

**NNEWI**

**STRUCTURE PLAN FOR NNEWI  
AND SATELLITE TOWNS**



# STRUCTURE PLAN FOR NNEWI AND SATELLITE TOWNS

## Structure Plan for Nnewi and Satellite Towns

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HS/1150/09E

ISBN:978-92-1-132116-6

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## FOREWORD



advancement 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 being properly planned, administered and managed.

Upon my assumption of office as Governor of Anambra State, I discovered, to my astonishment, that there was no Structure Plan for any of our cities, including Awka the capital. A closer look at our major cities of Awka, Onitsha, and Nnewi revealed that these cities were inadequately planned and managed. They are outdated in terms of their physical layout, there are poor drainage structures and inadequate sanitation, uncontrolled street trading, mounds of solid waste or refuse, an overcrowded and congested transport system, and deteriorating road facilities. The result has been intolerable overcrowding, congestion, noise and pollution.

Extensive illegal and unregulated building has dominated the cities of Onitsha, Nnewi and other burgeoning urban centres in the State. Buildings are erected with no regard to existing building regulations, health codes or zoning and sub-division regulations – creating slum and squatter conditions, which constitute most urban living in the State. Onitsha has 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”.

This situation, and the characterization of our cities and urban areas, is clearly unenviable and regrettable.

In an effort to stem the tide of this development trend and to realize the developmental potential of well-planned and managed cities, towns and villages, my Government approached the UN-HABITAT in Nairobi,

Kenya, to seek its technical assistance and cooperation in developing and preparing urban structure plans for Awka Capital Territory, Nnewi and Onitsha.

This Report is an outcome of that cooperative effort. My government believes that if the land use proposals, policy and legislative reforms contained in these reports are effectively implemented, Anambra State will realize sustainable development and its contributions to economic and social growth. It is the intention of my government to regenerate and revitalize these cities, and in the case of Onitsha, to prepare and position it to become a leading mega-city east of the Niger.

Effective implementation of these recommendations and realization of the development potential requires - apart from the envisaged massive public investments in infrastructure - the support, coordination and integration of the activities of all stakeholders, including all 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 all residents of the Anambra State. The support and cooperation required involves, among other things, respecting and complying with the land use development proposals, rules and regulations made in the Structure Plans, as they 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 the 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, to support and cooperate with each other, including government agencies and the private sector to achieve sustainable development for Anambra State.

It is recognized that no plan is perfect or valid for all time. These plans are subject to periodic revision and updating. The preparation and adoption of these plans constitute a major beginning – well overdue for the cities and towns of Anambra State.

I would like to take the opportunity to express my government's gratitude to the UN-HABITAT and its Executive Director, Dr. Anna K. Tibaijuka, for the technical assistance extended to the State. Without this, the realization of these Structure Plans would have been impossible. It is our hope that this marks the beginning of a long-standing cooperation between the Anambra State government and UN-HABITAT.

I would like to express my appreciation to Dr Alioune Badiane, Director, ROAAS, for his leadership, and to all the consultants and technical experts who made tangible contributions to bringing about this outcome. Better developed Anambra Cities and towns will be a worthy and deserving tribute to their dedicated efforts.

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

A handwritten signature in black ink, appearing to read 'Peter Obi', written in a cursive style.

His Excellency

Peter Obi

Governor of Anambra State

## PREFACE



It is my great pleasure and relief to see the end product 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 team persisted in their work. The result is this very admirable outcome.

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

I wish to also thank everyone else 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 those who reviewed and

provided feedback and comments to the draft report, which preceded this final report.

Most importantly, I would like to 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 Plans 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 in particular, to those of the project cities.



Peter Afuba Esq.

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

## ACKNOWLEDGEMENTS



We owe gratitude to so many people, groups and institutions, but space permit mentioning only a few.

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 calmness and equanimity in piloting the execution of the project on behalf of the State government. Similarly, we wish to thank 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, Mr. Jude E. Ilozulike. We would like to acknowledge the cooperation and assistance of all the officials in the various State Ministries who provided us with relevant data and information to produce this report.

Invaluable technical support was regularly rendered by Engr. Cletus Maduafokwa, Chief Engineer of Anambra State Urban Development Board. We thank the Chairman of the Anambra State Urban Development Board, Arc. Okey Chukwuogo and his staff for hosting the Structure Plan Project.

We would like to give a special acknowledgement to 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 goes 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 to and assistance on the project.

Lastly, we would like 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 'A. Badiane'.

Dr Alioune Badiane

Director, ROAAS UN-HABITAT,

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