

PROCEEDINGS

OF

WEST AFRICA – CAP – NITP WORLD PLANNERS CONGRESS AGENDA SETTING WORKSHOP

Organised by:

**Commonwealth
Association of Planners
West Africa Region**

In collaboration with:

**Nigerian Institute of
Town Planners**

NOVEMBER 14 – 15, 2005.

**VENUE: MILLENIUM HOTEL, SOKODE CRESCENT, WUSE ZONE 5,
ABUJA, NIGERIA**

1.0 INTRODUCTION

- 1.1 The UN-HABITAT will be convening the third session of the WORLD URBAN FORUM in Vancouver, Canada in June 2006. The event will also mark the 30th anniversary of **Habitat I** (*the first major United Nations Conference on Human Settlements held in Vancouver, Canada in 1976*). This event will bring together public and private institutions, experts and leaders from around the world to discuss the key challenges confronting our rapidly urbanizing planet.
- 1.2 In line with this, and the resolutions adopted at the 2004 edition of the Commonwealth Association of Planners Conference held in Kuala Lumpur, Malaysia, the Commonwealth Association of Planners (West Africa Region), in collaboration with the Nigerian Institute of Town Planners (NITP) organized a three day Pre-Conference agenda workshop in Abuja, Nigeria.

1.0 PURPOSE OF THE WORKSHOP

- 2.1 The purpose of the Workshop was to create a platform for the West Africa Region to articulate and synthesize the pressing challenges of urban development, its sustainability and the need for concerted action within the Region in the drive towards the attainment of the Millennium Development Goals (MDG). It is envisaged that the outcome of the workshop will form a major input into the African response to the challenges of the 21st Century to be presented at both the 2006 World Planners Congress and the World Urban Forum III.

2.0 WORKSHOP THEME

- 3.1 The theme of the Workshop was "**Urbanization, Physical Planning and Urban Development in the West Africa Region**".
- 3.2 Sub-themes were: -
- Urbanization and Urban Development in the West Africa Region;
 - Urban Planning as an Instrument for Sustainable Urban Development;
 - The Millennium Development Goals and the City: the West African Experience and
 - Needs and Priorities for Sustainable Urban Development in the West Africa Region.

4.0 PARTICIPATION

- 4.1 The turn out of participants at the Workshop was impressive, with delegates drawn from Government Agencies, private institutions and the academia. The President of the Commonwealth Association of Planners, Prof. Clifford Hague, from Edinburgh, planners from the West Africa Region, especially, Ghana and Nigeria and the general public attended the workshop as resource persons, sponsors and participants.

5.0 OPENING

- 5.1 The opening session took off at 10.40 a.m. with an opening remarks by Nigeria's Minister of Cooperation and Integration in Africa, Alhaji Lawan Gana Guba, who was represented by the Permanent Secretary in the Ministry, Dr. (Mrs.) Ada Okwuosa. She apologized for the absence of the Minister and commended the efforts of the organisers of the Workshop. The Minister's speech charged the participants to think globally while acting locally. They were enjoined to come out with practical ways of making West African cities respond to the challenges of rapid urban growth.
- 5.2 A welcome address was delivered by the President of the Nigerian Institute of Town Planners (NITP) Mallam Isah U. Ichaba. He expressed the appreciation of his Council and members of the Institute to CAP for granting NITP the hosting rights of the Workshop. He emphasised that the Workshop was expected to, among other things, examine the needs and priorities of Commonwealth West African countries for sustainable urban development. He used the occasion to invite the participants to the 36th Annual Conference of the Institute holding in Enugu from 16th to 19th November, 2005.
- 5.3 Furthermore, a goodwill message was read by Mr. A. C. Ike on behalf of the Honourable Minister of the Federal Capital Territory Administration, Mallam Nasir El-Rufai. The Minister commended the organisers for choosing Abuja as the venue of the Workshop. He enjoined the participants to use the forum to articulate the unique challenges of urbanization with a view to presenting them as the African response at the Vancouver World Planners Congress and World Urban Forum in June, 2006. He informed the participants that in order to correct the distortions inflicted on the original Abuja Master Plan for Abuja City, the FCT administration has computerised all land records in Abuja.

- 5.4 Following this, a keynote address was delivered by Professor Cliff Hague, the President of the Commonwealth Association of Planners. He stressed that managing urbanization was a vital issue for this generation because the figures are breath-taking. He emphasized that Planning was needed to mitigate natural disasters, as witnessed in some Commonwealth countries in recent times, so as to drive forward reconstruction and recovery. He further stated that meeting and sharing of ideas, experiences and practices by delegates is meant to develop professional capacity for making positive impacts on urban conditions. He also stressed the aim of the workshop, to articulate ideas for the World Planners Congress and the World Urban Forum, which promise to be landmark events in Vancouver next June.
- 5.5 The President of Ghana Institute of Planners, Mr. Kofi Ossei, thanked the organizers for the invitation extended to them. He delivered fraternal greetings from Ghana and emphasised the need to forge closer relationships among Planners' Associations within the region in the spirit of ECOWAS.
- 5.6 Finally, Dr. Olatunbosun Ayileka who represented the Honourable Minister of Housing and Urban Development, Dr. Olusegun Mimiko, read an opening address. In the address, the Minister acknowledged the fact that the forum is a result of joint collaboration with a range of international institutions and national governments, which have worked tirelessly in ensuring the success of the Workshop. He further observed that in most African countries cities grow astronomically without a commensurate provision for urban services. The Minister concluded by emphasizing that the infrastructure base of cities in the West African sub-region needs to be strengthened. The Workshop was then declared opened.
- 5.7 Vote of thanks was given by Tpl. Dr. C. L. Odimuko, Vice President Commonwealth Association of Planners (West Africa Region).

6.0 WORKSHOP METHODOLOGY

- 6.1 The following were the methodology used during the Workshop:
- Resource persons from within the West African sub-region were appointed to deliver lectures on topical issues within the context of the theme of the Workshop;
 - Participants interacted and engaged in discussions during plenary sessions in order to engender their active participation and generate broad and multi-sectoral ideas;

- Syndicate group assignments and discussions on the sub-themes of the Workshop to evolve meaningful and workable agenda, and
- Generation of Workshop Communiqué

Day One: 14th November, 2005

7.0 WORKING SESSIONS

7.1 Proceedings of Day One Plenary Session

Chairman: Mr. Kofi D. Osei, PGIP

Rapporteur: Mr. A. O. Lana

The Chairman of the First Plenary Session was Mr. Kofi D. Osei, President of Ghana Institute of Planners. He was assisted by Tpl. Isah Ichaba, President of Nigerian Institute of Town Planners. Two technical papers were presented and discussed during the session.

