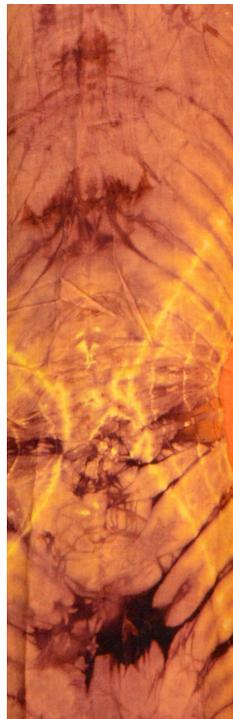


# IBADAN

## CITY MASTERPLAN

### STAKEHOLDER ENGAGEMENT ACTIVITY REPORT

April 2017





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## LIST OF ABBREVIATIONS

ATOPCON	Association of Town Planning Consultants of Nigeria
BRT	Bus Rapid Transit
CBOs	Community Based Organisations
CDAs	Community Development Associations
CDCs	Community Development Committee
ERCs	Emergency Response Centres
IDA	Ibadan Development Authority
IUFMP	Ibadan Urban Flood Management Project
LCDA	Local Community Development Authority
LGAs	Local Government Administrations
LRT	Light Rail Transit
MDAs	Ministries, Departments and Agencies
MP	Masterplan
NIA	Nigerian Institute of Architects
NIS	Nigerian Immigration Services
NISER	National Institute of Social and Economic Research
NITP	Nigerian Institute of Town Planners
NGOs	Non-Government Organisations
OSPDA	Oyo State Physical Planning and Development Authority
PCs	Personal Computers
PIU	Project Implementation Unit
SE	Stakeholder Engagement
SESA	Strategic Environmental and Social Assessment
TOPREC	Town Planners Registration Council of Nigeria
WBP	Western By Pass

Figure 1.1: School in the Core Area (opposite)





# Executive Summary

## EXECUTIVE SUMMARY

On 26th August 2011, a rainfall downpour of 187.5 mm occurred in about 5 hours, resulting in the overflow of the Eleyele reservoir, causing the death of more than 120 people and inflicting serious damage to infrastructure. Following the floods, the Executive Governor of Oyo State, his Excellency, Senator Ishaq Abiola Ajimobi, set up a task force on flood prevention and management which was named the Ibadan Urban Flood Management Project (IUFMP). The outcome was a report containing short, medium and long term recommendations to the state government, which included the proposal to prepare three masterplans for the city:

- Ibadan City Masterplan
- Solid Waste Masterplan
- Drainage Masterplan

As such, the Oyo State Government, represented by the Project Implementation Unit (PIU) (the Client), commissioned Dar (the Consultant) to prepare the masterplan for the city of Ibadan, comprising its 11 Local Government Areas (LGAs) Refer to Figure 1.2.

In order for the masterplan (MP) to meet the needs of Ibadan, it must be supported by those it affects and it must embody and reflect their aspirations, aims and objectives. This support is achieved through the implementation of a detailed Stakeholder Engagement Plan (SEP) which aims to capture the views of relevant stakeholders. The detailed SEP will be submitted with the Final Masterplan in May 2017.

Prior to the detailed SEP however, this Stakeholder Engagement Activity Report is being submitted as an addendum to both the SEP and Final Masterplan. The purpose of which is to present all stakeholder engagement (SE) activities which have been undertaken at each phase of the Ibadan City Masterplan project to date.

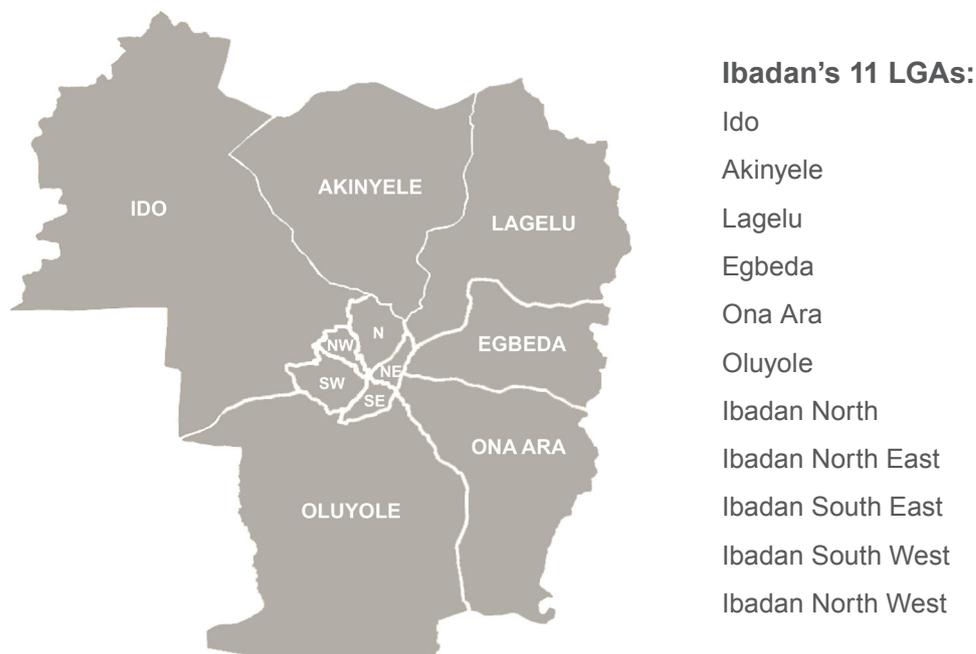


Figure 1.2: Map of Ibadan's 11 LGAs

Figure 1.3: Ibadan Rooftops (opposite)





# 1. Introduction

## 1 INTRODUCTION

The involvement of stakeholders in the development of the Ibadan City Masterplan project has been invaluable in developing a way forward for Ibadan. From the initial stage of the project, when stakeholders contributed their time and local knowledge in order for the Consultant to gain an understanding of the baseline conditions of Ibadan to the development of Draft Masterplan, stakeholder input has been a key part of the project.

The report aims to present all stakeholder engagement activities which have been undertaken and most importantly the key findings of these activities at each phase of the Ibadan City Masterplan project.

- Section 2 provides a summary of the stakeholder engagement approach adopted for the Ibadan City Masterplan project.
- Section 3 describes all the stakeholder engagement activities undertaken to date, which includes descriptions of the activities, photographs and key findings at each phase of the Ibadan City Masterplan project.
- Section 4 describes the next steps and the way forward for stakeholder engagement.

Figure 1.4: View from Bowers Tower





A large, stylized number '2' is the central background element, rendered in a light orange color against a darker orange background. The '2' is composed of two main curved shapes: a top arc and a bottom arc, with a small gap between them. The overall design is minimalist and modern.

## **2. Stakeholder Engagement Approach**

## 2 STAKEHOLDER ENGAGEMENT APPROACH

This section provides an outline of the stakeholder engagement (SE) approach adopted for the Ibadan City Masterplan project.

Stakeholder engagement has been defined as “A two-way, continuous process of communication between a project and each of its stakeholders which continues throughout the life of the project.”<sup>1</sup> In accordance with this definition, a continuous process of stakeholder engagement has been adopted for the development of the Ibadan City Masterplan project as shown in Figure 2.1.

This inclusive and continuous process is being followed in order to support the development of the masterplan as it progresses by:

- Ensuring adequate information is provided to stakeholders in a timely manner and in a form they understand; and
- Obtaining feedback from stakeholders on the development of the masterplan so that they can influence the decision making process.

This SE approach is based on the six tasks outlined in Figure 2.1. An outline of these tasks has been provided in the subsequent sections. The SEP (to be submitted with the Final Masterplan in May 2017) describes these tasks and methodologies in further detail.

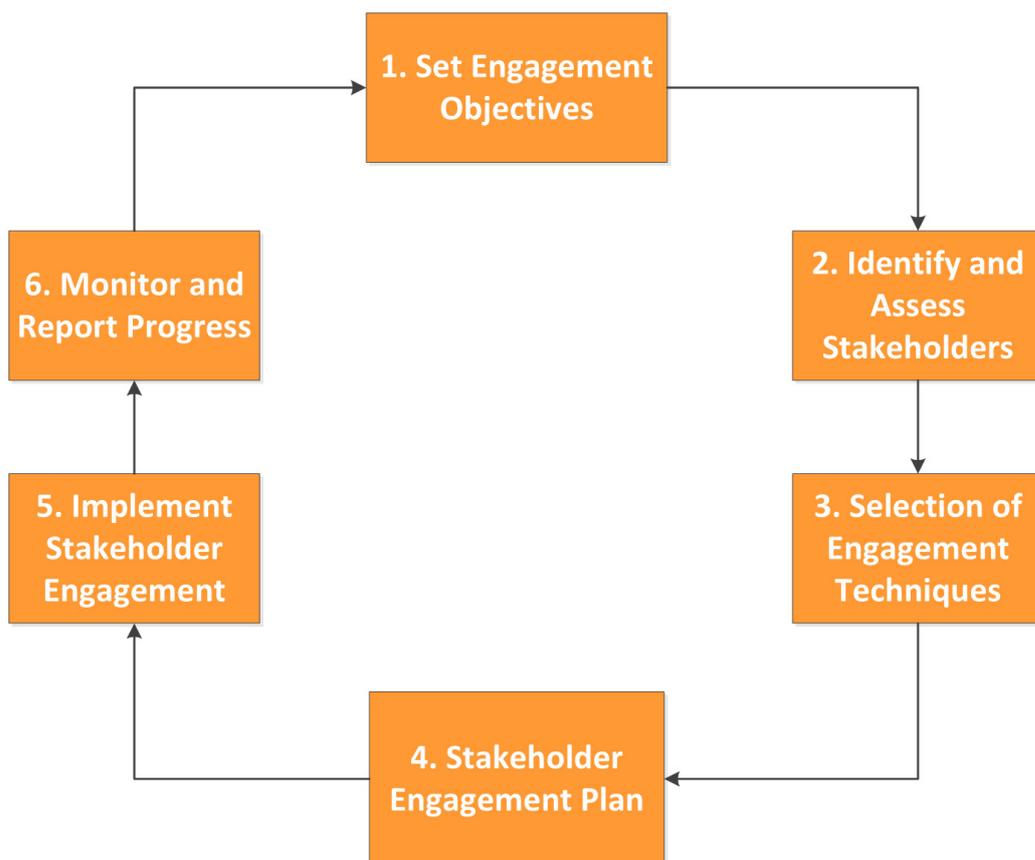


Figure 2.1: Stakeholder engagement process

Figure 2.2: Road south of Ibadan (opposite)

Reddy, G., Smyth, E. and Steyn, M. (2015) Land Access and Resettlement: A Guide to Best Practice. Greenleaf Publishing 1



## 2.1 SET ENGAGEMENT OBJECTIVES

It is important to understand why SE is being undertaken in order for it to be carried out effectively. SE objectives therefore need to be set prior to any SE being undertaken. SE objectives for the Ibadan City Masterplan are as follows:

- Introduce the project
- Obtain information in order to help establish an appropriate context for study development
- Identify opportunities and constraints in Ibadan
- Obtaining feedback/opinions

## 2.2 IDENTIFY AND ASSESS STAKEHOLDERS

Stakeholder identification for the Ibadan City Masterplan project has been an ongoing process requiring regular review and updates. As the development of the masterplan has progressed, further details of stakeholder groups and their interests were identified and assessed.

Two broad categories of stakeholders were identified for the Ibadan City Masterplan project:

- **Technical Input Group:** Stakeholders who provide valuable technical information to the development of the masterplan.
- **Community Groups:** Stakeholders who are able to represent a broad spectrum of opinion in the community including most importantly the views of the disadvantaged such as marginalised, poor communities, young persons and women's groups.

Stakeholders consulted as part of the Ibadan City Masterplan are as follows:

- Technical Input Group:
  - » The Governor of Oyo State, his Excellency, Senator Ishaq Abiola Ajimobi
  - » Political Leaders/ House of Assembly
  - » State Ministries, Departments and Agencies (MDAs)
  - » Academic institutions
  - » Professional Bodies
- Community Group:
  - » Local Government Administrations<sup>1</sup> (LGAs)
  - » Community Development Committee (CDC) Chairmen
  - » Community Development Associations (CDAs)
  - » Non-Government Organisations (NGOs)
  - » Community Based Organisations (CBOs)
  - » General Public

---

<sup>1</sup> LGAs represent a formal component of the administrative framework; although they have been included in the community group, they also have technical units/division which can provide important information to the development of the masterplan. They have been included in the community group as being the administrative unit that is closest to representing grassroots communities.

## 2.3 SELECTION OF ENGAGEMENT TECHNIQUES

A range of techniques are available for use in SE; however the choice of a particular technique or suite of techniques is a function of many factors such as technical criteria, budget, timeframe and regulatory requirements. Table 2.1 provides a description of the SE techniques used for the Ibadan City Masterplan project. See Figure 2.3 - Figure 2.8 for selected photos of these techniques.

Table 2.1: Description of Stakeholder Engagement Techniques Selected for the Ibadan City Masterplan Project

STAKEHOLDER ENGAGEMENT TECHNIQUE USED	DESCRIPTION
Data Gathering Workshop (Figure 2.3 on page 22)	An interactive workshop was undertaken with State MDAs at the start of the project which provided an opportunity for the various MDAs to work with each other in identifying key issues and opportunities facing Ibadan from their perspective.
Structured Interview (Figure 2.3 on page 22)	Structured interviews allow an interviewee to get responses to specific questions and contexts from respondents. Structured interviews were undertaken with MDAs to obtain key information required to inform the baseline for the development of Ibadan City Masterplan.
Structured Data Gathering Meeting (Figure 2.4 on page 22)	These are similar to structured interviews but are undertaken with a larger audience. Specific questions are prepared in advance of the meetings in order to focus the responses received. Structured data gathering meetings are held with all LGAs and their respective CDAs in order to obtain key information required to inform the baseline for the development of the Ibadan City Masterplan.
Visioning & Scenario Preparation Workshops (Figure 2.5 on page 22)	Workshops are a commonly used technique and is effective in engaging with stakeholders, obtaining information and their buy-in to a project. Interactive workshops are undertaken at the MP visioning and scenario preparation stage, in order to involve the local government and CDC Chairmen in the development of the framework MP scenarios.
Presentations (Figure 2.5 on page 22)	Presentations provide an effective way to disseminate information and obtain feedback from stakeholders about a project.
Open House (Figure 2.6 on page 23)	An open house provides a more informal setting for stakeholder engagement where information can be obtained about a project and provide feedback. In order to present the draft masterplan to the communities at each of the 11 LGAs, an open house format is used where attendees obtain project information displayed on boards and are encouraged to provide written feedback through the use of comment forms and orally by speaking to the consultant staff present. People are also encouraged to partake in a creative, interactive session of rock art painting at the open house, in keeping with the informal engagement setting, while also providing them with a means to provide direct contributions to the Final MP.
Stationary Exhibition (Figure 2.7 on page 23)	A temporary exhibition of the Draft MP was set up in a local shopping mall as a means of engaging with the general public. Project information leaflets were distributed and people provided their opinions and comments about the project.
Mobile Exhibition (Figure 2.7 on page 23)	The mobile exhibition provided a means of engagement with the general public. A bus, playing an audio script describing the Ibadan City Masterplan project played on a PA system, was driven through the main areas of the city in order to inform people about the project and to distribute project leaflets.
Online Platforms (Figure 2.8 on page 23)	The Ibadan Masterplan website and Twitter account were set up in order to provide project information and updates as well as to obtain feedback and comments from members of the public.

### Selected Photos of Stakeholder Engagement Techniques



Figure 2.3: Data Gathering Workshop and Structured Interviews



Figure 2.4: Structured Data Gathering Meetings



Figure 2.5: Visioning Scenario Workshops and Presentations

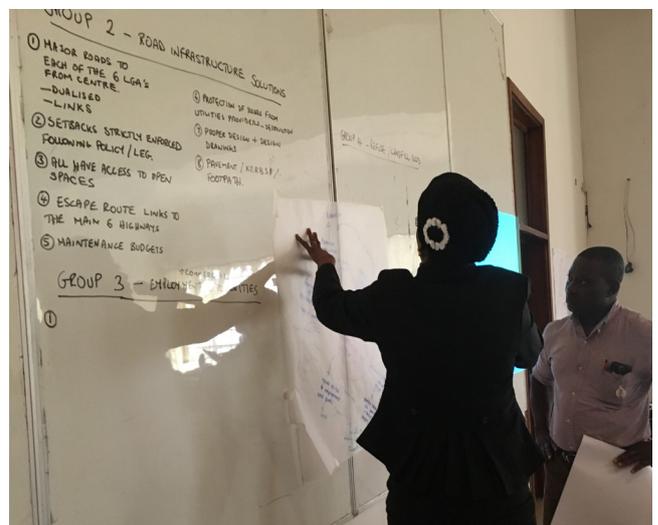




Figure 2.6: Open House



Figure 2.7: Stationary and Mobile Exhibition

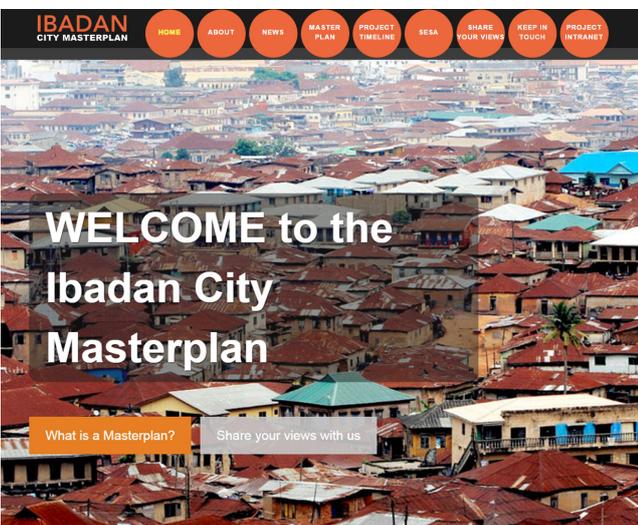


Figure 2.8: Online Platforms



## 2.4 STAKEHOLDER ENGAGEMENT PLAN

In order to ensure that SE is carried out effectively, a detailed plan is required setting out when engagement will occur, how and which stakeholder groups will be consulted with. These details have been provided in Section 3

## 2.5 IMPLEMENTATION OF STAKEHOLDER ENGAGEMENT

Once the plan for SE was established, SE was undertaken from Phase 1 of the Ibadan City Masterplan project. SE activities as well as key findings have been described in further detail in Section 3.

## 2.6 MONITOR AND REPORT PROGRESS

Monitoring is required to provide the information necessary to review, update and adjust the SE process. SE has been monitored for the Ibadan City Masterplan project by:

- Ensuring that events have been undertaken within budget and schedule; and
- By obtaining stakeholder feedback.

