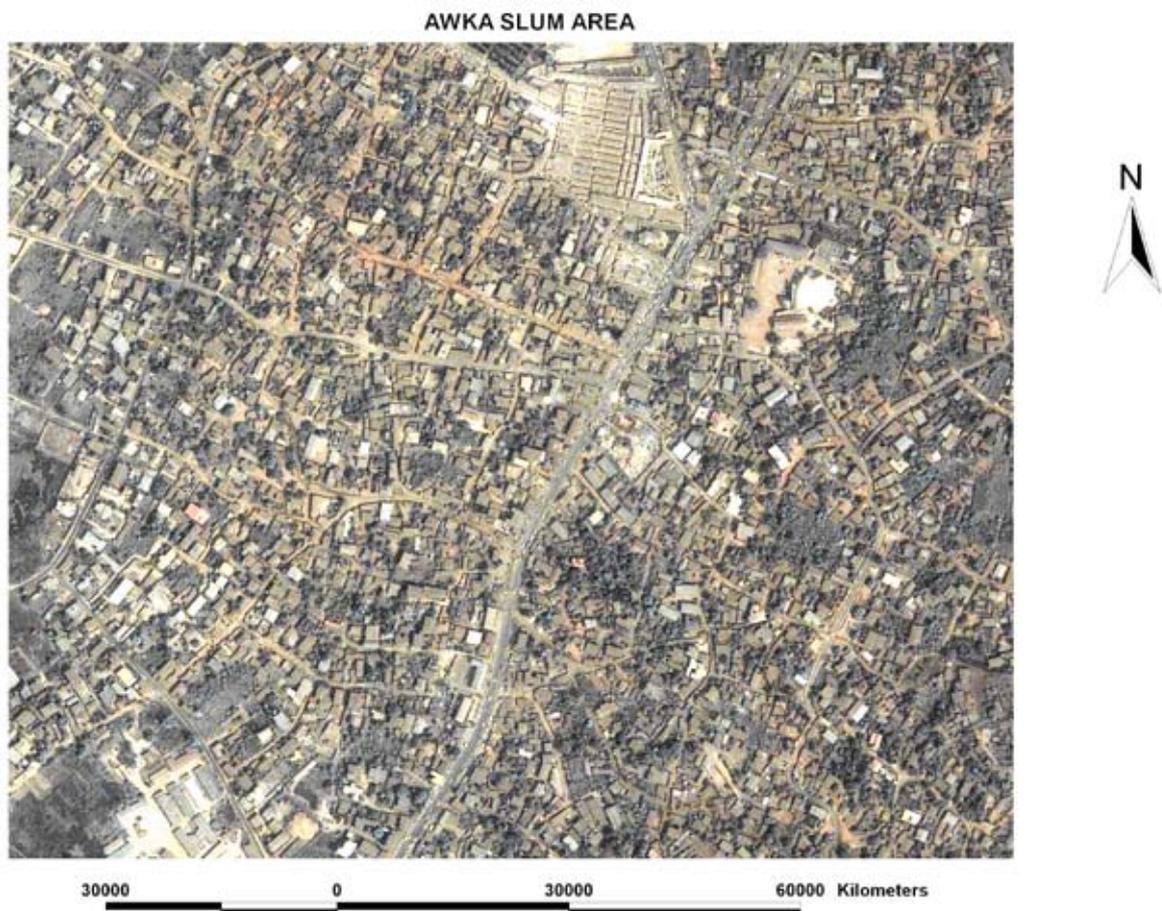
In the Capital Territory, the traditional compound system, walled and secured by gate, is still the basic structure for the spatial organization of houses. Traditional, neo-traditional and modern houses co-

exist, which reflect their organic growth and lack of harmony that could result from effective development control.

The grim housing situation in Awka and environs shortly after the creation of Anambra State may have begun to be ameliorated. Concerted efforts are being increasingly taken to address the acute housing shortages through promotion of government and private housing estates for the people and students in Awka.

As shown Table 3.1, several Government and Private led-estates have been developed in several parts of the city to accommodate growth. Government led-estates include Udoka Housing Estate, Ahocol Estates, Liberation Estate, Nawfia, Ngozika Estate and Mgbaukwu – all are initiatives of Anambra State Housing Corporation. The Liberation and Mgbakwu Estates will cater for the peculiar needs of Civil Servants. New Schemes at Isiagu and Mgbakwu are on the drawing board. There has

FIG 3.1: AERIAL VIEW OF A TYPICAL AWKA SLUM



been a rush to build student housing around Nnamdi Azikiwe University students and Ifite-Awka bordering the northwestern side of UNIZIK permanent site to cater for the needs of students. Although there are no available data on housing in the Territory, there are good prospects that a more manageable housing picture will materialize in the foreseeable future thanks mainly to the private sector.

There is no statistics on people living in slums in Awka, but slum areas identifiable by their physical appearance in terms of dilapidated structure, overcrowding, lack of land use planning and ineffective development control. However, based on their physical and social characteristics, Awka Capital Territory contains two major slum areas, namely Ifite-Awka and Eke-Awka (Fig 3.1). In Eke-Awka slum constitutes the older residential/commercial area of the city, with smaller family houses, narrow streets without drains and inadequate sanitation facilities. The roads are waterlogged and in most cases, untarred. Ifite-Awka, situated to the north-western side of the UNIZIK Permanent Site, is a suburban slum area with modern buildings of good structures but without adherence to building regulations. The houses were developed without adequate streets, drainages and sanitary facilities. Therefore, it proves a difficult area to penetrate for services and security.

However, reports indicate that plans for urban renewal for these are at an advanced stage. There are also reports of a renewal programme behind Eke Awka which is on-going and at the instance of the Federal Government.



TABLE 3.1: PUBLIC AND PRIVATE HOUSING ESTATES IN AWKA CAPITAL TERRITORY AND ENVIRONS

Town	New Layouts	Type	Density
AWKA	Agu Awka G.R.A.	Residential	Low
	Ikenga Hotels /Abuja	Residential	Low
	Ikenga Hotels Extension	Residential	Low/Density
	Iyagu Housing Estate	Residential	Low
	Executive Business District	Offices/ Residential	Low
	Uzu Awka Pocket	Residential	Medium/high
	Express Road	Residential	Medium
	Udoka Housing Estate	Residential	Medium
	Isiagu- Amikwo New Development scheme	Residential	Medium
	Inenzu Housing Estate	Residential	Medium/high
	Awka Industrial	Industrial/ Residential	Medium/Low
	Awka Industrial Extension	Industrial/ Residential	High
	Residential Estate	Residential	Low /medium
	Tony's Oil	Residential	High
	Stadium Pocket	Residential (yet to take off)	Medium
AMAWBIA	Umueri Ezimezi Village	Residential	Medium/Low
	Umueze Planning Scheme	Residential	Medium/Low
	Adabebe	Residential	Medium/Low
	Umukabia	Residential	Medium/Low
	New Era	Residential	High
	New Town i.e. (Highland, Hilltop, Urunu and Excellency neighborhood	(yet to take off)	
	Trans Obibia Enugwu-Agidi	(yet to take off)	
AMANSEA	Sugar land	Residential	Medium/high
	Amania	Residential	Medium/high
	Umuenugwu Ebeagu	Residential	High
	Umuagu-Ulu garden Phase 1 Okukwa	(yet to take off)	
	Ofia ofulu Okwukwa	(yet to take off)	
	Federal Site and services	(yet to take off)	
NIBO	Urungwu Estate G.R.A	Residential	Medium/Low
	Ugwuabibia Estate GRA	Residential	Medium/Low
OKPUNO	Agu-Achi	Residential	Medium/high
	Odadi	Residential	High
	Kamali Homes Phase 1& 1V	Residential	Medium/high
MGBAKWU	Federal Youth centre	(yet to take off)	
ISIAGU	Offia Ezu	Residential	Medium/Low
	Police Headquarters	Offices/ Residential	Mixed
	Orient Petroleum Headquarters	Offices/ Residential	Mixed
	Satellite Town	Residential	Mixed
NAWFIA	Liberation Estate (between Nawfia and Enugwu-Agidi	Residential	Mixed

Source: Field Survey by the Author 2008

3.1.2 PROPORTION OF PEOPLE WITH ACCESS TO WATER AND SANITATION.

There is lack of recent data on access to water and sanitation for Awka. Going by the data for Anambra State, Awka may not be faring well with regard to the people without access to adequate water and sanitation. The figure for those who have access to safe drinking water in Anambra State declined from 49.9% to 49% between 1999 and 2003 (Fig 3.2). Similarly, the proportion of population with sanitary means of excretal disposal which stood at 85.5% in 1999 has also declined to 49% (ANSEEDS (2006).

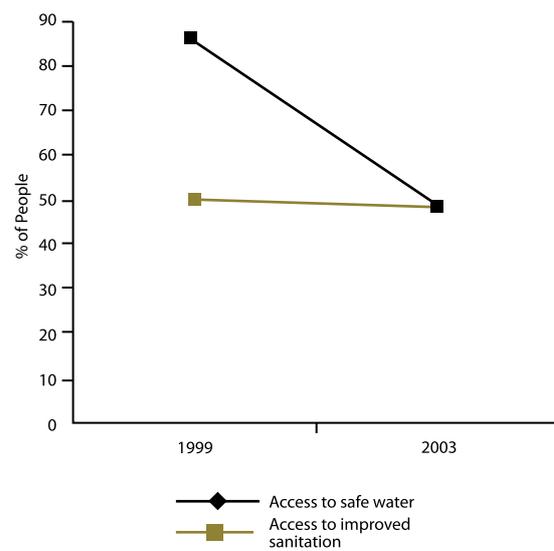
If the drastic decline in access to safe water and sanitation is not halted, Anambra State is not likely to attain the MDG Goal 7 targets 10 and 11. The consequences of living in slums for their residents, especially children, are grave. Children living in slums are denied access to clean water and sanitation are likely contact water-borne disease and die before reaching the age of five. If the child survives, s/he is not likely to learn reading and cope in her future life. S/he may contract HIV/AIDS at a later age and may not be able to survive to the age of 40'. Slum residents, are also susceptible to poor drainage, flooding and mosquitoes infection, which is among the highest killer diseases in Nigeria.

3.1.3 SECURE TENURE

Land ownership among the Igbo tribe of Nigeria is high when compared with other tribal groups, since the Igbos are business men and women who already knew how to do business with title documents . Land ownership in Awka like in all Igbo towns and cities, is derived partly from the Igbo traditional land tenure system and partly on the Land Use Decree of 1978. However, the former, which allocates land only to individual families in particular to the male child, discriminates against women as well as non-indigenes as land cannot be sold to strangers. Under the Land use Act in 1978, land is owned through either the issuance of Customary Right of Occupancy (CRO) for lands in rural areas or the issuance of Statutory Certificate of Occupancy (C of O) for lands in urban areas. As an urban area, the issuance of C of O to land owners operates in Awka.

Generally, the residents of slums, notably the poor, especially women, have no secure tenure and easy access to land, due to high land prices, high land speculation and lack of pro-poor approach to land ownership and inadequacies of land use planning. In the event of slum upgrading their rights can be infringed upon, which may affect women and youth more than men. With the poor having no easy access to and, the only recourse is encroachment on marginal lands, resulting in the proliferation of slums. This situation needs to be properly addressed in the structure plan for the city.

FIG 3.2: ACCESS TO WATER AND SANITATION IN ANAMBRA STATE 1999-2003



3.1.4 EXISTING PLANNING POLICIES AND LEGISLATIONS

The field survey showed that Anambra still operates the obsolete planning legislation it inherited from the defunct Anambra State from which it was created in 1991, a situation that has not helped to promote sustainable human settlements development and management. The State is not only lagging behind in the passage of the required Planning Legislation, it has yet to ensure that all cities and local governments have operative comprehensive land use plans for effective control of development. Furthermore, despite the festooning proliferation of slums and ineffective development control, both the State and Local Governments in the planning area are yet to embark on slum upgrading and promote adequate planning and management of their settlements.

Stakeholders ought to cooperate with State and Local Governments in the planning area in solving the slum problems. There is an urgent need for capacity building and training in the field of slum upgrading. It is also necessary to upgrade the slums and to squarely address all social and health problems, and to provide a suitable living area for all the residents of Awka Territory.

3.1.5 CAPACITY GAPS IN RELATION TO SHELTER AND SLUMS

The above analyses show magnitude and the proliferation of slums in Awka, which have arisen due to many capacity gaps. These include the absence of:

- (i) legal protection of the right of slum dwellers from evictions,
- (ii) access and credits to land to both man and woman in slum areas,
- (iii) institutional framework for slum upgrading including public private partnership in promoting slum upgrading; and
- (iv) adequate capacity to identify, prioritize, plan and implement projects for slum upgrading.

It needs emphasizing that improving the lives of people living in slum is imperative because it belies the current effort at poverty reduction and the state may not be able to achieve the MDGs. And if nothing is done slums create conditions for poor health and insecurity, reducing human capital, low productivity, militating against individual's and group's capacities to generate resources and ultimately, income poverty. The present planning effort must therefore be seen as a critical and

dynamic response by the Governor of the State to fill these major gaps.

3.1.6 IDENTIFIED PRIORITIES

- 1. Relocating the informal markets.
- 2. Carrying out urban renewal in all slum areas.
- 3. Production of up-to-date base maps of the slum area

3.2 GENDER

3.2.1. GENDER AND CULTURE

Igbo's culture is based on the concept of patriarchy. Undesirably this culture believes in the superiority, supremacy and primacy of the men folk over the women relegating them as the weaker sex and has gone on unchecked for too long. Based on this undesirable concept, the women had been discriminated against in many spheres of economic and social life. Unfortunately, Anambra State happens to be one of the greatest adherents of this concept.

Gender issues were given little or no attention in promoting development. This manifests in all aspects of life in the forms of denials and denigrations, profusely experienced at the traditional levels, on matters and issues revolving around women. There is no participation of women in decision-making at the apex levels including at the Igwe-in-councils and at town union levels, which contributed to imbalance in resource allocation and developmental strides in the town. Women therefore consistently take the back seat as they, by systematic implantation of what is known as the psychology of the defeated persons and patriarchal benevolence remain marginalized.

3.2.2 GENDER AND GOVERNANCE

As already mentioned in the background, patriarchy robs women of many rights and this includes the right to ventilate their views. Therefore women participation in the decision – making bodies is regarded as abnormal right from the onset. At the different community levels, women are not represented in the Igwe-in Council and even at the town union levels, except Ukpò Town. Women are therefore made to comply with rules and regulations which they were not privy to.

At the Local Government level, the rough/violent political terrains dissuade women from engaging in politics, and the sum total is non-representation in decision making at the two levels of Governance.

Appointment at the Local Government level is tokenistic. At the State level, there is paucity of women appointments in governmental position. Proof as shown below in Table 3.2.

TABLE 3.2: POLITICAL OFFICE HOLDING IN ANAMBRA STATE BY GENDER IN 2004

Type of Office	2004		
	Male	Female	Total
Governor	1	-	1
Deputy	1	-	1
Honourable Commissioners	8	1	9
Legislators(State)	27	3	30
Special Advisers	3	-	3
Senior special (Executive Asst,	3	1	4
Special Assistants	5	-	5
Secretary to the Government	1	-	1
Head of Service	-	1	1
Local Government Council Chairman	20	1	21
Permanent Secretaries	11	10	21
Senator	3	-	3
Federal House of Rep.	10	1	11
Accountant General	-	1	1
Audit General	-	1	1
Chief of Staff	1	-	1
Chief Judge	1	-	1

Source: Ministry of Women Affairs, Awka 2004.

It was therefore a deviation from normal, when out of the 24 towns visited, only Ukpoko town had two females as members of Igwe's cabinet (topmost traditional decision making body), as well as female representatives at the Executive Committee at the town union level. Note must also be taken that there is also a women's wing of the town union- a channel through which their voices are heard. More still, special daily market was established for the women of Ukpoko on whose account a non-governmental organization was established to take care of widows, whose husbands must have died out of HIV/AIDS pandemic. In effect, gender balance is the watchword in this town.

This is followed by Mbaukwu that also pays attention to gender balance in development. Almost master-servant relationships permeate the fabrics of most towns, as women still speak in hushed or semi-hushed voices, afraid of raising or marshalling out issues to the consternation of men.

In buttressing this fact, the Eze Uzu-Awka, Obi Gilson Nwosu in realizing this imbalance during Rev. R. Bonkie's visit in March 2008 to his palace voiced that it was not in the tradition of Awka to have women in their Igwe's cabinet; but that the custom would be redressed to have them as members forthwith.

It should be noted that, the present administration in Anambra State in the bid to balance the gender disparity has a good number of women appointed as Commissioners, and Permanent Secretaries and special assistants to the Governor. It should also be noted that there is no segregation in school enrollment and employment opportunities among the genders. This is a fair improvement, but it is desired that more women are placed in such positions of authority.

3.2.3 GENDER AND EDUCATION

There is a tacit acceptance that poor education of the citizens will not place the state in a position from which it can favorably compete with the other States in the current global trade and development as envisaged. Social and cultural factors inhibit the progress of women and children, particularly as it used to be thought a bad investment to train a girl child educationally.

Male-female enrolment figure is favour of more girls than boys being currently enrolled in primary schools, although there are more boys in private school than girls (Table 3.3). Currently the gender gap in the education sector is obvious. Lower male enrolment and school drop out syndrome take the center stage. The boys are more interested in commercial trading at a very tender age, and hope to be money bags before the age of twenty.

This anomaly has not been addressed. The problem is that these gender gaps create problems in human resource development and distribution. The enrolment ratio of male to female drooped drastically, and became worse in the rural areas due to the introduction of school fees. Instead of addressing this issue, using the resource allocation policy by the State Government “one –school two principal’s system” was introduced, creating room for junior and senior secondary schools, which of course required increased budgetary expenses. Table 3.4 below shows the analysis of qualifications of teachers employed by gender in primary schools in the town (see also Fig 3.3).

TABLE 3.3: SCHOOL POPULATION ENROLMENT BY SEX IN AWKA

Type	No of Schools	Boys	Girls	Total	Female as % of Total
Primary (Public)	1,030	262,776	277,521	540,297	51.36
Primary(Private)	473	132,207	13,992	265,199	5.28
Total	1,503	394,984	410,513	805,496	50.96

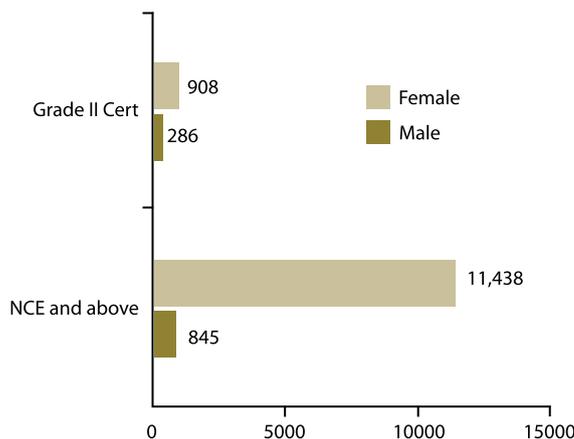
Source: ANSEED 2007

TABLE 3.4: QUALIFICATION OF EMPLOYED TEACHER’S BY GENDER

Qualification	Male	Female	Total	Female as % of Total
NCE and Above	845	11,438	12,283	93.12
T.C. 11	286	908	1,194	76.05
Total	1,131	12,346	13,477	91.61

Source: Seed 2007:

FIG. 3.3: MALE-FEMALE TEACHERS BY QUALIFICATION IN AWKA



Available data indicate that education is declining at the primary school levels irrespective of the impact of Universal Basic Education (UBE), and that school attendance in 2003 was considerably worse than in 1991, as occasioned by rising incidence of poverty, leading to high opportunity cost for education, and high rates of drop-outs. The situation has been exacerbated by prolonged strikes by teachers in the public schools due to non-payment of salaries, and generally poor conditions of service. Teachers lacked basic infrastructure, teaching aids and recreational facilities. Enrolment was between 10% and 30% and only 50% of school age children were in school from 2001- 2002 (ANSEEDS 2007). Inadequate provision for school facilities has manifested in poor distraction of school in residential neighbourhoods, over-crowding and poor environment for learning, resulting in poor output.

3.2.4 GENDER AND HEALTH

No meaningful development can take place when health issues are treated lackadaisically. Provisions of basic primary and secondary health facilities are responsibilities of State and at Local Governments respectively. Observations at the different community levels show that no special attention is placed on children, and women's health, taking cognizance of the importance of maternity issues. Pregnant women are forced to trek kilometers in search of Medicare, and the cost and emotional stress suffered by them cannot be quantified. While some will get to the hospitals, for treatment, others may never get there.

In places with hospitals and maternity homes, there are no adequate medical facilities available. Some of them have no qualified doctors and nurses as well as drugs to cater for the needs of patients.

- It is noted that maternity records are kept.
- HIV testing is compulsory in all antenatal clinics and a special condition preceding marriage, more especially in orthodox churches.
- Not minding the National Health Scheme, workers of both State and local Government and Private sectors still pay exorbitant hospital bills.

3.2.5 GENDER AND AGRICULTURE

Farming system in the State is essentially crop-based. Over 80% percent of labour for other farm operations apart from land preparation, notably planting, weeding, staking, harvesting, come from the women for all crops except yams. Processing takes over 90 percent of those who engage in farm work and women are deeply involved. The quantum of female participation in Agriculture is represented in the table below. Because of the absence of mechanizations, physical manual strength generates the power used by women in their agricultural enterprises (Table 3.5).

TABLE 3.5: AGRICULTURE AND WOMEN PARTICIPATION

Agricultural Activity	Percentage	
	Men	Women
Land clearing / preparation	70	30
Weeding	35	65
Planting	30	70
Harvesting	45	55
Processing	10	90
Marketing	25	75

Source: ANSEED 2007

3.2.6 GENDER AND LAND USE

Anambra State is one of the States in the South East, where a woman customarily neither inherits landed property from her father nor from her husband. In her husband's house, a woman is only shown a parcel of land on the basis of usufruct, and subject to good behaviour, and as greater percentage of women is not financially independent, outright purchase of parcels of land is out of the question. In all the communities visited, and responses obtained, lack of access to land for women consistently raised its head, and this has inhibited the economic growth and development of women.

3.2.7 GENDER AND VIOLENCE

Notable societal problems have been created by the concept of emancipation such as increase divorce rate, violence and discrimination. Gender-based violence is evident in communities visited. Cases of rape cases, acid bath, assault and battery and intimate terrorism abound. But because of fear, recidivism and the lackadaisical attitude of the police, such cases remain mostly under-reported. Implementation of the protective laws is lacking and perpetrators walk the streets free.

3.2.8 EMPOWERMENT AND INSTITUTIONAL SET UP

Promoting gender issues in development is a major focus of Ministry of Women Affairs in the State. The Ministry of Women Affairs has developed policies and strategies to fight the non-empowerment of women, reminiscent in advocacy, workshops, capacity training and seminars, provision of equipment and soft loans to women. At the Local levels, communities still remain unaware of issues of gender and polices.

NGO's and other professional bodies like FIDA, offer professional legal aid and capacity building through outreaches. The Church is a worthy partner in the fight against gender marginalization.

Women play critical roles in promoting community development including forming co-operatives, assisting the less privileged through churches and other community based organizations. Women are gainfully involved agriculture and other agro- allied services. Women help in protection of environment by paying attention on sanitation. Women leaders are emerging from the local and urban centers, and in the academic set- up, they are pursuing post-graduate degrees, and other outreach programmes.

There is a conscious effort at the institutions to bridge the gap and eliminate discrimination and violence between male and females, through economic programmes, of skill acquisition, access to cash and credit through micro credits and other soft loans.

Due to the awareness of the danger associated with non- recognition of gender issues towards a positive development, the State Ministry of Women Affairs has taken the bull by the horn in instituting policies and strategies aimed at bringing violence, discrimination and negation of gender issues to barest minimum. Projects like Women Fund for Economics (WEFE) formation of co- operatives, micro- credit loans to partner with NAPEP, the multi-partner project on micro- finance involving the Federal Government, State Government and Oceanic Bank, collaboration with UNICEF and World Bank on issues of HIV/AIDS, rural women development in Agriculture, Health Educational projects, disabled peoples program, grants and tools to start off businesses.