PAPER ONE:

7.1.1 "Urbanization and Urban Development in the West African Sub-Region" by Professor Tunde Agbola

The presenter recognized urbanization as a phenomenon, which was not created by the planner but has to be managed by him. He observed that the pace of urbanization in Africa was unprecedented and one of the fundamental causes was the dramatic rise in her natural population coupled with rural-urban migration. The author went into a short historical perspective and observed that the 18th century Islamic Jihads in northern areas and activities of European traders and missionaries in the south marked the beginning of contemporary urbanization in West African sub-region.

The paper further observed that the colonial policy in West Africa largely encouraged rural-urban migration and high urban population density because low population densities in the urban environments were equated with scarcity of manpower and absence of development.

The paper also observed that urbanization in West Africa is "false" urbanization, driven by demographic forces rather than dynamic economic and industrial forces.

The paper focused on some features of urbanization in West Africa and concluded that urbanization in the region is relatively peculiar, as well as regressive, since it provides very limited employment, hampers production and encourages vices and crimes. Other features of urbanization in the sub-region which were identified by the author included the following:

- (i) Severe deficiencies in the supply and operation of public services, infrastructure and lack of financial resources and institutional capacity.
- (ii) A maze of cities whose inhabitants are predominantly of the informal sector with a high level of poverty and lack of education.
- (iii) Poor health situation and rising tide of slum development, untreated wastes, lack of access to safe water and health facilities.
- (iv) Generation of serious socio-economic and environmental problems such as desertification and forest depletion, green house gas emissions, and flooding.

The presenter challenged different categories of stakeholders including the public and popular sectors and multi-national development partners to review their intervention programmes in West Africa to make them more relevant to sustainable urbanisation.

Secondly, he charged researchers to conduct anthropological studies on African settlements, draw salient comparisons and re-educate present crop of urban managers. Furthermore, Prof. Agbola recommended the upgrading of the economy of cities, good governance and the restructuring of administration of cities in favour of a city-wide administrative arrangement. He placed the execution of this recommendation essentially in the hands of the political class. Finally, the presenter requested professional planners to re-direct their skills at effective management of the urbanization process and to become a rallying point for mass action by all stakeholders including government, NGOs, CBOs, and informal-sector groups.

Discussion

Comments and responses were received from the participants on the presentation as follows:

- (i) Prof. J. B. Falade, Programme Manager, UN-HAPSO Nigerian Office, Abuja:

He averred that the planning system in any society perfectly reflects the socio-economic and political system at play in that society. In the West African experience, he observed that the impact of long military dictatorship to governance played a key role in this respect. He lamented the situation in which planners get blamed for things that are beyond their control and then suggested that economists, policy makers, social workers, community based institutions, and politicians be invited to participate in workshops of this nature in future.

(ii) Dr. Abin, Director, Abuja Metropolitan Management Authority:

He recommended the introduction of some key reforms in the quest to manage our urban settlements more effectively. The reform programme would include the following:

- Mass education of the city dwellers;
- Deliberate empowerment of the city dweller to meet his/her economic and social challenges on a sustainable basis.

(iii) Mrs. M. Babalola, F.M.H. & U.D.:

She observed that effective management of urbanization in the West African sub-region is hampered by inadequate data base. She therefore suggested the build-up of a good data base. She added that the curriculum of planning schools should be strengthened to further equip professionals. Mrs. Babalola stressed the need to promote the planning profession in national affairs and ensure adequate representation of planners in development projects.

(iv) Mr. F. O. S. Obayiwana, Private Planning Consultant:

He observed that the average planner is faced with several frustrations in the effort to manage urbanization. He suggested the following as solutions:

- Greater involvement of planners in politics and mobilization of sympathy of politicians;
- Economic and general empowerment of individuals;
- Promotion of the culture of respect for the rule of law, and
- Respect for good governance, especially transparency issues.

(v) Mr. John Olusanya, Nigerian Postal Services, Abuja:

To effectively address urbanization issues, Mr. Olusanya recommended further broadening of the stakeholder mobilization process and proper application of stakeholders' analysis approach. He cautioned that implementation of decisions reached under the stakeholders' approach may pose some serious challenges in terms of financing and this must be properly addressed.

(vi) Mr. J. A. Okafor, Anambra State:

He observed that issues of poverty are at the core of planning to manage urbanization. He noted that more than 70% of urban dwellers live below the poverty line. He strongly advocated that all investments in the city must necessarily provide for the poor in a significant and sustainable manner.

PAPER TWO

7.1.2 **"Urban Planning As An Instrument For Sustainable Urban Development" By Professor Clifford B. Hague.**

In a preamble to the presentation, Prof. Hague observed that the frustrations expressed during the discussion of the first paper are universal and not peculiar to West Africa. He added that worldwide, national governments have continuously ignored planning but rather than bemoan the situation, the Commonwealth Association of Planners (CAP) has decided to seize opportunities available in the UN processes to make a case for planning. The CAP President observed that there were positive developments since Habitat II Conference and this was attributable not only to CAP efforts but to a conducive worldwide drive in this respect.

Prof. Hague asserted that there are already too many slum upgrading efforts. He observed that by 2033, one person in three will be living in slums in Africa. World attention has been drawn to planning and urbanization issues because of the global realization that slums breed crime and insecurities. He noted that there can be no sustainable development unless there is sustainable urbanization and no social sustainability where majority of the urban population lives in abject poverty. It was recognized that planning can effectively address disaster mitigation and post conflict reconstruction. Having gained this foothold, the paper recommended that planners must concretize the situation by taking the following steps:

- a) developing a global/universal (rather than local) approach to planning matters, particularly the urbanization issues;

- b) adopting a planning approach that is pro-poor, broad-based, imaginative, inclusive and pro-active. Talents and energies of planners, those of other professions and politicians must be harnessed to make urban growth create jobs and livelihoods that will take people out of poverty.
- c) approaching planning challenges with readiness to listen, and learn to confront issues of basic livelihood and environmental degradation with respect to the management of urbanization. The presenter suggested that planners must be sensitive enough to influence the impact of big city investments to favour the city poor. Apart from this, he posited that deliberate improvement of communication infrastructure and existing poor levels of networking will positively transform the urbanization situation.