Reporting of SE activities has been undertaken as follows:

- The inclusion of SE chapters within masterplan report submissions;
- The drafting and submission of this Stakeholder Engagement Activity Report.

At the end of each MP phase, the SEP is also reviewed and updated accordingly.





A large, stylized number '3' is centered in the background, rendered in a light orange color against a darker orange background. The number is composed of several overlapping circular and semi-circular shapes, giving it a modern, graphic appearance.

# **3. Stakeholder Engagement Undertaken To Date**

### 3 DESCRIPTION OF STAKEHOLDER ENGAGEMENT UNDERTAKEN

This section provides detailed descriptions of all stakeholder engagement activities undertaken for the Ibadan City Masterplan from Phase 1 to date (Phase 3).

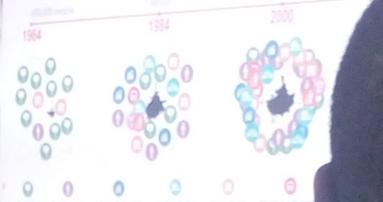
SE activities have been described in this section by each MP phase and includes detailed information on the following:

- Stakeholders consulted
- Techniques used
- Key findings

Figure 3.1: Stakeholders viewing the Exhibition Boards (opposite)



### Ibadan's Growth



### Ibadan in 2017



### **3.1 PHASE 1: RESEARCH AND COLLABORATION - STAKEHOLDER ENGAGEMENT ACTIVITIES**

In Phase 1, stakeholder engagement was undertaken with the aim to obtain information on Ibadan in order for the Consultant to develop a baseline understanding of the city, its characteristics and challenges. This section describes the SE activities undertaken in order to obtain this information which consisted of:

- Initial data requests
- A one-day data gathering workshop
- Structured interviews

These activities are described in detail in the following sections.

#### **3.1.1 Initial Data Requests**

These requests were made to the Client on 8 June 2016 and included requests for relevant data from the following State MDAs listed below. The MDAs were selected based on the specific baseline information required.

- Ministry of Agriculture
- Ministry of Culture and Tourism
- Ministry of Education
- Ministry of Environment and Water Resources
- Ministry of Health
- Ministry of Justice
- Ministry of Lands and Housing
- Ministry of Trade, Investment and Cooperatives
- Ministry of Women Affairs, Community Development, Social Welfare and Poverty Alleviation
- Ministry of Works and Transport
- Ministry of Youth and Sports
- Nigeria Communication Commission
- Office of the Surveyor General
- Oyo State Road Maintenance Agency
- Oyo State Solid Waste Management Agency
- The Power Holding Company of Nigeria

### 3.1.2 Data Gathering Workshop

A one-day data gathering workshop was undertaken with State MDAs on 20 July 2016. The MDAs were selected based on the specific baseline information required. A total of 85 attendees were present at this workshop and the attendees consisted of representatives of some of the following State MDAs and other organisations:

- IUFMP
- Office of the Surveyor General
- Water Corporation
- Oyo State Public Works Department
- Ministry of Housing Land and Urban Development
- National Population Commission
- Oyo State Housing Corporation
- Ministry of Works and Transport
- Ministry of Environment and Water
- Ibadan Electricity Distribution Company
- Bureau of Statistics
- Oyo State Solid Waste Management Agency
- Ministry of Women Affairs, Community Development, Social Welfare and Poverty Alleviation
- Nigerian Tribune
- Department of Urban and Regional Planning Polytechnic
- Ministry of Agriculture Natural Resources and Rural Development
- Ministry of Local Government and Chieftaincy Matters
- Ministry of Education Science and Technology
- Federal School of Surveying
- Ministry of Information Culture & Tourism
- Ministry of Youth & Sports
- Nigerian Institute of Town Planners (NITP)
- Permanent Secretary Office of the Government
- Oyo State Police Department
- Ministry of Justice

The aims of the workshop were:

- To introduce the masterplan
- To understand the roles and responsibilities of the various State MDAs
- To gain an initial understanding of the issues and opportunities facing Ibadan from the perspective of the MDAs. This understanding is important as it informs the development of the strategy supporting the Masterplan to 2036.

The workshop was structured as set out in Table 3.2 on page 33.

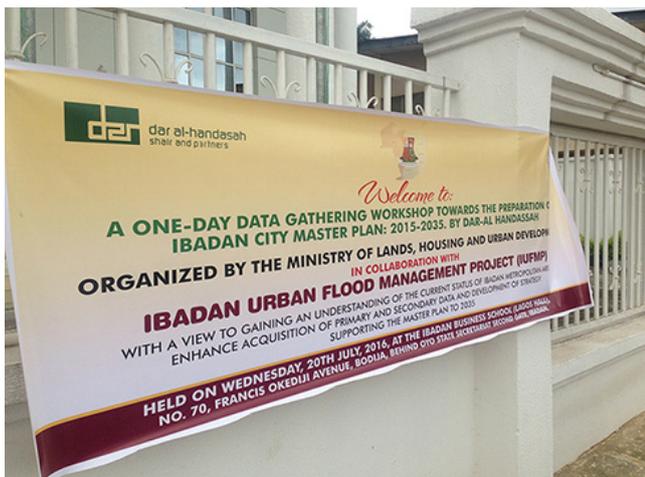


Figure 3.2: Images from one-day Data Gathering Workshop with State Ministries

Table 3.2: Agenda for Data Gathering Workshop

TIME	AGENDA
09:00	Reception and registration
09:30	Introduction/ welcome/ aims of the workshop/ timetable
09:40	Oyo State Government – Client welcome and introduction – what are the State’s aims and vision for Ibadan to 2035
09:50	Presentation and aims of the study – where is Ibadan (basics stats, where does Ibadan sit within the wider context beyond Oyo state), what will it achieve, by when, and what are the steps to get there.
10:15	Questions
10:30	Coffee break
10.45	Targeted presentations - 5 key issues facing Ibadan today. Presentations from the following ministries (10 minutes for each presentation): <ol style="list-style-type: none"> <li>1. Oyo State Planning Commission</li> <li>2. Ministry of Water Affairs</li> <li>3. National Population Commission</li> <li>4. Ministry of Environment and Water Resources</li> <li>5. Land and housing</li> </ol>
12:00	Questions
12:30	Lunch
14.00	Introduction for the afternoon sessions – Stakeholders were split into 10 groups of 10 around tables. A spokesperson was identified for each session from the group to report back to the larger audience. One of the following topics was assigned to each group: <ol style="list-style-type: none"> <li>1. Infrastructural Facilities and Utilities</li> <li>2. Land Use</li> <li>3. Solid Waste Management</li> <li>4. Water &amp; Environment</li> <li>5. Informal Settlements</li> <li>6. Rural Communities</li> <li>7. Transportation (1)</li> <li>8. Transportation (2)</li> <li>9. Employment &amp; Job Creation</li> </ol> <p>The tables each had 45 minutes to identify 5 key opportunities and 5 issues. They are to list these and present them in turn to the wider audience.</p>
15.00	Presentation from each group
16.00	Summary of the day’s event, initial findings and next steps, closure.
16.30	Coffee and networking – exchange of contact details, collection of questionnaires

Table 3.3: Summary of Findings at the Data Gathering Workshop

ISSUES/CHALLENGES	SUGGESTIONS/OPPORTUNITIES
<b>INFRASTRUCTURAL FACILITIES AND UTILITIES</b>	
<ul style="list-style-type: none"> <li>Limited access roads</li> <li>Poor condition of roads</li> <li>Inadequate road furniture</li> <li>Inadequate provision of power to meet the demands of an increasing population</li> <li>Lack of basic infrastructure in informal areas and rural/semi-urban areas</li> <li>Inadequate drainage system</li> </ul>	<ul style="list-style-type: none"> <li>Expansion of roads</li> </ul>
<b>LAND USE</b>	
<ul style="list-style-type: none"> <li>Illegal settlement on flood plains</li> <li>Slum development</li> <li>The urban center needs to be made as safe and as orderly as possible to meet the needs of people</li> </ul>	<ul style="list-style-type: none"> <li>Proper zoning of land</li> <li>Include space for market stalls</li> <li>Need for designated emergency evacuation points</li> </ul>
<b>SOLID WASTE MANAGEMENT</b>	
<ul style="list-style-type: none"> <li>Population growth</li> <li>Inadequate provision of waste disposal mechanisms</li> <li>Lack of public awareness/education about the proper ways to dispose of waste</li> </ul>	<ul style="list-style-type: none"> <li>Increase in public awareness</li> <li>Appropriate waste disposal facilities</li> </ul>
<b>WATER &amp; ENVIRONMENT</b>	
<ul style="list-style-type: none"> <li>Inadequate water supply system</li> <li>Encroachment of informal areas onto waterways</li> </ul>	<ul style="list-style-type: none"> <li>Proper channelization of major streams/rivers</li> <li>Development of proper planning system for water supply</li> <li>Need to protect and maintain the forestry serviced LGAs.</li> <li>Protection of the Eleyele Dam</li> </ul>
<b>INFORMAL SETTLEMENTS</b>	
<ul style="list-style-type: none"> <li>Lack of proper planning of these areas</li> <li>Poverty</li> <li>Health and safety risks</li> <li>Lack of infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Plan for appropriate development of these areas</li> <li>Provision of infrastructure facilities</li> </ul>
<b>TRANSPORTATION</b>	
<ul style="list-style-type: none"> <li>Lack of adequate public transport</li> <li>Lack of traffic impact studies/traffic counts</li> </ul>	<ul style="list-style-type: none"> <li>Better road surfaces</li> <li>Light rail proposals</li> </ul>



Figure 3.3: Structured Interview with the Water Corporation

### 3.1.3 Structured Interviews

Based on the information requested and the data gathering workshop, structured one-to-one interviews were conducted with MDAs and other organisations (from July to September 2016) to gather key information to inform the baseline understanding of Ibadan. The MDAs interviewed were selected based on the specific baseline information required. Figure 3.3 shows the structured interview held with the Water Corporation on the 22nd July 2016.

MDAs and organisations interviewed have been listed as follows:

- Water Corporation;
- Ministry of Housing Land and Urban Development;
- National Population Commission;
- Oyo State Housing Corporation;
- Ministry of Works and Transport;
- Ministry of Environment and Water;
- Ibadan Electricity Distribution Company;
- Bureau of Statistics;
- Oyo State Solid Waste Management Agency;
- Ministry of Women Affairs, Community Development, Social Welfare and Poverty Alleviation;
- Department of Urban and Regional Planning Polytechnic;
- Ministry of Agriculture Natural Resources and Rural Development;
- Ministry of Local Government and Chieftaincy Matters;
- Ministry of Education Science and Technology;
- Ministry of Information Culture & Tourism;
- Ministry of Youth & Sports;
- Transmission Company of Nigeria;
- Office of the Surveyor General;
- Rural and Water Sanitation Agency;
- Oyo State Planning Commission;
- Project Implementation Unit;
- Ministry of Justice;
- Oyo State Emergency Management Agency;
- Ministry of Health;
- Ministry of Trade, Investment and Cooperatives;
- Nigeria Communication Commission; and
- Oyo State Road Maintenance Agency.

Table 3.4: Key Findings of Interviews Undertaken in July 2016

KEY FINDINGS
<b>MINISTRY OF WOMEN AFFAIRS, COMMUNITY DEVELOPMENT, SOCIAL WELFARE AND POVERTY ALLEVIATION</b>
<ul style="list-style-type: none"> <li>• The government is concerned with ensuring that people are kept secure and has a responsibility to clear the streets</li> <li>• The urban center needs to be made as safe and orderly as possible to meet the needs of the people</li> <li>• People cannot afford to rent market stall spaces to sell their goods and a more pragmatic approach is required</li> <li>• A suggestion was made that a community based market be developed</li> <li>• Street trading is part of, and embedded in the cultural background of Ibadan</li> <li>• Within the built-up core areas, space needs to be allocated for a market.</li> <li>• In 2012, the Ministry of Commerce provided approximately 50 000 Naira to help develop the initiatives of market women – this funding was provided on a loan basis to market traders, not individuals. However, the repayment plan made it difficult for the women to pay back the money successfully – payments had to be made on a daily basis and the interest rates were high.</li> <li>• Sensitisation/awareness raising needs to take place in order to assist communities adapt to the relocation of markets – congestion contributes to flooding issues, improper disposal of waste etc.</li> <li>• No space/availability in rehabilitation centres.</li> </ul>
<b>MINISTRY OF AGRICULTURE</b>
<ul style="list-style-type: none"> <li>• Out of the 11 LGAs, 6 are agrarian</li> <li>• A forestry plantation exists in Oluyole. Private fishing farms exist in all LGA</li> <li>• All LGAs are involved in livestock production</li> <li>• In the rural LGAs there are oil palm plantations in Ido, Ona Ara, Akinyele, Egbede, Lagelu and Oleyole.</li> <li>• Cocoa has the strongest market value</li> <li>• Improvement of infrastructure is needed to improve the agricultural sector as roads are in poor condition, inaccessible and lighting is poor</li> <li>• Piecemeal initiatives (informal)</li> <li>• Need for forestry serviced LGAs to be serviced – e.g. Eleyele plantation</li> </ul>
<b>MINISTRY OF ENVIRONMENT</b>
<ul style="list-style-type: none"> <li>• 2 private sources of water in Ibadan: Awba Dam Agodi Lake/Dandaru.</li> <li>• Awba Dam only supplies the University of Ibadan.</li> <li>• Drinking water is sources from: Dandaru, Oba, Eleyele and Asigere.</li> <li>• Water supply system is incomplete and unreliable.</li> <li>• Many of the stand pipes installed no longer function.</li> <li>• In the past people would install private boreholes without appropriate regulation.</li> <li>• Standpipes have been disconnected and are no longer functioning in the core areas.</li> <li>• Fire hydrants are non-existent – Fire Services Agency may be able to provide more information.</li> </ul>

### SOLID WASTE MANAGEMENT AGENCY

- The Oyo State Solid Waste Management Agency was created after the August 2011 flood.
- The 4 existing Dumpsites in Ibadan are:
  - » Lapite - Akinyele LGA (North)
  - » Ajakanga - Oloyule LGA (South)
  - » Aba- Eku - Ona-Ara LGA (East)
  - » Awotan – Ido LGA (West)
- Dumpsites are currently too close to residential areas.
- Currently, the waste is collected twice a month where 200 liter plastic garbage bins are placed between houses with a charge of 1000 naira per month.

### MINISTRY OF YOUTH AND SPORTS

- Definition of youths in Nigeria is anyone between the ages of 18 and 35.
- There is a high level of unemployment amongst youths and the ministry is charged with providing routes to employment.
- There are two entrepreneurship centres (at Ajoda town and Oke-Ado) and training courses are offered either directly or via third party institutions.
- Recently a training programme for 75 people was provided offering courses in:
  - » fashion design
  - » photography
  - » ICT/computer skills
  - » welding and fabrication
  - » hairdressing
  - » event planning and decoration skills
  - » tourism
- Within the city there is a National stadium (Liberty Stadium) owned and managed by the Federal Ministry of Sports and main state owned stadium (Adamasingba Stadium).
- There are a number of private sports facilities around the city, such as the Army golf course and polo club, Catholic seminary (SS Peter & Paul).

### MINISTRY OF TRANSPORT AND WORKS

- Road works and repairs to the surface damage are carried out as the damage occurs; there is no structured programme for refurbishment.
- Better surfaces are desired for all of the roads within Ibadan due to the greater potential for increases to the road safety for vehicles and road users.
- One of the main issues within Ibadan is enforcement of the highway rules.
- Transport Impact Assessments are not required and not carried out as part of any development proposal, therefore large scale developments have wider impacts on the highway network and there appears to be no mitigation measures made or required.
- There are no service bays adjacent to the developments, therefore deliveries and service vehicles park in the main carriageway and create bottlenecks in the traffic flows.
- There are no off street parking facilities; customers and traders park on the side of the road, which occupies the carriageway and causes bottlenecks. The main areas of the congestion are at junction locations.
- There are a number of dualing programs being completed or planned for the near future. As part of this, the Ministry of Transport has carried out no traffic count surveys. They do not know how many lanes they will require and what the improvements are likely to be.
- The existing drainage is inadequate. There are instances where the drains are too narrow and fill with sediment. This causes the flow exceeds the capacity, resulting in overflows and flooding to the carriageways and leads to surface damage.

*Table continued overleaf*

### OYO STATE WATER CORPORATION

- 2 under construction projects: Osegere and Owode Water Supply Scheme
- Water Corporation team indicated that the current amount of water supplied to all Ibadan is 213,000,000 litres per day (without headlosses, which amount to around 5%); 186,000,000 litres per day supplied by Asejire Dam and 27,000,000 litres per day by Eleyele Dam, where 600,000,000 litres per day is the estimated water demand for Ibadan City (100 litres per day /capita is assumed).
- Water Corporation team estimated that the existing water network covers around 60% of Ibadan, but only around 30% is functioning.

### HOUSING CORPORATION

- The Corporation provides housing for people living at the lower end of the formal economy
- The Ministry of Lands and Housing acquires the land, subdivides it, sections it off into residential, commercial and industrial zones to be developed further by the individual.
- 99.9 year lease system.
- People have to apply for housing.
- Qualifications for a person to apply for land on the estate:
  - » Low income earners, down trodden can pay in instalments and there are provisions for mortgages.
  - » Within 18 months of getting the land, development should start – if not the applicant is given 3 warnings and finally the application is revoked.
  - » A minimum deposit of 200,000 Naira is required.
  - » Minimum income of 18,000 Naira per month.

### OYO STATE PLANNING COMMISSION

The roles of the Commission include:

- Mapping strategies for all sectors
- Providing advice to government on policy direction for socio-economic thrust, and
- Coordinate strategic planning in the State.
- Coordinating donor projects

Challenges for development within the State include:

- Data availability
- Data generation and usage
- No blueprint in place for the State
- Implementation of planning documents i.e. putting the plans in place

There is a lack of a blueprint for the State – if there was a blueprint then legislation can be developed to support this vision specifically legislation can be developed to control anomalies within the State.