Essential structures to help the ministry achieve her objectives exist – civic centers, quest houses, amphitheatre, and motherless babies' homes. Gender issues are considered major challenges due to the problem created by customs, religious and traditions. New laws are coming into force to check the abuse of children and women's rights- e.g. Gender and Equal Opportunities Law of 2007.

Women Affairs Ministry organizes capacity training on gender matters involving allied and associated ministries, community participation and other women organizations. Awareness programmes are mounted by relevant ministries in conjunction with WHO, UNFPA (Anambra State UNFPA assisted gender advocacy project. Local authorities through FIDA (International Federation of Female Lawyers) and NGO's, get trainings on gender matters.

3.2.9 IDENTIFIED PRIORITIES

- Promotion of communication and enlightenment programmes on gender and development;
- Provision of adequate health facilities, (nurses, doctors, and available drugs); with special emphasis on maternity;
- Provision of portable water for all;
- Establishment of skill acquisition centers at all local Government levels, accessible to all;
- Establishment of a fund to take care of all widows and female headed households who are jobless;
- Passage of protective laws and effective implementation;
- Increasing incentives for women in agriculture and trading, by providing facilities.

3.4 THE ENVIRONMENT

Awka Capital Territory and surrounding settlements face several environmental problems which include soil erosion resulting from its predominantly fragile soil, flooding and environmental pollution arising from poor waste management particularly in the Urban core.

3.4.1 ENVIRONMENTAL PROBLEMS

(i) Flooding

Flooding is a major environmental problem in Awka. This manifests strongly during the rains when all the major roads are taken over by floods. Unquantified losses of lives and properties in floods are common occurrences. This no doubt is due in part to the fact that Awka lies on a plain of less than 300metres above sea level and has implications for the design of the Capital City.

(ii) Environmental Pollution

Air quality is reasonably good except around Kwata where a foul smell of rotten meat perpetually hangs on the air. The habit of burning heaps of refuse with high content of polyethylene products in the open also produces noticeable pollution and irritation.

Traffic agents should watch out for operators of diesel vehicles that belch thick carbon monoxide fumes into the atmosphere- a regular occurrence. And finally noise pollution emanating from music dealers, Pentecostal Churches and canons fired at funerals are sources of pollution.

There is mixed development of industrial, commercial and residential activities. Such mixture of activities often causes air and noise pollutions.

(iii) Poor Disposal of Solid Wastes

The State Government has set-up the Anambra State Environmental Protection Agency (ANSEPA) to be responsible for environmental protection. Statutorily, ANSEPA's roles include collecting refuse from people's homes for a fee. But this hardly happens even though they collect fees by threat of court action from householders.

There is a lack of an integrated solid waste system and management, for example there is no suitable organized dump site anywhere in the Territory. Indiscriminate disposals of solid wastes are major problems in the Planning Area. It is hard to discern the system of refuse disposal. There are no clearly designated refuse dumps with facilities to gather and handle refuse in some locations usually by the road sides, until they become public nuisance before some trucks are dispatched to carry them untidily to unknown places. Septic tanks are used in new premises. Older houses still use pit latrines especially in older parts of Awka. There is no central sewage system

This is a sector that requires serious Government intervention if we will live in a decent environment.

(iv) Soil erosion and Environmental degradation

Uncontrolled quarrying of laterite along the expressway leads to a change in topography and will exacerbate erosion if not controlled. This is also true of stone-quarrying which can be seen in Enugu-ukwu/ Abagana areas and along the expressway between Nawfia and Enugu-Agidi. There has to be reclamation provision attached to permissions to quarry.

Inadequate drainage has left a terrible landmark of erosion features in some parts of the core and many parts of the Territory (Fig 3: 4).

FIG 3.4: VIEW OF ERODED LANDSCAPE, A COMMON PROBLEM IN THE PLANNING AREA.



3.4.2 INSTITUTIONAL AND LEGISLATIVE FRAMEWORK

Anambra State Government has signed into Law Environmental Sanitation laws. Government has set-up two bodies dealing with environmental issues i.e. State Ministry of Environment, and Anambra State Environmental Protection Agency (ANSEPA). Recently a task force on environmental sanitation was inaugurated by the state government.

The Ministry of Environment engages the services of contractors to undertake refuse collection and disposal. The ANSEPA's role is that of supervision of the refuse disposal contractors. However, it is bugged down by low staff morale occasioned by inadequate staff welfare and the lack of necessary equipment.

3.4.3 URBAN ENVIRONMENTAL MANAGEMENT ACTIONS BY THE STATE GOVERNMENT

Government is currently carrying out:

- (i) demolition of illegal structures to enhance aesthetic quality of the urban environment; and
- (ii) construction of drains is currently being undertaken by State Government to reduce flooding of the urban environment.

The Ministry of Environment hires contractors to collect and dispose of waste. However, the job needs to be monitored and suitable refuse disposal sites provided.

3.4.4 IDENTIFIED ACTION PRIORITIES TO IMPROVE THE ENVIRONMENT

- Implement environmental Awareness raising programmes for the inhabitants of the Territory.
- Support the ASESAs financially and provide it with essential equipment.
- Support Local community associations' capacities for working in the environmental field especially in erosion control.
- Re-introduction of sanitary /environmental inspectors.
- Develop effective financial mechanism to mobilize finance at the Local level.
- Control illegal excavation of laterite, sand /stones in the Territory.
- Establish a solid waste recycling plant.
- Organize and support tree planting programs to check erosion.
- Enforce EIA, other environmental laws and Town Planning regulations.
- Such community to appoint environmental watch dog.

3.4.5 CAPACITY BUILDING AND TRAINING

There is need for training in the following topics:

- Environmental Impact Assessments for different establishments, and identification of key environmental issues.
- Environmental inspection
- There is also a need for measuring equipment (e.g. devices to measure emissions and intensity) and computers.

The institutional framework for the implementation of the Urban and Regional Planning law for Anambra State is very weak. It consequently has serious implications for urban land-use management including basic services locations in the State.

3.5 BASIC URBAN SERVICES

3.5.1 INSTITUTIONAL SET-UP

Anambra State has set-up several institutions for the provision of basic urban social services including the State Ministries of Education, Health, Works and Transport for transport and parastatals like the State Water Corporation. Each of these Ministries is responsible for the provision of services in their sectors. The Anambra State Water Corporation and Water Board responsible for water provision, purification and circulation are very much incapacitated by funds and logistics.

To address these problems, Anambra State Government is currently making concerted efforts towards urban upgrading and development considering several projects on going projects being executed for the provision of drainage channels and road maintenance in the core and some other locations in the Territory.

Anambra State Government is promoting active collaborations with the private sector and fostering partnerships for providing resources and technical assistance with donor agencies like the World Bank, UNICEF and the EU for the provision of basic urban services.

3.5.2 WATER SUPPLY

Generally, there is inadequate and poor quality of potable water both in urban core and the other areas within the Territory. For many years the water taps in the area have remained dry. There seems to be a complete break-down in this sector. Residents depend largely on borehole water hawked by water tankers for their domestic use. Sachet and bottled water has mercifully come to the aid of residents for their drinking needs. The water project sponsored by the European Union with the Anambra State Government kicked off in Amawbia recently. It is hoped that the scheme will bring to an end water shortage in the Territory.

3.5.3 EDUCATION

Generally the system of education in Anambra State according to the education indicator shows that the adult literacy rate was relatively poor. There has been a disheartening case of school dropouts, and a dwindling male enrollment in schools. In Awka and environs, the situation has not been significant from the statistics. For example, 42.85% males and 57.15% females are enrolled in the Senior Secondary Schools in the Awka Territory. Also 47.37% against 52.13% are enrolled in the Junior Secondary Schools in the Territory in 2008 (Table 3.6). The tertiary educational institutions in the Planning Area include University of Nigeria Branch at Abagana, Nnamdi Azikiwe University at Awka and St. Paul's University, Awka.

3.5.4 HEALTH

Generally, health facilities in the urban core and the rest of the Territory are not adequate. Health care in the Capital Territory is predominantly in the hands of private doctors. According to reports, 75% of the total health needs of the areas are served by this sector. This situation is true only in the urban sectors of the area.

In the more rural areas, Government's health outposts and Primary Health Centres predominate as demonstrated in the table below. Other health institutions are those of the University of Nigeria out post at Abagana, Unisia Clinics at Ukpoko and Awka and many private Hospitals of different grades (Table 3.7).

TABLE 3.6: SCHOOL ENROLLMENT IN AWKA TERRITORY

Type of School	Male	Female	Total
S.S.S.	2,656	3,542	6198
J.S.S	6,895	7669	14,554

Source: Post Primary Education Board (2008).

TABLE 3.7: PUBLIC HEALTH CENTRES IN AWKA TERRITORY.

Location	Type of facility	No of Doctors	No of Nurses	Other Para Medical	No of Consultants on contract
Awka	General Hospital	12	67	12	1
Enugwu – Ukwu	General Hospital	5	41	8	n.a
Nawfia Five Base Clinics	N. Psych	1	13	4	n.a
Agulu	General Hospital	2	8	3	n.a
Nimo	General Hospital	1	12	5	n.a
Mbaukwu	Comprehensive	1	9	n.a	n.a
Nawgu	Comprehensive	1	5	n.a	n.a
Mgbakwu	Comprehensive	2	9	n.a	n.a

Source: State Hospital Management Board Awka December (2007).

FIG 3.5: VIEW OF A CONGESTED AND INADEQUATELY DEVELOPED HIGH STREET IN AWKA, WITH NO ADEQUATE PROVISIONS FOR PEDESTRIAN WALKWAYS, DRAINAGE AND LIGHTS.



3.5.6 ROADS

3.5.6.1 ROAD NETWORK IN THE CAPITAL TERRITORY

Four hierarchies of roads can be identified within the Territory although these roads can be grouped into three categories as follows:

(i) Primary roads:

1. Onitsha:- Enugu Expressway which is a dual carriageway and part of the proposed continental highway. This is the major arterial.
2. Onitsha:- Enugu Road which is now upgraded as a dual carriageway. This can be said to be the main collector. Like the expressway, this traverses the Territory in a North-South direction.

The two above two are Federal roads.

(ii) Secondary Roads

3. The secondary collectors consist of five roads:

- Arthur Eze Road/Avenue which is a busy road linking Awka centre with the expressway;
- Isiagu Ring Road;

- Amawbia Expressway bye-pass;
- Amawbia-Nibo Road; and
- Amawbia-Ekwulobia Road.

(iii) Local Roads

4. Local Roads:- These are two-lane roads that serve as streets and facilitate circulation within the core areas of Awka. They are:-

- Works Road;
- Court Road;
- Dike Street; and
- Obunagu Road.

Local roads include other minor roads that link one or two of these. All the roads are at present in fair state of repair with drains being provided either on one side or both sides. This is as a result of the attention given to this sector by the present and immediate past governments in the State. However, generally conditions of urban roads are bad. They are mostly earth roads, no provisions for pedestrian walkway, motorcycle ways, lighting, drainages and generally narrow and of poor design and construction standards (Fig 3.5).

3.5.6.2 TRAFFIC COUNT AND ANALYSIS

A traffic count and analysis were carried out for three major traffic routes in the study area. The three routes are Abagana- Awka Old road, Enugu-Onitsha Express route and Ekwulobia –Awka road. The traffic counts on these routes were carried out to determine their current volume of traffic and road improvements that may be necessary.

Traffic counts were taken on Monday 21/1/08 at four different locations. The locations were chosen as they represent routes of relative highest traffic concentration in the Awka Capital Territory and an experience of their daily traffic volume will suggest a strategic way forward for their development. The vehicles observed and recorded were bicycles, motorcycles, cars and taxis, grouped as cars, mini and coastal buses, and heavy vehicles including luxury buses, trailers, trucks and tankers in that group.

Table 3.8 shows the traffic count along Abagana-Awka Old Road. From the table it is clear that the traffic along the road is dominated by cars as we have a total 7085 cars (97085 pcu) for both morning and afternoon count. This is followed by coastal and minibuses with 29.6% of the total pcu traffic count. Heavy vehicles and motorcycle traffic are relatively moderate at the moment.

Table 3.9 shows the Enugu- Onitsha Expressway traffic count which is the major road in the study area. From the table it is shown that more than 50% of traffic on that road is basically car traffic with a figure of 8,621 passenger car units out of the total traffic volume. Also shown here is that 30.6% of the traffic volume is heavy traffic, followed by mini or coastal buses and motorcycles. Although the volume of motorcycle traffic is low here, the careless ridership, it is necessary to ban them to reduce the high accident rate of using this mode of transport.

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TABLE 3.8: ABAGANA-AWKA OLD ROAD TRAFFIC VOLUME.

Date	Period	Hours	2 Wheels	Cars	Coastal & Minibuses	Heavy vehicles	Total P.C.U. Count
21/01/2008	7am- 1pm	6hrs	356	4005	540	140	5624
	1pm – 6pm	5hrs	328	3080	950	116	4434
Total		11hrs	684	7085	1490	256	10,058
Total pcu			228	7085	2980	68	100
% of total count			2.3	70.54	29.6	7.6	

Source: Field Survey by Consultants 2008

TABLE 3.9: ENUGU –ONITSHA EXPRESSWAY TRAFFIC VOLUME.

Date	Period	Hours	2 Wheels	Cars	Coastal & Minibuses	Heavy vehicles	Total P.C.U. Count
21/01/2008	7am- 1pm	6hrs	688	4970	518	816	8673
	1pm -6pm	5hrs	630	3651	750	849	7808
Total		11hrs	1318	8621	1268	1665	16481
			(229 pcu)	(8621 pcu)	(2536 pcu)	(4995pcu)	
% of Total pcu			-1.50%	(7085 pcu)	(2980 pcu)	068 pcu	100.00
				52.40%	15.49%	30.60%	

Source: Field Survey by Consultants 2008

Table 3.10 shows the traffic volume of Ekwulobia –Awka Road. The table also shows that about 53% of the traffic volume came from car traffic followed

by minibuses 31.2%, heavy vehicles 11.6 % and motorcycles 7.3 %.

TABLE 3.10: EKWULOBIA –AWKA ROAD TRAFFIC VOLUME.

Date	Period	Hours	2 Wheels	Cars	Coastal & Minibuses	Heavy vehicles	Total P.C.U. Count
21/01/2008	7am- 1pm	6hrs	1242	3470	950	202	6390
	1pm -6pm	5hrs	1273	2670	858	139	5226
Total		11hrs	2515	6140	1808	441	11616
			(838 pcu)	(6140 pcu)	(3616 pcu)	(1323pcu)	
% of Total pcu			-7.30%	52.90%	31.20%	11.60%	100

Source: Field Survey by Consultants 2008

The traffic volume analysis invariably calls for adequate maintenance of the road. The use of motorcycle is higher here than the other two roads studied here; hence positive policy for a safe motor bicycle ridership must be envisaged.

Based on the foregoing, in the next 20 years all things been equal the volume of car and minibus traffic will be higher and hence there will be the need to invest on mass transit and widening of the narrow roads to make them at least dual carriageway to take care of the envisaged increase in volume.

3.5.6.3 OTHER TRANSPORTATION-RELATED ISSUES

Circulation is not quite free and easy within Awka in spite of the fairly good condition of the road network. Taxi service obtains only along Onitsha/Enugu Road

and it is not available in an East-West direction i.e. no taxi service between old Awka and Expressway or the Area north of the Expressway. Except at Agu-Awka/ Ikenga Hotel Area, Aroma junction and Kwata junction and Amawbia bye-pass, there is no direct vehicular traffic across the Express way from old Awka. The flyover at UNIZIK temporary site which was under construction for some time now should be completed. Locations of motor parks in the town are not clearly defined. Most of them particularly luxurious buses and tipper/ lorries operate from private premises. It is necessary to provide intra-urban mass transit system to replace the uncontrolled minibuses and motorcycles that create traffic congestions and deaths in the urban core major roads and commercial areas.

3.5.7 STORM WATER DRAINAGE

Until recently, Awka had suffered seriously from the poor drainage facilities. This had led to serious and often fatal over-flooding on an annual basis. This story is changing as all the roads recently completed or currently under construction have provisions for gutters, sometimes on both sides. What remains is to educate the residents on the need to keep these drains free of garbage so that water can flow freely through.

3.5.8 POWER/ENERGY

Power in the Territory comes from the national grid through Onitsha step-down station. There are two injection sub-stations at Nibo and Ifite-Dunu from where distribution is done. There is constant power failure and electricity supply in the urban area is erratic.

Awka requires up to 100 number of 300 KVA, 11/0. 415 KV distribution transformers, 70 number 300 KVA, 33/ 0.415 KV totaling 170 KVA against 400 existing distribution transformers.

The marketing sector of the power holding covers Awka North and South, Njikoka up to Afor-Igwe to Enugu Agidi and Amansea. The Power Holding Company of Nigeria (PHCN) is faced with operational problems such as manpower shortage, insufficient cables, and transformers. The available transformers are over loaded hence the need for electricity shedding.

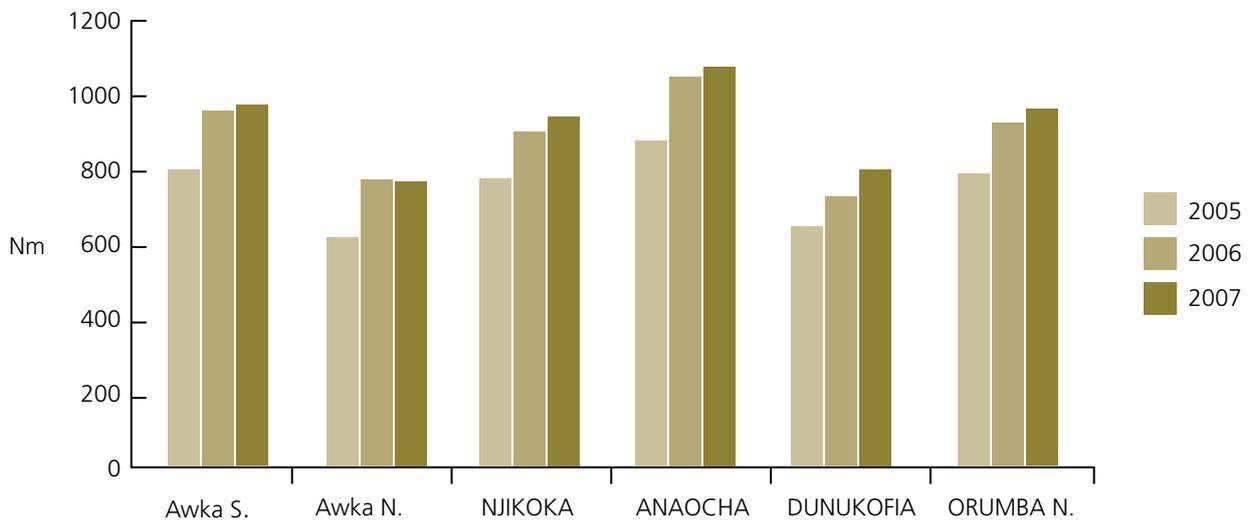
3.5.9 RESOURCE MOBILIZATION

Both Anambra State and the Local Governments in the planning area rely much on the following sources of funds to execute her major functions including the provision of basic urban services: (Fig. 3.6).

- Internally generated funds
- Monthly Federal allocation
- Donations, grants, loans from public-private-partnership initiatives for facility provision.

Fig 3.4 shows Federal allocation to LGs in the Planning Area during the past three years, 2005-2007. Awka South and Anaocha receive more grants than the other LGs, which may not be unconnected with the size of her population among other factors. There is generally a weak capacity for revenue generation by lgs. This situation has to change for these LGs to be able to mobilize enough funds to prosecute urban projects.

FIG 3. 6: CENTRAL GOVERNMENT GRANTS TO LGS IN PLANNING AREA 2005-2007



3.5.10 CAPACITY BUILDING

- There is need to provide capacity and training for professional manpower in basic urban services sector.
- Capacity building for legislators and other decision making bodies at the State and Local Government levels is a sine qua non.
- Provision of support and infrastructure equipment as appropriate and across the agencies in the basic urban service sector.

3.5.11 MAJOR PRIORITIES

- Provision of safe potable water.
- Provision of electricity.
- Provide intra-urban mass transit system in Awka and the region.
- Widening of narrow roads in the urban core of Awka.
- Establishment of an integrated system for solid waste in the urban core.
- Undertake a comprehensive health sector reform for effective, efficient, and qualitative health services for the people of the Territory.
- Provision of more qualified teachers in private schools both in the urban core and the rest of the Territory. Also mushrooming private schools should be phased out.
- Embark on development of standard libraries in the State.
- Provide Public Cemeteries in major communities in the Awka Capital Territory.

- Government to improve on the security particularly the youth militants who extorts money from prospective developers.
- Make effective the Anambra Urban and Regional planning laws for effective Urban Environmental Management in the State

3.6 LOCAL ECONOMIC DEVELOPMENT:

3.6.1 ECONOMY ACTIVITIES

Awka is the administrative headquarters of Anambra State. Civil servants both State and Federal thus live and work here. The Nnamdi Azikiwe University and St. Paul's University are two tertiary educational institutions in Awka. Education and administration are thus significant sources of employment in the territory.

Banks including the Central Bank, of Nigeria, Agric Bank, Federal Mortgage Bank, Zenith Bank, Diamond Bank, First Bank, Union Bank, Intercontinental Bank, Bank PHB, Fidelity Bank, UBA, Citizen's Bank, First City Monument Bank, and Micro-finance Banks also provide employment.

Self-employment is quite common and at 58% it is quite high. 50% of the self-employed belong to the informal sector. There are small scale operators such as petty traders, mechanics, tailors, artisans, motorcycle transport operators and labourers (Fig 3. 7). Many hotels, restaurants, and similar hospitality industries are making modest but significant contribution to employment generation. These are responses to the Capital City status of Awka and their joint impact on employment generation in the area is significant.

FIG 3.7: VIEW OF ROADSIDE MECHANIC WORKSHOP ENCROACHING ON OPEN SPACES: AN EYESORE BUT A NECESSITY FOR ECONOMIC SURVIVAL THAT MUST BE ADDRESSED WITH ADEQUATE PROVISION FOR A WELL-TEMPERED ENVIRONMENT FOR THE INFORMAL SECTOR



In addition to Eke Awka and Nkwo Amenyi markets thousands of retail outlets serve the University campus. Thousands are employed this way. Street trading, child labour and outright poverty are evident. As of now, the State Government has banned street trading in all parts of the State.

3.6.2 INCOME STRUCTURE

According to a study about 61.13% of the Capital Territory population earns less than #1,500 per month. This portends a very weak economic base that begs for government intervention.

3.6.3 INDUSTRY

Awka was and is still known for blacksmithing, bronze and wood carving works. The guns used against the first white adventurers in Igboland were fabricated in Awka. There used to be a carver's co-operative society at Amawbia, which produced artifacts and gift items, contributed to making it a tourist destination. It is no more. Awka's location in the middle of rich and fertile agric lands also gives her comparative advantage in agro – processing industries. The two major markets in the core urban centers of Awka and Amawbia need to be modernized to enhance their economic value to the area.

From the above, the economy will benefit greatly if the crafts (blacksmithing, bronze works and wood carving) in the area are organized into co-operatives, funded and equipped to operate as an industry. Such an industry in addition to earning money will double up as a heritage institution of the area.

Service industries that cater to the education industry and Government will do well in Awka as the seat of Government and host of three institutions of higher learning.

To take advantage of the rich agricultural products from around, agro- processing industries sited in the urban core will be quite viable. Corn and cassava thrives in Awka north and Enugu State nearby and these could be profitably processed in the area.

There is need to organize agriculture in the Territory in order to optimize the use of the rich fertile lands around the area. Recently the State Government acquired 21 tractors. The State should undertake preparation of all lands where these tractors are to be used before allocating them to farmers. The proposed Ethanol project of three NNPC at Ebenebe will involve processing massive quantities of cassava and it will improve the economy.

Finally, the existing markets of Eke Awka and Amawbia could be modernized and planned to take advantage of the increase in population of the Capital Territory.