In the spirit of becoming innovative and imaginative, CAP has generated the acronym "NEW URBAN PLANNING" (NUP) with a view to promote the planning profession to non-planners. The NUP is a package which proposes new methods of planning, a new planning culture, and presents the planner as a fallible technocrat who is willing to learn and appraise sustainability rather than follow sustainability routines from behind.

Discussions

- (i) Kefas Jiriko, Kaduna Polytechnic:

He observed that the planner is placed in a difficult position because he is permitted to evaluate issues, bring- up recommendations and determine target whilst he is not empowered to implement the proposals. He challenged planners to devise ways of facilitating the actualization of planning proposals in a more direct way.

- (ii) Prof. J. B. Falade, UN-HAPSO Office, Nigeria:

He expressed firm belief in the fact that the culture, tastes and idiosyncrasies of the people being planned for must be integrated into planning approaches. He admitted that the needs of the people may be conflicting, yet such needs must be managed while the people are also educated. He strongly recommended a shift in the fulcrum of planning and developmental activities from exclusively the state level to the grassroots/local community level to ensure people's participation. He commended the efforts of the Urban Development Bank of Nigeria (UDBN) Plc in motivating Local Government

Authorities to take the centre stage of physical development activities in Nigeria.

(iii) Dr. Ahmed Adamu:

He observed that in Nigeria, the current thrust of governments' economic reform programme has made considerable impact on the state of our settlements and planning practice. More specifically, he regretted that the new economic initiatives have eroded the former welfarist tendencies in the society while placing the issues that have direct planning impact in the hands of professionals outside the domain of planning. On the appeal to move faster in global partnerships and networking, Dr. Ahmed warned that West Africa should proceed cautiously and show preference for local-specific issues before joining the global train.

(iv) Mr. A. O. Onibokun, Urban Development Bank of Nigeria Plc:

He advocated the adoption of city-wide planning administration and the generation of city image. He observed that only some cities in French-speaking West Africa have metropolitan administration. He further expressed his belief in the Local Government structure and suggested the following ways of assisting it:

- a) Granting of greater levels of funding and financial independence to local government administration, and
- b) Ensuring inclusiveness in administration at the local government level.

(v) Mr. Obayiwana:

He advocated the establishment of a stronger structure for delivery of planning services in West Africa.

(vi) Mr. Abubakar Sulaiman, Federal Capital Devt. Authority:

He directed the attention of conference participants to the neglect of rural development. He opined that the "pull" to the city is not overwhelming or irresistible and it can therefore be stemmed by aggressive rural development. He recommended that planners should educate policy implementers on the need to provide basic infrastructures in the rural areas to stem the tide of rural-urban migration.

(vii) Dr. Abin, Abuja Metro Management Agency:

He disagreed with the position that structures that will promote planning activities do not exist in the West African sub-region. He recommended that these structures must be adapted and repositioned with the active cooperation of all tiers of government.

(viii) Mr. Doe, Ghana Institute of Planners:

He informed the conference that a decentralization of process is existing in Ghana since 1988. The operative law in Ghana provided for a structure having a hierarchy of administrative institutions such as District Assemblies, towns or area councils, and unit committees. The District Chief Executive has the status of a mayor who is assisted by a presiding officer and assembly members. Further, he explained that metropolitan districts are given special recognition and subdivided into smaller units (i.e. sub-metros) for proper planning purposes.

7.1.3 **"VANCOUVER 2006" BRIEFING ON THE 2006 WORLD PLANNERS CONGRESS BY CANADIAN INSTITUTE OF PLANNERS**

Professor Hague made a brief presentation of the two main events which constitute "Vancouver 2006", namely:

- (a) World Urban Forum (WUF), and
- (b) World Planners Congress (WPC)

The World Urban Forum (WUF) is a programme of the UN and is coordinated by UN-HABITAT. The 2006 edition represents the third in a series, which had been held in Nairobi, (200..) and Barcelona (2004). The purpose of the forum is to articulate and inform international stakeholders of priority planning issues in contemporary times. Discussions at the forum shall revolve around issues of the environment and growth, social inclusion/cohesion and partnership/finance. It shall involve a lot of networking events.

The World Planners Congress (WPC) is the sister programme being organised by Canadian Institute of Planners and is to run concurrently with the Forum. The goal of WPC is all embracing and includes mobilization of local authorities, creation of sustainable networks, build-up of planning institutions and show-casing of best practices. The WPC shall discuss four (4) sub-themes and the focus shall be to turn ideas into actions.

Major highlights of Vancouver 2006 events shall include presentation and discussion of papers, syndicate discussions, networking events, city tour (tagged super Saturday) celebrating the city and Planners declaration. Prof. Hague directed the attention of participants to a draft of the proposed planners' declaration and requested inputs of relevant national and regional planning bodies. He explained that national governments and institutes shall be expected to sign the declaration.

Furthermore in his presentation, Prof. Hague described the impressive profile of Canadian Institute of Planners which has a membership list of 700,000 persons and has made much in-roads in the area of international networking and partnership building. He added that the **June 2006 event** is packaged to be an international programme and has drawn the partnerships of such Institutions as the American Planning Association, Royal Town Planning Institute, UN-Habitat, International Society for City Development, among others.

A three-day Internet Dialogue, beginning from 1st December, 2005 is also introduced as part of the build-up to the Conference. The internet dialogue tagged "Habitat Jam" is available at the UN-Habitat web-site www.unhabitat.org and is sponsored by 5 corporations including the IBM.

DAY 1 AFTERNOON SESSION

7.2 Syndicate Groups Discussion

Chairman: Dr. Mike Ogar
Rapporteur: Mr. A. O. Lana

Two syndicate groups were set-up among the participants each given a specific sub-theme to discuss.

7.2.1 Group One:

Discussion topic was "**Meeting the Challenges of Rapid Urbanization**". The points to examine were:

- (a) Identification of challenges of urbanization;
- (b) Existing efforts being made to meet the challenges;
- (c) Assessment of successes or failures of the efforts, and
- (d) Suggestions for effective management of urbanization challenges.