### BUREAU OF STATISTICS

- Census and surveys are conducted by the National Population Commission
- The Bureau of Statistics participates in the assessment of the surveys as well as the outcomes
- The Bureau collects primary and secondary data e.g. information on education which would include:
  - » Number of primary and secondary schools
  - » Student to teacher ratio
  - » Number of classrooms
  - » Number of tables

**PROJECT IMPLEMENTATION UNIT (PIU)**

- Put together activities of the Ibadan Urban Flood Management Project
- Representatives are drawn from relevant agencies, one out of three representatives are competitively selected to represent their agency.
- The PIU and IUFMP fall under the governor's office.
- Key agencies that are involved:
  - » Ministry of Lands and Housing
  - » Ministry of Environment and Water Resources (solid waste, Eleyele Dam, drainage channels)
  - » Ministry of Works (Roads)
  - » Oyo State Solid Waste Management Agency (Solid Waste Masterplan)

**MINISTRY OF JUSTICE**

- Each state has independent laws
- The constitution is the organic/main law – all other laws take after it
- The Oyo State Laws consist of 2000 laws in six volumes
- The laws cover various issues
- Oyo State Planning Law (2001) has been amended – amendments occur often depending on the situation e.g. the Ministry of Environment and Physical Planning and Urban Development Law 2015.
- Restructure of ministries e.g. Physical planning merged into Lands requires the amendment of laws
- Ministry of Physical Planning and Urban Development (2012) Law ceases to exist and the Ministry of Land Law accommodates the Physical Planning Law.
- For private ownership of land, an individual can apply to the governor and gain permission to use the land on a leasehold basis (99.9 years).
- Community land/Traditional land is under customary ownership
- The use of the land is determined by the Chief
- The Chiefs can own the land but the State still has overriding power to acquire the land when they want to subject to conditions i.e. that compensation is provided to the traditional owners.
- Customary land can be transferred e.g. when customary land is obtained a Certificate of Occupancy is issued which states the number of years remaining on the leasehold. If this land were to be transferred after 20 years (as an example) the person it is transferred to will get the remaining number of years left on the lease.
- The governor has to consent to this transfer before it becomes official.

*Table continued overleaf*

#### MINISTRY OF INFORMATION, CULTURE AND TOURISM: DEPARTMENT OF PUBLIC AND GRASSROOTS ENLIGHTENMENT

List of immediate tourism initiatives controlled by the government:

- Captain Bowers Tower: rehabilitation is being proposed as part of a PPP and meetings are currently being held with investors on it.
- Agodi Gardens: Phase 1 has been completed and there are still two phases to go
- Cultural Centre: Mokola Hill
- Trans Amusement Park: leased to private individual

Ibadan is noted for its many achievements (firsts):

- 1st University of Nigeria (University of Ibadan, established in 1948)
- 1st stadium in Nigeria, established in 1959
- 1st TV Station in Africa (NTA)

#### MINISTRY OF LOCAL GOVERNMENT

- With the exception of the requirement to have the Estates Department approve the sale, the Local Government is not involved. The Councils are not required to approve the proposal as this is determined by the Planning Department of the Ministry of Lands etc.
- For effective engagement of the community in the planning process, the CDAs, the Township Associations, Community Based Organisations, local leaders and political activists need to be involved.
- If the community are not involved, it is likely there will be obstructions from the local residents and even the destruction of what is built.
- It is recognised that the system of compensation under the Land Use Act of 1978 does not provide adequate compensation for land acquired by (returned to) the State. A draft legislation, prepared by the Office of the Surveyor General, is under consideration by the State Assembly for amending the conditions and updating them from the 1978 Act. The Bill being considered is called the Land Reform Bill.

#### OYO STATE EMERGENCY MANAGEMENT AGENCY

- There is a permanent representative of the agency on the Ibadan Masterplan Project technical committee. Also, disaster prevention strategies within the state were developed with a representative of the agency present at all such strategising sessions.
- All the 4 entrances into Ibadan (outgoing towards Lagos, Ife, Ogbomosho and Ijebu-Ode) have ambulance responder teams, with a doctor and nurse on standby. The responders are not directly under jurisdiction of the agency, but the Ministry of Health. The agency simply acts in a supervisory role. There are monthly stakeholder meetings and jingles which aim to sensitise people as to the availability of such services. There are also signs put up with numbers to call to be pasted on public buildings in case of any disaster occurrences. Also, the State has an agreement with all hospitals (including private hospitals) that if any disaster victims are brought to them, they are to receive immediate treatment that will be paid for by the government.
- The Federal government has also been of assistance to the State in the provision of 2 large Internally Displaced Persons camps in Akanran and Oluyole LGAs which accommodates thousands of people.

### 3.1.4 Data collection follow-up requests

During the structured one-to-one interviews, specific data was requested from the various Ministries by the different trades (e.g. Environment, Economics and Transport) and where possible data was provided in electronic/hardcopy format. Data that was unavailable at the time of the structured interview was requested through formal letters submitted to the Ministries during the week of 1 August 2016.

### 3.1.5 Data collection database

A database was created to log data received and data outstanding/requested. This database is a live document and will be updated regularly.

Figure 3.4: Ibadan Rooftops (opposite)



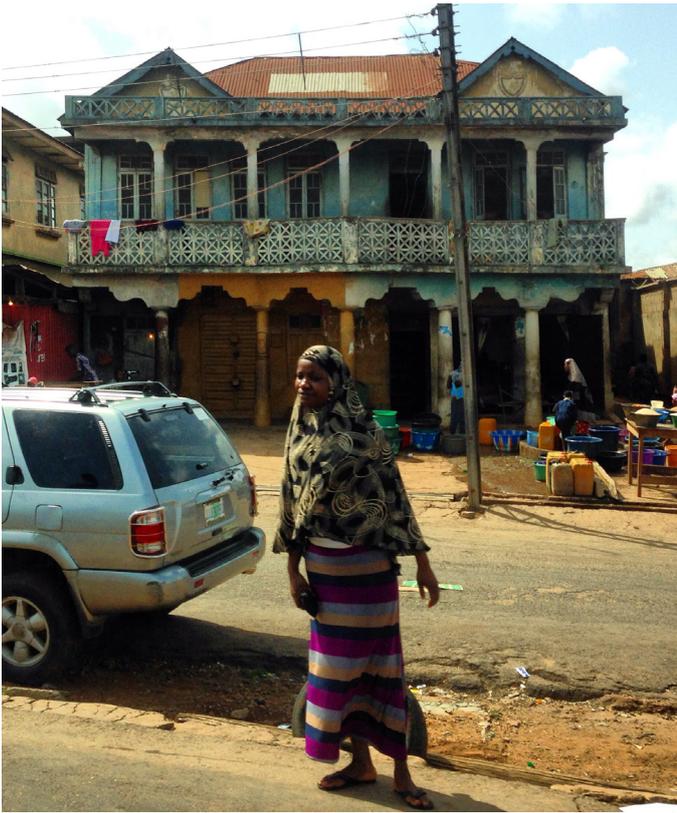


Figure 3.5: Ibadan - Local life



Figure 3.7: Rich colours and culture



Figure 3.6: Ibadan - Markets and local traders

## 3.2 PHASE 2: ANALYSIS, VISIONING AND FRAMEWORK DEVELOPMENT - STAKEHOLDER ENGAGEMENT ACTIVITIES

Phase 2 of the MP was divided into two sub-phases:

1. **2a: Diagnostics:** Continues with the data collection from Phase 1. In the Diagnostics Phase information was collected from stakeholders and through research in order to identify the priority issues and areas of opportunity in Ibadan. In order to collect this data from stakeholders, structured data gathering meetings were undertaken. These are described in detail in section 3.1.2
2. **2b: Visioning and Scenario Preparation:** Based on the data collected in Phases 1 and 2, the Project team, with contributions from stakeholders, developed a Vision for the City of Ibadan. The development of this Vision entailed setting out what the people of Ibadan see as their long term goals and strategic objectives for sustainable urban and spatial planning. In order to develop this Vision with stakeholders, a series of workshops and presentations were undertaken. These are described in detail in Section 3.2.2.

Table 3.5 on page 44 provides a summary of all stakeholder engagement activities undertaken in Phase 2.

Table 3.5: Summary of Stakeholder Engagement Activities Undertaken in Phase 2

DATE	STAKEHOLDER ENGAGEMENT OBJECTIVE	STAKEHOLDER ENGAGEMENT TECHNIQUE USED	STAKEHOLDERS INVOLVED
<b>PHASE 2: ANALYSIS, VISIONING AND FRAMEWORK DEVELOPMENT</b>			
<b>SUB-PHASE 2A: DIAGNOSTICS</b>			
3/10/16 – 21/10/16	<ul style="list-style-type: none"> <li>Introduce the project and describe the masterplan process;</li> <li>Identify priority issues and opportunities for Ibadan; and</li> <li>Obtain perceptions and feedback from LGAs and CDAs.</li> </ul>	Structured data gathering meetings	Local Government
			Community Development Associations (CDAs)
<b>SUB-PHASE 2B: VISIONING AND SCENARIO PREPARATION</b>			
15/11/2016 & 16/11/2016	<ul style="list-style-type: none"> <li>Provide key findings of the study to date in order to confirm baseline data collected;</li> <li>Discuss any matters arising from the data collection and diagnostics stage;</li> <li>Define the priorities of the masterplan (e.g. balancing environmental issues with economic growth);</li> <li>Discuss broad planning options; and</li> <li>Discuss/describe the process of implementation for the Ibadan City Masterplan.</li> </ul>	Workshop (refer to section 3.2.1 on page 46)	LGA Representatives & Community Development Committee Chairmen (as representatives of the CDAs)
18/11/2016	<ul style="list-style-type: none"> <li>Discuss matters arising from the data collection and analysis stage;</li> <li>Confirm and refine constraints and opportunities;</li> <li>Consider concerns and ideas raised by stakeholders;</li> <li>Agree the priorities of the masterplan (e.g. balancing environmental issues with economic growth);</li> <li>Discuss the two masterplan options; and</li> <li>Agree a preferred option.</li> </ul>	Presentation of Diagnostics Report as well as framework planning scenarios (refer to section 3.2.3 on page 58)	State Ministries
21/11/2016	<ul style="list-style-type: none"> <li>Introduce the project;</li> <li>Provide key findings of the study to date in order to confirm baseline data collected;</li> <li>Discuss any matters arising from the data collection and diagnostics stage;</li> <li>Define the priorities of the masterplan (e.g. balancing environmental issues with economic growth);</li> <li>Discuss broad planning options; and</li> <li>Discuss/describe the process of implementation for the Ibadan City Masterplan.</li> </ul>	Presentation of Diagnostics Report as well as framework planning scenarios (refer to section 3.2.3 on page 58)	Academic Institutions: University of Ibadan, the Polytechnic Ibadan and the National Institute of Social and Economic Research (NISER)

Figure 3.8: Ibadan - Local life (opposite)



## Sub-phase 2A: Diagnostics

### 3.2.1 Structured Data Gathering Meetings with LGAs and CDAs

The Consultant, together with an independent, local stakeholder facilitation specialist met with representatives of the LGAs and CDAs from the 3rd to the 21st of October 2016. Over 1,200 attendees were present at these meetings (LGAs and CDAs). Representatives of the LGAs and CDAs were selected based on the specific information required in order to develop a baseline for Ibadan. The LGA representatives included, but were not limited to the following:

- The LGA Chairman
- Head of the LGA/LGA Administrator
- Director of Town Planning
- Director of Health
- Director of Education
- Director of Social Services

The structure of these meetings has been described in the following sections.

#### Meetings with the LGA representatives

The LGA representatives in attendance included:

- The Chairman of the LGA,
- The head of the LGA, and
- Representatives from the town planning, education and social services and health services departments.

The Consultant introduced the Ibadan City Masterplan and described the process being followed for the masterplan development as well as the objectives for meeting with the LGAs. The stakeholder facilitation specialist then led a question and answer session to obtain information on the key areas of improvement within the LGA and opportunities for development. Figure 3.9 to Figure 3.19 show LGA meetings undertaken in October 2016 for all 11 LGAs.



Figure 3.9: Ibadan North East LGA Meeting



Figure 3.10: Ibadan North East LGA Meeting



Figure 3.11: Akinyele LGA Meeting



Figure 3.12: Egbeda LGA Meeting



Figure 3.13: Ibadan North West LGA Meeting



Figure 3.17: Oluyole LGA Meeting



Figure 3.14: Ibadan South East LGA Meeting



Figure 3.18: Ona Ara LGA Meeting



Figure 3.15: Ibadan South West LGA Meeting



Figure 3.19: Lagelu LGA Meeting



Figure 3.16: Ido LGA Meeting

### Meetings with CDA Representatives

Representatives included leaders of some of the following associations:

- Traditional leader
- Women
- Youth
- Workers

The masterplan development process was introduced and described to the CDAs and this was followed by a question and answer session facilitated by the stakeholder facilitation specialist. Figure 3.20 to Figure 3.30 show the CDA meetings undertaken in October 2016.



Figure 3.20: Ibadan South West CDA Meeting



Figure 3.21: Ido CDA Meeting



Figure 3.22: Lagelu CDA Meeting



Figure 3.23: Oluyole CDA Meeting



Figure 3.24: Ona Ara CDA Meeting



Figure 3.28: Egbeda CDA Meeting



Figure 3.25: Ibadan South East CDA Meeting



Figure 3.29: Akinyele CDA Meeting



Figure 3.26: Ibadan North West CDA Meeting



Figure 3.30: Ibadan North East CDA Meeting



Figure 3.27: Ibadan North CDA Meeting

## Sub-phase 2B: Visioning and Scenario Preparation

### 3.2.2 Visioning and Scenario Preparation Workshops

Two workshops were undertaken with local government and community representatives in order to discuss the masterplan scenarios and obtain their feedback. In anticipation of the large number of people expected to attend, the visioning and framework scenarios workshops were spread across two days and were split between urban and rural LGAs. The structure of these workshops was as follows:

#### Urban LGA Workshop (15/11/2016) and Rural LGA Workshop (16/11/2016)

Approximately 100 attendees were present at these workshops. These attendees represented the urban LGAs (i.e. Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West) and rural LGAs (i.e. Akinyele, Ido, Lagelu, Egbeda, Ona Ara and Oluyole) and consisted of representatives of the LGAs as listed below. These representatives were selected based on the specific input required in order to develop a framework scenario for Ibadan.

- The LGA Chairman
- Head of the LGA/LGA Administrator
- Director of Town Planning
- Director of Health
- Director of Education
- Director of Social Services
- The CDC Chairman (representative of the CDAs)

Stakeholders were presented with findings of the Diagnostics Report along with broad framework scenarios for the development of the masterplan.

Stakeholders were then divided into groups for breakout, interactive sessions. They were asked to participate in **two tasks** in order to identify the main issues faced in Ibadan and to provide initial solutions to these:

1. For the first task stakeholders were divided into several groups and provided with a list of 13 issues, established from the Diagnostics Report (submitted by Dar in October 2016) and they were asked to identify five issues from the list provided which the masterplan should address in order of their perceived priority.
2. For the second task, stakeholders were required to (in their original groups) identify solutions to the issues identified in task 1 and report back under the following headings:

- a. Policy interventions
- b. Legislative interventions
- c. Spatial interventions
- d. Land designations

## Key Findings

### Urban LGAs

Figure 3.31 shows the top five priority issues presented by all Urban LGA Groups at the workshop. Table 3.6 presents the top five development priorities identified by each of the urban LGAs.

Table 3.6: Priority Issues (Task 1) – Urban LGAs

GROUP 1 DEVELOPMENT PRIORITIES
1. Core Area
2. New Housing
3. Infrastructure (transport/water/schools)
4. Employment / Commerce
5. Refuse / Landfill
GROUP 2 DEVELOPMENT PRIORITIES
1. Roads
2. Security
3. Employment Industry
4. Potable Water
5. Core Area
GROUP 3 DEVELOPMENT PRIORITIES
1. Infrastructure
2. Potable Water
3. Electricity / Power
4. Healthy
5. Employment / Commerce
GROUP 4 DEVELOPMENT PRIORITIES
1. Refuse / Landfill
2. Infrastructure
3. Potable Water
4. Housing
5. Agriculture

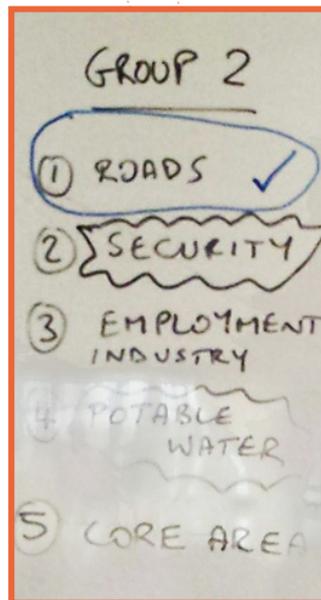
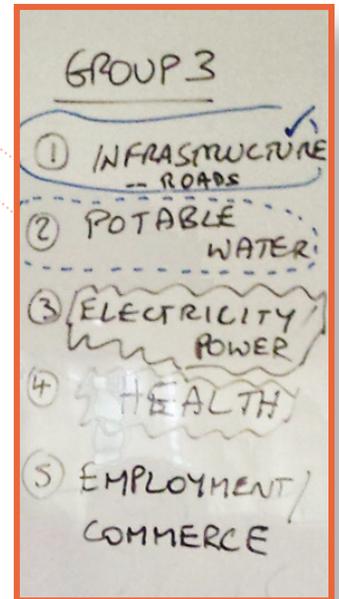
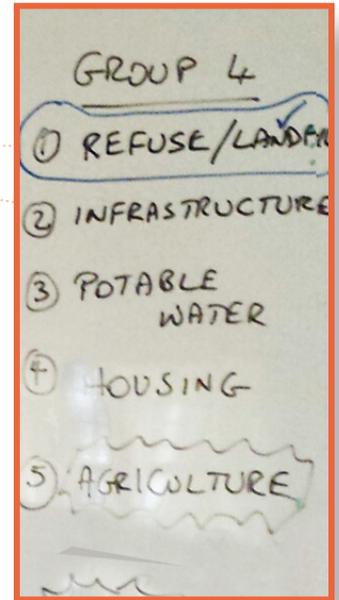
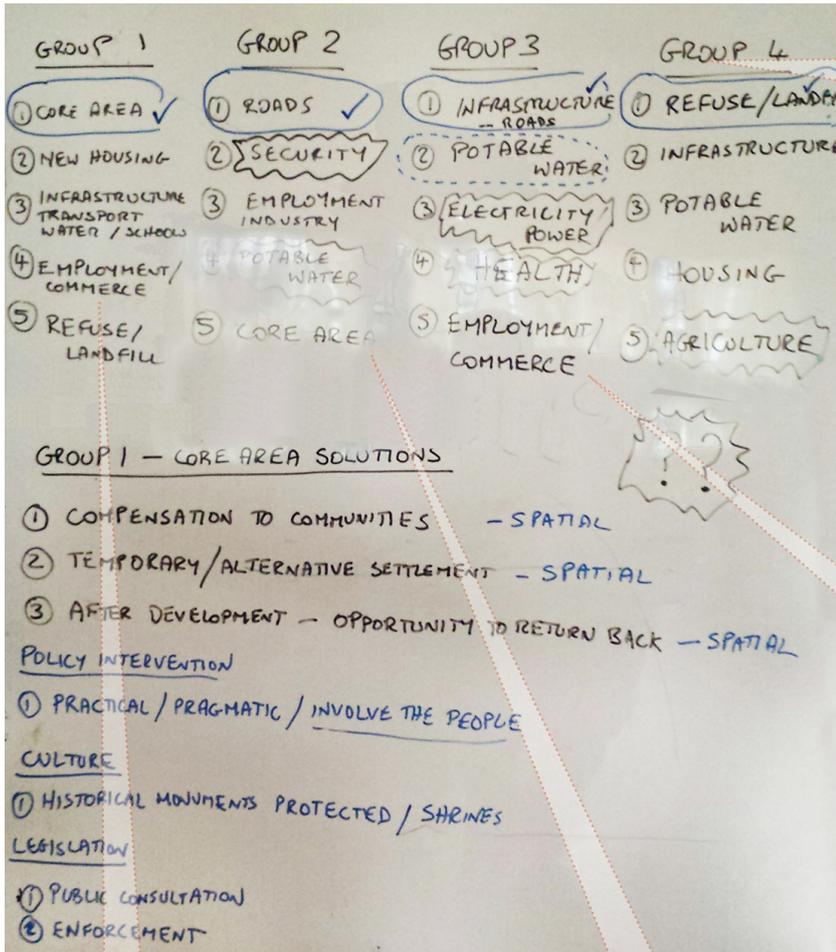


Figure 3.31: Top five priority issues as identified by all Urban LGA Groups

It should be noted that because Group 2 chose roads as a priority issue, Group 3 were asked to select another priority from their list to address.