Even though an industrial estate was established in Awka in the late 1970's industrial development in the territory has not measured up to expectation. There are few food processing and allied industries. Since then some industries have moved into the Territory but statistics are not available to document them. Recently the NNPC acquired 1km x 1km of land at Ebenebe for the planned Ethanol project. Massive cultivation and processing of cassava plus other social infrastructure attached to the industry will significantly improve the employment situation in the Territory.

3.6.4 AGRICULTURE

Awka is surrounded by rich agricultural lands to its north (Mgbakwu) and Southeast (Isiagu). It has over 12 banks plus Central Bank of Nigeria (CBN) and Micro-finance organizations. Self employment is high at 58%. New hotels are entering the town. Because of the dearth of farm land around Awka agriculture is limited to small holder subsistence farming. Cassava, Maize, some Yam and vegetables are the crops farmed. There is no organized agriculture. However, in Mgbakwu, an outlying sub-urban of Awka, hectares of cassava farms are common sight. These are owned by the different people who lease lots from land owners. In short agriculture in the modern sense does not exist here. Poultry is quite common but mostly the birds are reared on the range. Few poultry farms in the area, with the exception of Arroma Farms, can boast of 10,000 birds. There is need to organize agriculture in the Territory. Awka North nearby has expansive fertile land and with good planning and management, it should be possible to practice modern agriculture there with a view to producing food that will go a long way to feeding the inhabitants of the Territory.

The proposed Ethanol project by the NNPC at Ebenebe, a sub-urban on the north –east periphery of the Territory will boost both the economy and organized agriculture in the Territory. More than one square kilometer of land has been acquired for cassava farming and processing.

3.6.5 FORESTRY

The Mamu Forest reserve provides timber for sawmills in Awka. New forest reserves should be established around the Territory. In addition a policy that encourages the planting of trees in open spaces and erosion – prone zones of the Territory will help matters.

3.6.7 ANALYSIS OF MARKET FLOW

Consumer items such as cloths, car spare parts, etc are brought in from Onitsha and Nnewi. Food staples namely grain; yams and vegetables are grown in Mgbakwu and the surrounding communities. Existing industries include agro- processing, plastic and pharmaceuticals, two medium sized poultry farms etc. Several blacksmiths working on their own could also be cited.

3.6.8 IDENTIFIED PRIORITIES

1. Agro- processing industries.
2. Organized crafts industries (blacksmiths, bronze works, woodcarvers)
3. Modernize and improve the two markets in the area.
4. Museum /Hall of fame to celebrate eminent sons and daughters of the State.

3.7 HERITAGE

3.7.1. REGULATORY FRAMEWORK

There ought to be a policy to support and promote our common heritage.

3.7.2 HERITAGE RESOURCES

Awka is reputed as a centre for blacksmith, crafts and bronze works of arts from historic times. There is need to provide infrastructure including a building and equipment for iron working and woodcarving.

The other heritages of the areas are the traditional palaces, and the religious shrines and sacred sites.

Anambra State, perhaps more than any other State in Nigeria, has been blessed with eminent, world -famous sons and daughters. Some of them are truly outstanding in every sense of the word. People like Olaudah Equiano, the eighteenth century slave boy who turned a merchant in the seventeen hundreds. A museum built after his name with slave- related artifacts will draw an annual traffic of international tourists.

Similarly, such achievers as Chinua Achebe, Chike Obi, and Dr. Emeagwali etc could each support a museum or Hall of Fame. This project in addition to being a tourist destination will provide worthy role models for our youth as well as earn revenue.

There is need to build a Museum/Hall of Fame where some of the heritages of the city can be showcased for promoting tourism.

3.7.3 RESOURCE MOBILIZATION

Government could provide a grant for take off of developing a craft industry to promote the heritage of the area. Stakeholders should form co-operatives e.g. blacksmiths co-operatives, bronze/ metal workers co-operative and wood carvers co-operatives.. This important in that Government policy provides financial support for duly registered co-operatives.

3.7.4 INSTITUTIONAL SET UP/ CAPACITY BUILDING.

The Igwe -in- Council, the Local Government administrator and the above mentioned co-operatives should co-operate towards the success of the project. Young graduates especially in fine arts should be encouraged to understudy the older craftsmen. NDE, NAPEP and similar Government agencies should be co- opted as partners and fund sources. The particular department in charge of museums under the Ministry of information should be lobbied to mentor the project.

3.8 SWOT ANALYSIS

Table 3.11 contains the SWOT analysis for the seven thematic foci of the RUSPS. Some of the critical priority projects identified are also listed against each of the thematic subject, all which influenced the visioning and formulation of land se proposals for the Structure Plan.

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
		GOVERNANCE		
Presence of community willing to participate in governance.	Inadequate funding of Local Governments.	Scope for improvement in the system through the implementation of ANIDS strategies.	Business as usual which supports existing over centralization of power, roles and resources has limited the performance of LGs.	Enabling State planning laws, policies and land use standards and institution for urban governance.
Governance structures exist at state, local and community levels.	Inadequate staffing of LGs, ASUDEB, Zonal offices and over-staffing of the Ministry.	Willingness of the public, highly educated workers, retired professionals, CBOs, NGOs, ready to engage in participatory planning.	Lack of funds and poor budgetary and resource mobilization.	Establish and promote participatory planning and budgeting
High regard for cultural norms and traditional rulers.	Agencies lacked understanding of and non-adoption of elements of good urban governance, e.g. transparency and accountability participation, etc.	Government's several new initiatives to improve governance and promote good governance.	Absence of institutional and policy framework for governance.	Implement sensitization programme and value orientation.
Existence of new Anambra State Land Information Management System to ensure faster and easier access to land.	Over centralization of decision and resources at state level. Lack of data and poor record keeping. Poor project implementation and lack of continuity. Traditional norms discriminate against women. Inadequate administrative framework for urban governance. High crime and insecurity.	Onitsha Stock Exchange as an avenue for resource mobilization for project.	Lack of political will and continuity. Community unrest arising. Corruption in government at all levels.	Safer Cities programme for Awka. New Institutional framework for implementing plan Establish Programme Management Committees (Policy and Technical Committee) A new revenue generation and accounting system. Institutional strengthening and capacity building for promoting good urban governance.

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
	SHELTER AND SLUMS			
Existence of National policies and legislation for housing and urban development.	No formal master plan for Awka and its surrounding communities and weak development control.	Exploring opportunities in ANIDS programme Structure plan for slum upgrading.	High land prices, high building costs and insecurity.	Upgrade inner slums Ifite-Awka and improve the lives of more than 50% of the population of Awka living in slums by ensuring adequate views to safe water and sanitation.
Existence of legal and cultural system of land ownership.	Absence of state planning laws policies	Willingness of local CBOs and NGOs to improve on their living environment.	Possible resistance to rezoning.	Develop approved Housing Estates
Existence of Ad-hoc approach to land use planning that can be built upon to achieve comprehensive approach.	Non-adoption of comprehensive planning. Non proper approach to slum prevention, land ownership which discriminate against worker and non-Nigerians. High land speculation.	Backlog of approved housing estates waiting to be developed.	High land coverage of slum and more than 51 % of urban population in without access to water and sanitation. Unwillingness of Local CBOs and NGOs to improve on their living environment.	Strategic plan for suburban housing expansion and infrastructure provision. Passage of relevant and legislation and policies and land use standards.
	Lack of adequate funding from internal and less usage of external sources of funding.		Resistance to slum upgrading. Lack of resources.	Reform land titling to ensure access to land by the poor, women and non-indigenes. Capacity building. Resource mobilization for projects.

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
National and international laws and commitments (CEDAW and National Policy) exist on gender and development.	Cultural restrictions on women limiting the effectiveness of women in development.	GENDER Building on the inclusive approach adopted for LEEDS, ANSEEDS and Urban structure plan.	Resistance to change and continued adoption of harmful traditional practices.	Adoption of pro-poor approach to land tenure.
State and Local agencies set-up for promoting gender issues.	Lack of access to land and finance for women.	Exploring opportunities in ANIDS programme Structure plan for slum upgrading.	Lack of funds to implement projects and programmes.	Promote gender budgeting.
State and local development strategies (ANSEEDS, LEEDS) encourage promotion of gender in development.	Non-inclusive approach to land use planning and budgeting.	Willingness of community, CBOs and NGOs to be involved in their development.	Prevailing male dominated culture and tradition.	Capacity building.
Existence of educated women, women groups, Community, NGOs and CBOs contributing to development.	Gender imbalance tilting towards men. High child and maternal mortality. Non-existence of gender disaggregated data. Lack of equitable distribution of basic services which inhibit easy access of women and children to school, water supply and health facilities.		HIV/AIDS stigma and related negative attitude	Resource mobilization for projects.

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
		BASIC SERVICES		
Agencies for provision of school, health, water, sanitation, roads and electricity exist.	Poor maintenance of infrastructure.	The Structure provides an enormous opportunity to correct imbalance.	Resistance to change.	Construct new schools, health, water and sanitation facilities.
Community, NGOs and private sector involved in the limited provision of school, health and sanitation services.	Inadequate provision for and inequitable distribution of schools and health centres.	Promotion public-private partnership in provision of water, health and sanitation.	Lack of political will.	Rehabilitate existing school, health, water and sanitation facilities.
Government's commitment to upgrade basic services.	Poor road networks, inadequate design and construction standards and poor maintenance.	Donor's willingness to provide basic services such as water, health and sanitation.	Lack of resources.	Redesign and rehabilitate old roads.
	Epileptic power supply and poor distribution.			Design and construct new roads to high standard and maintenance.
	Poor educational standard and high figure for drop outs.			Rehabilitate and upgrade old electricity facilities and provide new infrastructure in the town.
	Poor funding of basic services.			Capacity building.
	Inadequate Capacity gaps of government agencies.			Resource mobilization.
	Narrow and poorly maintained road networks			

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	ENVIRONMENT	OPPORTUNITIES	THREATS	PRIORITY PROJECT
Existence of National Policy and legislation on environment.	Weak institutional capacity.	Promote-public partnership for resource mobilization and environmental management.	Lack of information and coordination within the three tiers of government.	Improve environmental planning management capacity.	
Existence of State agencies for environment and land use planning.	Uncoordinated institutional working arrangements between federal and state and between state and local government.	Utilize Ecological fund and donor resources to develop and implement environmental projects.	Lack of capacity at the local government level.	Establish local urban forum for improved environmental governance.	
Federal Government provides funding for environmental projects through Ecological Fund.	Inadequate disposal of solid and liquid wastes. Environmental pollution.		Lack or inadequate resources for environmental projects. Lack of preparedness plan for managing environmental disasters.	Develop and implement urban landscape improvement Implement solid waste management plan for Awka.	
	Poor urban and sterile environment. Inadequate and unqualified staff. Poor promotion of partnership between community and private sector. Poor funding of environmental issues. Lack of equipment. Low public Awareness of environmental issues.		Lack of resources.	Capacity building. Resource mobilization for projects.	

TABLE 3.11: SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITY PROJECT
LOCAL ECONOMIC DEVELOPMENT				
Thriving industrial, commercial establishment.	Large informal sector attracting 60-80% of youth.	Some donor agencies notably UN-HABITAT, UNICEF, EU, UNDP are active in the planning area.	Inadequate power supply.	Develop New Industrial estate for Awka.
Government commitment in promoting industrial and commercial activities.	High enterprising community.	Direct Foreign Transfer that can be utilized for projects.	Effect of globalization	Rehabilitate Old Markets and establish New ones.
On going programme to assist the unemployed and SMIS and SMEs.	Unfriendly Government regulation, on location and multiple taxation etc Lack of access to funds and valuable information. Industries located among residential areas.	Government commitment to promote Awka as the Japan of Africa. The structure plan provides an opportunity a standard industrial estate for Awka.	Resistance to re-locate industries to new estates. Lack of resources.	Develop Business Parks small and medium enterprises Improve power supply Link Awka to the National Rail lines. Capacity building. Resource mobilization for projects.
HERITAGE				
Existence of government policy on culture and heritage.	Poor development and maintenance of heritage sites.	High potential for developing eco-tourism.	Effect of modernization on culture.	Rehabilitation and conservation of heritage sites include landscape improvement.
Awka is rich in places, shrines and folklores.			Lack of resources.	Promote the heritage sites for tourism.
Community committed to preservation of cultural events.				Capacity building. Resource mobilization.

4 VISIONING THE FUTURE



4.1 PREMABLE

One of the explicit purposes of the Structure plan as enunciated in the cooperation agreement is to contribute to achieving the goals of Anambra State Economic Empowerment and Development Strategy (SEEDS), Local Economic Empowerment and Development Strategy (LEEDS), the HABITAT Agenda, the Millennium Development Goals and the Vision 2020 of the Federal Government.

In visioning the city of Awka and environs, several issues needed to be resolved quickly. First, there is the need to capture the visions of the state, the LGs and the communities from which that of the structure plan can be based. Second is the need to formulate this vision to reflect the peculiarities of Awka and environs as the focus of this major planning exercise.

4.1.1 GOAL OF ANSEEDS

The Vision of ANSEEDS inherent in the stated goals as follows:

To reduce poverty and unemployment and creating wealth necessarily to vastly improve the living standard of Anambraians.

Toward achieving this ANSEEDS advanced a range of policies, strategies and achievable targets for the state in critical sectors of the economy namely agriculture, commerce and industry, education, health, water supply, environment and infrastructure including housing as well as promote other reforms on public service. The ANSEEDS identified development challenges most of bordered on inadequate land use and environmental planning and management accounting for non-function and liveable human settlements, which underscore the need for a major planning exercise being executed for the three largest cities in the state (namely Onitsha, Nnewi and Awka).

4.1.2 GOAL OF AWKA LEEDS

The vision of Awka South as defined in the LEEDS document is:

‘To achieve the set national development objectives and the Millennium Development Goals at the local government level. The objectives include creation of wealth, employment, generation, and poverty reduction, the development of economic and social infrastructures

in the Local government area and institutionalization of values orientation, accountability, transparency and the due process. This is with a view to increasing the general standard of living of the people, increase in productivity and improvement in service delivery’.

This vision emphasizes poverty reduction, elements of good governance (such as transparency efficiency in service delivery), promotion of economic growth and improvement in infrastructure towards improving the living standard of the people.

The vision of Awka North LG is aimed at:

‘Reducing poverty, creating/generating wealth, improving the living standards of the population of the council area or host communities, encouraging development policies generated by the host communities, encouraging public participation in government business with direct impact on the living standards of the people of the host communities.’

This vision emphasises poverty reduction with lots of emphasize on local participation and democracy in the attainment of the goals of LEEDS for Awka North.

Interestingly enough both ANSEEDS and LEEDS for Nnewi North and South emphasize poverty reduction and the achievement of the Millennium Development Goals and targets in the State (Box 4.1). By implication since the MDGs touch on Habitat Agenda, the State Government is no doubt committed to the achievement of the Habitat Agenda.

4.2 VISION OF THE PLAN

Deriving from the above reviews, the vision of Awka is:

To strengthen Awka’s administrative, industrial, commercial and educational roles and its rapid contributions to poverty reduction, employment generation, participatory development, good governance, tourism development and environmental sustainability.

4.3 GOALS AND OBJECTIVES

4.3.1. GOALS.

The goals of the Structure Plan are by 2020:

- (i) To make significant contribution to achieving all the goals of Anambra State Economic Empowerment and Development Strategy (SEEDS), Local Economic Empowerment and Development Strategy (LEEDS),

the HABITAT Agenda, the Millennium Development Goals for poverty reduction, universal access to education, reduction in child and maternal death, halting the incidence of HIV/AIDS, tuberculosis and malaria, environmental sustainability and global partnership for development as they relate to Awka and Environs and surrounding towns.

- (ii) To provide a tool/framework for promoting sound and equitable economic growth, welfare of the people, good governance, environmental sustainability, infrastructural provisions and capacity building.
- (iii) To promote an integrated approach to sustainable development by ensuring that environmental and human settlements issues are integrated with economic and social policies and programmes and ensuring the participation of all stakeholders in the implementation of the proposals and recommendations of the Structure Plan.
- (iv) To mobilize resources for the realization of the different proposals and recommendations of the Plan.

4.3.2 OBJECTIVES:

All the above goals are MDG-based all must be translated to the needs of Awka and Environs and environs. If the objectives of the Structure Plan are to be attainable and properly monitored they have to be specific, measurable, attainable, realistic and time-bound (i. e. SMART) if they are to be attainable and have been defined. It was necessary to define the objectives of the plan in relation to the set targets of the MDGs and the use of the targets and indicators (Box 4.1).

The objectives of the Structure Plan as derivable from the above stated goals include the following:

- (i) **Contribute to eradication of extreme poverty for 50% of residents in Awka and Environs who are poor by 2015 through promoting rapid and economic growth, job creation and sustainable livelihood in Awka by:** (a) reserving and ensuring development of lands for industrial, commercial and business uses and development; (b) embarking on urban regeneration and beautification to ensure a highly imageable, functional and attractive city (c) reserving land for the development of business parks, activity centres, mechanic village, warehouses, markets etc; (d) carrying out road improvement and establish mass transit systems for efficient movement of people, goods and services; (e) linking Awka and Environs with national rail lines for efficient movement of people, goods and services.

(ii) Contribute to achieving universal access to education for both men and women in Awka to achieve 100% enrollment between boys and girls raise the adult literacy level to 80% by 2015 by (a) reserving lands for primary, secondary and tertiary education as well as vocational centres in accessible locations and related to population distribution to address imbalance in the provisions and management of old and new facilities to high standard to accommodate population growth.

(iii) Promote gender equality and empower women by promoting inclusive and participatory approaches to development and ensuring access to land and secure tenure for all.

(iv) Contribute to the reduction by half high maternal and child mortality rates, and halt/reverse the high incidences of HIV/AIDS and malaria in Awka and environs by 2015 through: (a) reserving lands for providing additional health facilities in accessible locations to address imbalances in existing provisions and to provide new ones to accommodate population growth; (b) ensuring orderly urban development by enforcing land use standards and controls for buildings, roads, drainages, sanitation, air circulation, pollution control etc to achieve safe and healthy environment.

(v) Achieve environmental sustainability in Awka and Environs and Satellite towns by 2020 through (a)

improving the lives of all the people living in slums of Awka and Environs and those living in suburban slums through upgrading these slums to provide access to water, sanitation, education, communal facilities, access roads drainages and improved housing and general environment by 2020; (b) implementing action plans for erosion control and protection of fertile agricultural land in the plan area, (c) reducing the incidences of environmental pollution by reserving lands for safe disposal of wastes, separation of industries from residential compounds; (d) conserving the heritage of Awka and Environs by preserving and rehabilitating historic and cultural building and landscapes; (e) improving overall amenity in the city through beautification including tree planting, paving of walkways, providing roadside drains, street lighting; (f) enforcing planning standards and control of development in relation to set-back, air-space and ventilation towards achieving a healthy and safe living environment;

(vi) Promote social interaction and a fulfilled communal life for the residents of Awka and Environs and environs through the provisions and equitable distribution of community facilities such as town halls, cinemas, children playground, public parks and gardens to meet the recreational needs of the people.

(vii) Promote good governance of Awka and Environs



BOX 4.1 MDGS AND TARGETS

Goal 1: Eradicate extreme poverty.

Target 1: Halve between 1990 and 2015 the proportion of people whose income is less than \$1 a day.

Target 2: Halve between 1990 and 2015, the proportion of people who suffer hunger.

Goal 2: Achieve universal primary education.

Target 3: Ensure 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.

Target 4: Eliminate gender disparity in primary and secondary education, preferably by 2005 and in all levels of education no later than 2015.

Goal 4: Reduce child mortality.

Target 5: Reduce by two-thirds, between 1990 and 2015, the under-five mortality rate.

Goal 5: Improve maternal health.

Target 6: Reduce by three-quarters, between 1990 and 2015 the maternal mortality rate.

Goal 6: Combat HIV/AIDS among 15-24 year old women.

Target 7: Have halted by 2015 and begun to reverse the spread of HIV/AIDS.

Target 8: Have halted by 2015 and begun to reverse the incidence of malaria and tuberculosis.

Goal 7: Environmental sustainability.

Target 9: Integrate the principles of sustainable development into country policies and programmes and reverse the loss of environmental loss.

Target 10: Halve by 2015, the proportion of people without sustainable access to safe drinking water.

Target 11: Have achieved by 2020 a significant improvement in the lives of at least 100 million slum dwellers.

Target 30: Proportion of population with sustainable access to an improved water source.

Target 31: Proportion of urban population with access to improved housing.

Goal 8: Develop global partnership for development.

Target 12: Develop further an open, rule-based, predictable, non-discriminatory trading and non-trading and financial system.

Target 13: Address the special needs of the Least Developed Countries (includes tariff and quota free access for LDC's exports, enhanced programme for debt relief for HIPC and cancellation of official bilateral debt and more generous ODA for committed to poverty reduction):

13.1: Per capital overseas development assistance to Nigeria.

13.2: Debt service as a percentage of exported goods and services.

Target 14: Address the special needs of land lock countries, small island developing states.

Target 15: Deal comprehensively with the problems of developing countries through national and international measures in order to make debt sustainable in the long term.

Target 16: In cooperation with developing countries, develop and implement strategies for decent and productive work for youth.

Target 17: In cooperation with pharmaceutical companies, provide access to affordable, essential drugs in developing countries.

Target 18: In cooperation with the private sector, make available the benefits of new technologies, especially information and communication.

through provision of the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the State, Awka and Environs and environs

(viii) Promote national and global partnerships for the development in Awka and Environs through public-private partnerships, and building on the current effort by increasing international cooperation attracting funds for development from multi-lateral and bi-lateral organizations to complement the effort of the State and Local Governments in financing the different recommendations and proposals of the Structure Plan

(ix) Capacity building through training and sensitization of key staff and equipping relevant government agencies at State and Local Government levels (including Office of Lands, Survey and Town Planning, Ministry of Town Planning, Works and Housing, ANSEPA, ASUDEB as well as staff relevant agencies), the community and the civil society organizations in critical areas of capacity gaps notably to effectively implement, monitor, evaluate and coordinate the Structure Plan.

4.4. URBAN FORM

In order to arrive at a preliminary urban form, the following factors are considered;

- a. Developmental challenges and opportunities within the Capital Territory.
- b. Goals and Objectives of the plan.
- c. Development of alternative urban forms against the background of certain town planning principles.
- d. Evaluation of alternative urban forms and choice and recommendation of the preferred option

4.4.1. ALTERNATIVE URBAN FORMS

In order to achieve the most suitable and pragmatic urban form for the Awka Capital Territory, four alternative plans are generated, examined and evaluated.

4.4.2. BASIC ASSUMPTIONS

In structuring these four alternative forms, certain basic assumptions derived from a regional perspective are taken into consideration. These include:

- i. That one can travel from any part of Anambra State to the Awka Capital City in less than an hour.
- ii. That all the road linkages from the twenty one Local Government headquarters to the Capital Territory are made motorable all the year round.
- iii. That the proximity and easy accessibility of Onitsha (the largest market town east of the Niger) and the muted establishment of an International Market in Nando and cargo airport in Umuleri which are linked to the mega city idea at the outskirts of Onitsha, acting as centrifugal forces, will inhibit the growth of Awka into a competing regional commercial centre.
- iv. That the proximity of the industrial town of Nnewi together with the growth of small-scale industries within the surrounding autonomous settlements including the tendency of indigenes to locate industries in their respective communities, will detract from the growth of Awka as a big industrial centre.

4.4.3 THE URBAN FORMS

Based on the foregoing stated assumptions, four alternative urban forms can be generated and conceptually illustrated in the figures shown.

- i. Twin City
- ii. Single Core City
- iii. Multi-Nuclei City
- iv. Core-Multi Nuclei City

4.4.4 TWIN CITY

A Twin City connotes a city with two major cores, each with its own area of influence and having a discernible physical divide (Figure 4.1aa& 4.1b). This concept will enhance the preservation of existing characteristics of Awka as much as possible. The surrounding settlements will be upgraded. In order to provide for much desired development, an entirely new central business district (CBD) will be established north of the Expressway and within the Executive Business District to serve all other settlements in that area.

The major thrust of this alternative will be to provide for special organization of a dual city. In this respect, there will be upgraded as a double carriageway around the present urban area of Awka Umuokpu and Amawbia as well as the recently prepared layouts north of the town from other settlements and activities outside the Territory.