Group Presentation:

The Chairman of the group presented the group's report as given below:

- (a) The challenges of rapid urbanization:
- (1) The rapid urbanization has posed the increasing inability to cope with the needs of urban centres.
 - (2) The multiplication of urban centres is not marched with essential infrastructural facilities, leading to decay in urban services and growth of slums.
 - (3) The challenge of meeting the high expectations of the immigrants to the urban centres is also identified as enormous and critical.
 - (4) The inability of the urban planners to recognize and effectively integrate the informal sector of the economy, particularly in land use planning.
 - (5) Failure of various government policies to solve urban problems in the areas of housing, environmental management, transportation and poverty alleviation.
 - (6) Absent or poor access to social services for urban dwellers.
 - (7) The urban planners are also faced with the challenge of whether to encourage the rapid urbanization or re-direct development into rural areas.
 - (8) The challenge of applying the solutions of the industrial age to the problems of the information age in urban areas is increasing in magnitude.
 - (9) The capacity and the capability of urban planners to keep up with the rapid rate of urbanization.
 - (10) The challenge of increase in poverty as a result of inadequate resources and legal framework for urban management.
 - (11) The challenge of urban governance in terms of regulatory and institutional framework.

- (12) Inadequate planning tools for managing urban centres such as demographic data and land information.
 - (13) The challenge of failure in integrating the role of politicians in planning.
 - (14) Inability to harness resources.
- (b) Efforts and assessment of successes and failures:
- (1) Resettlement policies to solve the problems of squatters and slum growth. These policies have not worked effectively.
 - (2) Involvement of private estate developers in housing development. This has generated other problems in the area of affordability and integration with the general plan.
 - (3) Creation of more local government councils has generated centres of growth with creation of jobs. However, the structures, particularly as they affect the metropolitan areas, are still defective.
 - (4) Slum upgrading by the government. The implementation has been slow in relation to the rate of slum development.
 - (5) Enactment of comprehensive urban and regional planning laws. However, many states in Nigeria, for example, are yet to promulgate such planning laws.
 - (6) Adoption at national and state levels of National Economic Empowerment Development Strategies (NEEDS) and State Economic Empowerment Development Strategies (SEEDS) as tools for development and poverty reduction.
- (c) Suggestions for Effective Management of Urbanization Challenges:
- (1) Adequate financing or funding of planning programmes and projects by policy makers.
 - (2) Participation in politics by planners to be able to influence decision.
 - (3) Enforcement of planning laws.

- (4) Public participation in planning at all levels including the grassroots.
- (5) Urban planning programmes and projects should be affordable and tailored towards the needs of the urban dwellers particularly the urban poor.
- (6) The government should endeavour to make available quality data base for proper planning.

7.2.2 **Group Two:**

Chairman: TPL. Jehu Gwani, PPNITP
Secretary/Rapporteurs: TPL. George Doku

The discussion topic for the group was “**Improving Urban Planning in West Africa**”. Points for examination were:

- (a) Nature of urban planning in the West Africa Region;
- (b) Constraints to urban planning practice in the region, and
- (c) Suggestions for improving urban planning practice.

Group Presentation:

The Chairman of the Group presented the group’s report in the following order:

Nature of Planning:

Urban Planning in West Africa had moved from the pre-colonial (traditional) system of land use planning in the local community where there were consultations between the traditional leaders and community members to the modern planning system with Land surveyors and Town Planners being trained to prepare plans for more orderly development of settlements without the input of the people. The post colonial system of planning used the top-down approach through autocratic government machinery to address the problems of urbanization. Currently, it is realized that positive results are better achieved and the community develops more effectively when planning is carried out using the bottom-up approach which is participatory and interactive planning.

Constraints:

A number of constraints which impede the efficient and proper planning of our towns and cities, that are currently undergoing rapid urbanization and physical development were identified as follows:-

- (1) Political instability of governments and ad-hoc public institutions have frustrated many well-conceived plans;
- (2) Frequent political interferences from government officials and powerful community leaders undermine the successful execution and administration of planned projects;
- (3) Institutional constraints, such as lack of cooperation, multiplicity of agencies for planning, and professional indiscipline hamper effective planning of our towns and cities;
- (4) Lack of political will by politicians and professionals to accept and implement planning proposals;
- (5) Foreign influences and practices impact negatively on the planning and development of local communities;
- (6) Inadequate and ineffective legal framework;
- (7) Inadequate funding and low priority for planning activities;
- (8) Low-level of awareness and education for community members on urban planning issues;
- (9) Insecure, cumbersome and exploitative system of land tenure inhibits planning of towns in some communities, especially in the coastal areas of West Africa region;
- (10) Slow response to the dynamics of urbanization by planners and city development authorities;
- (11) Pervasive indiscipline on the part of both town planners and the implementers of planning schemes.

Suggestions:

Some suggestions put forward by the group to improve the practice of urban planning in the West Africa Region include the following:

- (1) There should be good governance, consistency and continuity in the planning and implementation of projects and programmes;
- (2) Governments and its implementing agencies should give priority to planning activities, as well as improve on the funding for planning;
- (3) Best planning practices should be adopted by planning agencies and institutions set up for such activities;
- (4) Adapt town planning activities to suit local conditions and the environments of communities and encourage public participation;
- (5) Town planners should be made to comply with the code of conduct and ethics of the profession;
- (6) Effective and adequate local framework should be developed for planning activities;
- (7) There should be regular public enlightenment programmes for the citizenry on planning activities and issues;
- (8) Modernization of planning technology such as the use of computers in planning and Geographical Information System (GIS), as well as aggressive capacity building;
- (9) Planning should empower the population economically in both the formal and informal sectors;
- (10) Planners should be more responsive to changes in the urban setting in both the short- term and the long-term.

DAY TWO: 15TH NOVEMBER, 2005:

Proceedings of Day Two Plenary Sessions:

7.3 Proceedings of 1st Session on Day 2 of the Conference

Chairman: Tpl Jehu Gwani, PPNITP

Rapporteur: Hajiya Amina Salawu

Proceedings started around 9.25 a.m. with the Chairman of the Session TPL Jehu Gwani, PPNITP presiding. Three papers were presented as follows:

- (i) Dr. Ishayaku Mohammed representing Mrs. Amina Ibrahim, Senior Special Assistant to the President on MDGs, presented a paper on "Millennium Development Goals and the City: The Nigerian Experience".
- (ii) Mr. Ben Doe, FGIP presented a paper on "Achieving the Millennium Development Goals in the City: The Ghana Experience".
- (iii) Hon. Dr. Mike Ogar, MNITP representing Bosire Ogero, Chairman KIP, Vice President CAP (Eastern Africa Region) presented a paper on "Millennium Development Goals and the City: The East Africa Experience.