Table 3.7 summarises the solutions to the first priority issues as identified by each urban LGA. It should be noted that since groups 2 and 3 listed infrastructure as their first priority issue to be addressed by the masterplan, group 3 was requested to provide solutions to the second priority issue to ensure diversity in discussion. Figure 3.32 and Figure 3.33 shows the group discussion taking place.



Figure 3.32: Urban LGA Group Discussion



Figure 3.33: Urban LGA Group Discussion

Table 3.7: Solutions to Priority Issues (Task 2) – Urban LGAs

<b>GROUP 1 - CORE AREA</b>
The core area needs to be reorganised and compensation should be paid to the communities currently living here
Communities can be provided with temporary/alternative settlement
Once the core area has been developed resettled communities should be given the opportunity to return to their original land
<b>GROUP 2 - ROADS</b>
Major roads need to be developed to each of the six outer LGAs from the centre – these roads should be dualised
Setbacks need to be strictly enforced
Development of roads will allow access to open spaces
Escape routes should be developed to the main highways
Road maintenance budgets should be put in place
Protection of road destruction especially by utility providers
Development of pavements and footpaths
<b>GROUP 3 - EMPLOYMENT/COMMERCIAL OPPORTUNITIES*</b>
Provision of education
Formalisation and decentralisation of markets
Development and enforcement of legislation to prevent illegal market traders
Development of designated parking spaces
<b>GROUP 4 - REFUSE/LANDFILL SITES</b>
Identify suitable areas for the location of landfill sites
On the maps provided by the Consultant it was noted that Sabo is an illegal dump
Improvement of waste collection methods
Provision of education on waste disposal techniques to young children
Create general awareness among communities on the impact poor waste disposal has on flooding
Landfills should be equally distributed among the LGAs
Communities should be charged for waste collection: residential areas should pay less and commercial areas should pay more
Waste can be used to generate wealth e.g. waste to energy schemes
Access roads to land fill sites should be improved
Development of waste transfer stations

Rural LGAs

Figure 3.34 shows the top five priority issues presented by all Rural LGA Groups at the workshop.

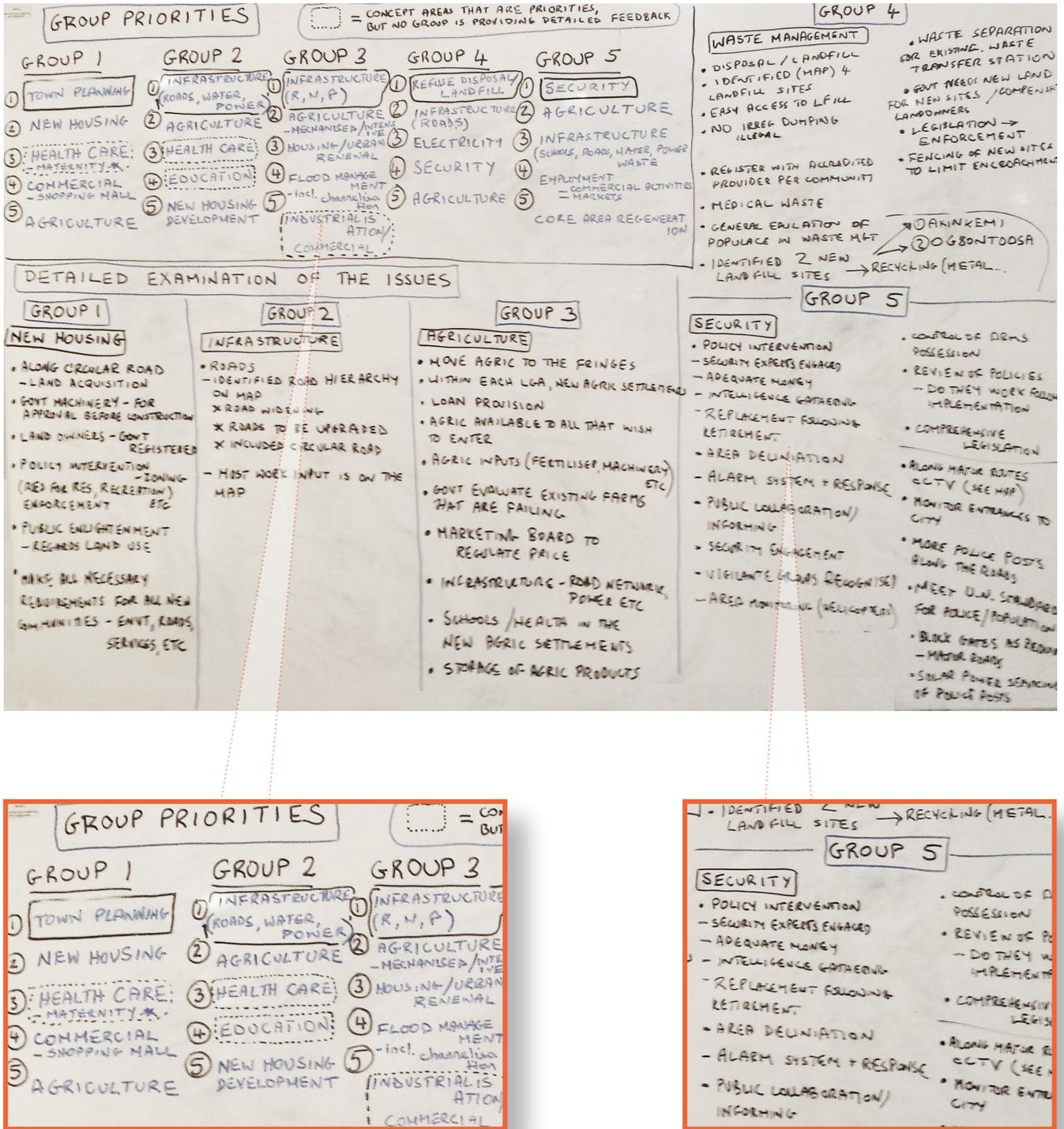


Figure 3.34: Top Five Priority Issues as Identified by all Rural LGA Groups

Table 3.8 overleaf presents the top five development priorities identified by each of the rural LGAs.

Table 3.8: Priority Issues (Task 1) – Rural LGAs

<b>GROUP 1 - DEVELOPMENT PRIORITIES</b>
1. Town Planning System – residents need to conform and obey the rules and regulations. A good institutional set up is required which supports the implementation of the masterplan.
2. New Housing Developments
3. Healthcare – more facilities are required located closer to people. There is a need to make healthcare more accessible, especially maternity care.
4. Illegal Street Trading – this is an issue especially along main roads. Formal market trading spaces are required.
5. Agriculture – designated areas are needed for agricultural development.
<b>GROUP 2 – DEVELOPMENT PRIORITIES</b>
1. Infrastructure – Some areas in Ibadan lack basic infrastructure such as drinking water, power and electricity.
2. Agriculture – this is a potential major revenue generator for Ibadan. It is underutilised and under-estimated. Agricultural lands are being encroached by sprawling development and they need to be protected.
3. Healthcare – There is a need to reduce maternal deaths and improve general health (by preventing diseases).
4. Education – There are no good schools. Children walk for miles on end to get to a decent school.
5. New Housing Areas – there are required in order to accommodate future population growth and once all the above priorities are accomplished, Ibadan will become an attractive place to live and will hopefully attract more people to live and work here.
<b>GROUP 3 – DEVELOPMENT PRIORITIES</b>
1. Infrastructure – Roads and Rail Networks, Electricity, Healthcare are required to be provided.
2. Agriculture – this is a wealth generator for Ibadan. The government needs to assist in safeguarding and designating land for agriculture. Agriculture can create job opportunities for local people. Food shortages can be addressed with the promotion of agricultural development.
3. Housing and Urban Renewal – existing housing areas are congested. They also lack basic sanitation facilities such as toilets. Future proposals for Ibadan need to retain traditional character of the city while promoting a modern way of life.
4. Flooding – Lives and homes have been lost due to flooding. Current channelisation proposals need to be revised.
5. Industrialisation – The promotion of industrial development will ensure job security and revenue for Ibadan and Oyo state. Providing people with jobs will reduce crime.
<b>GROUP 4 – DEVELOPMENT PRIORITIES</b>
1. Refuse Disposal/Landfill – This is currently a significant problem. The illegal dumping of waste leads to flooding. People are too far from waste disposal sites. A better waste disposal system needs to be put place.
2. Infrastructure – The movements of goods and people is integral to the success of Ibadan
3. Electricity
4. Security – lack of provision of police and civil security.
5. Agriculture
<b>GROUP 5 – DEVELOPMENT PRIORITIES</b>
1. Security – lack of police, civil safety. If there is no peace there will be no development. Investors and developers will not want to invest in Ibadan. People need reassurance that they are safe and that their homes and families are safe. Provision of more security personnel, guards etc. will create job opportunities.
2. Agriculture – Food is a basic need for humanity. If people could grow their own food this would generate income and can address employment needs.
3. Infrastructure.
4. Employment Opportunities – access to employment is required in close proximity to living areas so that journey times are reduced.
5. Core Area Regeneration – this is the centre of the city, it's the identity of Ibadan and therefore needs regeneration.

Table 3.9 summarises the solutions to the first priority issues as identified by each rural LGA. It should be noted that since groups 2 and 3 listed infrastructure as their first priority issue to be addressed by the masterplan, group 3 was requested to provide solutions to the second priority issue to ensure diversity in discussion. Figure 3.35 shows the group discussions taking place.

Table 3.9: Solutions to Priority Issues (Task 2) – Rural LGAs

<b>GROUP 1 – TOWN PLANNING SYSTEM</b>
Shelter is the first thing that is important to all people.
Land needs to be acquired for the development of new housing areas – particularly around the proposed circular road.
More land should be acquired for future populations.
The government should be responsible for the management of proper documents for housing and land ownership.
Encourage/attract private developers through a revised land management system.
Ensure that people abide by zoning laws; only development that is recognised by the masterplan and subsequent proposals should be allowed.
Establish an enforcement authority that will manage the incorrect use of land and ensure that planning rules and laws are followed.
There should be flexibility in opportunities for shared land uses.
Planning inspectors on the ground should be given more authority to enforce planning laws. This will also create employment.
Undertake public enlightenment/awareness initiatives to ensure that people understand the importance of abiding by land designation laws.
Develop appropriate legislation to manage the built environment.
<b>GROUP 2 – INFRASTRUCTURE</b>
Roads that are congested need to be improved.
Construction of the proposed circular road will ease congestion in the core area.
<b>GROUP 3 – AGRICULTURE</b>
Agriculture should be moved to the fringe of the core area.
Each LGA should have allocated agricultural land.
New farming settlements should be developed.
Sub-loans can be provided by the government and banks.
The provision of farming equipment
Provision of education and training about new farming technology – free seminars.
Marketing board/authority can be established to regulate the prices of the crops/meat etc.
Appropriate infrastructure to support agriculture.

**GROUP 4 – REFUSE AND LANDFILL**

Provide easy access to dumpsites.

Legal enforcement to prevent dumping along watercourses.

Employ registered accredited refuse contractors.

Waste needs to be separated according to type e.g. medical waste needs to be appropriately disposed of.

Promote awareness of the consequences of incorrect waste disposal.

Gain support of the community leaders who can promote correct waste disposal in communities.

Proposed dumpsites to be located where they are accessible and provision of sorting stations and transfer stations.

Recycling should be encouraged in schools from an early age.

Compensation to owners of acquired lands for the development of landfills. These landfills need to be located away from residential areas.

Fence off acquired sites to discourage encroachment.

**GROUP 5 – SECURITY**

Invest money towards better security.

Provision of equipment for security personnel.

11 LGAs need to be delineated for easy coverage of security staff.

Public collaboration (neighbourhood watch).

Awareness-raising in school.

Control of possession of firearms.

Implementation of a means of evaluating safety and security.



Figure 3.35: Rural LGA Group Discussion

### 3.2.3 Stakeholder Presentations

Presentations were held with State Ministries (Figure 3.36) and Academics from the University of Ibadan in November 2016.

#### State Ministries – 18/11/16

The Consultant presented current findings as set out in the Diagnostics Report as well as framework planning scenarios to approximately 60 attendees. The key issues raised have been presented as follows:

- Land uses should complement each other e.g. industrial areas should not be placed next to residential areas .
- Land acquisitions should be handled appropriately.
- The need for green spaces.
- The promotion of urban agriculture.
- The proposed ring road – Masterplan developers should consider that the development of the ring road may not go ahead.

#### Academics (Students and Professors at the University of Ibadan) – 21/11/16

During this stakeholder engagement session the Consultant described the rationale and process for the development of the masterplan, presented key findings to date and described the framework planning scenarios to the 65 attendees. Issues raised include (but are not limited to):

- Population – the last census underestimated the population of Oyo State.
- Land use – there is a need to include existing recreational facilities and emerging commercial hubs in the land use analysis.
- Promotion of the masterplan needs to be carried out via all forms of media (e.g. radio, television and newspapers).
- Development of scenarios – there was a concern regarding the number of options provided and it was suggested that more options are required.
- The masterplan needs to consider transport infrastructure such as light rail transit (LRT) and bus rapid transit (BRT).
- Detailed studies are required into the slum areas as they are complex.



Figure 3.36: Presentation to State Ministries

### 3.3 PHASE 3 STAKEHOLDER ENGAGEMENT ACTIVITIES

#### 3.3.1 Draft Masterplan

The Draft Masterplan Report, submitted in March 2017, forms the basis of what will become the Final Masterplan which is to be completed in May 2017. The Draft MP was therefore presented as a document with the intention of taking on board comments from various stakeholder engagement activities which took place across March 2017.

In order for the Draft MP to be presented to stakeholders and to ensure their comments and feedback were obtained effectively, four different types of stakeholder activities were undertaken. This section of the report presents:

- The various activities that were undertaken (Presentations, Open Houses, Stationary and Mobile Exhibitions);
- A description on the structure of these activities;
- A description on the stakeholders who attended the activities; and
- Key comments and findings of each activity. It should be noted that responses to these comments and findings have not been provided in this Stakeholder Engagement Activity Report; however, these will be addressed in the Final Masterplan.

#### 1. Presentations

Presentations were made to various stakeholder groups as shown in Table 3.10 in order to provide information of the Draft MP, including:

- How the Draft MP was produced; and
- What the Draft MP includes for all 11 LGAs.

Stakeholders were also allowed to provide their feedback. Over 200 stakeholders attended these presentations. Table 3.10 provides the schedule of presentations undertaken in March 2017. Figure 3.35 to Figure 3.40 show these presentation sessions.

Table 3.10: Summary of Presentations

STAKEHOLDER GROUP	DATE
Technical Committee and MDAs	21/3/2017
NGOs and CBOs	22/3/2017
Local Government Senior Management	23/3/2017
Professional Bodies (NITP, ATOPCON, TOPREC, NIA, NIS, Chamber of Commerce)	24/3/2017
Academics (University of Ibadan & Ibadan Polytechnic)	
Traditional Rulers	27/3/2017
Governor	28/3/2017
Political Leaders/House of Assembly	29/3/2017



Figure 3.37: Technical Committee and MDAs – Question and Answer Session



Figure 3.38: NGOs and CBOs – Question and Answer Session



Figure 3.39: Local Government Senior Management – Question and Answer Session



Figure 3.40: Professional Bodies and Academics – Question and Answer Session



Figure 3.41: Traditional Rulers



Figure 3.42: Meeting with the Governor

## Key Findings from Presentations \*

Comments and findings from stakeholder feedback sessions have been summarised thematically as follows:

### MP Implementation

- Finance is an important consideration – what measures have been put in place to understand the financing of the masterplan?
- What strategy is proposed to update the masterplan over the next 20 years? Will there be reviews of the masterplan?
- Guidance and staged activities are needed on the implementation of the masterplan, and the phasing.
- When does the project officially begin?
- How will masterplan implementation continue to be supported by politicians and not be stalled? There needs to be understanding of the masterplan so it is actually implemented.
- A legal framework should be implemented to support delivery of the masterplan.
- What are the strategies that are needed to implement the identified aims and objectives of the MP?
- What will be the relationship of the Ibadan Development Authority (IDA) with the established ministries and MDAs?
- A development authority for Ibadan should be supported. There is an existing one in Jos and Kaduna.
- The IDA's role should be limited to enforcing the masterplan.
- Would a mayoral system be suitable to support the delivery of the masterplan? Will the Governor be responsible for the masterplan?
- Ownership of the masterplan must be addressed – an approach must be adopted to ensure that those who have an interest in the plan are involved; too many plans have been implemented but forgotten because of the lack of ownership
- The masterplan must be implemented by an 'Ibadan Masterplan Partnership Committee'
- A pilot project must be implemented to demonstrate how the masterplan will be implemented
- Certain aspects of the masterplan could be brought forward at a faster pace. The Consultant is asked to identify priority projects that can be kicked-off immediately, even before the masterplan is completed, to signal the change coming and that Oyo State Government is acting on the recommendations of the masterplan without delay.

- There is a need for an in-house team that works closely with the Consultant to ensure there is an articulation of what the Government wants.
- Implementation of the masterplan is key – the institutional framework must work.
- The problem is enforcement – we must ensure that the masterplan becomes reality.