The proposed ring road as shown in figure runs Northwards from Ifite Awka tangentially to most of the recently proposed layouts, namely: Executive Business District, Excellency Layout, Hill Top Layout and others, through Umuokpu to the old Enugu –Onitsha Road. Its southern loop follows the existing ‘ring road’ after Ikenga Hotel running southwards through Nibo and Nise and then Northwestwards through Enugwu-Ukwu to the old Enugu –Onitsha Road.

Another tangential route is proposed to follow the existing Enugwu- Agidi Road from the Expressway Northwards through Nawgu, by passing Isu- Aniocha to a proposed radial arterial road from Achalla. This secondary route will also channel traffic from the proposed development area sandwiched between Nawgu and Isu- Aniocha into the radial arterial road to the CBD.

South of the Expressway, the existing Amawbia –Orlu Road will be widened to double carriageway to serve as a radial corridor for traffic from Ekwulobia to Amawbia. Another existing route from the Awka Industrial Layout will be improved. This will run southwards through Ezinato, Isiagu, Umuawulu and Awgbu to Agulu.

The plan is envisaged to have new development areas north of the Expressway. Most of the proposed residential layouts are located in these development areas. They will be served by the new CBD with which they will form a new centre. This will be linked to the old centre which already has its own CBD South of the Expressway. This CBD serves as the hub of the older settlements south of the Expressway.

A distinctive feature of the plan will be the use of the Expressway as a major physical divide between the new developments to the north and the older settlements to the south. This will entail provision of deep green belts along both sides of the Expressway. However, recent developments along the Expressway have made provision of deep green belts impossible, unless massive demolition of these buildings is carried out- a programme that will be very costly to undertake. In effect, the Expressway does not constitute a significant physical divide.

The question, however, is whether the Capital Territory can sustain a second CBD. As earlier mentioned, the proximity to Onitsha (one of the largest market towns in West Africa), the proposed establishment of an international Market at the outskirts of Onitsha and the proximity of Nnewi market, might make a second CBD unviable.

4.4.5 SINGLE CORE CITY

A single core city connotes a city with one centre from which growth radiates towards the periphery. In our study, the core corresponds with the built-up areas of Awka and Amawbia. From this centre, growth will take place in concentric zones towards the periphery of the Capital Territory (Fig. 4.1).

The various autonomous settlements are gradually and systemically engulfed in the wave of Accretion within the Territory.

The present CBD will be expanded, re-developed to accommodate all the services needed by the entire population of the Capital Territory. The massive redevelopment and re-development and re-organization of the CBD will involve elimination of non-conforming land uses and the conversion of the residential developments into commercial uses. As in the twin-city, a ring road will encircle the urban core. The northern loop of this ring road is tangential to the proposed new layouts to the north of the Expressway, while the southern section runs along the existing 'ring road' through Nibo and Nise to Enugwu-ukwu. Three radial corridors are provided to channel traffic into the ring road. Two of these are in the South, while one is in the North should be widened as a double carriageway. The other will be a new route from Awka to Ajali.

The Northern Corridor is the existing Awka –Achalla Road which should also be dualised. The central thrust of this plan is that the autonomous communities within the Capital Territory will lose their individual identities and the majority of movement, from them will be to the core area for employment and other urban services. Traffic at given times will be unidirectional, with its attendant congestion at peak hours.

The cost of spatial expansion, redevelopment and re-organization of the CBD will be prohibitive. The dislocation and relocation of indigenous population within the proposed CBD will entail enormous compensation and hardship. There will be resistance, and Government may not have the political will to pursue the urban programme.

4.4.6 MULTI-NUCLEI CITY

Multi-Nuclei City connotes a city with multiple centres. The major feature of this plan is that the 'town-centre' of each autonomous community is developed into a sub-centre to serve its community. Each community thus retains its character and is prevented from coalescing with the neighboring community by a surrounding green belt (Figure 4.2). Furthermore, each of the new development areas mainly to the north of the Expressway will be provided with its own sub-centre.

An inner ring road will be provided. This is supposed to divert all through-traffic from the centre of the congested inner zone of the built-up urban area.

On the north of the Expressway, which accommodates the majority of new development blocks, three secondary radial arterial roads are proposed. The central road follows the existing Achalla Road through Mgbakwu and Urum to Achalla. The north easterly radial route runs between Ifite Awka and UNIZIK through new development zones to the settlements to the north and beyond. The north westerly radial arterial road follows the Enugwu- Agidi road to Enugwu-Agidi town and then runs northwards to Nagwu and beyond.

To the south of the Expressway, four main secondary arterial corridors will be established. The South central corridor follows the existing Amawbia-Orlu Road and will be widened into dual carriageway. The southwesterly arterial road will be the dualised old Onitsha-Enugu Road while the south easterly radial follows the existing Awka Nibo- Umuawulu-Awgbu route. The fourth radial, another South- easterly corridor runs along the existing Awka-Ezinato- Isiagu axis.

Within the Capital Territory, ring roads will be established to link the autonomous communities. Alignment of these roads will mostly follow the existing routes. To the North of the Expressway, a ring road emanating from Abagana across the Expressway will be developed to link Nawgu, Mgbakwu, and the areas along the north eastern boundary of UNIZIK to the expressway. This forms the northern loop of the outer ring road. To the south of the expressway, a ring road following the existing road will be developed to link Abagana, NICO, Agulu, Mgbakwu, Umuawulu, Geminate and Isiagu through the Eastern boundary of the existing Awka Industrial Layout northwards, and to link up with the north- easterly radial route.

The third ring road links Agulu to Awgbu and the new development zones to the central easterly radial corridor. The general road pattern looks like a spider's web with the multiple centres at the intersections of the radial and ring roads.

A labyrinth of inter- connecting green areas surrounding each of the existing settlements and new development areas is provided not only to inhibit coalescence of settlements but also to act as 'lungs' to these settlements. However, this development pattern will not have a dominant centre that will serve as a focus. It may look like an organism without a head.

4.4.7. CORE-MULTI-NUCLEI CITY

The core multi-nuclei urban form connotes a central core with multiple nuclei. When applied to the Awka Capital Territory, it suggests an identification and recognition of a central area and other settlement centres as among the main features of the overall development pattern of the Territory (Fig. 4.3).

The main features of the plan can be described briefly through the characteristics of its main elements that are the central core, the complimentary sub-centres and the surrounding areas as well as the major interlinking arterials.

The central core area is defined as the heavily built-up parts of Awka, Amawbia and Umuokpu with an extension into the areas of the Executive Business District and parts of Hill Top and Excellency Layouts. The core is clearly marked out by a 'ring road' that encircles these two sectors north and south of the Expressway with the section of the Expressway passing through the core as the central spine of the inner city.

The southern part of the core is proposed to be re-organized and the commercial section improved to sustain the moderate growth that will occur in the area. A few new central services will be tolerated. Although the area is mainly inhabited by the indigenous population, the present density of the population will be maintained by discouraging further increases in residential density. The excess population should be encouraged to move to the new development areas north of the Expressway.

The northern section of the core will be designed to accommodate an extension of the CBD. Government offices and new urban central uses will be located here. The core area should be planned not only to sustain urban growth to the north, but also to attract specialized services from the rest of the Territory. It is envisaged that all the town centres of each of the autonomous communities within the Capital Territory should be developed into sub-centres to serve their individual communities. Each community should be allowed to retain its special character. Each settlement should be organized to look inwards for most of its services while the urban core would only offer the major services. To achieve this objective a series of radial and ring roads should be developed for inter-linkages of the communities within the Territory.

Seven secondary radial road systems should be developed. Three of these should be developed north of the Expressway. The central radial corridor will follow the existing Achalla Road through Mgbakwu and Urum to Achalla. A north easterly radial route will run between Ifite –Awka and Nnamdi Azikiwe University, through the new development zones to the settlements to the north within the Territory and beyond. The third radial road which runs in a north western direction follows the Enugwu- Agidi Road to Enugwu- Agidi town, and also runs northwestwards to Nawgu and beyond. The other four radial corridors are located south of the Expressway. The south central radial corridor follows the existing Amawbia –Orlu Road. This should be dualised. The south westerly radial road should be the old, Onitsha –Enugu Road which should also be dualised. The south easterly radial corridor follows the existing Awka –Nibo Umuawulu –Awgbu route. The fourth, southern radial corridor, which is also south- easterly in direction, runs along the existing Awka- Ezinato axis.

As already stated, besides the radial corridors, a series of ring roads will be developed to link communities and activities centres. An inner ring road will encircle the urban core. The northern loop of this ring road is tangential to the proposed new layouts north of the Expressway, namely: the Executives Business Districts, Hill Top and Excellency layouts. The loop will serve as a by-pass for through – traffic from the centre of the congested inner zone of the built –up urban area. The southern part of this inner ring road follows the existing by –pass from Enugwu –Ukwu through Nise and Nibo, northwards to the old Enugu –Onitsha Road, near Ikenga Hotel.

An outer ring road will be established to link the other autonomous communities. Alignment of these roads will mostly follow the existing road. This will therefore help to avoid demolitions in the already built –up areas. North of the Expressway, the outer ring road will start from Abagana and orient north-east-wards, linking Nawgu, Mgbakwu, Egbeagu, and the areas along the north eastern boundary of Nnamdi Azikiwe University, and then south eastwards to the Expressway. South of the Expressway, this outer loop will run southeastwards from Abagana, linking Nimo, Agulu, Mbaukwu, Umuawulu, Ezinato and Isiagu through the eastern boundary of the existing Awka Industrial Layout and then northwards. It will also link up with the north-easterly radial route

Like the multi-nuclei alternative, the general road pattern in the core multi-nuclei alternative will look like a spider's web. A labyrinth of green areas surrounding each of the existing settlements and new development areas will inhibit coalescence of settlements. In summary, the core multi-nuclei alternative remedies the pitfalls of all the other alternatives. Moreover, it satisfies all the goals and objectives of the Structure plan.

4.5 EVALUATION OF ALTERNATIVE URBAN FORMS AND CHOICE OF PREFERRED OPTION

4.5.1 PREFERRED OPTION

The determination of an optimal and preferred urban Structure from a number of

Alternatives stated goals and objectives. In this particular exercise, two general goals and several specific goals (objectives) were identified. However, the two general goals have already been incorporated in the specific goals (which basically operationalised the general goals). Therefore, only the specific goals were used in the final analysis.

An evaluation of this type is best carried out using the elegant Goals Achievement Matrix approach. However, for want of reliable costs and benefits data, a similar but less quantitative form of goals achievement approach has been used. This is basically a goals oriented check-list approach. The accompanying check-list table indicates the instances when some of the alternatives were either advantageous or disadvantages in relation to other alternatives, on the basis of particular goals. For this exercise, these instances were counted and the net differences used as the basis for selection of the preferred alternatives. The evaluation showed that the options fared as follows:

Alternative 4 (Core- multi -Nuclei City) came first with a score of 8.

Alternative 3(Multi-nuclei city) came second with a score of 6.

Alternative 1(Twin city) came third with a score of 4.

Alternative 2(Single core city) came fourth with a score of 3.

Therefore, on the basis of the stated goals and objectives, the core -multi-nuclei city was chosen as the preferred option for the Structure Plan.



TABLE 4.1: EVALUATION OF ALTERNATIVE URBAN FORMS WITH RESPECT TO ATTAINMENT OF PLAN OBJECTIVES

PLAN OBJECTIVES	ALTERNATIVES								
	ALTERNATIVE 1: TWIN CITY		ALTERNATIVE 2: SINGLE –CORE CITY		ALTERNATIVE 3: MULTI-NUCLEI CITY		ALTERNATIVE 4: CORE-MULTI- NUCLEI CITY		
	A	DA	A	DA	A	DA	A	DA	
Optimal interrelationship of man-made and natural environments.		X			X		X		X
Unified, attractive and functional city		X			X		X		X
Provision of equitable distribution of urban basic services education ad health etc.	X						X		X
Reservation of land for economic and income generation activities.	X	X							X
Promotion of orderly development of city							X		X
Reservation of land housing and slum upgrading to achieve adequate shelter for all					X	X			X
Land reservation for business parks and corner	X				X		X		X
Capacity building.	X				X		X		X
Score	4	3	3	1	3	6	1	1	8

A = Advantageous DA – Disadvantageous

Source: Evaluation by Consultants 2008.

4.6 POPULATION AND LAND USE PROJECTIONS

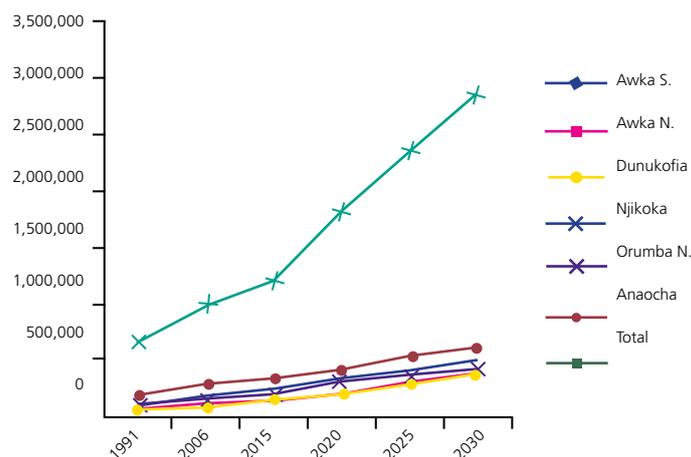
Planning must be man-centred. Population projection is central to long-range land use planning, as all socio-economic man influence land use demands. In particular, housing provision is a function of population size.

The plan's assumption is the existing population living in the planning area will growth through natural increase and through migration.

The plan also assumes that the income distribution structure will remain unchanged; the Gross Domestic Product (GDP) will also increase at the same rate as in the past 10years thus enabling the level of income to increase at that same rate.

Without taking issues, the plan is based on the past growth trend of 4.5% per annum achieved between 1991 and 2006. The projected population figures are based on the composite population of the LGs in the Planning Area using simple projections from the existing figures into the future (Fig 4.5 and Table 4.2).

FIG 4.5: POPULATION FOR THE LGS IN PLANNING AREA BASED ON GRAPHICAL PROJECTIONS



Source: Projections by Consultants based on 1991 and 2006 Census Figures

TABLE 4.2: POPULATIONS FOR THE LGS IN THE PLANNING 1991-2030

LG	1991	2006	2015	2020	2025	2030
Awka S.	130,664	189,049	225,000	325,000	400,000	500,000
Awka N.	60,728	112,608	150,000	205,000	300,000	400,000
Dunukofia	73,473	93,382	150,000	205,000	300,000	400,000
Njikoka	72,945	148,465	200,000	300,000	400,000	500,000
Orumba N.	127,476	172,405	210,000	350,000	410,000	450,000
Anaocha	200,609	285,002	350,000	425,000	550,000	625,000
Total	665,895	1,000,911	1,205,000	1,810,000	2,360,000	2,875,000

1991 and 2006 are Census figures

Source: Projections by the Consultants 2008



Based on the population projection, the land required for commercial use is estimated using a number of methods such as the capita space standards, applied to the population, deriving from facility space requirements. Projections for industrial land use are not easy for many reasons. Industrial sector is the least integrated study of all urban economic activities (Table 4.3). Estimates of land requirement are usually based on the fact that the share of the Gross Domestic Product (GDP) contributed by manufacturing will grow the same rate throughout the plan period as it has in the past years. Standards for land for industries can also be obtained by comparing existing patterns based on facilities provided and those needed for manufacturing.

Land needed for transportation by using the conventional 20% additional land for circulation and 15% additional for social infrastructure is the operational guide.

With this projection it is envisaged that the population of the planning will have grown more than four times. This spell great responsibility on the part of the State and local governments the city authorities need to do more than they have ever did not only to fill the existing gaps in provision of essential urban infrastructures but to meet the additional needs arising from anticipated population growth. This will equally call for a more commitment to the sustainable management of existing resources now and throughout the Plan period.

5 STRUCTURE PLAN LAND USE PROPOSALS



5.1 IDENTIFIED PRIORITIES AND LAND USE PROPOSALS

One of the benefits of adopting RUSPS is that the data collected are capable of identifying critical issues of development that can be used to provide city-wide responses to address these issues. The land use proposed in this section has been evidenced based as they are derived from the profile data. As well as the priorities agreed at the Consultation held on the various issues.

The different priorities identified under the seven themes have general as well as specific land use allocation, policy and legislative implications as shown in Table 5.1. However, the Structure Plan will be devoted to addressing the specific land use, legislative and policy implications of the identified priorities.

TABLE 5. 1: IDENTIFIED PRIORITIES AND IMPLICATIONS FOR LAND USE PROPOSALS

S/N	THEMATIC FOCUS	IDENTIFIED PRIORITIES	IMPLICATIONS FOR POLICY AND LAND USES
1	Shelter and Slums	<ul style="list-style-type: none"> Update the database for the slum areas. Update population statistics of the shelter. Prepare a detailed master plan of Awka Capital Territory for effective developmental control. To secure tenure. Legalization of slum dwellers providing them with proper housing. Provide and mobilize resources. Funding the income generating projects. Improve and update information updating. Capacity building to deal with slum areas Proper coordination of the activities. 	<ul style="list-style-type: none"> Upgrade the slums areas of Ifite-Awka and Eke-Awka to enhance access to water and sanitation and provide for new schools, health centres, drainages, shops and business parks and landscape improvement to accommodate economic and social welfare and environmental sustainability needs of all especially women traders, small scale and informal sectors. Develop urban information systems with databases disaggregated by gender and cadastral. Formulate and implement slum upgrading plans for the slums of Awka. Ensure access to land and secure tenure for slum dwellers. Allocate land for income generating activities such as commercial, industry, and accommodating the informal sector. Participatory approaches and partnership building for land use planning. Capacity building for state and local government agencies, NGOs/CBOs for slum upgrading.
2	Environment	<ul style="list-style-type: none"> Build partnership among different stakeholders to strengthen capacities of local community associations to enforce EIA laws. Support ASEA financially and provide it with essential equipment. Encourage private support strategies to affect development programmes. Implement environmental awareness raising programmes for the Territory's inhabitants. Promote waste recycling programmes to decrease pollution. 	<ul style="list-style-type: none"> Designate Green-Belt around the settlements surrounding Awka to preserve their identities and curtaining sprawling urban corridor. Implement land conservation schemes for several erosion sites around Ukpokor and other sites. Mainstream safety measures into urban management by promoting that all roads are properly lit, all streets are named and there is availability of cadastral maps for police to navigate the town for effective surveillance. Develop and Implement landscape improvement to beautify the city, improve health and mitigate the effect of climate change and achieve overall amenity in the city. Enforce planning standard and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment

TABLE 5.1: IDENTIFIED PRIORITIES AND IMPLICATIONS FOR LAND USE PROPOSALS

S/N	THEMATIC FOCUS	IDENTIFIED PRIORITIES	IMPLICATIONS FOR POLICY AND LAND USES
		<ul style="list-style-type: none"> Organize and encourage tree planting to check erosion. Build roadside drains. 	<ul style="list-style-type: none"> Incorporate governance and gender principles into environmental and land use planning including capacity building for State, Local Government, Zonal Agencies for resource mobilization, transparency and accountability and participatory approaches to development. Improve budget and aggressive resource mobilization for environmental improvement. Develop and implement landscape improvement plan for Awka.
3	Basic Urban Services	<ul style="list-style-type: none"> Provide safe portable water. Develop solid wastes disposal dump sites for Awka. Reduce traffic-pedestrian conflicts and volumes in the core area. Establish an integrated system for solid waste disposal in the urban core. Reduce traffic density and provide adequate road signs. Provide intra and inter-urban mass transit systems in the urban region. Abolish the use of commercial motorcycle riders, in the urban core area. Implement faithfully the National Health Policy in Anambra State Undertake a comprehensive health sector reform for effective, efficient and qualitative health services to the people of Awka and the State at large. Improve health facilities to meet minimum bed-space and population thresholds requirements. Checkmating the activities of the private hospitals. Monitor and control the activities of private schools. Establish private support strategies with the public to effect development programs. Improve the capacity of local authorities for development. 	<ul style="list-style-type: none"> Develop planning standards for provision of water, health, electricity, roads and their relationship with the needs of the people by gender and use of these standards into urban planning and development processes. Redress the existing deficiencies in provision and access to basic services noted under shelter and slums, gender and development, environment and transport sections relating their distribution to population distribution by sex, and child population. Improve existing Federal, State and Local roads in Awka and surrounding settlements. Enforce planning standard and control of development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment. Create diamond intersections along the international Lagos-Onitsha-Enugu highway to link north and south Awka Link Awka with National rail lines and create warehouses for storage of manufactured goods

TABLE 5.1: IDENTIFIED PRIORITIES AND IMPLICATIONS FOR LAND USE PROPOSALS

S/N	THEMATIC FOCUS	IDENTIFIED PRIORITIES	IMPLICATIONS FOR POLICY AND LAND USES
4	Governance	<ul style="list-style-type: none"> • Build the capacity of legislators and other decision-makers at the State and Local Government levels. • Capacity development towards leadership at the Local and even State levels. • Procurement of relevant materials for the two levels in order to improve management of the people and their resources. • Capacity building of personnel • both at State, Local • Government and at Town Union levels. • Development of tourist attraction, property equipped for high level • services 	<ul style="list-style-type: none"> • Establish a new administrative structure for urban governance including planning, resource mobilization, administration in Anambra State, with clear roles for urban planning and management. • Promote participatory and inclusive approaches to planned urban renewal, city centre redevelopment, nature conservation, landscaping basic services conservation of historic and architectural heritages of Awka etc • Formulate and adopt the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the state • Implement capacity strengthening for the Ministry of Town Planning, Works and Housing, ANSEPA, ASUDEB for the coordination and implementation and monitoring of the Structure plan, participatory approaches to urban planning management, transparency and accountability etc. • Adopt a comprehensive approach to city planning. • Adopt good urban governance principles in the management of the city, which has cross-cutting impact of achieving civic participation, equity, efficiency in service delivery, subsidiary, safety and eradication of corruption by institutionalizing subsidiarity.

TABLE 5.1: IDENTIFIED PRIORITIES AND IMPLICATIONS FOR LAND USE PROPOSALS

S/N	THEMATIC FOCUS	IDENTIFIED PRIORITIES	IMPLICATIONS FOR POLICY AND LAND USES
5	Local economic development	<p>Organize and promote a crafts / gift industry.</p> <p>Invest in agro- processing industries to exploit the rich agric lands surrounding the capital.</p>	<p>Re-organize industrial land use and the separation of heavy industries from residential areas and create new industrial estates to attract these industries.</p> <p>Create business parks for the small and medium and the informal sector</p> <p>Conserve good agricultural land in the planning area.</p> <p>Harness donor funds and DFI and utilize this to for capacity building and funding of urban infrastructural development.</p> <p>Improve the provision of shopping outlets in market places as well as establish new ones.</p>
6	Gender	<p>Promote communication and enlightenment programmes;</p> <p>Provide adequate health facilities, (ensure their manning with qualified nurses, doctors, and available drugs) with special emphasis on maternity;</p> <p>Provide portable water for all;</p> <p>Establish skill acquisition centers at all local Government levels, accessible to all;</p> <p>Establish fund to take care of all widows and female headed households who are jobless;</p> <p>Pass and implement laws women rights to land, equal participation in land use decision-making;</p> <p>Increase incentives for women in agriculture and trading, by providing facilities.</p>	<p>Provide and develop adequate land for commerce, industry, school, health, transport, parking and public parks and gardens and children playground to meet the employment, social, communal and recreational needs of the people - man, woman and children.</p> <p>Adoption of Affirmative Action and Domestication of CEDAW in Anambra State.</p> <p>Formulate and adopt pro-poor access to land ownership.</p>
7	Heritage	<p>Organize blacksmiths with other craftsmen into viable crafts/ gifts industry</p> <p>Museum to celebrate eminent citizens of Anambra State. E.g. Olaudah Equiano.</p>	<p>Allocate land for indigenous crafts and industries.</p> <p>Allocate land and build the Awka International Museum.</p>

5.2 LAND USE PLANNING AND ALLOCATION STRATEGIES

Land use planning and design of the Structure Plan is hinged on adopting integrated and participatory approaches to land use allocation and relating it to the projected population. It also entails advancing broad land use development and control measures for architectural design and redesign, development redevelopment and maintenance for priority projects identified for the thematic areas.