PAPER ONE:

7.3.1 **"Millennium Development Goals and the City: The Nigerian Experience".**

The paper discussed mainly the Nigerian Experience in the implementation of Goal 7, target 11 of the MDGs, global impact, Agenda 21 and Habitat UNGA + 5 review. He argued that Nigeria is presently off-track and very slow in its implementation of the MDGs. Furthermore he stressed that poor health status, hunger, lack of access to potable water, low agricultural output and lack of access to agricultural improvements and inputs and low level of both economic and educational attainment characterize global poverty for women.

Urban issues are important because urban poverty is severe in most African countries; urbanization is taking place at a higher rate than both economic and physical development with its attendant problems of slum formation and environmental degradation. This is evident in the disparity between the urban and rural population. The massive over-population of the cities has led to stressed infrastructure and services, and prevalence of diseases e. g. HIV/AIDS.

In achieving the localization of MDG-bound strategies in Nigeria, the National Economic Empowerment Development Strategies (NEEDS), should define the domestic and international investments needed in incorporating urban poor as active players in development, should be given adequate focus and be used as a mechanism to improve living conditions of urban dwellers. Adoption of local strategies for sustainability through **private** ownership is imperative. Prompt provision of resources both financial and human should be ensured for effective monitoring and evaluation framework to assess performance.

Emphasis should be on adequate, timely and predictable funding of resource gaps, macro-economic framework that helps to achieve pro-poor policy reform, sustainable measures taken especially as they relate to governance and domestic resources mobilization, and more importantly, recognizing shelter as a fundamental right and key component for poverty eradication which can be mainstreamed into all plans and budget processes.

PAPER TWO:

7.3.2 **“Millennium Development Goals and the City: The Ghana Experience”.**

The paper outlined the Millennium Summit in 2000 and the declaration of 8 Development Goals (MDGs) for a period of 15 years (2000-2015). The similarity of MDGs and Ghana Poverty Reduction Strategy (GPRS) are five according to the presenter:

- (i) Stabilization of macro-economy
- (ii) Production and gainful employment
- (iii) Human Resource Development
- (iv) Vulnerability and Exclusion, and
- (v) Governance.

Essentially, the GPRS aspires to achieve the broad development objectives cast in terms of reduction of extreme poverty, social and human development, environmental sustainability and regeneration, as well as consolidate democratic governance, strengthen accountability, guarantee protection of human rights and the rule of law.

As at 2002, Ghana had made progress towards achieving the MDGs through its GPRS in the areas of poverty eradication and hunger, access to drinking water (54% in 1990 to 79% in 2002), improved health and developing global partnership for development. In the areas of significantly improving lives of slum dwellers, the formation of an integrated principle of sustainable development in the country's policies and programmes and reversing the loss of environmental resources, efforts are weak but making improvements.

The basic slum characteristics in Ghana are insecure tenure and haphazard physical development, poor environmental sanitation, high incidence of crime, lack of employment, high population density, and high adult illiteracy. Settlements are located in areas not suitable for human

habitation and there is poor or lack of access roads to and within settlements.

Effective settlement planning and development in Ghana are hampered by weak physical planning organizations both at local and national level; outmoded Town Planning legislation; planning process which does not involve executing agencies; plan preparation not effectively linked to plan implementation; lack of funds to finance integrated settlements plans; cumbersome approvals and implementation processes; insufficient community participation and involvement in implementation; land tenure and land management practices where legal ownership to land is cumbersome; and inadequate settlement planners in the country.

In achieving the targets of the MDGS, there should be local government decentralization which will be responsible for overall development of the district; formulation and execution of plans, programs and strategies for the overall development of the district; promotion and support for productivity and social development; development of basic infrastructure and municipal services; improvement and management of human settlements and the environment, and maintenance of security and public safety.

Slum upgrading in the country is currently being carried out with finances provided by the World Bank. However, while efforts are being made to improve existing slums new ones are growing in other parts of the country. There is therefore the need for a comprehensive human settlement planning and national resource management which is a pre-requisite for halting the growth of slums and squatter settlements. This is to include a national shelter strategy, and national housing programme to facilitate and improve housing development and increase overall housing stock.

In an effort to create improved human settlements, the government has started to put in place the following reforms:

- the restructuring of Town and Country Planning Department to make it more functional;
- the repeal of the old ordinances and replacing them with new functional planning ordinances which meet current developmental trends;
- a viable land administration programme (LAP) to facilitate easy access to land, title documents and mapping of all human settlements; and

- adoption of a National Environmental Action Plan and Forestry and Wildlife policy to conserve forests and wildlife resources and sustain development.

It is recommended that City Planners and Managers adopt a new approach to urban development and urbanization where all developmental issues are incorporated into city planning. Under this approach the integration of issues relating to urban poverty, gender inequality and all forms of exclusion in development policies are adequately taken into consideration in policy formulations. There should be partnership between cities, the public sector and the private sector, at local, national and international levels. There must be political goodwill translated into a clear policy framework and coherent strategies for the achievement of the MDGs at all levels of governance.

PAPER THREE:

7.3.3 **"Millennium Development Goals and the City: The East African Experience"**.

The paper observed that the level of urbanization in all East African Countries (e.g. Kenya) is 35% presently as against 10% at independence. Although this already signifies a high rate, it is expected to increase to 50% by the year 2015.

In the implementation of MDGs (goal 7 target 10 & 11) the presenter stated that all East African countries have committed themselves and have all prepared their own versions of the PRSPs.

The key challenges in the implementation of MDGs especially in the area of urban development are:

- (i) weak incorporation of urban issues in its poverty reduction strategy programmes;
- (ii) decentralization, for urban authorities to take ownership of and implement Millennium Development Goals at local level;
- (iii) capacity building at the local level is lacking;
- (iv) most local authorities do not have local targets and have no programmes to empower themselves nor have beneficial partnerships for local development;

- (v) unavailability of accurate disaggregated data and the weak financial and technical capacities to put it together. The data available are inaccurate where they exist.

The main effort towards achieving the MDGs is in the area of slum upgrading projects (target 11 of MDGs) which aims at significantly improving the lives of slum dwellers. The projects have over-reaching effects on other goals, including poverty eradication, achieving environmental sustainability, improving sanitation and health in the cities. The objectives of the Kenya Slum Upgrading Programme (KENSUP), for example, are to develop a nationwide slum upgrading and management framework; operationalize the principles of good urban governance; provision of a broad range of social and physical infrastructure services; security of tenure and improved housing; enhancing opportunities for income generation and employment creation; attract private sector finance and encouraging investments in slum upgrading; environmental conservation and management, capacity building in all shelter and settlements programmes, and mitigate the prevalence and impacts of HIV/AIDS.