### Land Use/Infrastructure Allocation (in the Draft MP)

- Is there a plan to stop encroachment onto the Circular Road alignment?
- Adequate river and stream setbacks are needed. The current ones are largely insufficient.
- How many primary and secondary health facilities will be provided?
- There are existing underground drainage systems that were installed in the 1980s. What is the context of these?
- The impact of the land tenure system needs to be reflected in the masterplan.
- Alternative alignments should be proposed – what would be the impact if the Government decided not to go ahead with the Circular Road.
- Is there a strategy for the use of open spaces?
- Has the Government's own proposed internal mass transit system been integrated into the MP?
- Has the Government's proposed internal link roads been incorporated into the strategy?
- What will be the sources of the proposed power stations?
- What is the proposed distribution of land uses – residential/ industrial, etc.
- What is the basis for estimating the need in terms of health and education provision? Is it a spatial distribution or one based on population numbers?
- There is an existing river transportation system. Will this be retained or promoted?
- A recommendation should be made in the plan to provide a sub layer of plans for specific areas for individual sites.
- Laybys and bus stops must be provided to relieve the congestion in the city.
- Heavy Goods Vehicles should be given directions to specific routes so they do not mix with standard traffic.
- Where are the industrial areas to be located?
- The MP needs to identify the established villages in the protection areas – they do not stand out sufficiently. The villages must be allowed to grow.
- Planning for fire disaster – the plan should identify the location of the water sources.

- Does the plan identify the rural markets and provide proposals for their upgrade.
- The masterplan should identify the location of schools in the upgrade areas.
- The masterplan should be sufficiently detailed that it identifies the infrastructure facilities needed.

### Core Area

- What is the strategy proposed with regard to established slum and run-down areas?
- The rural areas should not be neglected in the plan.
- There is little detail as to what is to happen in the Core Area. What does the masterplan propose in order to increase the standard of living?

### Consultation/Awareness-Raising

- There is a need to increase the general awareness of the programme.
- How can we engage with communities to ensure they are all on-board with the masterplan?
- The masterplan should be available on the internet so that people can comment on it
- A communication programme must be produced to inform the public of the work of the masterplan to the wider public.

### Circular Road

- What was the source of the data for the Circular Road? Will it be sufficient for the next 20 years?
- Future expansion of the Circular Road needs to be catered for by the Plan so that the current experience in places like Iwo Road and Gate do not recur.

### Satellite Towns

- The existing satellite town proposed in front of Ajoda New Town has achieved only 30% completion. Should this one not be completed before new ones are to be constructed?
- What is the size of the new towns that will be constructed?
- How many phases are there in the construction of the new towns?
- How will the satellite towns be delivered?
- Are any new towns being proposed for the LCDA headquarters?

### Demolition/Resettlement

- The masterplan will have an impact on a large number of houses – will adequate compensation be given to those whose homes are affected?
- Compensation must be paid for the resettlement of those affected by the New Towns.
- Relocation of established facilities should be undertaken before any form of redevelopment is undertaken.

### Cultural Heritage

- Some important aspects of the city's heritage and culture need to be preserved.
- What is the approach in terms of heritage preservation?
- What are the projections for the indigenous city?

### Agriculture

- Land for agricultural purposes must be included in the masterplan. This should comprise areas for cash crop, livestock and cocoa plantations. There are no State Government owned cocoa plantations.
- Agriculture should be supported by the provision of storage, small scale industry and processing facilities.
- Reserve areas for agriculture must be integrated – the Government should buy back some of the agricultural land.

### Sustainability

- Where in the masterplan has sustainable development been promoted?
- The masterplan should be supported by a sustainable implementation plan.

### Population

- No census was undertaken in 2000 – what is the source of this population estimate?
- Flooding
- The masterplan proposes areas for protection. There are additional areas where the potential impact of flooding has yet to be identified.
- What is the plan for the flood prone areas?

\* It should be noted that responses to comments will be provided in the Final Masterplan

### **Environmental Impacts/Natural Resource Protection**

- Recommendation on protection of forest areas must be spelt out.
- Increasing the volume of car traffic will increase the amount of air pollution – how will this be addressed?
- How will we ensure that the forest protection areas are not encroached upon? How can we limit the deforestation?
- Green areas should be considered sacrosanct.



NAPHIA AVE

### 3.3.2 Open Houses

#### 1. Open Houses

The Draft MP was presented to communities at each of the 11 LGAs through the use of display boards and interactive sessions in an Open House format. The Open House format was selected in order to engage with these communities in an informal manner and to promote a more relaxed environment to discuss the contents of the Draft MP. Over 1000 stakeholders were engaged with at the Open Houses.

Table 3.11 shows the schedule of the Open Houses undertaken.

Table 3.11: Schedule of Open Houses

DATE	LGA
21/3/17	Ibadan North
21/3/17	Ibadan North West
22/3/17	Ido
22/3/17	Egbeda
23/3/17	Akinyele
23/3/17	Lagelu
24/3/17	Ibadan South West
24/3/17	Ibadan North East
27/3/17	Oluyole
27/3/17	Ona Ara
28/3/17	Ibadan South East

The following structure was followed for each of the Open Houses:

The Consultant team arrived at the venues and set up the following:

- **Project banners** (Figure 3.45 and Figure 3.48). The project banner was placed at the entrance or outside the venues to attract the communities' attention and to allow easy identification of who the consultant team is and what the session was about.
- **A reception desk** was placed at the entrance of the venue and covered in local fabric. A member of the consultant team was also assigned to the reception desk to provide a warm, friendly welcome to members of the community attending the session, to ensure they sign the attendance register and provide them with a project information leaflet. with an attendance register and leaflets (Figure 3.44, Figure 3.46 and Figure 3.47).

- **Project leaflets** (Figure 3.62 to Figure 3.82) were designed by the Consultant in English and Yoruba to provide information to stakeholders, including:
  - » What the MP is
  - » The project timeline
  - » What the Consultant team has done to date
  - » The reason for consultation
  - » To provide stakeholders with a schedule of events
- **11 display boards** set up around the room (Figure 3.54 Figure 3.58).
- **Comments forms and boxes** (Figure 3.50). Comments forms were provided in English and Yoruba and comments boxes were covered with the project logo.
- **Rock art work:** (Figure 3.51 to Figure 3.53 and Figure 3.61). This initiative was set up as a way to engage with communities in a more informal manner, to find out how they feel about the masterplan, and find out how they see Ibadan. etc. The exercise was It was meant to be a way to show people that the Consultant team are approachable and communities were encouraged to be creative and have fun in illustrating how they view Ibadan and what is important to them. The aim was to then take photographs of these painted rocks to use in illustrate the Final Masterplan Report to be submitted at the end of May and allowed everyone who participated in this exercise to be involved in the drafting of the Final Masterplan Report.

Once the venue was set up, stakeholders were free to walk around and look at the display boards, leave comments and partake in the rock painting for approximately two hours. The Consultant team was available to explain the boards (Figure 3.54 to Figure 3.58).

After the two hours, stakeholders were seated for an informal presentation of the boards and a question and answer session (Figure 3.59 to Figure 3.60).



Figure 3.43: A warm welcome



Figure 3.45: Project Banner



Figure 3.44: Reception Desk

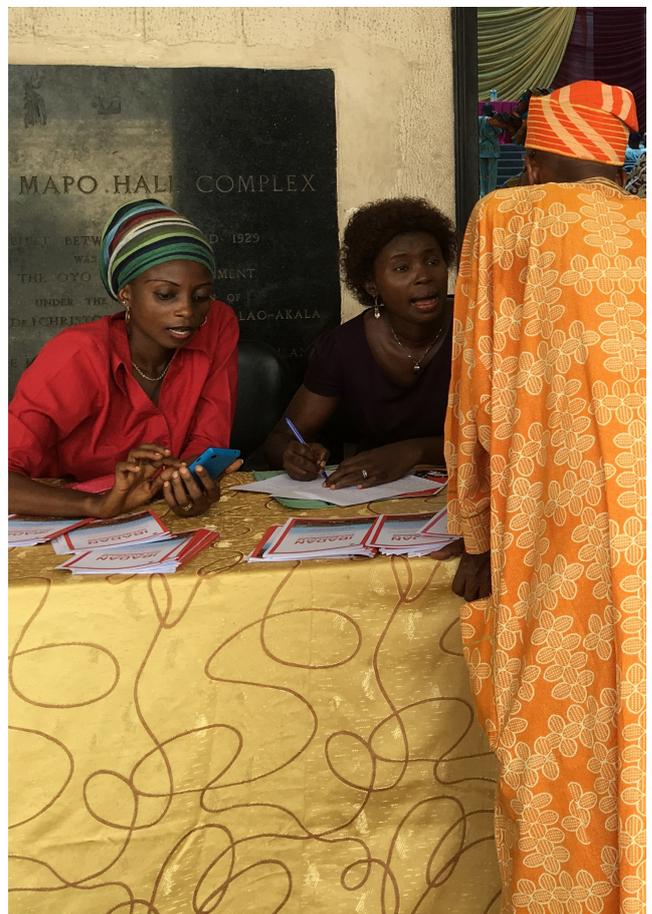


Figure 3.46: Reception Desk



Figure 3.47: Reception Desk



Figure 3.48: Project Banner



Figure 3.49: Display Boards



Figure 3.50: Comments Forms and Boxes



Figure 3.51: Rock Painting



Figure 3.52: Rock Painting





Figure 3.53: Rock Painting



Figure 3.54: The Consultant explaining one of the Display Boards



Figure 3.55: Stakeholders Viewing the Display Boards



Figure 3.56: Stakeholders Viewing the Display Boards

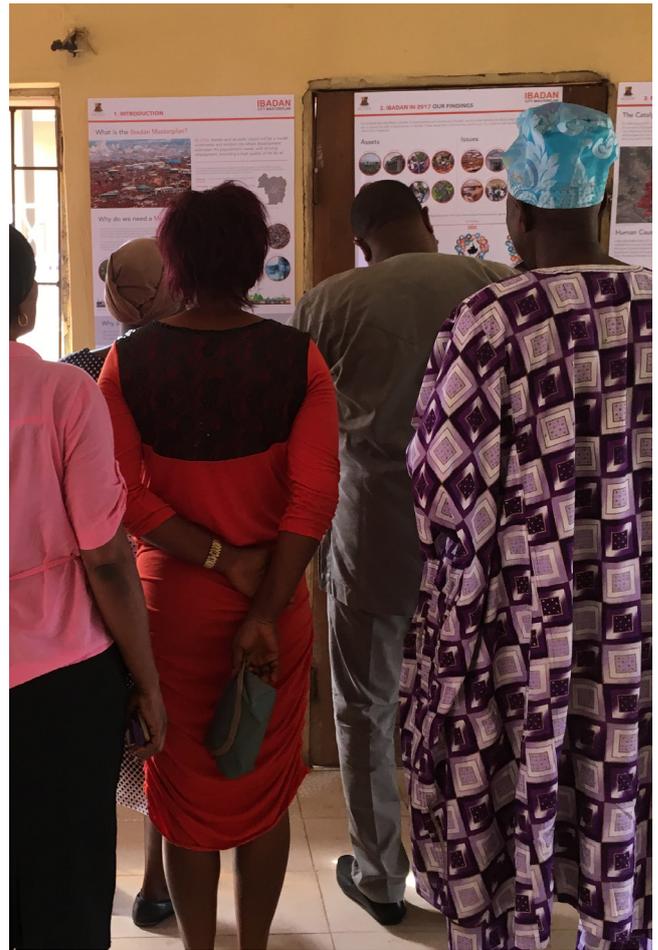


Figure 3.57: Stakeholders Viewing the Display Boards



Figure 3.58: Stakeholders Viewing the Display Boards



Figure 3.59: Presentation (Question and Answer Session)



Figure 3.60: Presentation (Question and Answer Session)

Figure 3.61: Rock Painting (opposite)



### Want to get involved?

We will be visiting Ibadan in March 2017 and would like to invite you to join us at an event in your LGA where we will:

- Display the Draft Masterplan for the whole of Ibadan and for your LGA specifically.
- Discuss the project process.
- Next steps.
- Be available for questions and to listen to your feedback.

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### Keep in Touch

To keep in touch and find out more, we have a website and Twitter feed:

www.ibadan-masterplan.com  
@ibadanMplan

You may also write directly to Oyo State Ministry of Lands, Housing and Urban Development:

Agodi, Ibadan  
Oyo State, Nigeria  
5129, Secretariat  
P.O.B, Ibadan



### YOUR local event

LGA	Date	Time
Ido	22/03/17	9.00am - 2.00pm
Lagelu	30/03/17	9.00am - 2.00pm
Egbeda	22/03/17	9.00am - 2.00pm
Akinyele	29/03/17	9.00am - 2.00pm
Ona Ara	27/03/17	9.00am - 2.00pm
Ibadan North	21/03/17	9.00am - 2.00pm
Ibadan North West	21/03/17	9.00am - 2.00pm
Ibadan South West	24/03/17	9.00am - 2.00pm
Ibadan North East	24/03/17	9.00am - 2.00pm
Ibadan South East	28/03/17	9.00am - 2.00pm
Oluyole	27/03/17	9.00am - 2.00pm

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### Stationary Exhibitions

Venue	Date	Time
Secretariat at Agodi	23/03/17	10.00am - 16.00pm
Shoprite	25/03/17	10.00am - 16.00pm
Mapo Hall	28/03/17	10.00am - 16.00pm



# IBADAN CITY MASTERPLAN

Oyo State Government has initiated a long-term vision for the City of Ibadan. We now have a proposal to present to you.

We will be visiting you in March  
**We want to hear from you.  
Tell us what you think.**



### Project Timeline



- July 2016: Project Commenced
- Dec 2016: Mapping opportunities for the future Development Framework
- March 2017: **We are here** - Draft Masterplan
- May 2017: Final Masterplan

### Why do we need a Masterplan?

A masterplan is a long-term vision for the city (to 2036) which will be used to guide the use of land within Ibadan and help to address:

- Provision for population growth.
- Preventing future flooding episodes.
- Attracting investment and business growth.
- Providing better infrastructure.
- Giving better transport connections.
- The location and quality of houses.
- Providing land for new jobs.
- The location of open spaces and recreational areas.
- Environmental, historic and culturally important areas which need protection.
- Who implements the strategy and how.

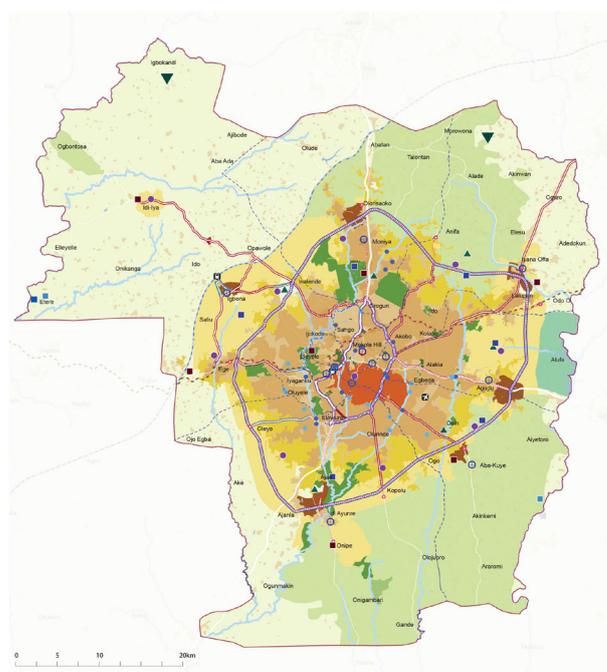
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### Our progress

This project began in July 2016 and is expected to be completed by the end of 2017. The first stages of the project were about getting a detailed understanding of the 11 LGAs that make up the city of Ibadan. In order to do this, the Consultant met with state government ministries, each of the local government chairmen, and senior staff and representatives from community groups in each LGA.

### Ibadan - Our vision

This map shows the Draft Masterplan for Ibadan



### Why should you participate?

It is important that you participate in the Masterplan process as it is a plan for the future of Ibadan and will affect the things you do every day.

At this stage of the project, the Consultant has developed a Draft Masterplan. This draft is open to comments and review. The proposals are not yet fixed, which is why it is an important step in the process. All representations on what is being presented will be taken into account in the revised document.

Figure 3.62: Project leaflet - English version





Table 3.12 provides a summary of the 11 boards which were presented to stakeholders.

Table 3.12: Summary of the Display Boards

DISPLAY BOARD		SUMMARY OF CONTENT
1	Introduction	Introduced the project, described what the masterplan is and why it is required. This board also provided a description of the purpose of the consultant's visit and a summary of what has been done on the project to date.
2	Ibadan in 2017: Our Findings	Provided a description of the opportunities and constraints in Ibadan, Ibadan's Growth and the key principles of the masterplan.
3	Flooding in Ibadan	The flooding event of 2011 was a major catalyst for the masterplan project and this board described the flooding event and highlighted some of the causes.
4	Stakeholder Engagement	This board highlighted the main issues brought to light during stakeholder consultations held with communities in October.
5	The Draft Masterplan	This board presented the Draft Masterplan for Ibadan
6	Masterplan Components	Various components of the Draft Masterplan were highlighted in this board, including: <ul style="list-style-type: none"> <li>• Open Space/Flooding</li> <li>• City Expansion</li> <li>• Road Network</li> <li>• Public Transport</li> <li>• Land Use</li> <li>• Core Area Regeneration</li> </ul>
7	Vision for Ibadan	This board provided a visual representation of what is proposed in the Draft Masterplan: <ul style="list-style-type: none"> <li>• Satellite towns</li> <li>• Expansion areas</li> <li>• Core Area</li> <li>• Industry</li> <li>• Social Infrastructure</li> <li>• Open Spaces/Flooding</li> <li>• Circular Road</li> <li>• Public Transport</li> </ul>
8	Infrastructure Design	Description of infrastructure facilities proposed as part of the masterplan: <ul style="list-style-type: none"> <li>• Solid Waste Management</li> <li>• Electricity</li> <li>• Telecoms</li> <li>• Drainage</li> <li>• Water Network Options</li> <li>• Sewage Network Options</li> </ul>
9	LGA-specific Board	A different board was produced for each LGA within Ibadan to show the planning strategy for each LGA.
10	Get Involved	This board encouraged people to get involved and tell us what they think. It also describes the ways in which stakeholders can get in touch i.e. through the website, twitter, by writing to the Oyo State Ministry of Lands, Housing and Physical Planning etc.
11	Feedback	The last board was designed for people to provide quick feedback on post-it notes and to stick these on the board.

### 3.3.3 Stationary Exhibition Boards



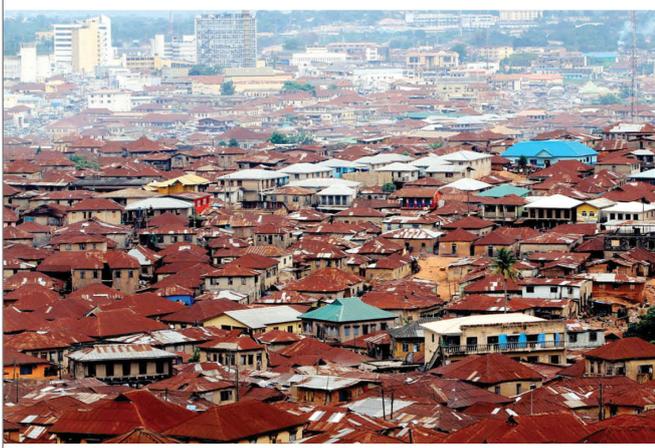
**1. INTRODUCTION**



www.ibadan-masterplan.com

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## What is the Ibadan Masterplan?