Fig 5.1 shows the land use proposals for the land use proposals for Nnewi and Environs till the year 2007. This is devoted to discussing the different land use proposals along the broad land use groups.

5.3 RESIDENTIAL LAND USE

The strategy adopted is to upgrade the existing slums, develop fully the areas approved for housing development and make new land reservations to accommodate growth.

5.3.1 SLUM UPGRADING

The existing slums at Ifite-Awka and Eke-Awka should be upgraded by providing wider streets, drainages, potable water, street lighting, and where possible spot clearance should be done.

5.3.2 SLUM PREVENTIVE MEASURES.

To prevent the proliferation of slums, both State and Local Planning Authorities need to embrace and sustain long-range planning of land uses in cities and periodically monitoring and review the implementation of the adopted plans.

The Planning Authorities must adopt prop-poor planning approach and provide adequate land for the rich and poor, man and women, to cope with anticipated population growth.

Planning approvals for all buildings in new layouts must ensure that all infrastructures in the estate have been provided before building activities commence.

There have been few examples of slum upgrading in Nigeria. These include the Slum clearance in Isale Eko which led to the development of Surulere. Another example is the Badiya example (Box 5.1). There are many slum upgrading projects undertaken at international level by the World Bank and the UN-HABITAT¹. From these examples, we now know what works and what do not work concerning slum-upgrading. The strategies that work in slum upgrading include one or a combination of several of the following:

- (i) Strong political support at all levels of government.
- (ii) Community participation and institutionalized community driven initiative.
- (iii) Progressive development as opposed to one-off intervention.
- (iv) Adopting a pro-poor building codes and use standards.
- (v) Upgrading slums in-situ where possible.
- (vi) Restricted use of bulldozing slums unless it becomes the only solution feasible but it will have to be undertaken with the consent of the dwellers.
- (vii) Relocation of slum dwellers, especially from encroached infrastructure may be the only available strategy to adopt.
- (viii) Adopting the principle of subsidiarity, i.e. devolving responsibility for accountability to the lowest appropriate level as the most critical factor.
- (ix) Community ownership and empowerment which are ingredients for participation and sustainability.
- (x) Involvement of donor agencies in the schemes to back national governments up in implementing slum upgrading projects.
- (xi) Adopting strict design, engineering and cost standards.

¹ See World Bank (2006): *Direction in Development: Thirty Years of World Bank Shelter Lending: What we have learned*. Eds. Robert M. Buckley and Jerry Kalarickal, World Bank Washington.

BOX 5.1: COMMUNITY PARTICIPATION AS KEY TO SUCCESS OF SLUM UPGRADING PROJECTS

Most successful sites and services and urban planning projects relied on community participation as shown by the following best practices

Nigeria: Olaley-Iponrin, Lagos involved the Lagos State, Mainland Local Government and UNICEF was adjudged a success because it was fashioned on slum upgrading concept that would have adversely affected 200,000 families had total clearance been undertaken. It was participatory and contributed to improving the lives of the people without disrupting their social set-up.

El Salvador: In El Salvador, the sites and services project with FUNDASAL,

demonstrated how participation eventually led to well developed communities with a strong sense of belonging.

Angola: In Angola, a striking example of ownership and empowerment took place during the preparation of the Lobito Benguela Urban Environmental Rehabilitation Project in 1990. The simple introduction of know-how in building latrine covers spawned a local industry based on local resources that produced 2, 00 covers before the loan was even signed.

Asia: In Asia, the Tondo Foreshore Project involved the community in both slum upgrading and sites and services projects; the community was empowered and thus developed into a strong local political

force.

In Indonesia: The Kampong Improvement Programme is one of the largest slum upgrading projects to be undertaken and among the best in terms of urban poverty relief. It started as an indigenous initiative that was supported by several World Bank Projects but retained a strong sense of local decision-making and local construction methods. Several factor contributed to the success which include (i) local ownership built on long tradition of mutual aid and self-help; (ii) strong political support; (iii) multi-disciplinary team which replicated the project following strict design, engineering and cost standards.

5.3.3 DEVELOPMENT OF EXISTING ESTATES

In order to solve the current housing inadequacies in Awka efforts should be made to embark on implementation of those layouts which are hitherto not implemented. Those layouts immediately surrounding

the Executive Business Districts should be reorganized as neighborhoods and should be opened up for immediate development. The streets should be well designed, wide and provisions made for pedestrian paths.

TABLE 5.2: APPROVED ESTATES IN AWKA CAPITAL TERRITORY AND ENVIRONS FOR COMPREHENSIVE DEVELOPMENT

TOWN	NEW LAYOUTS	TYPE	DENSITY
AWKA	Agu Awka G.R.A.	Residential	Low
	Ikenga Hotels /Abuja	Residential	Low
	Ikenga Hotels Extension	Residential	Low/Density
	Iyagu Housing Estate	Residential	Low
	Executive Business District	Offices/ Residential	Low
	Uzu Awka Pocket	Residential	Medium/high
	Express Road	Residential	Medium
	Udoka Housing Estate	Residential	Medium
	Isiagu- Amikwo New Development scheme	Residential	Medium
	Inenzu Housing Estate	Residential	Medium/high
	Awka Industrial	Industrial/ Residential	Medium/Low
	Awka Industrial Extension	Industrial/ Residential	High
	Residential Estate	Residential	Low /medium
	Tony's Oil	Residential	High
	Stadium Pocket	Residential (yet to take off)	Medium

TABLE 5.2: APPROVED ESTATES IN AWKA CAPITAL TERRITORY AND ENVIRONS FOR COMPREHENSIVE DEVELOPMENT

TOWN	NEW LAYOUTS	TYPE	DENSITY
AMAWBIA	Umueri Ezimezi Village	Residential	Medium/Low
	Umueze Planning Scheme	Residential	Medium/Low
	Adabebe	Residential	Medium/Low
	Umukabia	Residential	Medium/Low
	New Era	Residential	High
	New Town i.e. (Highland, Hilltop, Urunu and Excellency neighborhood)	(yet to take off)	
	Trans Obibia Enugwu-Agidi	(yet to take off)	
AMANSEA	Sugar land	Residential	Medium/high
	Amania	Residential	Medium/high
	Umuenugwu Ebeagu	Residential	High
	Umuagu- Ulu garden Phase 1 Okukwa	(yet to take off)	
	Ofia ofulu Okwukwa	(yet to take off)	
	Federal Site and services	(yet to take off)	
NIBO	Urungwu Estate G.R.A	Residential	Medium/Low
	Ugwuabibia Estate GRA	Residential	Medium/Low
OKPUNO	Agu-Achi	Residential	Medium/high
	Odadi	Residential	High
	Kamali Homes Phase 1& 1V	Residential	Medium/high
MGBAKWU	Federal Youth centre	(yet to take off)	
ISIAGU	Offia Ezu	Residential	Medium/Low
	Police Headquarters	Offices/ Residential	Mixed
	Orient Petroleum Headquarters	Offices/ Residential	Mixed
	Satellite Town	Residential	Mixed
NAWFIA	Liberation Estate (between Nawfia and Enugwu- Agidi)	Residential	Mixed

5.3.4 NEW RESIDENTIAL LAYOUTS

On the whole, 39 new residential layouts have been marked for Awka Capital Territory. Some of them are being implemented while implementation of the others is yet to take off. Mixed medium and low residential densities are preferred for Agu-Awka Industrial Estate, when the relocation has been effected.

A few already existing light Industries should be allowed to locate in these residential layouts.

5.3.5 MEASURES FOR DEVELOPING NEW HOUSING AREAS

The new residential areas should be developed as neighbourhoods and within such neighborhoods, essential services and facilities required on daily basis should be provided and based on broad land use zoning standard (Table 5.3).

TABLE 5.3: PROPOSED LAND USE STANDARDS

S/N	Proposed Land use	Approximate Area per 100 hectares	Percentage of Total	Remark
1	Residential	60 – 66	60 – 66	
2	Commercial	4.5 – 5.0	4.5 – 5.0	
3	Industries – Large, Medium and Small	5.0 – 5.5	5.0 – 5.5	
4	Public and Semi Public	10.0 – 10.5	10.0 – 10.5	
5	Parks and Open Spaces	2.5 – 3.0	2.5 – 3.0	
6	Roads	10.2 - 10.5	10.2 – 10.5	

Source: Town Planning Land use Allocation Standard.

The private sector is a major provider of housing providing 84% of the housing stock. The private sector offers many freedoms in housing but usually for owner-occupation. Therefore, the role of private sector is expected to continue to be dominant in implementing the proposal for housing in the structure plan.

It is proposed that:

- (i) Government should create the enabling environment for private sector's participation in the provision of infrastructure in the existing and proposed housing layouts through the Build, Transfer and Own concept.
- (ii) Adopting and enforcing a new Bye-law for development control.
- (iii) Participatory approaches should be adopted in needs definition and formulating the housing plan design and construction.
- (iv) House ownership strategy should enable owners to easily change their tenure arrangements as their conditions, needs, resources and preference change.
- (v) 60% home ownership to be achieved.
- (vi) Housing to be provided should be of high quality, satisfying variety of needs and, attractive to all income groups.
- (vii) Housing estates should be designed adopting the 'Neighbourhood Concept', as a self-contained unit, providing for a hierarchy of road, essential services and facilities e.g. primary and nursery schools shopping plaza, clinic, community halls and recreational parks.
- (viii) Locating a shop of sorts within walking distance of most homes in the city and many work places.

The identified constraint to housing provision in Structure plan is more of securing finance than land. Other constraints include land use standard for public housing, which if rigidly applied may limit choice of housing. There is need to find a lasting solution to securing finance not only for housing but other land use proposals.

5.4 LOCAL ECONOMIC DEVELOPMENT

5.4.1 INDUSTRIAL LAND USE

To complement the existing Agu-Awka Industrial Layout a new one has been proposed at Nwagu. Heavy industries should be moved to the new industrial estate while only few of the already existing light industries should be retained at Agu-Awka. This is to ensure sustainable environmental protection for the Capital Territory environment.

Sites for Carving/Blacksmithing industries are proposed for Amawbia and Awka respectively to preserve the people's heritage. Carving industries at Amawbia should be resuscitated in the old site, while blacksmithing should be located at a convenient/strategic/accessible point in the old Awka.

5.4.2 OFFICES AND COMMERCIAL USES

The Executive Business District is the major commercial centre in the core area of Awka. It is designed to host the headquarters' offices of major companies and businesses such as the Central Bank. The Three Arms Complex comprising Governors Office, House of Assembly and High Court Complex are already located here. So also are the Civil Service Secretariat and the Federal Secretariat.

It is proposed to rehabilitate Eke Awka and Nkwo Amaenyi in Awka and the Amawbia Market to enhance their commercial and economic value. Since the Executive Business District is the major commercial area in Awka, the Government should complete payment of compensation on it.

5.4.3 INFORMAL SECTOR

The informal sector consists of hawkers, petty traders, artisans, mechanics, shoe shiners, etc. The Profile study showed that both the unemployed and the informal sector have started organizing themselves to undertake formal business. By so doing, it is anticipated that the informal sector will be decrease during the plan period. The Structure Plan hopes to sustain this effort by creating for the informal sector conducive working environment such as business parks and incubators, shops etc to leap out of poverty. Relevant Government agencies extending to the unemployed and small scale will be encouraged to key into this policy to ensure that the informal sector receive the required assistance required.

It is recommended that:

- Working spaces for the informal sector should be provided in the Activity Centers and away from the city core.
- Government authorities should review their stipulated rates, charges, stall size and requirements for business establishments in order to make them
- Government should formulate a set of incentives relevant to both the formal and informal sector.

5.5 INSTITUTIONAL AND COMMUNITY FACILITIES.

Institutional and community facilities, including land use for administrative, educational and health facilities, are already in place in the Awka Capital Territory; but should be improved upon and adequately equipped and standardized for optimum output.

The Planning Authority in charge of implementing the Structure Plan for the Territory should enter into partnership with stakeholders in the 24 communities in the Territory in this regard. Aggressive advocacy towards recapturing boys back to school in order to reduce the low male enrolment in schools. In –built accountability/ transparency mechanisms should be infused in the government offices.

International Conference Centre is proposed for the Executive Business District. A State of the Art Conference Center with ultra-modern audio- visual facilities, spacious halls, ample parking etc is highly recommended. This should be preferably located at the Executive Business District around the Three Arms Complex. At least two and half hectares should be reserved for this. A Hall of Fame where illustrious sons and daughters of the State are honored is an integral part of this center. Advocacy and empowerment/ skill acquisition centres are proposed for the various Local Government headquarters.

5.6 RECREATIONAL OPEN SPACE/ TOURISM/ CULTURAL LAND USE

In addition to the Ekwueme Square in the Executive Business District, each residential neighbourhood should be provided with a large, well-landscaped park equipped with indoor and outdoor recreational facilities. In the older portion of Awka, the Ogbugbankwa open space should be given landscape improvement and equipped with seating and recreational facilities. Dike Park should be restored to its old status as a park and the illegal structures on it demolished to make the space available to the public for their relaxation. Other existing open spaces in the heart of the old Awka should be improved upon.

On tourism we recommend the expansion, furnishing and up-dating of the Nri Museum as a standard museum befitting Anambra State. Agulu Lake should be a comprehensive tourists resort with boating/ fishing/lodging etc facilities. The Tower of Light signifying Anambra State as the Light of the Nation should be sited at the junction of the expressway and the dual carriage way leading to Ekwueme Square. A solar powered –lamp atop the tower must shine day and night forever. Likewise the structure at Amawbia bypass roundabout should be improved and enriched. Befitting monuments are to be erected on the major entries into the State and the Capital Territory.

5.7. BASIC URBAN SERVICES

To address the poor and inadequate provision for basic urban services in Awka Capital Territory and environs the following proposal are made.

5.7.1 EDUCATIONAL FACILITIES

An assessment of the equitable distribution and provision of primary and secondary schools should be done to correct any imbalance in their provision. The educational institutions require equipment, standard libraries etc and academic and non academic staff; for effective teaching and learning. It is, therefore, recommended to equip both old and the new primary and Secondary schools with modern teaching and learning equipment and well staffed for efficiency.

5.7.2 HEALTH FACILITIES

The provision of new health facilities should be related to the distribution of population for easy access. All of these should be well-equipped and provided with special maternity facilities and staff. Health establishments are recommended to be properly equipped and staffed to improve on the life expectancy of the people.

5.7.3 WATER SUPPLY

The European Union assisted water scheme for the Capital Territory should be sustained and encouraged to spread to other parts of the State in addition to installation of functional boreholes as promised by the government.

5.7.4 TRANSPORTATION PROPOSALS

5.7.4.1 TWO RING ROADS OF AWKA

Two ring roads (one inner and the other outer) should be developed to link communities and activities centers. The inner ring road loop will encircle the urban core; the Northern loop will serve as a by-pass for through traffic from the center of the congested built-up urban area. The Southern part of this inner ring road will as much as possible, follow the existing road, namely, the existing by-pass from Enugwu-Ukwu through Nise and Nibo northwards to the Enugu-Onitsha road near Ikenka hotel.

The outer ring road will also mostly follow the existing road. North of the expressway, this outer loop links Nwagu with Mgbakwu to Amansea, southwards to the expressway. South of the expressway, this outer loop will run southeastwards from Nwagu to Abagana, linking Nimo, Adazi Nnukwu, Agulu, Mbaukwu, Agbu through Umuawulu to Isiagu and northwards to the expressway.

5.7.4.2 PROVISION OF RADIAL ROADS

Apart from the ring roads 7 secondary radials roads system will be developed and improved upon. North of the expressway are three of them, namely, Arthur Eze-Mgbakwu – Urum road which includes Achalla road, Amawbia –Enugwu Agidi, Nwagu road, and Aroma junction –Ifite Amansea road. South of the expressway, are the following; Amawbia-Ekwulobia –Oslo road, Amawbia –Nibo –Umuawulu road, Awka –Isiagu road, Old –Enugu- Onitsha road. Both the ring roads and the radial roads are to be dualized. State and local governments should liaise with the various communities to identify important roads that require immediate attention.

Fig 5.2 speculates on some of the pedestrian bridges to be built that will enhance linking the north and south parts of the city as well as the several diamond interchanges proposed to achieve a unified, efficient and function city.

The image of Awka is presently dreary and needs a good dosage of urban design to project the potential good images of a vibrant capital city that can hardly be seen now. Both the State and Local Governments in the Planning Area should determined to give the city a 'makeover' through landscape renewal that will ensure that all roads are properly developed, provided with paved walkways, lit and planted with ornamental and shade trees. In addition, all incidental and designated open spaces, all the frontages and backyards of private and public buildings in the city should be given a modicum of landscape treatment. By so doing, it will contribute to reducing the ecological foot prints as well as the aesthetic and functional appeals of Awka. The first starting point is for the State Government to landscape length of the Onitsha-Enugu –Expressway from the point it enters the city to its exit point. Travelers and tourists on this road get the first but bad impression of a burgeoning capacity as one that is dirty, ugly and filled with filth. The State Government may have to impress on the federal Government to cost-share the cost of landscaping this stretch of the Expressway. Any investment in this project is worth the while after all decency is no pride

5.7.4.3 INTRA-CITY MASS TRANSIT SYSTEM

To address the traffic situation in the urban core-area, which is not adequately organized, it is recommended that government should without delay initiate an intra-city mass transit system be it buses or taxis. Government should also encourage private sector –led development/initiation of decent taxi service system for the capital territory, Government should, plan for rail transport. Traffic nodes/collection points should be clearly designated along chosen routes which should have pedestrian walk ways.

Thus adequate transportation facilities e.g. adequate taxi services, adequate bus routes etc, are recommended. Providing reliable and safe decent taxi service system is very necessary for visitors to the State.

5.7.4.4 PROVISION OF MOTOR PARKS

The motor parks in Eke- Awka and Eke-Amawbia should be relocated – the one in Awka to Agu-Awka in the open area opposite the ring road from Isiagu-and the Amawbia park further south along the Ekwulobia road to the abandoned cattle market. The UNIZIK Motor Park should be moved south along the expressway to the open land opposite the Timber shed in Umuokpu. This will decongest traffic along the major roads and help to restore order in the environment. Three mechanic villages should be located alongside the three motor parks.

5.7.4.5 REGULATION OF THE MOVEMENT OF OKADA

Motorcycle (Okada) should not be allowed along the expressway and the Nnamdi Azikiwe Avenue. These measures will sanitize the traffic situation in the Territory. With the exception of Achalla road express junction, all other major crossings within the express way should be equipped with flyovers.

5.7.4.6 ON-STREET AND OFF-STREET PARKING FACILITIES

Where on-street parking is difficult, parking facilities should be provided at appropriate locations. All major streets should be equipped with modern traffic management systems and be clearly marked with necessary road signs.

The Planning Authority should enforce strict parking standards for offices, shopping plazas, churches, mosques, hotels, restaurants, bars and eateries.

5.7.4.7 MECHANIC VILLAGE

To prevent proliferation of unorganized mechanic workshops Awka, the Plan recommends a site for mechanic shop at Ozubulu along Onitha-Enugu Express Road. This will be developed as a comprehensive mechanic village and a craft center to accommodate all mechanics when fully developed.

5.7.5 ABATTOIR

The existing Kwata abattoir should be improved upon and modernized and a new abattoir located in Agu-Awka along the road leading to Ndiora settlement. Street naming and numbering should be given priority implementation for proper identification and location of places.

5.7.6 PETROL STATIONS

Many petrol stations in the project area are poorly located, close to high activity areas and lack the stipulated floor space for parking, turning, offloading, etc. it is recommended that.

- A minimum front setback of 15meters from service roads must be enforced throughout the urban area and a minimum of 30meters along all orbital/ peripheral or expressways.
- More stringent measures to be applied to the location of filling stations.
- A minimum length of 50meters and width of 30meters be upheld by filling stations.

5.8 ENVIRONMENTAL QUALITY

5.8.1 EROSION CONTROL

More sustained efforts at erosion control across the Territory are recommended. Massive planting of trees in erosion-prone areas in particular and throughout the Territory in general will help. Town planning standards should be vigorously enforced so as to ensure orderly development. Environmental monitors should be trained and sent into the field to educate and enforce environmental standards. Before then, Government should embark on serious public enlightenment campaign down to the grassroots to create environmental awareness.

5.8.2 CONTROL OF INDISCRIMINATE QUARRYING AND SAND AND GRAVEL EXTRACTIONS

The Ministry of Environment should control all mining and quarrying activities involving stones and latterite in the Territory. Failure to do this will worsen the degradation of the environment and increase erosion.

Refuse collection and disposal should be improved upon. All these measures will help to improve the quality of the environment.

5.8.3 DRAINAGE AND STREET LIGHTING

Streets of the Capital Territory in most cases are not properly drained of runoffs. Thus adequate provisions of drains along roads are proposed. Also street lighting from Nawfia to Agu-Awka and on the ring roads are proposed.

Drainage channels should be maintained and should not be left half-way. A holistic approach is to be adopted to drain blockage by imposition of heavy penalty for the offenders an aggressive refuse disposal system be adopted including introduction of building inspectors.

5.8.4 WASTE DISPOSAL

On the issue of refuse collection and disposal, roads are proposed to be built in the core area to facilitate house to house refuse collection, and transportation to sanitary land fill sites. Three land fill sites are proposed to be sited as follows; one, East of Enugwu- Agidi, Isianiocha Road, two East of Nawfia bypass; and three off Amawbia Ekwulobia road near Nise (Fig. 5.1). Government should encourage recycling of refuse, and

this will help to provide employment. A public cemetery is proposed to be sited adjacent to the land fill site off Enugwu-Agidi, Isianiocha road.

5.8.5 CONTROL OF NOISE POLLUTION

The uncontrolled noise made by music dealers and Pentecostal churches should be seriously checked.

5.8.5 RECREATIONAL FACILITIES

Appropriate sporting facilities should be provided in other parts of the core area apart from those in the stadium. The State Government should give support to the proposals of the Awka South Local Chairman in developing other sporting facilities such as tennis courts, squash courts, swimming pools etc.

Social facilities for leisure, recreation and play are completely absent. Therefore open spaces, stadium, museum and tourist attractions are proposed. Parks/open spaces should be provided. Business people Government should fast-track action on the new stadium.

5.9 SETTLEMENT POLICY

Structure plans should be prepared in the first instance for the three growth points namely, Isiagu, Mgbakwu, and Nwagu and later for the rest of the communities in the Capital Territory as a way of forestalling the continued organic growth of the communities.

5.10 GREEN BELT

It is considered important to create a green-belt of 100-500 meters wide to surround the towns in the Planning area to prevent their merging together and forming a sprawling conurbation. The proposed Green-belt will achieve prevention of environmental pollution, preventing outward growth of the communities towards the industrial estate. Within the green belt generally, development will be strictly limited to whatever is related to agriculture, forestry, sports and recreation and perhaps cemeteries.

Special institutions or other uses appropriate to rural areas, for reasonable degree of control will be strengthened to ensure against presumption of all forms of built development where the danger of coalescence is particularly acute.

6 IMPLEMENTATION ARRANGEMENTS



6.1 NEED TO ADOPT SUSTAINABLE DEVELOPMENT PARADIGM

If Awka and environs are well planned coupled with responsible use of natural resources, it will go a long way to enhance the drive of the state toward sustainable economic growth. Conversely, the failure to consider environmental issues in taking development decisions can undermine current efforts to enhance the quality of life, which endorses the need to adopt the sustainable development paradigm.

Towards achieving environmental sustainability, the United Nations Environment Programme Global Scenario Group in their evaluation of global practices found out that development practitioners have adopted three scenarios to promoting sustainable development with varying results. These scenarios include:

- (i) **Pursuit of economic growth:** Practitioners continue to emphasis on development through globalization-driven economic growth, with little attention to other aspects of development;
- (ii) **Guiding promotion of economic growth through policies:** the emergence of the political will to constrain and guide growth through sustainability policies, in accordance with the targets for Goal 7,

and the pursuit of this aim as a proactive strategic priority of Governments; and

- (iii) **Holistic and integrated approach to promoting sustainable development:** transition to a completely new development paradigm on the part of societies and Governments, whereby civil society, all institutions and individuals and the State decide to actively seek new forms of sustainable development.