The modality for operation is in three phases. The first is to cover major towns in the country during the first 10 years. The second phase covers all other municipalities, while the third phase covers all other towns in the country that have town councils. In implementing the programme, residents will be involved in the planning and phasing of the construction process and agreeing on selection of beneficiaries. Rooms will be sub-let at affordable rates; settlements will be upgraded in phases to ensure that no resident is displaced, and ownership will be provided through a tenement purchase arrangement.

The implementation of the MDGs in East Africa requires vibrant professional bodies of Physical Planners. There should be greater cooperation and networking among planning institutes and associations in the region to facilitate exchange of ideas and experiences.

Discussions/Comments:

- (i) Prof. J. B. Falade, FNITP

He commended all speakers and pointed out that Nigeria's implementation is slow. He suggested that the MDGs included in the National Economic Empowerment Development Strategy (NEEDS) be implemented with all relevant professionals fully involved. He also asked the Ghanaian presenter how long it takes to process a plan in

their country. He advised that they should involve all relevant professionals in the preparation and implementation of all plans. Finally, he raised a poser: "how do we handle building demolition such that while we improve the lives of slum dwellers we do not worsen their existing situation?"

(ii) Dr. C. L. Odimuko, PPNITP, FNITP, VP (CAP)

He commended the presenters and emphasized that goal 7 targets 10 & 11 are all encompassing and should be implemented to the later. He commended Prof. Falade for pointing to the NEEDS document and requested that more copies of the document be made available to planners for study and necessary professional input. Commenting on Ghana's experience on lack of settlement planners and the use of outmoded ordinance, he charged their Institute to make concerted efforts to review the 1945 planning ordinance to be in line with modern trends in planning. He also emphasized on capacity building for more planners to be produced and that they should learn from the Nigerian experience.

(iii) Mr. M. O. Ajayi, FNITP, PPNITP

In his reaction to the issues discussed, he stated that major policy formulation exercises in Nigeria, did not involve planners. He gave the example of the office of Special Assistant to the President on MDGs and noted that no planner and other relevant professionals in the built environment are in the team.

Also, in the National Planning Commission, Mr. Ajayi observed that Planners are not represented, yet that is where decisions on National Development are taken. He solicited that Planners should be more active in the area of enlightening both policy makers and the public about the importance of involving Planners in decision-making processes which bother on developmental issues. He also advised Planners to take active interest in urban governance.

(iv) Mr. Jehu Gwani, FNITP, PPNITP

The Chairman, Mr. Jehu Gwani, thanked all speakers and further emphasized on the need to have Planners and all relevant professionals in the built environment represented in the MDGs office. He requested the Senior Special Assistant to the President on MDGs to ensure the inclusion of all relevant professionals in the team to make the achievement of MDGs workable in Nigeria.

(v) Dr. Ishayaku Mohammed

Dr. Ishayaku Mohammed, representing the Senior Special Assistant on MDGs, responded to the remark on Nigeria's slow pace. He explained that in the implementation of the MDGs, nine ministries are represented i.e. Water Resources and Rural Development, Education, Women and Youth Development, Environment, Health, Power and Steel, Works, National Planning Commission and Housing and Urban Development. He emphasized that part of the realization of the goals is the debt relief recently granted Nigeria. The proceeds from the benefits will be distributed among the nine ministries for specific projects. He also emphasized that the private sector and civil society are all represented. On the issue of data availability and credibility, he stated that concerted efforts were being made to build a data bank that is credible.

The Chairman thanked all participants present and informed them that the house would re-convene immediately after tea break at 11.45am.

2nd Session Day Two

Chairman: Dr. C. L. Odimuko, FNITP, PPNITP

Rapporteur: Mr. Chris Ogbozor

The Chairman of the session welcomed participants and invited Prof. J. B. Falade to present his paper.

PAPER FOUR:

7.3.4 "Needs and Priorities for Meeting the Challenges of Sustainable Urban Development in West Africa Region".

The presenter started by saying that the world is presently in the 'urban millennium' during which, for the first time, more than 50% of world's population will be living in urban areas. He stated further that the epicenter of urbanization has shifted from Europe, America and Latin America to the African and Asian continents. Rising urbanization would continue in Africa such that within the next two decades 87% of the population growth will be experienced in the urban areas.

Prof. Falade observed that rapid urbanization, if left unplanned as per the experiences of many developing countries, often leads to unsustainable

development and increases in poverty, crime and insecurity in towns and cities. Therefore, one of the main developmental challenges in Africa in the next two decades is how to successfully manage its urbanization for sustainable economic development and social emancipation.

The population of the West African Sub-region in 2001 was 37% of the total population of Sub-Saharan Africa. The factors fuelling the urbanization process in the sub-region include natural population growth, voluntary and involuntary migration, real and perceived employment opportunities, cultural expectations, changing consumption and production patterns, technical and information systems. The presenter stated that this rapid urban growth in Africa is taking place in a context of increasing urban poverty. In 1998, 52% of the urban population had no water connection; 69% had no sewerage connection; 46% was without electricity connection while 75% lacked access to telephone connection.

Africa's urbanization has not been accompanied by sustained growth. Issues related to sustainable human settlement development and the integrated approach to solving problems of urban poverty and infrastructure provision are not given adequate priority. Most cities have become centres of poverty, deprivation and degradation. The weak economic performance and increasing poverty in African least developed countries (LDCs) are closely linked to the high dependence of their economies on export of raw materials.

The rising urbanization in the West African Sub-region provides a catalogue of problems that constrain the attainment of sustainable human settlement development and management, which are:

- Controlling and managing rising urban population growth (with growth rates ranging from 8% for Lagos and 3.8% for Lusaka);
- Promoting participatory approach to development and the practice of e-governance as in Durban;
- Poverty reduction;
- Curbing increasing wave of crime and insecurity as in Bamako;
- Establishing sustainable approach to human settlement planning and management;
- Increasing the use of information and communication technology (ICT) for urban management as in Rabat;

- Tackling, in full force, urban unemployment;
- Provision of adequate infrastructure;
- Reducing the proliferation of slums;
- Addressing poor municipal finance as in Lagos, and
- Removing the barriers of isolation among and between cities in the continent.