*By 2036, Ibadan and its wider region will be a model sustainable and resilient city where development addresses the population's needs, with thriving employment, providing a high quality of life for all.*

---

The Ibadan masterplan sets out a blueprint for future change to the year 2036. It includes proposals for land uses, buildings, open spaces, utilities and transport, which go hand in hand with a plan that explains how it will be delivered. It must be:

- Visionary** - To raise aspirations and provide a clear picture for the future.
- Deliverable** - To show how the masterplan will become reality.
- Flexible** - To ensure the masterplan is responsive and adaptable to change.
- Participatory** - To provide all stakeholders with a means of expressing their needs and priorities to help shape the masterplan.



Ibadan's 11 LGAs

## Why do we need a Masterplan?

Sub-Saharan cities are booming, demographically and economically. It is estimated by the African Development Bank that the percentage of people living in cities will jump from 40% in 2010 to 84% by 2060. Such unprecedented growth will require robust planning and an increase in social services.

A masterplan provides an area with structure which can be followed for a defined period and coordinates development in a planned and controlled manner. The development of a masterplan for Ibadan will give all those involved the opportunity to think about and help shape physical change on a large scale.



Protect the natural environment



Preserve and enhance local culture



Enhance quality of life



Connect to the wider context



Improve infrastructure



Provide transport



Boost the economy



Planning for the future



Manage development



Prevent flooding



Provide for population growth



A city in need of planning



A well balanced city

## Why are we here today?

We are here today to present to you our vision of Ibadan for the future. This exhibition is here to show you our research into your city of Ibadan and to present the Draft Masterplan to you. We want you to understand **WHAT** we are doing here and **WHY** and importantly to give **YOU** the opportunity to **FEEDBACK** to us your views.

### Project Progress

**2016**

- Project Commenced
- Data collection and initial discussions with stakeholders

**2017**

- Mapping opportunities for the future (the Development Framework)
- Draft Masterplan
- Final Masterplan

**We are here**



Figure 3.65: Exhibition Board 1



## 2. IBADAN IN 2017 OUR FINDINGS

**IBADAN**  
CITY MASTERPLAN  
www.ibadan-masterplan.com

Our analysis has identified a number of opportunities and constraints in Ibadan, and it is clear that the city faces many challenges. However it is also a vibrant city with a strong sense of identity. These issues have informed the overall vision for Ibadan as well as the aims and objectives that inform the masterplan.

### Assets

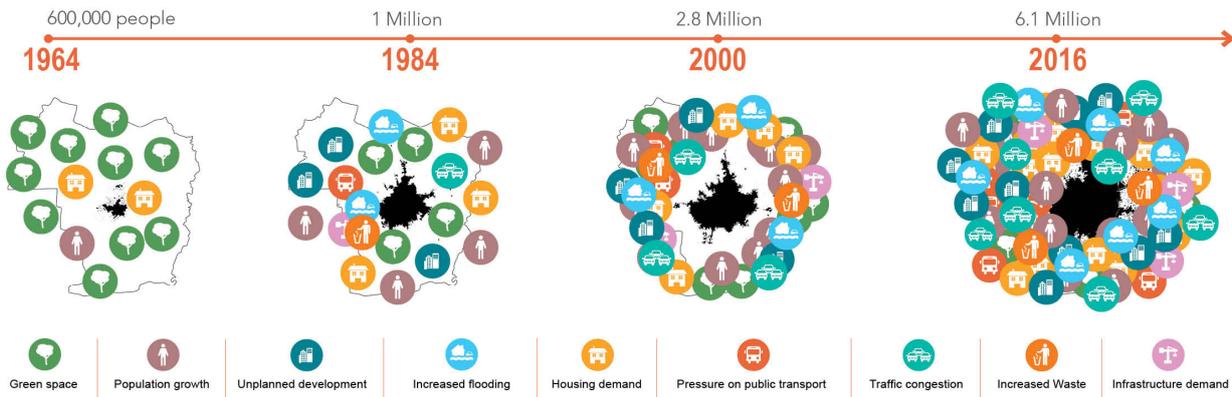


### Issues

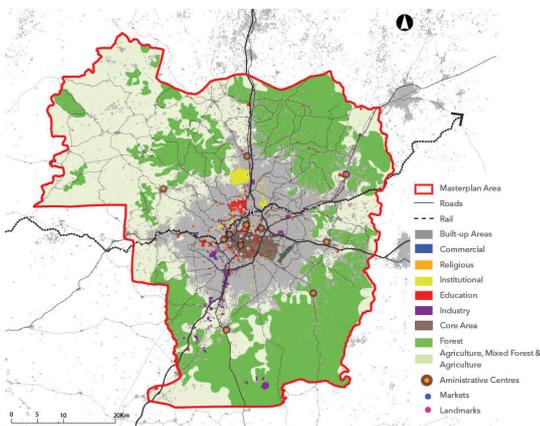


### Ibadan's Growth

There is increasing pressure on the city's resources as the population grows.



### Ibadan in 2017



### The Key Masterplan Principles

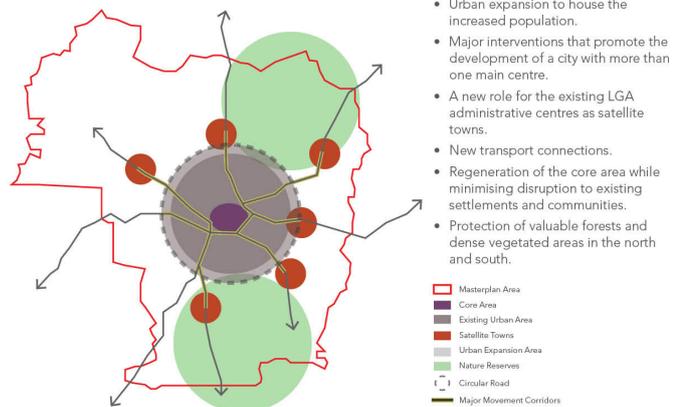


Figure 3.66: Exhibition Board 2

Stationary Exhibition Boards (continued)

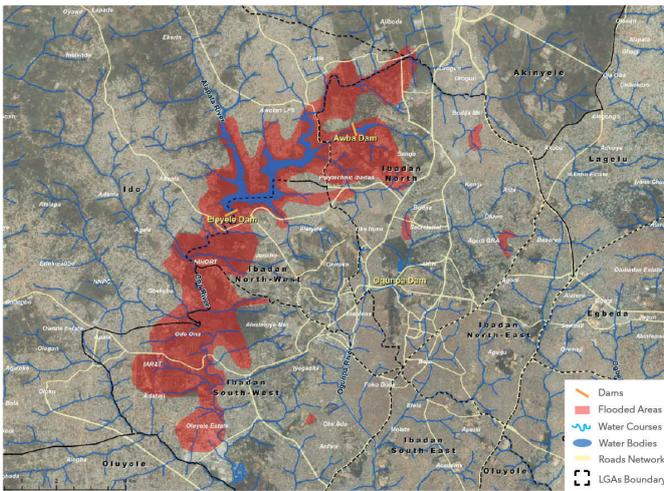


3. FLOODING IN IBADAN



The Catalyst for the Masterplan

On 26th August 2011, a rainfall downpour of 187.5 mm occurred in about 4-5 hours, resulting in the overflow of the Eleyele reservoir, causing the death of more than 120 people and inflicting serious damage to infrastructure (many bridges collapsed, roads washed away, and substantial property was lost.) Following the floods, the Executive Governor of Oyo State, his Excellency, Senator Ishaq Abiola Ajimobi, set up a task force on flood prevention and management, the UFMP (Urban Flood Management Plan). Aided with the assistance of the World Bank, it was identified that three masterplans were required to address the issues of the rapidly growing city: a land use plan (this study), a drainage masterplan, and a solid waste masterplan.



Extent of August 2011 Flood



Human Causes of Flooding

In the aftermath of the 2011 flood, studies (including one by the World Bank) were undertaken to establish the causes and identify the short, medium and long-term initiatives required to address this issue. It was recognised that damage from the flood was increased by encroachment into floodplains, neglected maintenance of drains and channels and debris in the waterways. The case of urban flooding of Ibadan is a typical example of man-made flood disaster.

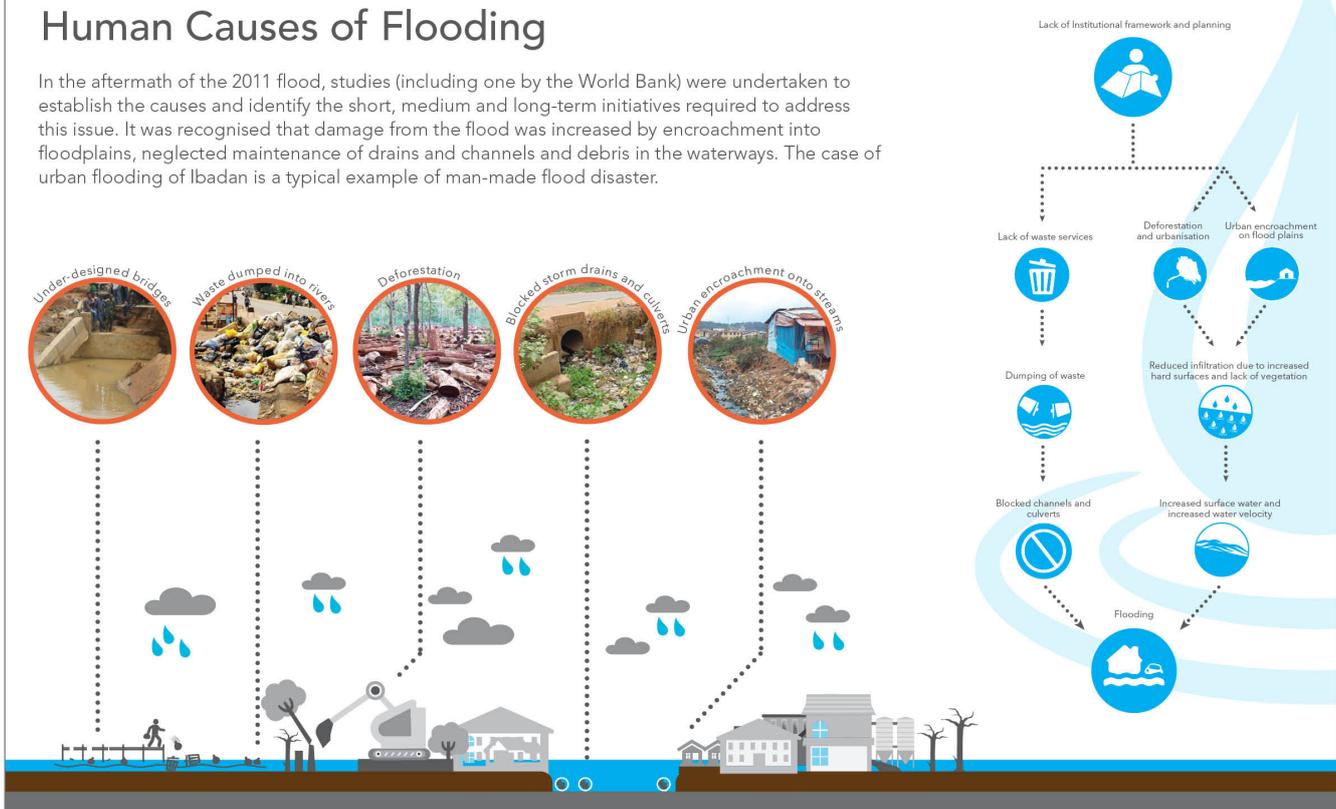


Figure 3.67: Exhibition Board 3



## 4. STAKEHOLDER ENGAGEMENT

**IBADAN**  
CITY MASTERPLAN  
[www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)

### Ibadan Speaks Out

Stakeholder Consultation in October 2016 brought to light many issues in Ibadan.  
This is what you told us.

We need a plan to tackle drainage

We need a proper land use planning system in Ibadan

We need planned market areas

We must tackle flooding and resulting erosion

Rivers and streams need to be channelised

There aren't enough schools, health and recreational facilities

We need an efficient waste disposal system

We need central car parking spaces

We need a better provision of utilities and infrastructure including roads, water supply and electricity

We need more public toilets

Our cultural heritage needs to be protected

We need support and investment for areas of agricultural opportunity

We need better street lighting

dar

Figure 3.68: Exhibition Board 4

Stationary Exhibition Boards (continued)



**OYO STATE**  
GOVERNMENT

## 5. THE DRAFT MASTERPLAN

# IBADAN

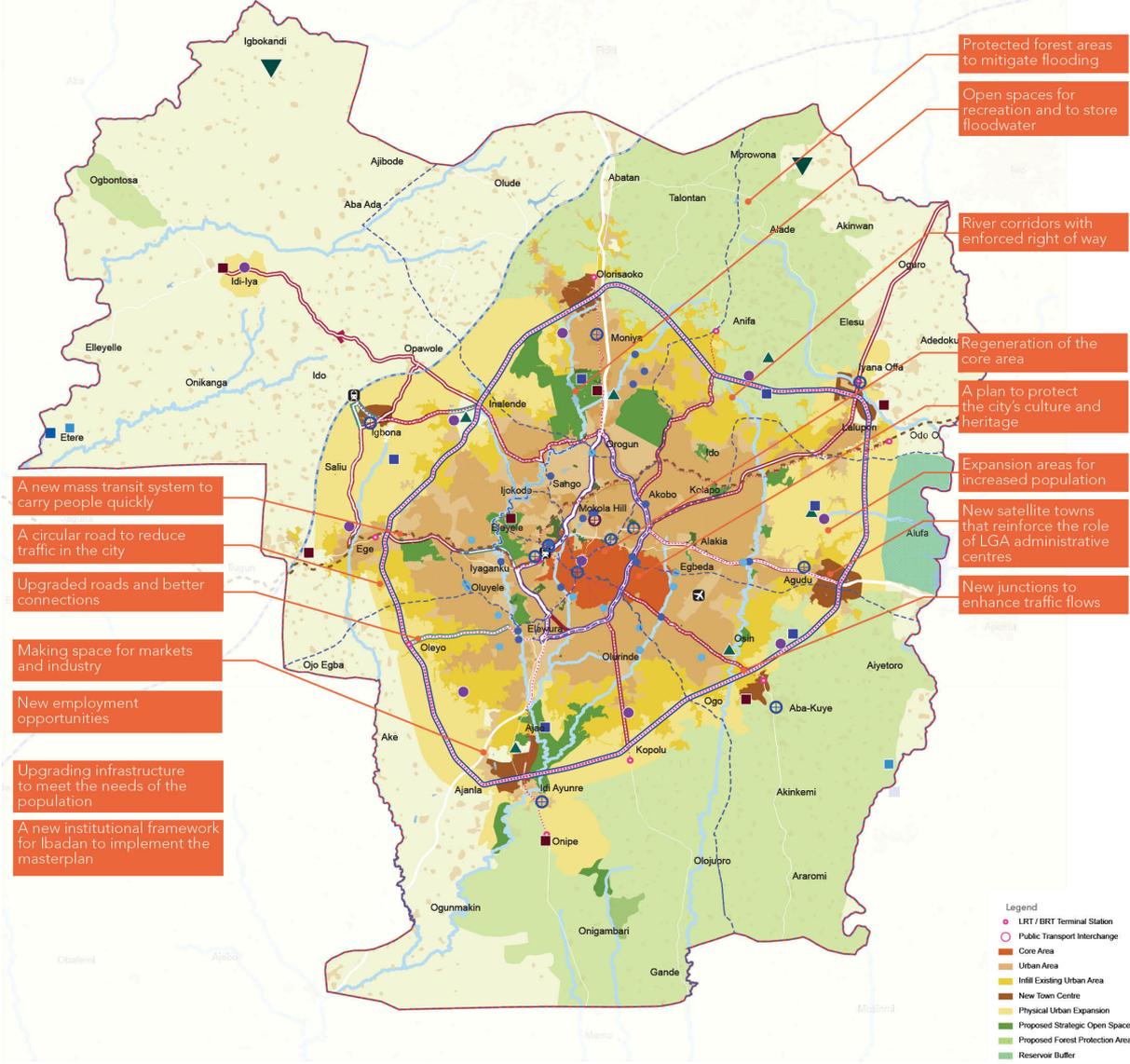
CITY MASTERPLAN

www.ibadan-masterplan.com

### Our Proposal

The map below illustrates the Draft Masterplan for Ibadan. This provides direction for future growth and development and identifies key interventions and development areas for the next 20 years. **We invite you to take a closer look and to ask us questions.**



Protected forest areas to mitigate flooding

Open spaces for recreation and to store floodwater

River corridors with enforced right of way

Regeneration of the core area

A plan to protect the city's culture and heritage

Expansion areas for increased population

New satellite towns that reinforce the role of LGA administrative centres

New junctions to enhance traffic flows

A new mass transit system to carry people quickly

A circular road to reduce traffic in the city

Upgraded roads and better connections

Making space for markets and industry

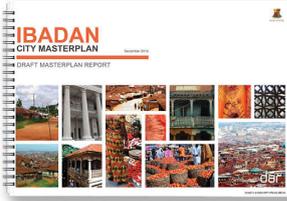
New employment opportunities

Upgrading infrastructure to meet the needs of the population

A new institutional framework for Ibadan to implement the masterplan

**Legend**

- LRT / BRT Terminal Station
- Public Transport Interchange
- Core Area
- Urban Area
- Infill Existing Urban Area
- New Town Centre
- Physical Urban Expansion
- Proposed Strategic Open Space
- Proposed Forest Protection Area
- Reservoir Buffer
- Recreational Green Space
- Water Bodies
- Main Watercourses
- Drainage - Flood Protection
- Drainage - Large Sink Areas
- Water - Surface water
- Water - Treatment
- ▲ Waste - Solid Waste Facilities
- ▲ Waste - Disposal Facilities
- Power - Primary Substations
- Telecom - Exchange Building
- Sewage - Waste Water Treatment Plant
- LGAs Boundary
- Ibadan City Boundary



**Draft Masterplan**

This Draft Masterplan forms the third stage in the project's five stage development. The process of preparing this report has involved a wide range of stakeholders, who have contributed significant amounts of time and local knowledge to support the Consultant in putting together the Draft Masterplan. This Draft Masterplan is intended to form the basis of what will become the Final Masterplan in May 2017. It is therefore presented as a document that will be amended to take onboard comments from the stakeholder engagement.