In the first scenario, the proportion of resources allocated to the environment is small and fluctuates constantly in accordance with the economic conditions as dictated by the market. In general this development paradigm has not been able to halt, much less reverse environmental degradation that accompany economic growth.

In the second scenario, emphasis is still placed on economic growth, but with the possibility of linking this with policies for alleviating poverty, inequity and environmental degradation, among other sustainability issues. Although environmental management is an overarching concern addressed through cross-sectoral policies, but it has not been enough to eradicate poverty or provide for the environmentally sustainable integration of these populations.

In the third and last scenario, emphasis is on “great transitions” towards achieving sustainable development. There is a conscious and focused effort to promote environmental sustainability. Reforms for integrating a sustainable development perspective into public policies are more radical and tangible, leading to more profound changes that would make sustainable development attainable at the local, national, regional and global levels. National and international laws and institutions would be designed to enhance inter-generational social justice, increase equity in all areas and produce economic and social transformations that would keep all unsustainable lifestyles or forms of production in check and would reverse the damage already done to the environment. Such a transformation would require a sharp and continuous increase in resources and rapid improvements in economic, financial and fiscal instruments for promoting these practices, as well as the further development of institutions for guiding and encouraging these changes in increasingly democratic, participatory and communal ways.

The UNEP Group asserts that the first and second scenarios do not easily lend to achieving the goal of environmental sustainability. According to the UNEP Group, it is only by adopting the third scenario involving making radical great strides can the goal of environmental sustainability be achieved.

Going by the above scenarios, it is obvious that the development scenario of Anambra State as well as many states in the country fits neatly into the first scenario. The goal is for Anambra State and many other states in the country to quickly transit from the first scenario and works towards adopting the third scenario, to achieve environmental sustainability.

6.2 IMPLEMENTATION STRATEGY

The recommended implementation strategies for the Structure Plans undertaken in Anambra State include to:

- (i) Adopt an integrated and participatory approaches to land use planning, land use allocation, architectural design and redesign, development redevelopment and maintenance for priority projects identified for the thematic areas.
- (ii) Promote institutional, policy, legal and land use standard reforms required to successfully implement the structure plan by setting up new and improved structures and processes.

- (iii) Promote general as well as specific capacity building programme in the different thematic focus to fill the identified gaps and empower the various agencies to discharge their roles.
- (iv) Adopt a result oriented financial strategy to mobilizing adequate resources to implement the plan, drawing on a range of sources of funding including annual budgets, mobilization of funds from donors, utilizing PPP, using the capital market to mobilize funds and encourage community funds through cooperative, and micro-finance mechanisms.
- (v) Adopt a result based management (RBM) to scheduling activities, implement, and monitor and review the structure plan.

6.3 NEW LEGAL AND INSTITUTIONAL FRAMEWORKS

6.3.1 NEW URBAN AND REGIONAL PLANNING LAW FOR ANAMBRA STATE

Both the existing legal and institutional frameworks for planning in the State cannot cope with the implementation of the Structure Plan. For instance the legal framework for planning in the State is the old one inherited from the defunct Anambra State in 1991. Many States in Nigeria have adopted the new legislation based on the Urban and Regional Planning Law of 1992. The Anambra State Government is expected to pass a new law based on operative national legislation as a State Planning Law for it to be operative in the State. The proposed Planning Law shall be called Anambra State Urban and Regional Planning Law, which should incorporate the essential elements of the Urban and Regional Planning Law 1992, and the recently approved National Building Code (2006). The proposed Law is expected to modify the existing Anambra State Urban Development Board Edict No. 6 of 1988 and resolve all issues militating against smooth planning administration in the State to successfully decentralize planning administration to local and urban levels.

6.3.2 ESTABLISHMENT OF STATE PHYSICAL PLANNING BOARD

The Profile study showed that nearly all the various institutions exhibited one capacity gap or the other in carrying out their functions. Experts foresaw the need for establishing a new institutional framework for physical planning in the State.

It is proposed to establish the State Physical Planning Board. Figure 6.1 shows the organogram of the proposed institutional framework proposed for the implementation of the Structure Plan. The Town Planning Department, under the control of the Ministry of Lands Survey and Town Planning, will provide oversight functions in the implementation of the Structure Plans, by providing policy direction and advisory roles to government on town planning matters.

The proposed State Physical Planning Board will replace the existing Anambra State Urban Development Board (ASUDEB). The new Physical Planning Board should be established to have the following departments:

- General Administration.
- Development Control.
- Project Monitoring and Evaluation.
- Planning Information.
- Urban Renewal
- Rural Planning.
- Urban Planning.
- Open Spaces and Recreation.
- Resource Mobilization.
- Regional Planning, each with appropriate professional divisions

Each of these departments should be manned by a Director (Town Planning) while the Board is under the charge of a Commissioner. This is close to the Federal Capital Development System, which operates at the Federal Capital Territory. Under this arrangement, the entire state may be effectively planned and controlled as a PLANNING AREA.

6.3.3 ESTABLISHMENT OF AWKA AND ENVIRONS PLANNING AUTHORITY

It is recommended to set-up Awka and Environs Planning Authority for the implementation of the provisions of the Structure Plan at the Local Government level (in the case for Awka and Environs South). The new Planning Law should of force pave the way of setting-up of Planning Authority at the Local Government level in the State).

The details of the structure and operation of the Planning Authority will be contained in the proposed new planning law. This new law must provide for the structure, organization and functions of the various departments and section. The new law should provide for the establishing of Trust Funds for each LGs in the State for resource mobilization for the implementation of structure plans. The same law should provide for collection of payments of betterment levies on properties whose values have been enhanced as a result of planning schemes and compensation on acquired lands.

6.3.4 ESTABLISHMENT OF STRUCTURE PLAN IMPLEMENTATION COMMITTEES

The process of formulating the Structure plan necessitated adopting both integrated and participatory approaches to development planning because many stakeholders and sectors of development are involved in urban planning, development and management. At the implementation stage, the Structure Plan also demands an integrated approach more than ever before for it to be fully implemented with impacts. Adopting integrated and participatory approaches have the added advantage of achieving complimentary roles and cross-fertilization of ideas by the different stakeholders and the pooling together of their scarce resources to implement the different proposals in an efficient and cost-effective way.

The Institutional framework proposed for implementing the structure plan will involve establishing an integrated approach and a process for effective participation of all Ministries and their relevant departments, all Departments of Local Governments, Civil society organizations and the NGOs, CBOs and the organized private sector.

The following Programme Implementation Committees and Technical Working Groups (TWG) are proposed;

6.3.4.1 STRUCTURE PLAN FINANCE AND POLICY COMMITTEE

The implementation of the Structure plan will not be business as usual. To successfully implement the Structure plan will require the highest political and legislative commitment as much as the support of the grassroots. It is proposed to establish Structure Plan Finance Approval Committee to be chaired by the Executive Governor of Anambra State. Other members include the following:

Deputy Governor of Anambra State.

Representative of the Budget Committee of Anambra State House of Assembly.

Hon. Commissioners for the following Ministries:

- Agriculture and natural resources.
- Ministry of Commerce, Industry and Tourism.
- Education.
- Finance and Budget.
- Health.
- Information and Culture.
- Justice.
- Works, Housing and Transport.
- Youth and Sports.
- Environment and Solid Minerals.
- Women Affairs and Social Development.
- Economic Planning and Development.

- Office of Lands, Survey and Town Planning.
- Local Government Service Commission.
- Office of the Head of Service.
- Office of the Secretary to the State Government.
- Auditor General State.
- Auditor General Local Government.

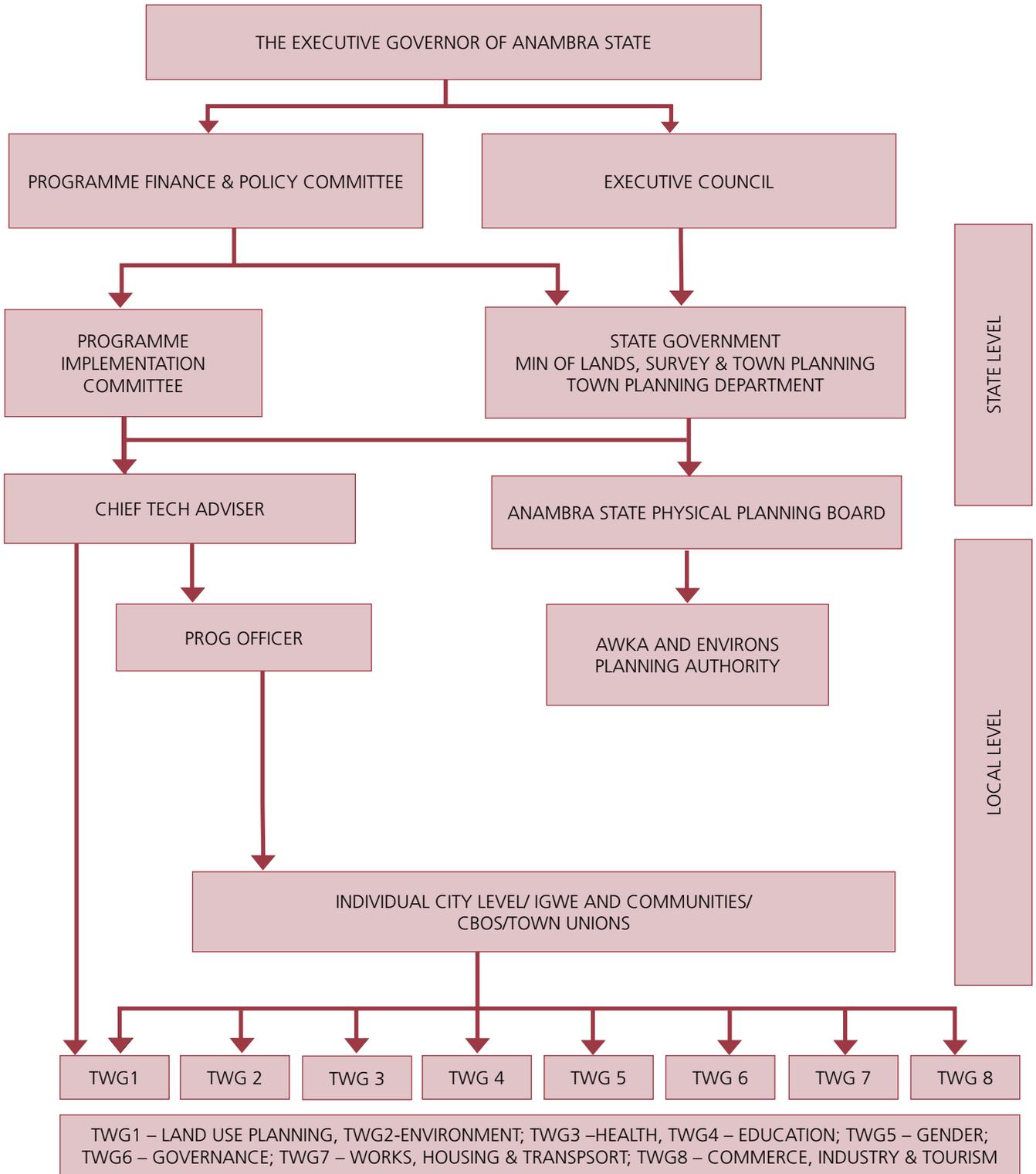
This Committee will meet twice in the year to approve Budget, give policy directives and review and approve Annual Progress Report of the Project. Office of the Secretary to the State Government will be the Secretary to the Committee supported by the Honourable Commissioner for Office of Lands, Survey and Town Planning as the custodian of the Structure Plan Project.

6.3.4.2 INTER-MINISTERIAL AND GOVERNMENTAL PROGRAMME IMPLEMENTATION COMMITTEE

The various issues articulated in the structure plans cut across ministries and the two tier governments. Towards achieving inclusiveness in the implementation of the plan, it is proposed to set-up an Inter-Ministerial and inter-governmental PIC which report to the PIC. This Committee will be chaired by the Honourable Commissioner for Office of Lands, Survey and Town Planning. Other members include the following:

- The permanent Secretary Office for Lands, Survey and Town Planning
- Director for Town Planning
- Director for Land Survey

FIG 6.1: PROPOSED INSTITUTIONAL STRUCTURE FOR IMPLEMENTING THE STRUCTURE PLAN



TWG1 – LAND USE PLANNING, TWG2-ENVIRONMENT; TWG3 –HEALTH, TWG4 – EDUCATION; TWG5 – GENDER; TWG6 – GOVERNANCE; TWG7 – WORKS, HOUSING & TRANSPSPORT; TWG8 – COMMERCE, INDUSTRY & TOURISM

Directors from Relevant Departments of the following Ministries:

- Agriculture and natural resources.
- Ministry of Commerce, Industry and Tourism
- Education
- Finance and Budget
- Health
- Information and Culture
- Justice
- Works, Housing and Transport
- Youth and Sports
- Environment and Solid Minerals
- Women Affairs and Social Development
- Economic Planning and Development

The Chairmen from the Local Governments in the Structure Plan Area

Directors from the following Departments of LGs.

- Education
- Health
- Works and Transport

Representatives of the Organized Private Sector

Representative of the Community

Representative of NGOs.

This Committee will meet quarterly to consider work plans and approve work plan and review programme. The Committee will also provide annual budget estimates to be considered by the Finance and Policy Committee.

6.3.4.3 ESTABLISHMENT OF TECHNICAL WORKING GROUPS

At the Project level, there will be 8 technical Working Groups to be set-up to work on the technical day-to-day implementation of the different project activities. These TWG include the following:

TWG1 – LAND USE PLANNING,

TWG2 – ENVIRONMENT

TWG3 – HEALTH,

TWG4 – EDUCATION;

TWG5 – GENDER;

TWG6 – GOVERNANCE;

TWG7 – WORKS, HOUSING AND TRANSPORT;

TWG8 – COMMERCE, INDUSTRY AND TOURISM

6.4 INTERIM IMPLEMENTATION ARRANGEMENTS

6.4.1 APPOINTMENT OF CHIEF TECHNICAL ADVISER AND PROGRAMME OFFICERS

This will take time to material and the best option is to work at this as part of the implementation of the plan and hoped that this new statue can be in place within the next 2-3 years. Therefore, we need to put in place structure for implementing the Plan on interim basis while we work towards establishing a more radical institutional and legal reform for urban planning and management in Anambra State.

It is therefore proposed to appoint a Chief Technical Adviser (CTA) in the overall management of the Structure plan projects for the three cities of Awka, Awka and Environs and Onitsha. The CTA will be attached to ASUDEB. His role will be to trouble-shoot in all matters of implementation to ensure that all the planned outputs are delivered as scheduled.

The responsibilities of the CTA will include:

- Providing advisory, technical and managerial supports to ASUDEB and Office of Lands, Survey and Town Planning in the implementation of the Structure Plans;
- Work Planning
- Project Monitoring and Evaluation
- Preparing Quarterly and Annual Project Progress Reports
- Financial Planning working with the Ministry.

- Work with the Ministry to prepare all the necessary documentation for the consideration of PIC and Programme Finance and Policy Committee.

The CTA will be assisted by the appointment of a Programme officer each for Awka and Environs, Awka and Onitsha. The Programme Officers will work in active collaboration to facilitate the smooth implementation of project at the urban level the Programme Officers will be attached to the ASUDEB Zonal Offices at Awka and Environs, Awka and Onitsha, The responsibilities of the Programme officers will be to coordinate the activities of the Working Groups for the delivery of the outputs.

This structure is meant to be in place for the first three-years by which time it is anticipated that the Office of Lands Survey and Town Planning and the new administrative structure for urban planning and management involving the restructuring ASUDEB and Zonal Offices to create the State Physical Planning Board and decentralize planning functions at the Local Government level would have been put in place.

6.5 PHASING PLAN

The Awka and Environs Structure Plan, as a long range plan covering a 20-year period, required that the various land use proposals be implemented in phases as shown below.

6.5.1 PLANNED IMPLEMENTATION OF ACTION PLANS JAN-DECEMBER 2009

Structure plan is a broad policy framework upon which detailed actions can be made. The Structure plan has been able to identify several action plans that must be undertaken in 2009 to set a good foundation for its fruitful implementation.

TABLE 6.1: PLANNED PROJECT ACTIVITIES TO BE IMPLEMENTED CENTRALLY BY STATE GOVERNMENT FOR ALL THE STRUCTURE PLANS 2009

Activities/Outputs	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Approve Structure Plan by Government	X			
Popularize the Structure Plan in the three towns among public and civil society organizations and public agencies.	X			
Organize Donors Pledging Conference on the Proposals of the Structure Plan	X			
Establish new Administrative Legal instruments for planning in the State	X	X		
Establish and Equip and staff the Planning Authorities for Awka, Nnewi and Onitsha.	X	X		
Pass the necessary laws to back and empower the implementation of the Structure Plan of Awka, Nnewi and Onitsha	X	X	X	X
Appoint members of the Structure Plan Committees, Technical Working Groups and inaugurate	X			
Establish the monitoring teams/committees for the Implementation of the Structure Plan.	X			
Establish a trust Fund for the Authority and designing the revenue collection system for the Trust Fund.	X	X		
Prepare and approve annual budget for the project take off and subsequent implementation.	X			
Appoint Chief technical Adviser and three Programme Officers for the implementation of the Structure Plan.	X			
Set-up Planning Committee at the Local Government to administer Development Control.	X			

TABLE 6.2: PHASING OF ACTION PLANNING 2009

Projects	1ST QTR	2ND QTR	3RD QTR	4TH QTR
Industrial Layouts for Awka, Nawgwu and Amawbia.	X			
Slum Upgrading for Ifite area and around the Eke Awka area.	X			
Provision for Expansion and Improvement of Health Facilities: Equip, modernize and Staff hospitals.	X			
Expansion Plan for Educational Facilities both primary and Secondary Schools.	X			
Executive Business District	X			
Rhabilitation of Eke –Awka and Nkwo Amaenyi markets.		X		
Plan for Motor Parks for Awka, Isiagu., Amabia, UNIZIK and along Umuokpu		X		
Open space proposed in all neighborhoods in the Capital Territory.		X		
Ogbugba Nkwa to be equipped and planned.		X		
Restoration Plan for Dike Park.		X		
Plan for Dualization /Construction for Inner Ring Road, Outer Ring Road and Radial Roads, Bye-Pass for Nawfia., Flyovers on Express ways in Awka		X	X	
Construction of railway line from Owerri, Nnewi through Onitsha, Awka to Enugu.			X	
Street Lighting for all Urban Roads			X	
Plan for Beautification of Awka including traffic lights and landscaping, erection of monuments			X	
Provision of adequate Taxi services and bus routes.			X	
Develop Museum at Nri- Agukwu and promotion of other tourist attractions including Agulu, Awka, Amawbia and Abagna				X
Rehabilitation Plan for Water Supply to Awka and Environs				X
Solid Waste Management Plan for Awka and Environs, including the design and construction of and management of proposed waste disposal site at Nise off Amawbia-Ekwulobia Road and waste recycling.				X
Plan for Erosion Control in Awka and Environs				X
Modern abattoirs at Kwata and on the road to Ndiora.				X
Develop and Implement Plan for Street naming and numbering.				X
Financing and Development of the 38 or more Approved Layouts including the Staff Housing for UNIZIK Campus.				X

6.5.2 POLICY REFORMS 2009-2010

TABLE 6.3: PROPOSED POLICY AND INSTITUTIONAL REFORMS 2009-2010

Proposed Policy and Legislative programmes	2009-2010
Establish a new administrative structure for urban governance including planning, resource mobilization, administration in Anambra State, with clear roles for urban planning and management.	X
Formulate and adopt the necessary legal, policy and land use standards and institutional framework for efficient administration of planning in the state	X
Enforce planning standard and control development in relation to set-back, air-space and ventilation to promote a healthy and safe living environment	X
Adoption of Affirmative Action and Domestication of CEDAW in Anambra State.	X
Formulate and adopt Anambra State Strategy for Pro-poor access to land ownership	X
Anambra State Strategy for Funding master Plan and harness donors' funds and DFI for development.	X
Strategy for Linking and Funding Awka and Environs with National Rail Lines Establishment of Warehouses for Goods' Storage	X
Strategy for Mainstreaming safety measures into urban design management.	X
Feasibility study for Rail Link of Awka and Environs with National Rail Line	X

6.5.3 PHASING OF THE IMPLEMENTATION OF ACTION PLANS 2010-27

Commencement and full implementation of the following Action Plans will be as listed in Table 6.4

Projects	2010	2015	2020	2025
	2014	2019	2024	2027
Industrial Layouts for Awka, Nawgwu and Amawbia.	X	X		
Slum Upgrading for Ifite area and around the Eke Awka area.	X	X	X	X
Provision for Expansion and Improvement of Health Facilities: Equip, modernize and Staff hospitals.	X	X		
Expansion Plan for Educational Facilities both primary and Secondary Schools.	X	X		
Executive Business District		X		
Rhabilitation of Eke –Awka and Nkwo Amaenyi markets.	X	X		
Plan for Motor Parks for Awka, Isiagu., Amabia, UNIZIK and along Umuokpu	X			
Open space proposed in all neighborhoods in the Capital Territory.	X			
Ogbugba Nkwa to be equipped and planned.	X			
Restoration Plan for Dike Park.	X			
Plan for Dualization /Construction for Inner Ring Road, Outer Ring Road and Radial Roads, Bye-Pass for Nawfia., Flyovers on Express ways in Awka	X	X	X	
Construction of railway line from Owerri, Nnewi through Onitsha, Awka to Enugu.	X	X		
Street Lighting for all Urban Roads	X			

TABLE 6.4: PHASING OF ACTION PLANNING 2009

Projects	2010	2015	2020	2025
	2014	2019	2024	2027
Plan for Beautification of Awka including traffic lights and landscaping, erection of monuments	X	X	X	X
Provision of adequate Taxi services and bus routes.	X			
Develop Museum at Nri- Agukwu and promotion of other tourist attractions including Agulu, Awka, Amawbia and Abagna		X		
Rehabilitation Plan for Water Supply to Awka and Environs	X			
Solid Waste Management Plan for Awka and Environs, including the design and construction of and management of proposed waste disposal site at Nise off Amawbia-Ekwulobia Road and waste recycling.	X			
Plan for Erosion Control in Awka and Environs	X			
Modern abattoirs at Kwata and on the road to Ndiora.	X			
Develop and Implement Plan for Street naming and numbering.	X			
Financing and Development of the 38 or more Approved Layouts including the Staff Housing for UNIZIK Campus.	X	X	X	

6.6 CAPACITY BUILDING

The capacities of Office of Lands, Survey and Town Planning, ASUDEB/State Physical Planning Board and the Planning Authorities to be set-up at LG Levels/ Zonal Offices need to be strengthened by providing the required equipment, staffing and training. Many of these training required have been identified in the

different sections of the proposals as well as shown in Table 6.5. The capacities of these agencies need to be strengthened for plan implementation, participatory approaches, resource mobilization, project planning, implementation, monitoring, review, evaluation.

TABLE 6.5: CAPACITY BUILDING ACTIVITIES 2009-2007

PROPOSED CAPACITY BUILDING PROGRAMMES	PHASES OF THE PLAN		
	2009-2010	2011-2014	2015-2027
Participatory approaches to urban planning management, transparency and accountability etc.	X	X	X
Gender in development	X	X	X
Pro-poor approach to land titling.	X	X	X
Project and programme cycles management	X	X	X
Result Based Management Tools	X	X	X
Development control	X	X	X
Application of GIS in land use planning, information storage and retrieval and urban info management	X	X	X

6.7 FINANCIAL OUTLAY

It is essential that long-range physical planning should be accompanied simultaneously by fiscal planning for its realization. By so doing the structure plan will not be a bottom-drawer plan that is not implemented for lack of funds.

The costs involved in the implementation of the different proposals are enormous. It is estimated by the consultants that the total outlay of the Awka and Environs Structure Plan during the period of twenty years is about N375 billion. The next stage is to carry out a detailed investment requirement of the financial resources for implementing the structure plan with strategy firmed up for effective mobilization of funds from all possible sources as identified below.

For the effective take-off of the implementation of the Plan, an annual USD1m per annum should be set-aside for the cost of recruiting technical staff for project implementation, and provision of essential operational and logistics support for project implementation, including covering the cost of recruiting international Chief technical adviser and the programme officers for each city.