Prof. Falade suggested that in the short-term each city in the West African Sub-region should focus on attaining the following:

- Enhancing good urban governance;
- Improving physical infrastructure;
- Promoting access to shelter among the urban poor, and
- Forging partnership between cities at national and regional levels;
- City managers and political leaders should give priority to adopting the NEPAD Cities Programme which is another tool for realizing the objectives of Habitat Agenda and the MDGs.
- Cities should move away from the master plan approach to adopting the city development strategy.

Discussions/Comments:

- (i) Mrs. Babalola - wanted to find out how West African Countries could benefit from globalization and how Nigeria could access funds to address the problems of slums in the country.
- (ii) Mr. A. C. Ike – Noted that Planning Authorities in Nigeria generate resources which are locked up in the treasury. He wanted an advise on how such organizations could have access to the funds they generate.
- (iii) Dr M. S. Abdu - pointed to the need to address regional infrastructural provision in West Africa. He put in context some of the huge interregional investments projects that Nigeria is pursuing.
- (iv) Dr Mike Ogar - decried the lack of appreciation of the inclusion of human settlements issues in the Poverty Reduction Strategy Programmes in most West African countries. He cited examples of NEEDS and SEEDs in Nigeria.

- (V) Dr Kehinde was alarmed about the huge price offered for houses in Abuja. He then went on to question the rationale for the demolition exercise of the Federal Capital Development Administration (FCDA), which amounted to making the city only for the rich. The question was raised about the effects of the demolition in Abuja on the informal sector. There was a consensus on the need to put human face in the planning of Abuja

7.4 Syndicate Group Discussion

7.4.1 Group Three:

Chairman: Tpl. A. C. Ike

Rapporteur: Chris Ogbozor

The discussion topic for the group was "Needs and Priorities of the West African Sub-Region". The points for discussion were:

- (a) Identification of the needs of planners for sustainable management of urbanization;
- (b) Prioritization of the needs;
- (c) Institutional responsibilities for meeting the needs and priorities – local, national, regional and international.

Group Presentation:

The Chairman of the group presented the group's report as follows:

- (1) Identification of the Needs
 - (i) Human Resources Development/Capacity Building;
 - (ii) institutional framework/legal backing to be strengthened;
 - (iii) need to have political will. Need to educate politicians on planning issues;
 - (iv) need to strengthen educational institutions in order to produce higher quality planners in larger numbers;
 - (v) need for greater consultations by way of public participation; and

- (vi) funding (adequate funding required).
- (2) Prioritization of Needs
- (i) Institutional framework;
 - (ii) legal backing;
 - (iii) funding (adequate funding);
 - (iv) capacity building;
 - (v) political will; and
 - (vi) more dynamic professional planning institutes to be put in place.
- (3) Institutional Responsibilities:
- (i) Local Level:
 - Local planning strategies to be defined and implemented;
 - adequate funding of local authorities to enable them perform their functions efficiently; and
 - there must be political will to encourage localized planning.
 - (ii) State Level:
 - States should be accorded recognition and control of planning in urban centres. Also, they should be involved in financing urban development.
 - (iii) National:
 - Political will to coordinate planning and draw-up people-oriented planning policies
 - (iv) Regional
 - Coordination and partnering of policies by way of joint planning commission using the framework of ECOWAS

- (v) International:
 - Technical cooperation with nations is vital;
 - Accessing funds from relevant international financial institution e.g. World Bank/African Development Bank.

7.4.2 **Group Four:**

Chairman: Mr. Ben K. Doe, FGIP

Rapporteur: Mr. Garba M. Pindar

The discussion topic for the Group was "Strategies/Action Plan for meeting the needs and priorities". The points for discussion were:

- (a) Objective of the Action Plan for meeting Needs and Priorities of Planners in the region;
- (b) Suggested specific strategies for meeting the needs;
- (c) Action Plan;
- (d) Suggested institutional arrangements for implementation;
- (e) Financing urban development.

Group Presentation:

The Chairman of the group presented the following report:

A. Objectives of the Action Plan for meeting needs and priorities of planners in the region:

- (1.) Addressing the problems of urban poverty, in the ever growing urban centres;
- (2.) Making adequate provision for urban services and facilities;
- (3.) Promotion of sustainable growth and development of the urban centres;
- (4.) Improving the technical and management capacity of planners and planning institutions.

B. Suggested Specific strategies for meeting the needs:

- (1.) Greater appreciation of the role of planners in urban planning and development;

- (2.) Adequate legislation to back actions taken by planners;
- (3.) Training and retraining of planners to be able to offer workable solutions to problems identified;
- (4.) Involvement of all levels of society in plan preparation and execution;
- (5.) Understudying success stories and best practices from other regions;
- (6.) Adequate funding of local, state and national planning authorities.

C. Action plan:

- (1.) Improved regional collaboration of planning institutes in the region;
- (2.) Urban regeneration plans to improve derelict areas in the urban centres;
- (3.) Provision for the informal sector in the plans being produced.

D. Institutional Arrangements for Implementation:

- (1.) Well equipped and funded local, state and national planning authorities must be put in place;
- (2.) Co-ordination between the various agencies involved in providing services;
- (3.) Twin-city concepts could be employed where urban centres could share and exchange ideas on strategies to achieving the desired objectives.

E. Financing Urban Development:

- (1.) Local sources to be exploited such as government grants, etc.;
- (2.) Loans from Urban Development Bank of Nigeria Plc, the World Bank (International Bank for Reconstruction and Development), The African Development Bank;
- (3.) International Donor Agencies such as the DFID, GTZ, SIDA, CIDA etc.

8.0 PRESENTATION OF COMMUNIQUE

The draft communiqué was presented by Dr. Bolanle Wahab (FNITP), the Rapporteur General, on behalf of the Chairman and members of the Communiqué Drafting Committee.

The draft was extensively discussed by the participants at the end of which a final communiqué was issued as given below.

8.1 COMMUNIQUÉ ISSUED BY THE COMMONWEALTH ASSOCIATION OF PLANNERS (CAP) (WEST AFRICA REGION) AT THE END OF THE REGIONAL AGENDA WORKSHOP, ABUJA, NIGERIA, NOVEMBER 14-16 2005

A 2-day Workshop organized by the Commonwealth Association of Planners (CAP) (West Africa Region) and hosted by the Nigerian Institute of Town Planners (NITP) was held at the Hotel Millennium, Abuja, from Monday, 14th to Tuesday, 15th November 2005. The Workshop was a preparatory meeting towards the World Planners Congress and the World Urban Forum III both of which would hold in Vancouver, Canada, in June 2006.