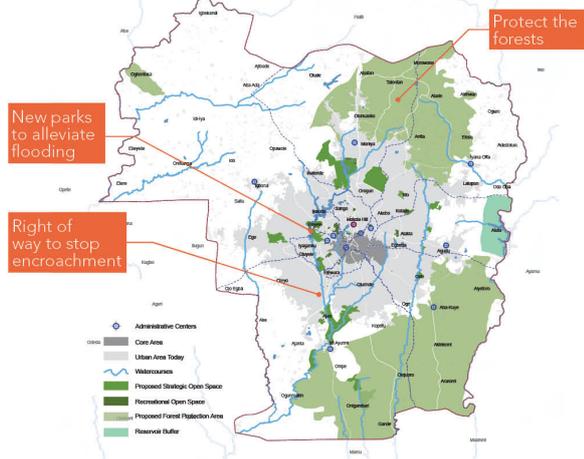
Figure 3.69: Exhibition Board 5



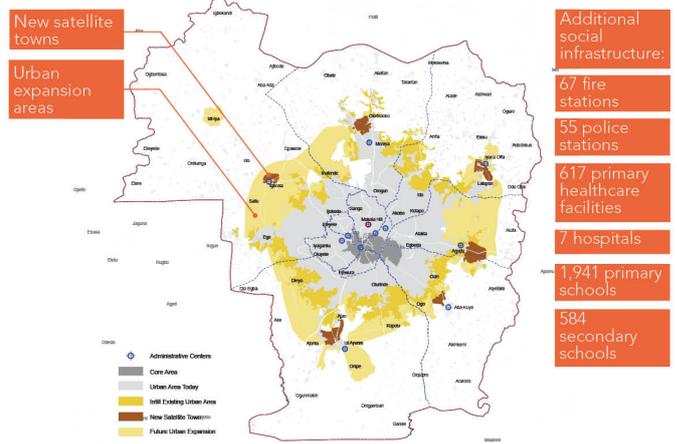
## 6. MASTERPLAN COMPONENTS

**IBADAN**  
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[www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)

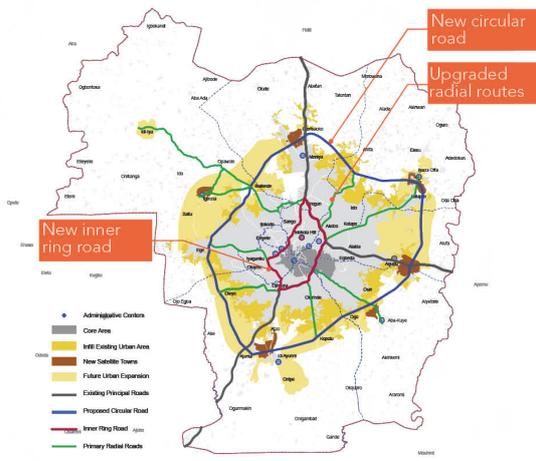
### Open Space / Flooding



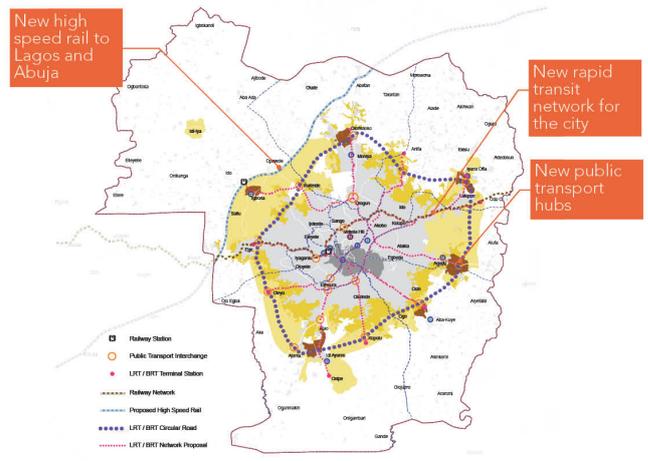
### City Expansion



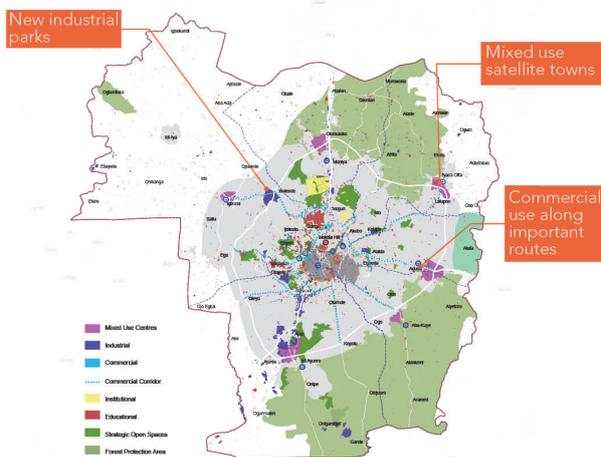
### Road Network



### Public Transport



### Land Use



### Core Area and Regeneration

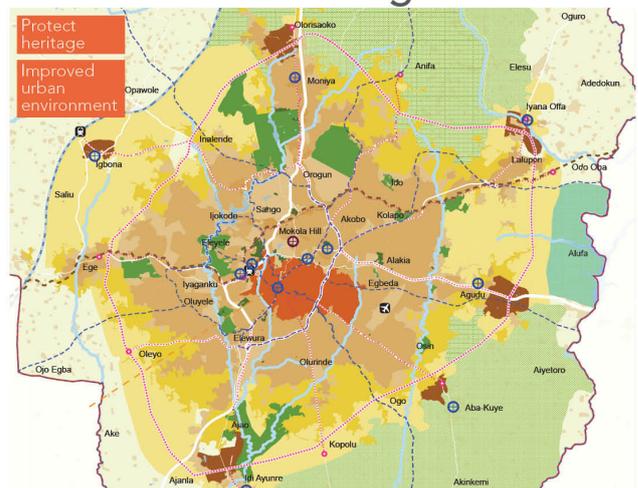


Figure 3.70: Exhibition Board 6

Stationary Exhibition Boards (continued)



## 7. VISION FOR IBADAN



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### Satellite Towns

- Proposed mixed use development, Lagos, Nigeria.
- Apartment building, Dar es Salaam, Tanzania.
- Mixed use proposal, Accra, Ghana.
- Eko Hotel, Victoria Island, Lagos, Nigeria.



### Expansion Areas

- Medium density residential development, Port Harcourt, Nigeria.
- Social housing, Lagos, Nigeria.
- "Sandbag Houses", Cape Town, South Africa.
- Lufhereng housing development, Johannesburg, S.Africa.



### Core Area

- Mapo Hall, refurbished in 2008.
- Improving quality of life in the core area.
- Thriving local markets.
- Providing for future generations.



### Industry

- Providing space for markets and industry.
- Proposed industrial park, Ibom, Nigeria.
- Automotive manufacturing, Nigeria.
- Landmark Centre, Lagos, Nigeria.



## Inspiration for Ibadan's Future

There are many examples in Africa to which Ibadan can aspire. These images provide inspiration for Ibadan's future urban areas, open spaces and infrastructure.

### Social Infrastructure

- School in Cape Town, South Africa.
- New schools to meet the population's need.
- New hospital, Ibom, Nigeria.
- New Fire Stations.



### Open Spaces/Flooding

- Millennium Park, Abuja, Nigeria.
- Retention basin stores floodwater.
- Rain garden stores and filters stormwater.
- Yankari National Park, Nigeria.



### Circular Road

- Highway, Ibom, Nigeria.
- Highway, Ibom, Nigeria.
- Highway, Lagos, Nigeria.
- Highway, Ibom, Nigeria.



### Public Transport

- Bus Rapid Transit with segregated bus lane, Lagos, Nigeria.
- High speed train, Morocco.
- Light Rail Transit, Nigeria.
- Abuja-Kaduna segment of the Nigerian Railway.



Figure 3.71: Exhibition Board 7



Stationary Exhibition Boards (continued)



## 10. GET INVOLVED

**IBADAN**  
CITY MASTERPLAN  
www.ibadan-masterplan.com

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**Let's open up a dialogue.**

How do you currently feel about Ibadan? Do you feel safe? Can you travel around easily? Can you easily access facilities and services? Do you feel protected from flooding?

This is a draft masterplan for your city. We want to hear from you so we make it relevant to your needs.

“



**SPEAK TO US OR  
WRITE TO US!**

WHAT DO  
YOU THINK?



**ARE WE MISSING  
ANYTHING?**

”



Any questions?



Talk to us



Follow us on Twitter  
@IbadanMplan



Write to us



We take notes



Leave your comments



Take a leaflet home

	<p><b>Write to Oyo State</b></p> <p>Ministry of Lands, Housing and Physical Planning Agodi, Ibadan Oyo State, Nigeria 5129, Secretariat P.O.B, Ibadan</p>	<p><b>Visit our Website</b></p> <p><a href="http://www.ibadan-masterplan.com">www.ibadan-masterplan.com</a></p>	<p><b>Twitter</b></p> <p>@IbadanMplan</p>
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Figure 3.73: Exhibition Board 9



## 11. FEEDBACK

**IBADAN**  
CITY MASTERPLAN  
[www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)

*Leave your  
comments  
here*



Figure 3.74: Exhibition Board 10



## Key Findings from the Open Houses \*

Comments and findings from the Open Houses have been summarised as follows:

### MP Implementation

- How is the MP being implemented?
- How will the masterplan be monitored?
- How long will it take to implement the MP?
- Concern was raised that the MP will not be implemented.
- Concern regarding previous land owners causing disturbances to land ear-marked for use by the government and how this would affect the implementation of the MP.
- Concern regarding the empowerment of the local planning authorities and agencies to enforce the policies recommended in the MP. A request was made that this be made part of the recommendations of the MP.
- What measures are in place to ensure the MP is not ignored/forgotten about?
- How will the implementation of the MP be financed?
- What benefits will people living in small towns obtain from the infrastructure works being carried out in the expansion areas?
- Concern raised at the potential for lack of continuity and enforcement of the MP
- Implementation of the MP will be one of the issues facing Ibadan.
- A change in administration will present a problem for MP implementation, what will happen to the MP is the current administration changes?
- There was a suggestion that the local communities be involved in the implementation of the MP.
- The Consultant needs to monitor the progress of the MP.

### Land Use/Infrastructure Allocation (in the Draft MP)

- Consideration should be given to the proposed Western By Pass (WBP)
- A public park should be included in the masterplan.
- Ibadan city as a whole needs a good electricity supply.
- Erosion control is needed in Ibadan.
- Space for event centres so as to stop road parties.
- The master plan should make provision for proper drainage system
- The master plan should improve quality of life.
- A new rail system should be developed.

- How will the infrastructure part of the MP be funded when the time comes?
- The circular road is very important to Ibadan, and should be given priority in the development of the master plan especially for the benefit of the outer city
- The masterplan should be sufficiently detailed that it identifies the infrastructure facilities needed.
- Is there a recommendation to implement mixed-income housing policies in the MP?
- Implementation of low cost housing schemes.

### Core Area

- Urban renewal in the core area should be included in the masterplan.
- Infrastructural facilities are required in the core area.
- What specifically is being proposed for the Core and Inner City Areas?
- The core area should be maintained.
- What will happen in the core areas specifically with regards to the overcrowding of markets onto streets
- What are the plans to regenerate the core area?
- Concern that criminals profit from the core area being inaccessible because it is easier for them (criminals) to move around and would therefore oppose any changes to the core.

### Consultation/Awareness-Raising

- The 'masses' need to be carried along in the development of the MP.
- The Draft MP should be made available to people within the local government.
- Communities requested the LGA-specific display boards so they could better understand what is being proposed for their LGA.
- There is need for community participation in the implementation of the masterplan.

### Demolition/Resettlement

- Concern regarding the demolition of homes in the core area to make way for the proposed railway line.

### Cultural Heritage

- What is the benefit of the MP to the indigenes living in the inner areas?
- There is need to improve the culture and heritage of Ibadan through the masterplan.

\* It should be noted that responses to comments will be provided in the Final Masterplan

### **Agriculture**

- Urban agriculture is required along our streams
- Sustainability
- Where in the masterplan has sustainable development been promoted?

### **Population**

- Are there any provisions being made for the existing population?
- Have the National Population Commission been consulted with regards to the population figures presented?

### **Flooding**

Before the Final MP is submitted in May, there needs to be an assessment of the rain in the rainy season to understand the extent of flooding in Ibadan.

### 3.3.4 Stationary Exhibition

A stationary exhibition of the masterplan project was set up in a shopping mall as a means for the Consultant to engage with the general public (Figure 3.78 and Figure 3.79). The Consultant team met with approximately 500 people during this exhibition which started at 10:30am and ended at 15:30pm on the 29th of March 2017. Leaflets were distributed and comments recorded.



Figure 3.78: Stationary Exhibition Set Up



Figure 3.79: School Children viewing the Exhibition

### Key Findings from the Stationary Exhibition \*

Comments and findings from the Stationary Exhibition have been summarised as follows:

#### Consultation/Awareness-Raising

- More awareness needs to be created about the masterplan

#### Facilities/Infrastructure Requirements

- Recreational facilities
- Parks/gardens
- The provision of basic facilities such as
  - » Reliable electricity,
  - » Good roads,
  - » Water supply, and
  - » Proper waste management facilities.
- Implementations of low cost housing schemes

\* It should be noted that responses to comments will be provided in the Final Masterplan

### 3.3.5 Mobile Exhibition

On the final day of consultation, a mobile exhibition was carried out through the centre of Ibadan. The Client, Consultant team and government officials wore project merchandise and followed a bus (Figure 3.80) around main areas in Ibadan. On the bus, a script of the project was played through a PA system and the project team stopped at various locations (Bodija Market, Mapo, Mokola Roundabout, etc.) to distribute leaflets (Figure 3.81 and Figure 3.84) and meet with members of the public. A new leaflet was designed for the mobile exhibition (Figure 3.82 project leaflet).



Figure 3.80: Mobile Exhibition Bus outside Mapo Hall



Figure 3.81: Leaflet Distribution

WHAT DO YOU THINK ?

ARE WE MISSING ANYTHING ?

**Let's open up a dialogue**

How do you currently feel about Ibadan? Do you feel safe? Can you travel around easily? Can you easily access facilities and services? Do you feel protected from flooding?

This draft masterplan is for your city. We want to hear from you so we make it relevant to your needs.



March 2017

-  Any questions?
-  Take a leaflet home
-  Visit Our Website [www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)
-  Leave your comments
-  Follow us on twitter [@IbadanMplan](https://twitter.com/IbadanMplan)
-  Write to Oyo State  
Ministry of Lands, Housing and Physical Planning  
Agodi, Ibadan  
Oyo State, Nigeria  
5129, Secretariat  
P.O.B. Ibadan



# IBADAN CITY MASTERPLAN

Oyo State Government has initiated a long-term vision for the city of Ibadan. We now have a Draft Masterplan to present to you.

**We want your feedback and opinions. Tell us what you think.**



### Project Timeline

- July 2016 ● Project Commenced
- Dec 2016 ● Data collection and initial discussions with stakeholders
- March 2017 ● Mapping opportunities for the future Development Framework
- March 2017 ● **We are here**  
Draft Masterplan
- May 2017 ● Final Masterplan



#### Why do we need a Masterplan?

A masterplan is a long-term vision for the city (to 2036) which will be used to guide the use of land within Ibadan and help to address:

- Provision for population growth.
- Preventing future flooding episodes.
- Attracting investment and business growth.
- Providing better infrastructure.
- Giving better transport connections.
- The location and quality of houses.
- Providing land for new jobs.
- The location of open spaces and recreational areas.
- Environmental, historic and culturally important areas which need protection.
- Who implements the strategy and how.

#### Our progress

This project began in July 2016 and is expected to be completed by the end of 2017.

The first stages of the project were about getting a detailed understanding of the 11 LGAs that make up the city of Ibadan. In order to do this, the Consultant met in October 2016 with state government ministries, each of the local government chairmen, and senior staff and representatives from community groups in each LGA.

In March 2017, we have been presenting the Draft Masterplan. The comments we receive will inform the final masterplan where possible.

#### Why should you participate?

It is important that you participate in the Masterplan process as it is a plan for the future of Ibadan and will affect the things you do every day.

At this stage of the project, the Consultant has developed a Draft Masterplan. **This draft is open to comments and review.** The proposals are not yet fixed, which is why it is an important step in the process. All representations on what is being presented will be taken into account in the revised document.

#### Ibadan - Our vision

This map shows the Draft Masterplan for Ibadan

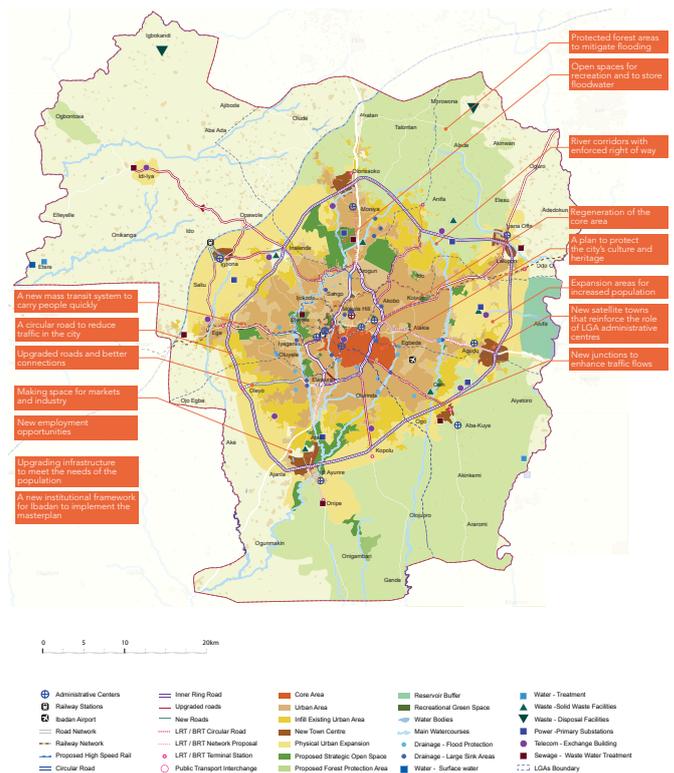


Figure 3.82: Project leaflet for the mobile exhibition

Figure 3.83: Mobile Exhibition bus (opposite)



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OYO STATE  
Developing a Masterplan for the  
City of Ibadan

IBADAN  
CITY MASTER PLAN



Figure 3.84: A stakeholder reading the leaflet



Figure 3.85: Ibadan Masterplan branded hats and t-shirts

### 3.3.6 Online Platforms

As part of the stakeholder engagement process, an online platform was created in Phase 2 for the Ibadan City Masterplan project known as the Knowledge Hub. This platform is a vital tool for communication and connectivity and is a place where information is stored and shared. It consists of:

- The Ibadan Masterplan Website – provides an important point of contact with the public and is essential for stakeholder engagement and data collection, the website address is: [www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)
- The Project Intranet – connects people working on the project, enabling quick and easy file sharing, discussion forums and social networking to facilitate efficient and collaborative working.

In addition to this a Twitter account has been established. This has proven to be an effective tool for engaging with the general public, not only to provide project information and updates but to also obtain feedback and opinions. Figure 3.86 provides an outline of the homepages for all three online platforms.