6.7.1 SOURCES OF FUNDS:

The sources of funds for the structure plan will involve one or a combination of the following:

- (i) Annual Budgets of State and Local Governments: The first credible source of funds is for both the local and state governments in the planning to work together first to set aside in their annual budget for implementing different proposals. Both need to arrive at a workable formula for sharing the cost of project's implementation may be 30% by LG and 30% by State; while the remaining 40% can be sourced from other sources. Due to limited resources both governments need to explore other sources listed above. To this end, the State Government and local governments need to work out a dynamic funding strategy toward using a combination of these sources. There is no doubt the State will need to secure both financial and technical assistance towards implementing this plan. Most of the planned project are cost involve but it is also possible to recover such costs over time. Therefore, borrowing to implement the project may not be inevitable provided that the cost incurred can be recouped over time.

There is need to involve the community in making their own tangible contribution to the projects. If the community is sufficiently mobilized they may be able to pay as much as 10% of targeted project cost for their area.

- (ii) Public-Private Partnerships: Another strategy is the promotion of public-private partnerships in the funding of the proposed projects in the Structure plan. For PPP to work, Government should provide the enabling environment for private sector to contribute financially and be involved in the management of the schemes proposed in this plan. Since provision of infrastructure is involved, it is necessary to involve the Urban Development Bank of Nigeria (UDBN) and Federal Mortgage Bank of Nigeria (FMBN) as well as all the Commercial Banks in Nigeria in the implementation of the different projects in the Planning Area.
- (iii) Mobilizing fund from the Capital Market: The Nigerian capital market is structured to provide medium and long term funds to the public and private sector in order to finance projects essential for production, infrastructural and /or economic development.

In the past, such funds have been raised through State Government and Municipal bonds. These bonds represent a financial facility which enables government meet the cost of building a public infrastructure or amenity. These bonds are issued on the guarantee that over the repayment period, government will pay the interest on the bond and redeem the principal by the time the bond matures. Thus, the capital is mobilized and liquidated over the repayment period. The capacity of government in effectively utilizing this modality of funding is a critical factor to be considered.

- (iv) Mobilizing funds from Bilateral and Multilateral organizations and International Development Banks: Bilateral and multilateral organizations provide funds to developing nations in order to facilitate development. Such facilities are more attractive where they assist or have direct impact on poverty alleviation, gender development and the wellbeing of the citizens of the recipient country. The conditions are often as stringent as those of the capital market. The State should collaborate with multi and bilateral donors to use this plan as advocacy tool to mobilize funds for capacity building and financial assistance for funding urban infrastructural projects. Some of these organizations include African development Bank, the World Bank, Shetler Afrique, IFC and others.

(iv) Community Resources: Mobilize funds from Communities through taxation and user-charge mechanisms. It is necessary to partner with Micro-Finance institutions to mobilize funds from the community.

6.7.2 LIST OF DONOR AGENCIES ACTIVE IN ANAMBRA STATE

Apart from the technical cooperation that resulted from the production of this Structure plan by the UN-HABITAT Anambra State has been fortunate to work with several donor agencies in promoting some projects in health, water and general development during the past decade. Some of these donors include:

- WHO (the Roll Back Malaria Programme)
- EU-SRIP/EU-WSSSRP/ EU-PRIME
- UNICEF (RUWASSA)
- UNFPA
- UNDP (several capacity building projects in economic planning, aid coordination poverty eradication)
- World Bank (FADAMA 111) and
- GHAIN/FHI.

The Anambra State has benefited from the following national programmes in prevention of HIV/AIDS. There are ample opportunities to work with international development banks including the World Bank, African Development Bank and Shelter Afrique, International Finance Corporation to secure financial assistance to undertake some of the roads, slum upgrading and housing developments.

6.8 MONITORING AND REVIEW

For the Structure Plan to respond to changes, it has to have an in-built flexibility and review mechanisms.

It is recommended that quarterly monitoring of the delivery outputs should be undertaken while annual reviews of the performance of the plan should be carried out involving stakeholders. During Monitoring and evaluation critical changes may become evident and necessary adjustment can be made.

The comprehensive Annual Review Reports must be considered by the PIC and Programme Finance and Policy Committees.

The Planning Authorities in conjunction with other stakeholders is encouraged to develop a set of measuring indicators against which the performance of the plan can be evaluated, taking into account some of the relevant variables defined in the collection of data under RUSPS as well as urban and housing indicators as well as the universally agreed variables for monitoring the attainment of the MDGS especially those dealing with poverty eradication, education, gender, health, HIV/AIDS, environmental sustainability and partnership building.

In June 2027, a comprehensive review and evaluation of the Structure Plan must be conducted involving all stakeholders, the report of which should feed into the next long-term Structure Plan for Awka and Environs and Environs.

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ACRONYMS

AD	Anon Domino
ANIDS	Anambra Integrated Development Strategy
ANSEEDS	Anambra State Economic Empowerment and Development Strategy
ANSEPA	Anambra State Environmental Protection Agency
ASUDEB	Anambra State Urban Development Board
C of O	Certificate of Occupancy
CBD	Central Business District
CBOs	Community-based Organizations
CEDAW	Commission for Eradication of Discrimination Against Women
CMS	Church Missionary Society
CRO	Customary Right of Occupancy
CTA	Chief Technical Adviser
EIA	Environmental Impact Assessment
Engr	Engineer
EU	European Union
FMBN	Federal Mortgage Ban of Nigeria
GDP	Gross Domestic Product
GRA	Government Reserved Areas
GSM	Global System Mobile
HE	His Excellency
HIPC	Highly Indebted and Poor Countries
HIV/AIDS	Highly Infectious Virus/Acquired Immune Deficiency Syndrome
HOS	Head of Service
HRH	His Royal Highness
IFC	International Finance Corporation
LDC	Least Developed Countries
LEEDS	Local Economic Empowerment and Development Strategy
LG	Local Government
LGs	Local Governments
M/F	Male/Female
MASSOB	Movement for the Actualization of the Sovereign State of Biafra
MDGs	Millennium Development Goals
MTI	Metallurgical Training Institute
NAPEP	National Programme for the Eradication of Poverty
NGOs	Non-Governmental Organizations
NITEL	Nigerian Telecommunications Ltd.
NWO	Nnobi Welfare Organization
ODA	Official Development Assistance
PHC	Primary Health Care
PHCN	Power Holding Company of Nigeria
PTO	Private Telephone Operators
RCM	Roman Catholic Mission
RUSPS	Rapid urban Sector Profiling for Sustainability
SEEDS	State Economic Empowerment and Development Strategies
SMART	Specific, Measurable, Achievable, Realistic and Time-bound
SWOT	Strengths, Weaknesses, Opportunities and Threats
Tpl	Town Planner
TWG	Technical Working Group
UDBN	Urban Development Bank of Nigeria
UN	United Nations
UNEP	United Nations Environment Programme
UNFPA	United Nations Fund for Population
UN-HABITAT	United Nations Human Settlements Programme
UNICEF	United Nations Fund for Children
UNIZIK	Nnamidi Azikwe University Awka
WOFPE	Women Fund for Economic Empowerment

FIG 1.4: AWKA CAPITAL TERRITORY NEIGHBOURING SETTLEMENTS

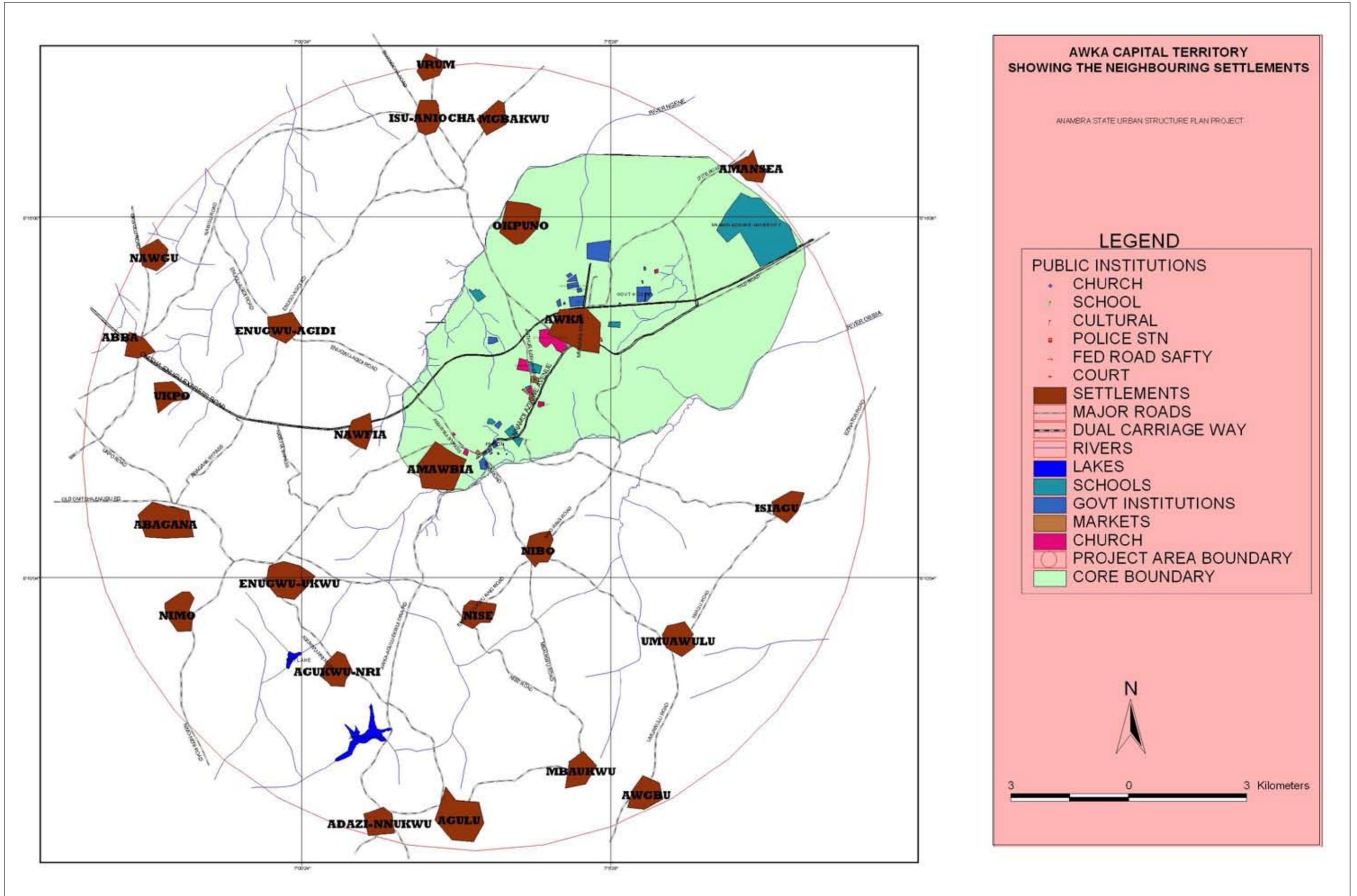


FIG 2.1: ANAMBRA STATE IN NIGERIA:

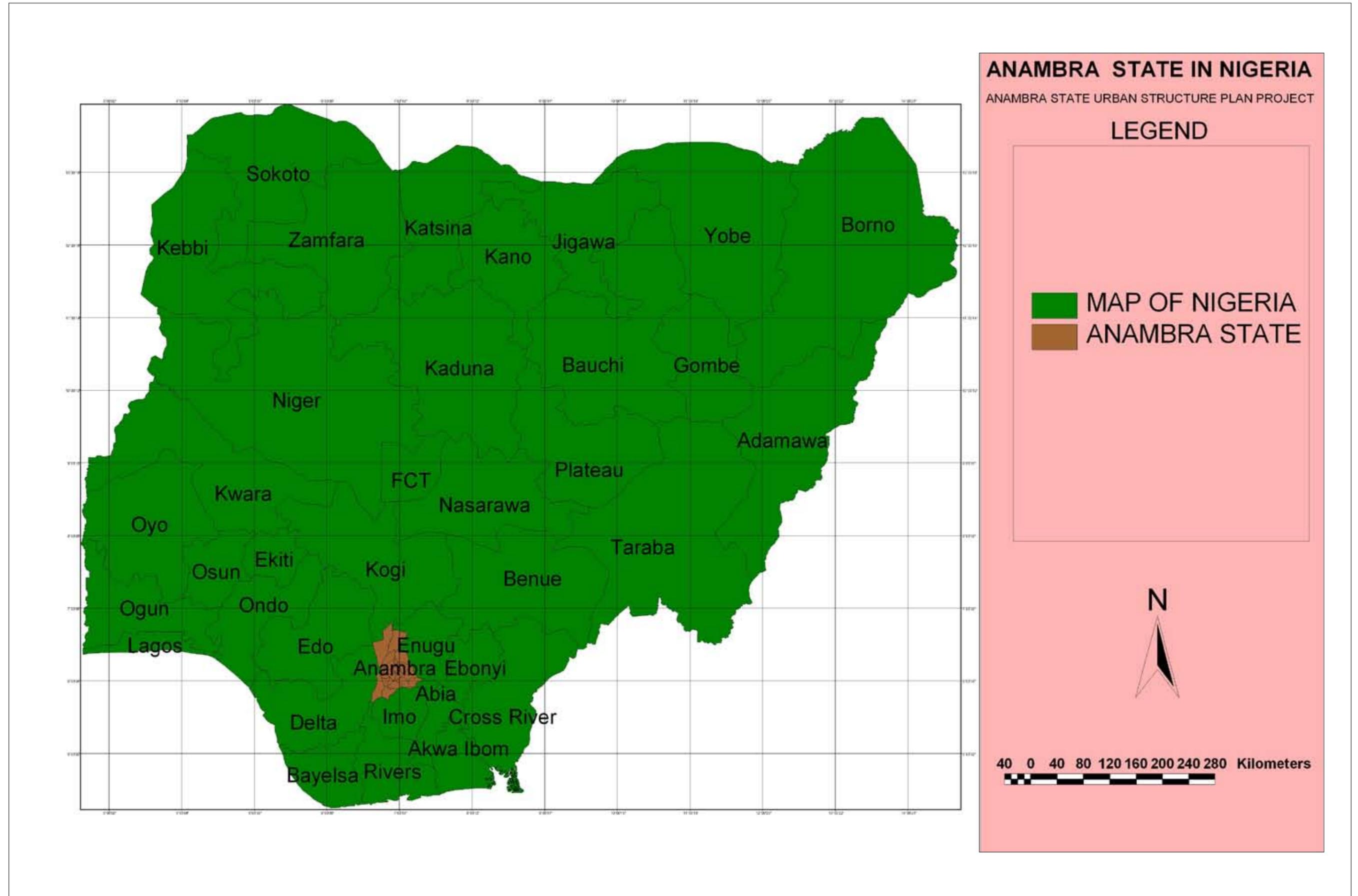


FIG 2.2: AWKA IN ANAMBRA STATE

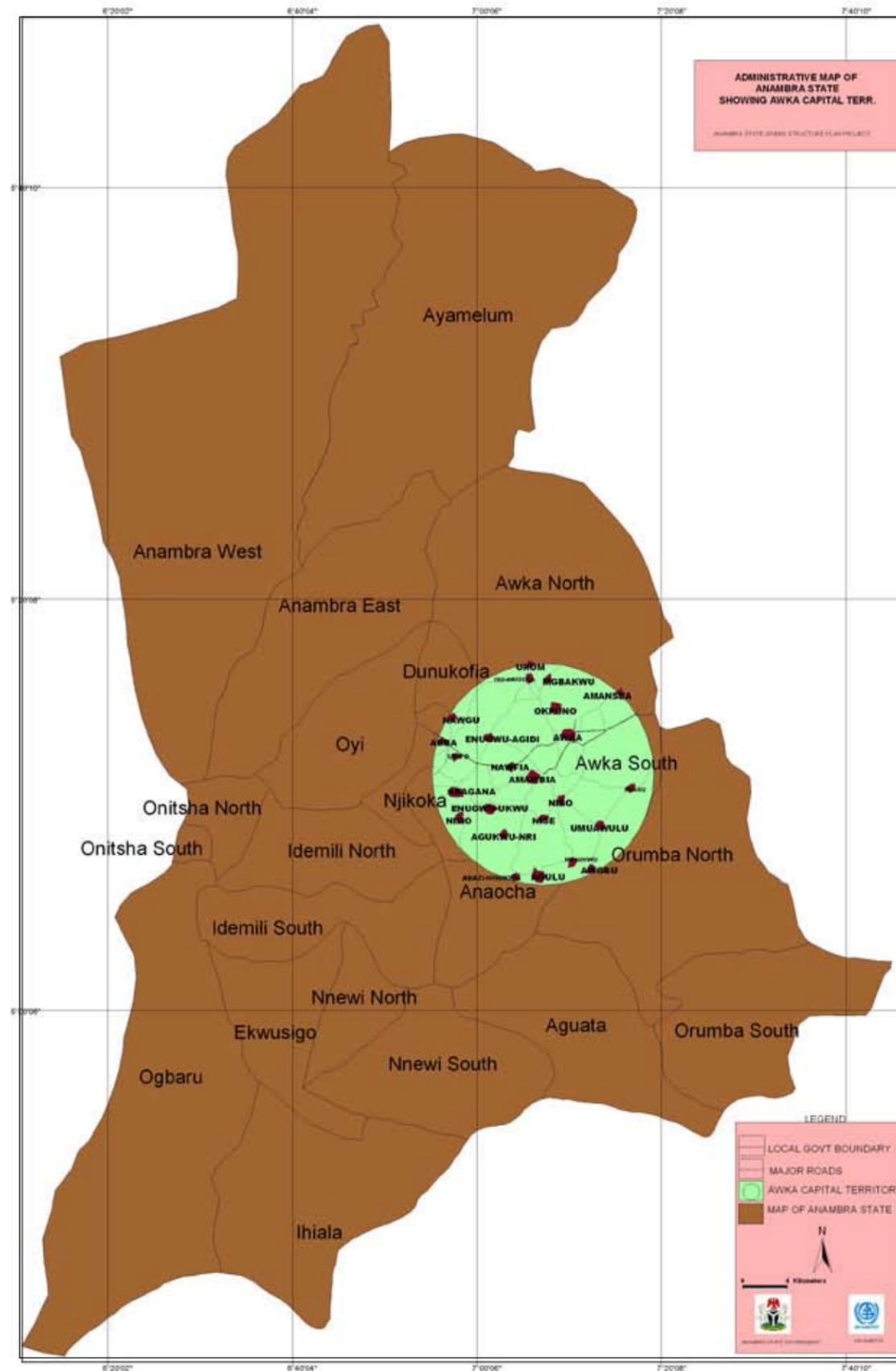


FIG 2.3: AWKA CAPITAL TERRITORY DIGITAL ELEVATION MODEL

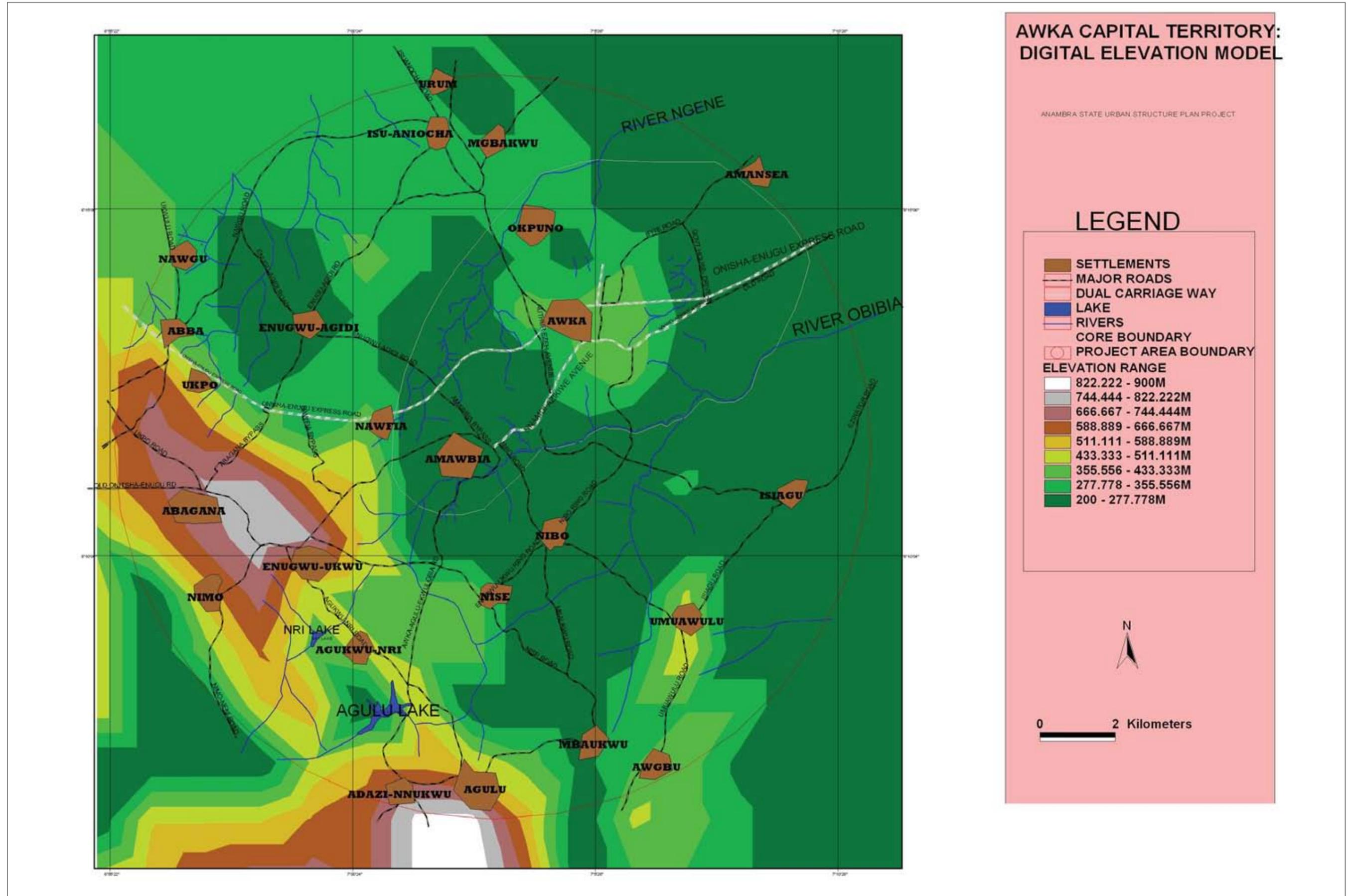


FIG 2.3: AWKA CAPITAL TERRITORY DIGITAL ELEVATION MODEL

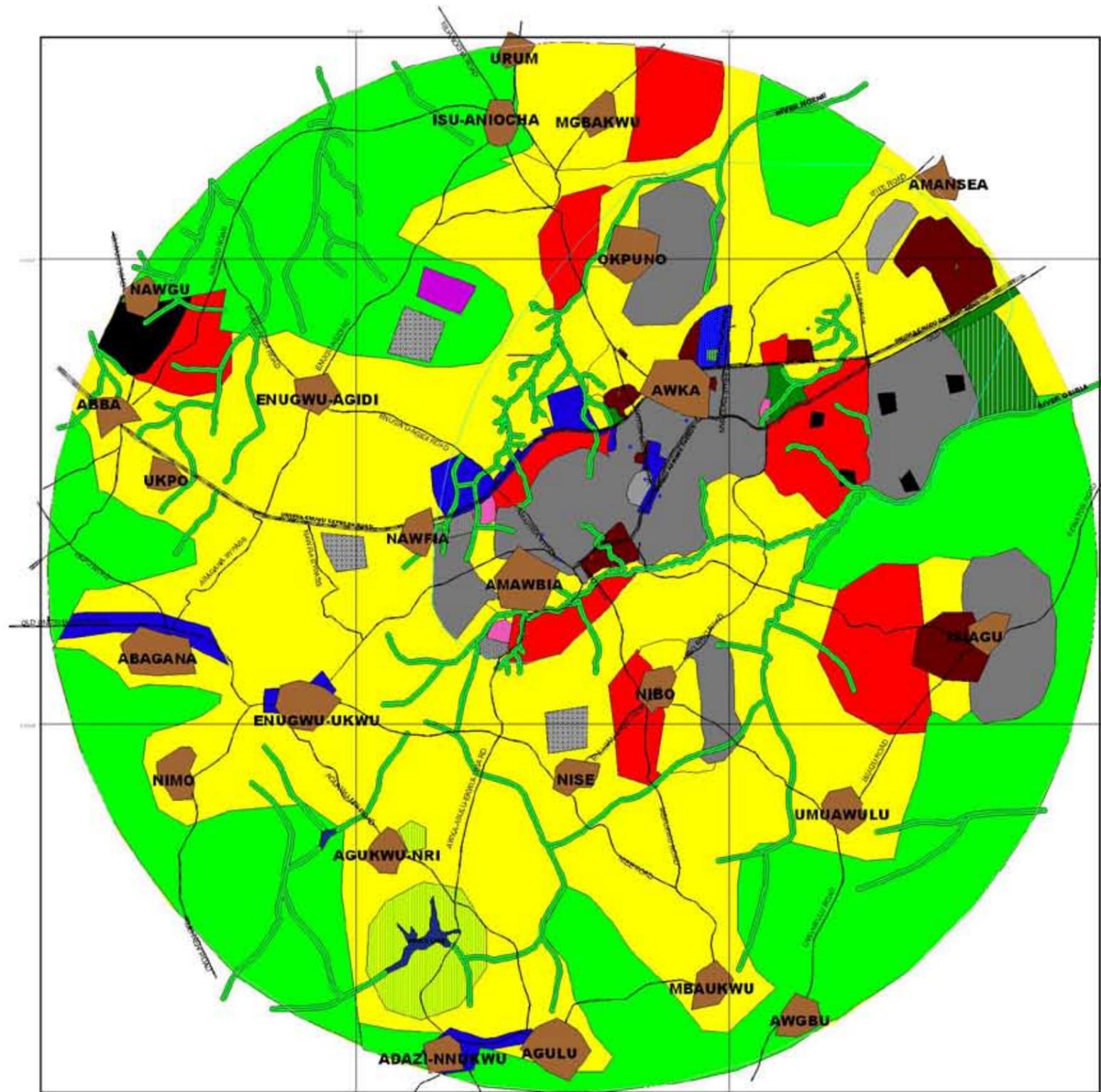


FIG 2.5: AWKA CAPITAL TERRITORY: EXISTING LAND USE

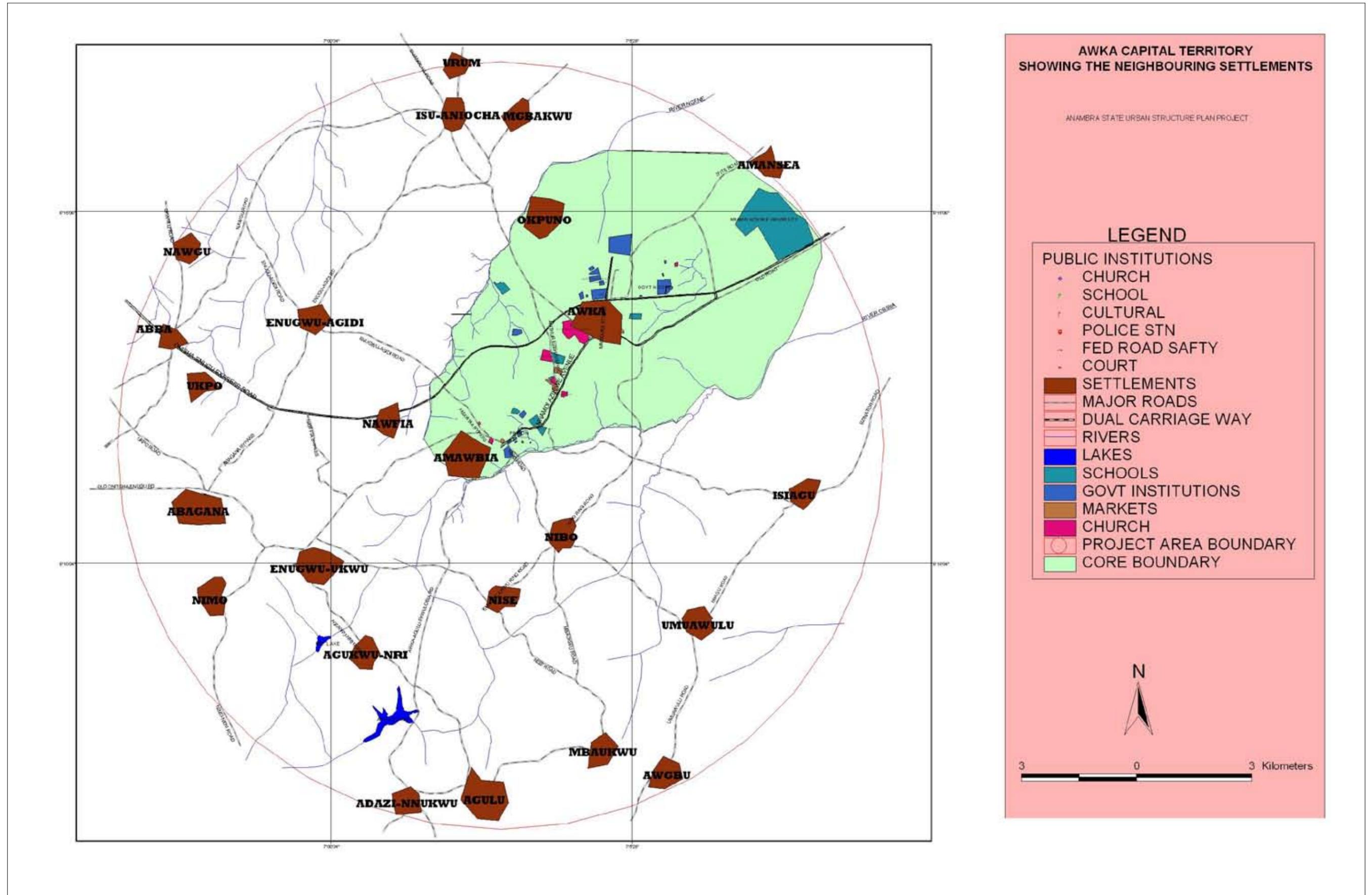


FIG. 4.1: URBAN FORM: SINGLE CORE CITY

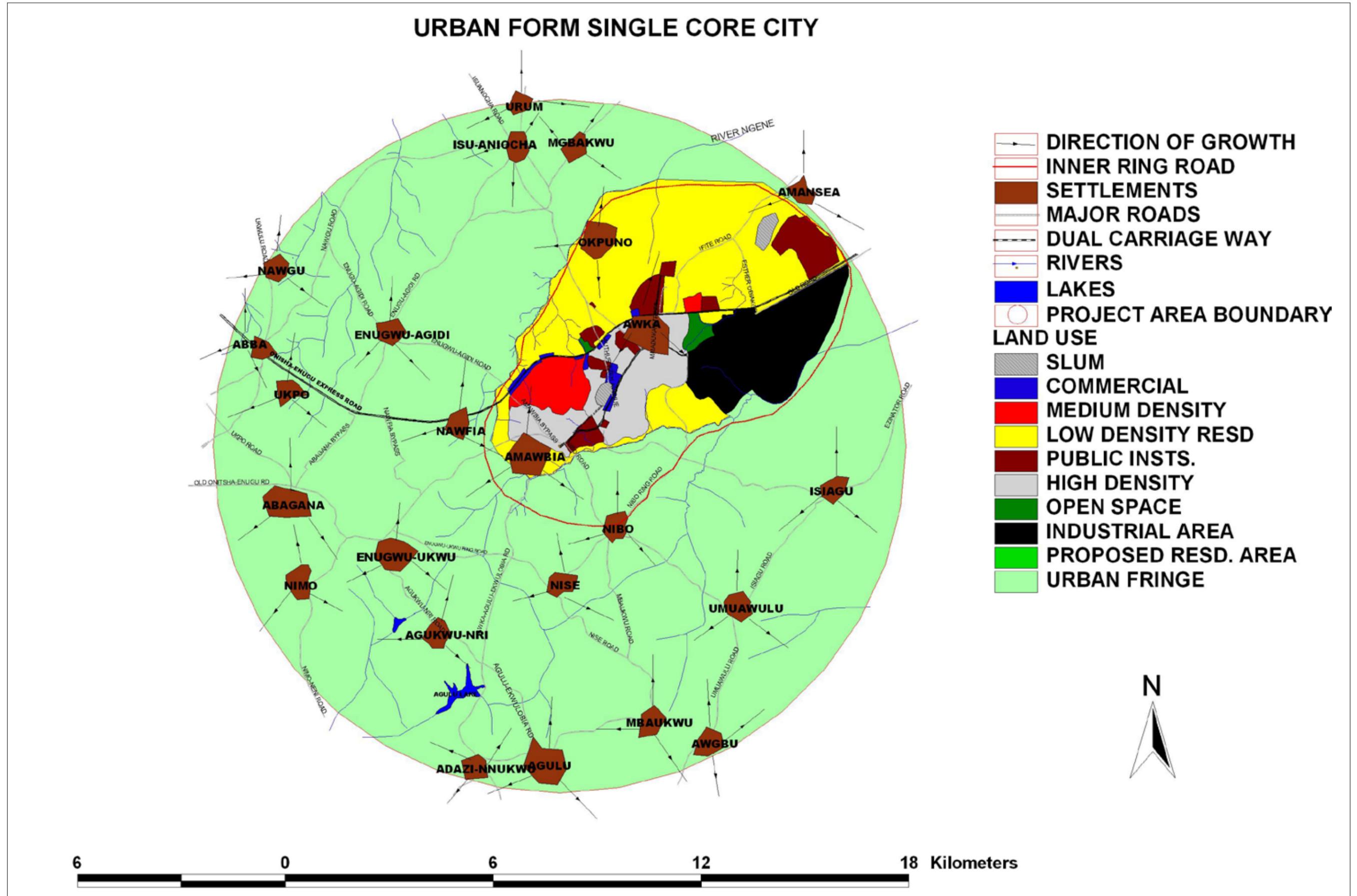


FIG 4.2: URBAN FORM 1: TWIN CITY

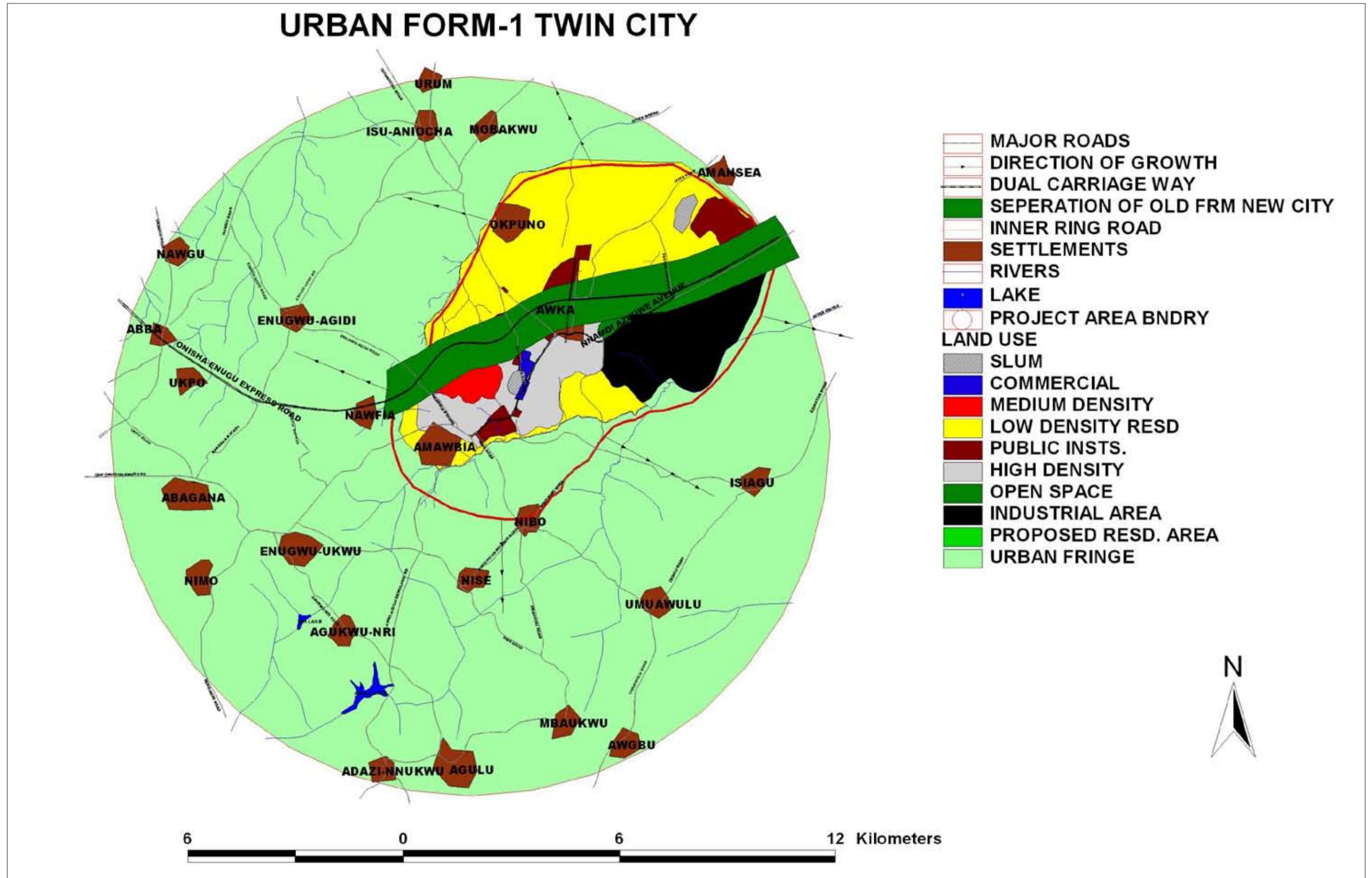


FIG 4.3: URBAN FORM: MULTI-NUCLEI CITY

URBAN FORM 3 MULTI-NUCLEI

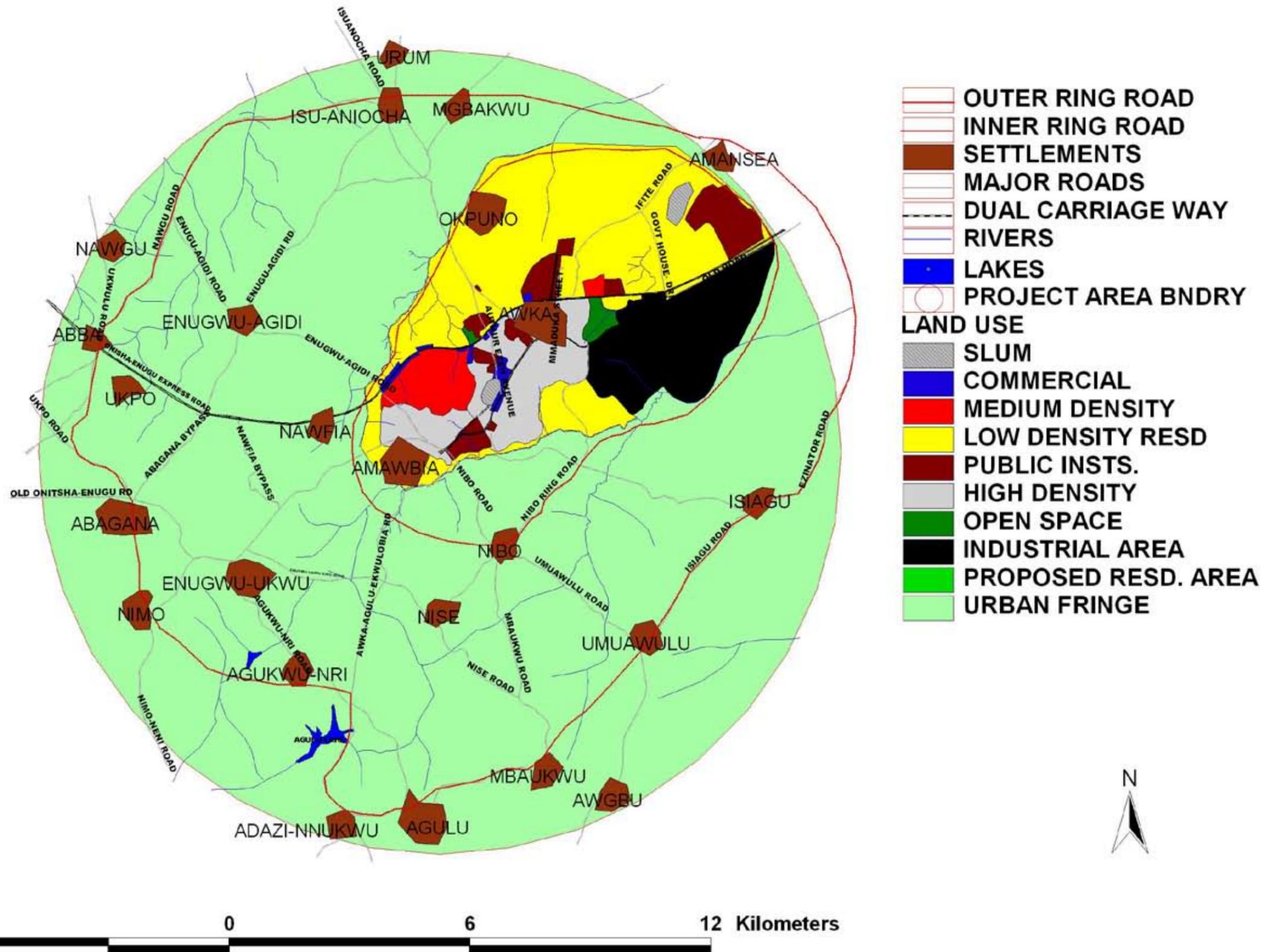
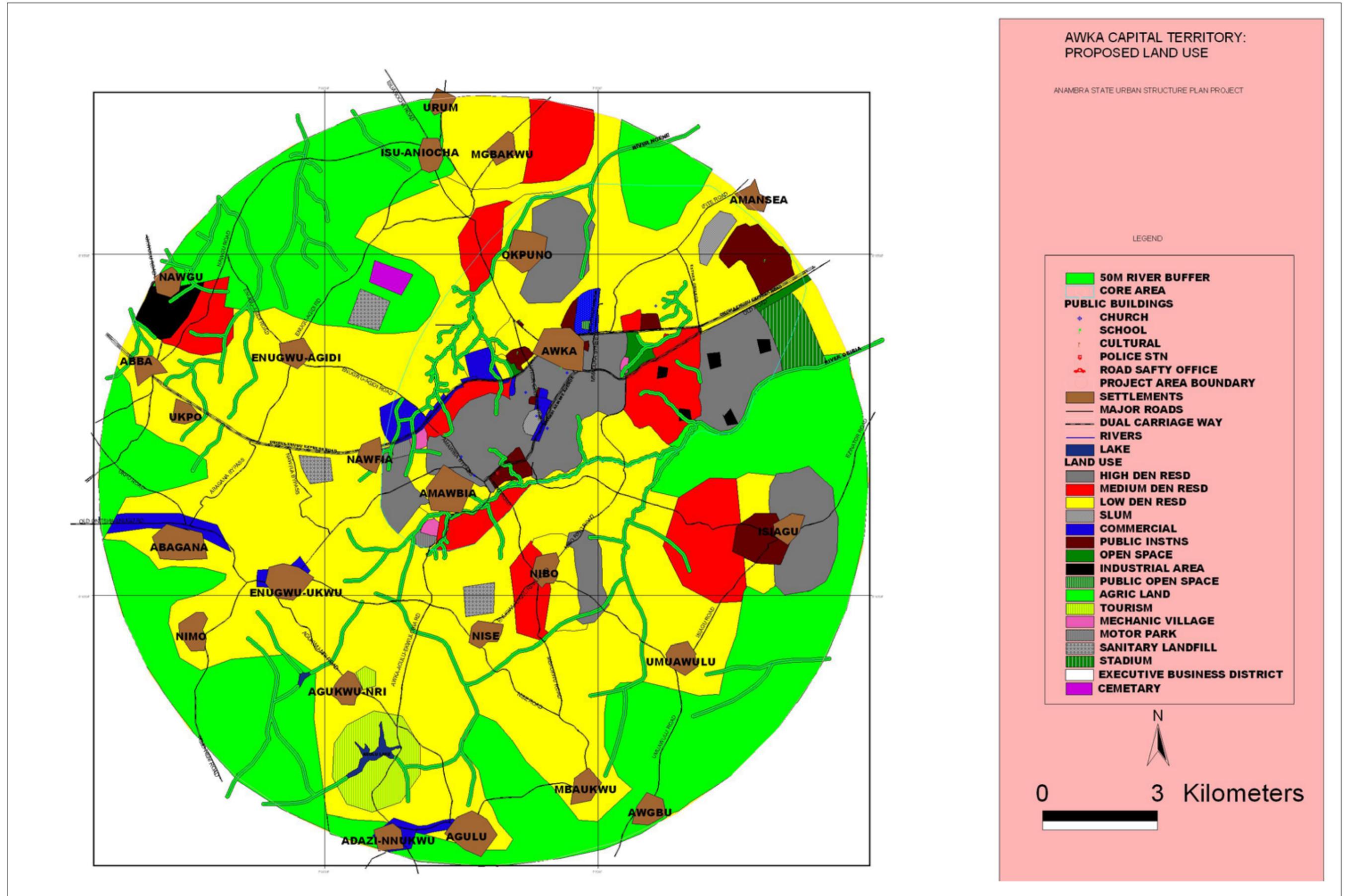


FIG 2.5: AWKA CAPITAL TERRITORY: EXISTING LAND USE



Anambra, with a population of over 4 million people in 2006, is the second most urbanized states in the country, having 62% of its total population living in urban areas. Unfortunately, past Governments since creation of the State in 1991 have failed to adopt city development strategies for its many fast growing cities to cope with rapid urbanization. Following decades of neglect and poor urban governance, the profiles of these cities indicate that they are characterized by decayed inner and suburban sprawling slums, inadequate sanitation, uncontrolled street trading, mountains of uncollected wastes, overcrowded and congested transport systems and roads with poor drainages, noise and air pollution

It was for the purpose of reversing this ugly and undesirable trend that the Government of His Excellency Peter Obi forged a viable technical cooperation agreement with UN-HABITAT in 2007 to provide technical assistance in the preparation of structure plans for three cities, namely Awka Capital Territory, Nnewi and Onitsha. By so doing, it is the first ever bold attempt to prepare and adopt a robust and dynamic city development strategy for any city in the State. The structure plan for each city covers 20 years (2009-2028). The goals of the structure plans are towards achieving environmental sustainability in the context of achieving State and Local Economic Development Strategies, Millennium Development Goals and Habitat Agenda, orderly and healthy development, the contributions of cities to sustained economic growth, poverty reduction, sustainable livelihoods, good governance and gender empowerment.

This Report, which is the structure plan for Awka, is a tangible outcome of this cooperative effort. For the next 20 years, the Structure Plan envisions that Awka Capital will be planned and developed to greatly enhance its 'administrative, industrial, commercial and educational roles and its rapid contributions to poverty reduction, employment generation, participatory development, good governance, tourism development and environmental sustainability. Specifically, to enhance the administrative, commercial, education roles of Awka and heighten its image as well as aesthetic and functional appeals, the structure plan is designed to re-organize the land use organization, upgrade the existing slums, develop fully the exiting areas approved for housing development, make new reservations for housing, schools and industrial development. The structure plan also proposes to unify the old and the new city by providing access for movement of goods and people and parking for vehicles, by relocating some of the many markets in the inner areas to peri-urban areas coupled with radical urban design, city beautification, solid waste management.

The report contains comprehensive land use proposals, identification of action planning areas, policies, land use standards and implementation and funding arrangements. The proposed implementation strategy emphasizes strong political commitment, participation and civic engagement, adopting an integrated approach, decentralization of planning function to local government, legal and institutional reforms, pro-poor approach to land reform, action planning, capacity building, resource mobilization, monitoring and evaluation.

HS/1152/09E

ISBN:978-92-1-132118-0

UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME
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