

ONITSHA

STRUCTURE PLAN FOR ONITSHA
AND SATELLITE TOWNS



UN  HABITAT



Anambra State

STRUCTURE PLAN FOR ONITSHA AND SATELLITE TOWNS



Structure Plan for Onitsha and Satellite Towns

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FOREWORD



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 They are currently largely characterized by outdated physical layouts or no planned layout at all, poor drainage structures and inadequate sanitation, uncontrolled street trading, mounds of solid waste or refuse,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 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. 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 to become 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 which 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 Alioune Badiane, Director, Regional Office for African and Arab States, 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. Better developed Anambra cities and towns will be a worthy and deserving tribute to their dedicated efforts.

Lastly, I make bold to commend 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, infrastructural 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 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.

A handwritten signature in black ink, appearing to read 'Peter Afuba', written over a horizontal line.

Peter Afuba Esq.

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

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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.

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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.

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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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