#### Responsive Design

According to a survey undertaken by GSMA (Global System Mobile Association), lower smartphone prices are driving a digital revolution in Africa, allowing more and more users to access the internet via their electronic devices.<sup>1</sup> The Ibadan City Masterplan project website has been created to allow ease of use across all electronic platforms, including Personal Computers (PCs), tablets and mobile smartphones as shown in Figure 3.87.

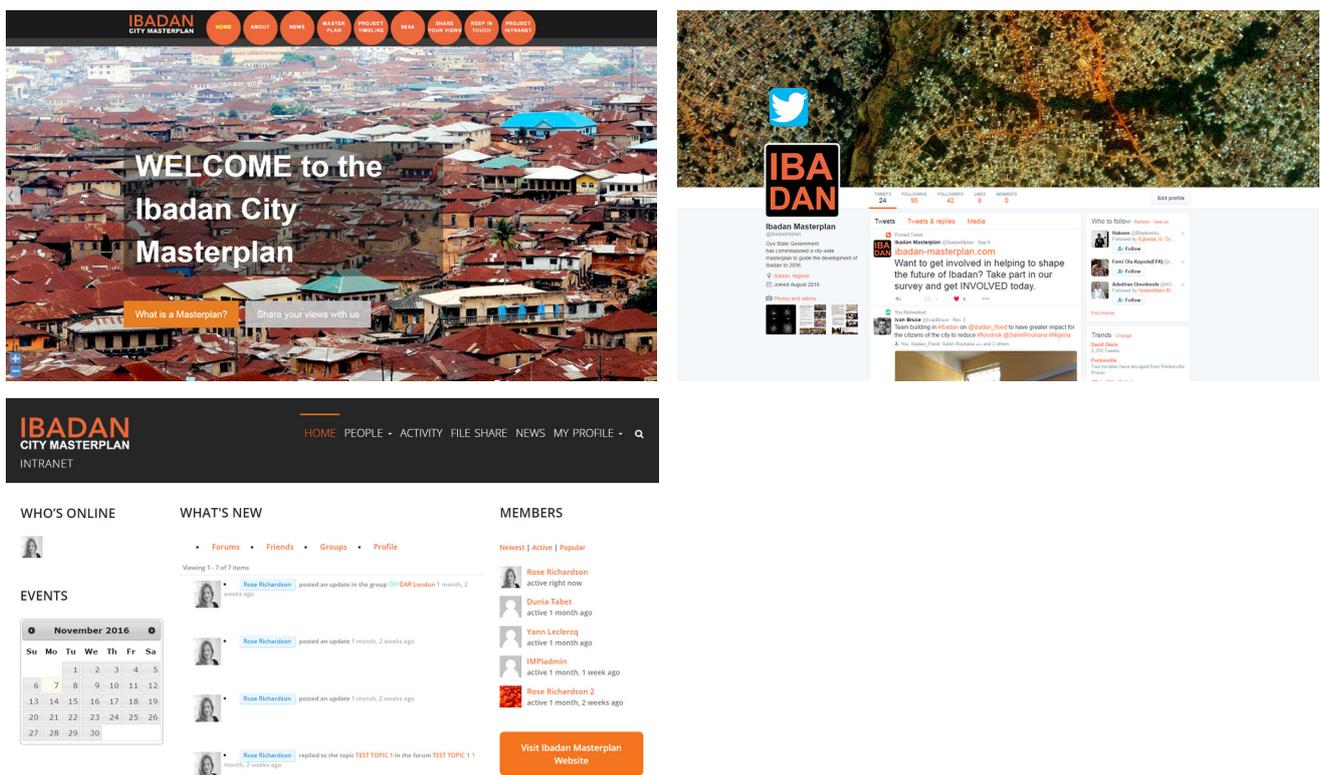


Figure 3.86: Homepage of all three Online Platforms

1 <https://qz.com/748354/smartphone-use-has-more-than-doubled-in-africa-in-two-years/>



Figure 3.87: Website – Responsive Design

## Ibadan City Masterplan Website - [www.ibadan-masterplan.com](http://www.ibadan-masterplan.com)

### Content

- About - Describes Location, History, Community Engagement, Project Development and Key players involved.
- News – This page features all recent news related to the project. It acts as a project Blog and is regularly updated.
- Masterplan –Introduces the concept of a Masterplan. It outlines WHAT a Masterplan is, WHY it is required and describes HOW it will benefit Ibadan.
- Project Timeline – Introduces the phases of the project.
- SESA – Describes the Strategic Environmental and Social Assessment. This is a vital part of the masterplan development as it assesses the potential impacts of changes to the social and physical environments of Ibadan.
- Share your Views – Perhaps the most important function of the website. This is a survey which is open to the general public. The aim of the survey is to obtain vital information from as many stakeholders as possible; this includes local officials, business owners and residents of Ibadan and surrounding areas.
- Keep in Touch – An opportunity for the user to contact us, so they can be kept updated on the progress of the project.

### Sharing Knowledge

The Knowledge Hub acts as a two way exchange of information between stakeholders (of which include local officials, residents of Ibadan and beyond) and the consultant. In order to affect real change in Ibadan, it is important to understand the issues faced by those who live in Ibadan and the implications of these. By way of an online survey, vital knowledge is obtained from stakeholders on the problems facing Ibadan. As part of the SESA process, stakeholders can leave feedback on their ideas and opinions of the masterplan process and be part of decision making process for Ibadan City Masterplan (Figure 3.88).

**IBADAN CITY MASTERPLAN**

HOME ABOUT NEWS MASTER PLAN PROJECT TIMELINE SESA **SHARE YOUR VIEWS** KEEP IN TOUCH PROJECT INTRANET

### SHARE YOUR VIEWS

The results of this online survey give us a snapshot of how people feel about Ibadan. It is one of the many sources of data collection that will inform the development of the Masterplan, all of which will be considered.

Please answer below. Thank you.

Name

Email

Q335%  
 Please enter the code you see

1)  
 WHAT IS GREAT ABOUT THE CITY OF IBADAN?

2)  
 OF THE LIST BELOW, PICK WHICH ISSUES ARE MOST IMPORTANT TO YOU

Lack of adequate housing  
 Inadequate and unreliable transport infrastructure  
 Traffic congestion and lack of parking

of data collection that will

Figure 3.88: Ibadan City Masterplan Website – Online Survey

### Examples of survey Questions

These include:

- What is great about the city of Ibadan?
- Which Issues are most important to you?
- How could life be made easier?
- What are the biggest issues facing young people?
- What are the biggest issues facing elderly people?
- Explain in your own words what Ibadan should be like in the future

### Keeping in Touch

Stakeholders are encouraged to provide their contact details on the website so they can be kept up to date on the project progress. This valuable feature of the project website allows the consultant to have direct contact with all stakeholder groups (Figure 3.89).

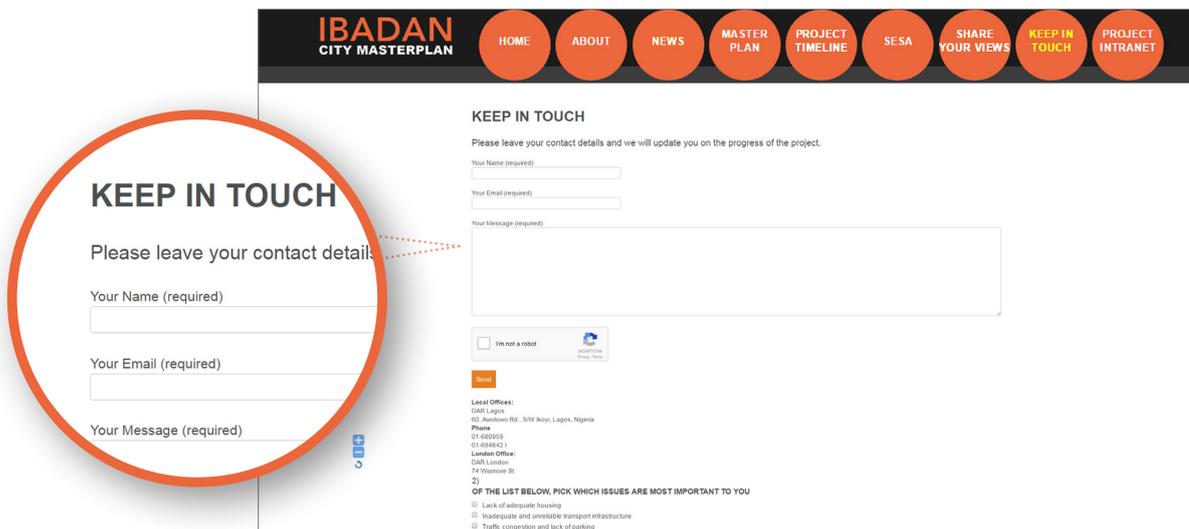


Figure 3.89: Ibadan City Masterplan Website - Keep in Touch page

### Privacy and Data Storing

All information, including survey results and contact details are stored in a secure and private server. Contact details are never shared with external parties and can only be accessed by Project Managers and Administrators.

## Project Intranet

The Intranet is an internal website available to those working on the project (Figure 3.90). It is a private network that allows individuals directly involved in the Masterplan process to exchange information and to connect with other key players involved. Intranet functions include:

- Uploading & sharing project documents
- Sharing news and events
- Social networking
- Connect with other members either publicly or privately
- Discussion forums
- Newsletter subscription
- Security - It is a private network, the administrator invites people to join

## Becoming an Intranet User

The editor of the Intranet sends an invitation to potential new members of the intranet community, setting a prescribed level of access (Figure 3.91). The access level provided determines the functionality of the intranet e.g. posting comments, uploading documents and drawings to the file share drive, chatting with other members in forums, creating group discussions, subscribing to the monthly newsletter and much more.

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CITY MASTERPLAN  
INTRANET

HOME PEOPLE ▾ ACTIVITY FILE SHARE NEWS MY PROFILE ▾ 🔍

### WHO'S ONLINE

### WHAT'S NEW

• Forums • Friends • Groups • Profile

Viewing 1 - 7 of 7 items

- [Rose Richardson](#) posted an update in the group [dar DAR London](#) 1 month, 2 weeks ago
- [Rose Richardson](#) posted an update 1 month, 2 weeks ago
- [Rose Richardson](#) posted an update 1 month, 2 weeks ago
- [Rose Richardson](#) replied to the topic [TEST TOPIC 1](#) in the forum [TEST TOPIC 1](#) 1 month, 2 weeks ago
- [Rose Richardson](#) posted an update 1 month, 2 weeks ago
- [Rose Richardson](#) posted an update 1 month, 3 weeks ago

### MEMBERS

Newest | Active | Popular

- [Rose Richardson](#) active right now
- [Dunia Tabet](#) active 1 month ago
- [Yann Leclercq](#) active 1 month ago
- [IMPladmin](#) active 1 month, 1 week ago
- [Rose Richardson 2](#) active 1 month, 2 weeks ago

[Visit Ibadan Masterplan Website](#)

### EVENTS

**November 2016**

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Figure 3.90: Intranet - Home page

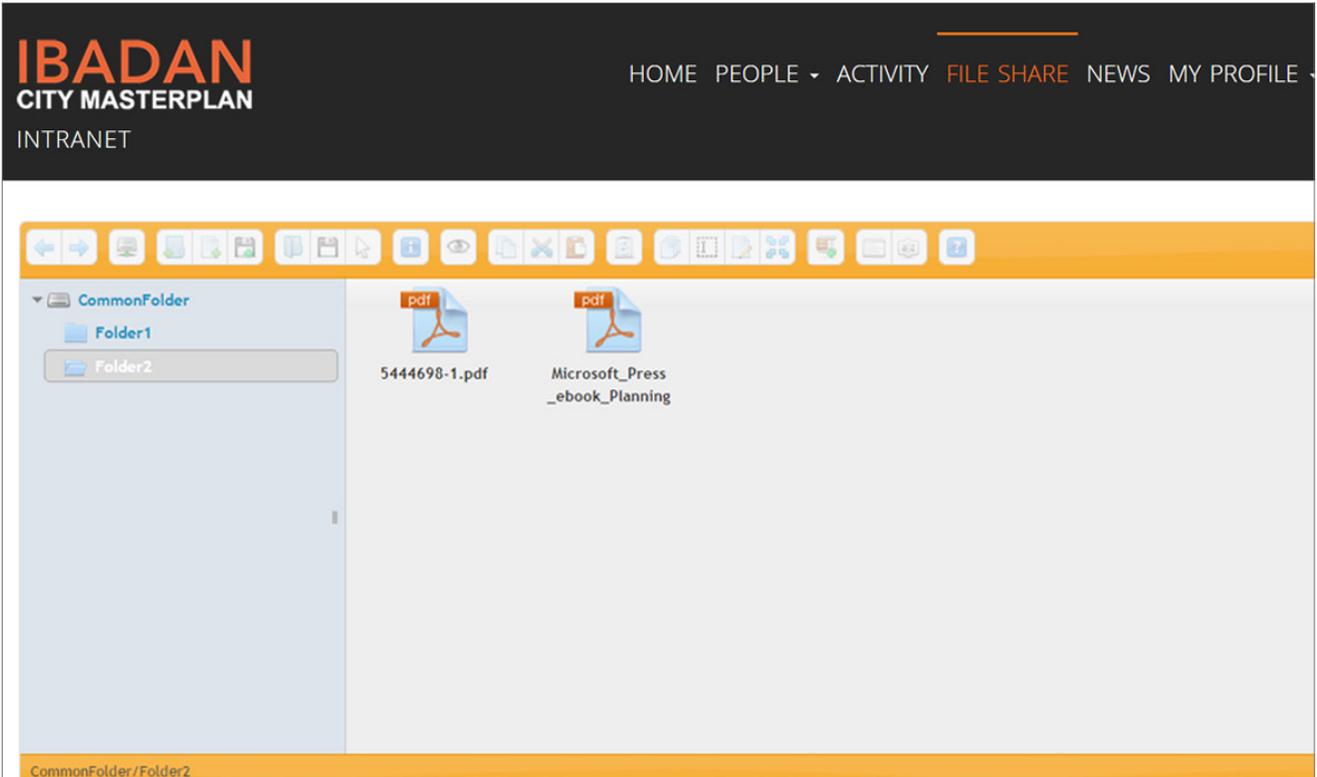


Figure 3.91: Intranet – File Share page

### Social Media – Twitter

Social media is an important part of everyday life and a vital tool for communication and collaboration. The consultant provides regular news, updates and general information regarding the project and related projects via its Twitter page (shown in Figure 3.92). Connections have been made with people, businesses and local governments across Oyo State, ensuring that as many people as possible are involved in the development of the Ibadan City Masterplan.

The link to the Ibadan City Masterplan Twitter page is: [twitter.com/IbadanMplan](https://twitter.com/IbadanMplan).

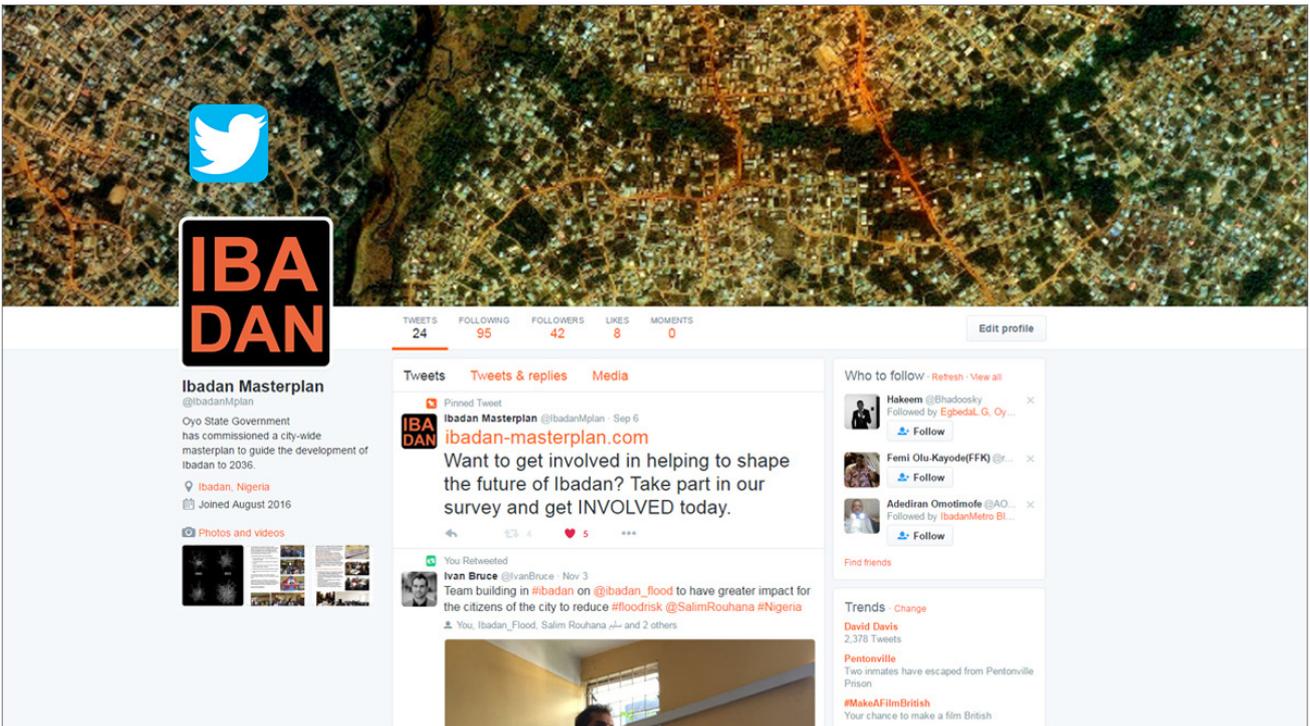


Figure 3.92: Twitter - Home page

### Monitoring and updating

All three online platforms – Website, Intranet and Twitter are monitored and updated regularly. Survey results received from the website are collated together with general feedback and contact details. With this information, project updates and news can be sent out accordingly.

### Comments Received

Feedback received from the Ibadan Masterplan Website includes requests to be updated on the progress of the Masterplan as well as suggestions on the Strategic Environmental and Social Assessment (SESA) process. The suggestions made regarding the SESA process are as follows:

- Environmental opportunities and risks should be evaluated based on consultation with key stakeholders.
- Provision of concrete recommendations to address the technical, institutional, governance and policy gaps and capacity building needs should be proposed.
- Project site specific safeguard instruments (e.g. ESIA's, ESMP's and RAP) are carried out before implementing the proposed Masterplan.



# **4. Next Steps and Way Forward**

## 4 NEXT STEPS AND WAY FORWARD

The Consultant aims to address the comments raised during the stakeholder engagement events held in March 2017 and where possible incorporate these comments into the Final Masterplan which is expected to be delivered at the end of May 2017.