The Agenda Workshop brought together Planners from countries in the West Africa Region including Nigeria and Ghana. The President of the Commonwealth Association of Planners, Professor Clifford Hague from CAP Headquarters in Edinburgh, participated actively in the Workshop.

Four technical papers were presented on the Workshop theme: "Urbanization, Physical Planning and Urban Development in the West Africa Region." These papers underscored the growing trend of urbanization globally and particularly in the West Africa Region, the causative factors, positive and negative impacts of urbanization, and the various developmental challenges.

Having deliberated for two days, the Workshop hereby made the following recommendations:

- (i) Adoption of a new planning approach, including the City Development Strategy, which embraces poverty reduction, promotion of sustainable livelihoods, promotion of local economic development and enlargement of market opportunities and mitigation of natural and man-made hazards.
- (ii) Governments in the West Africa Region must invest in the planning and managing of urban changes. Improving the technical and management capacity of the urban centers, through institutional strengthening of physical planning agencies and the empowerment of practitioners, could achieve this.
- (iii) Urban planning, in the region, must be pro-poor and supportive of social, economic, and environmental sustainability. Adoption of participatory approaches to development, to match the

democratization process, is central to the practice of good urban governance.

- (iv) Promotion of partnership and collaborative approach to urban development by all stakeholders, sub-regional and regional linkages among Planners, and sharing of best practices.
- (v) Active involvement of multinationals and related organizations and companies whose activities involve the exploitation of land resources and human labour.
- (vi) Curriculum of planning schools in the West Africa Region should be reviewed and expanded to include sustainable strategies to address multi-dimensional consequences of modern urbanization and be responsive to environmental, social and economic sustainability. Global efforts at tackling such problems should feature in local educational programmes.
- (vii) Adoption of flexible, forward-looking development control tools, with emphasis on conserving ecological resources, discouragement of forced evictions of the urban poor in slum upgrading and support for informal sector activities.
- (viii) Putting in place an efficient urban management structure and the promotion of good urban governance.
- (ix) The application of current Information and Communication Technology (ICT) in urban planning and management.
- (x) The Workshop concluded that as a matter of priority each city in the West Africa Region should focus on attaining good urban governance, improving physical infrastructure, promoting greater access to shelter among the urban poor, and forging partnership between cities at national and regional levels in the efforts to achieve planned urbanization with less negative impacts on the environment.
- (xi) Finally, Planners within the region are encouraged to network among themselves to enhance exchange of experiences, and knowledge sharing for better planning and management of their urban centers.

9.0 CLOSING REMARKS

9.1 President, Ghana Institute of Planners – Mr. Kofi Osei

- (i) We, here representing the Council and entire membership of the Ghana Institute of Planners (GIP) will like to commit ourselves to working together with other professional bodies, both locally and internationally, to tackle the problems and challenges of rapid urbanisation in our cities and towns hampered by:
 - Overcrowding
 - Environmental degradation
 - Social disruption, crime, violence
 - Under-employment
 - Poor housing and
 - Inadequate infrastructure and social services, amongst others.
- (ii) Our commitment to tackling these challenges arises from our belief that the economic prosperity of nations depends on the performance of their cities.
- (iii) We will therefore commit ourselves to building bridges between ourselves and other professional bodies and NGOs in Ghana, to strengthen our capacities to improve the peoples' living environment and economic conditions.
- (iv) We are committed to strengthening the relationship that has been established between our two sister countries, under the auspices of CAP.
- (v) We are committed to the formation of a West Africa Association of Planners to serve as a platform for sharing ideas, experiences, and practices amongst our members to develop professional capacity to make an impact on urban conditions.
- (vi) We are committed to CAP's determination to make Commonwealth cities sustainable environmentally, socially and economically.
- (vii) Finally, we endorse and are committed to the Vancouver Declaration.

9.2 President, Nigerian Institute of Town Planners – Tpl. Isah Ichaba

We, in the Nigerian Institute of Town Planners (NITP) make the following commitments:

- (i) To continue to cooperate with CAP for further deliberations on development of Planners and the Planning profession.
- (ii) To work with sister countries in the West Africa Region and the ECOWAS to achieve integration and common planning goals.
- (iii) To move ahead to facilitate the coming together of planners in Africa for further cooperation in planning matters, after consolidating the West Africa Region.
- (iv) The NITP is looking forward to partner with CAP and other relevant planning professional bodies with a view to empowering our members globally.
- (v) The Institute is looking forward to participating fully in the forthcoming "World Urban Forum" and "World Planners Congress" in June 2006 at Vancouver, Canada.
- (vi) We endorse the Vancouver Declaration.

9.3 President, CAP – Prof. Clifford Bertram Hague

This has been a great event, but it is only a beginning.

I am pleased that the NITP President and the GIP President have given their support to the Draft Vancouver Declaration. I think the discussions here at this Regional Workshop show that the Declaration has wide support.

So we will take the Declaration to Vancouver and seek endorsement from the World Planners Congress on 'Summit Tuesday'. We will also work up a paper setting out the principles of planning. We then plan to take the Declaration and the 'Principles Paper' from the WPC into a workshop at WUF III and expose them to a wider audience that will include other professions, NGOs and politicians. Then the aim is to take the views from the workshop into a dialogue, and to have the ideas about the importance of planning expressed in the formal outcomes of the WUF.

We will also take a UK publication on skills for planning sustainable settlements that will strongly reflect CAP's interest. So, we hope that by the end of the WUF, the planning profession will be better networked globally than ever before, and will have a statement of principles and a skills guide that are internationally recognized.

What then? One idea that has come to me is to try to put together an expert group that would have representations from across the Commonwealth. Its members would not all be planners. It would include people from the private sector and politicians. The brief would be to define the criteria that a planning system must satisfy to deliver quality and transparency as part of good governance. It would be a business case for planning.

If we could get something like that we could also devise the basis for a "fitness for purpose" review system that could be used to benchmark planning systems in different countries and help develop quality enhancement process. Thus the aim would be to develop a credible, legitimate, internationally endorsed definition of what is needed institutionally, legally, and in terms of attitudes and performance, to enable effective planning for sustainable settlements. This could hopefully be a reference point for politicians and administrators across the Commonwealth. This would be backed by a support system to help authorities to diagnose and improve their planning systems. I must emphasize that these are only ideas, but the point is that we need to think beyond Vancouver and maintain momentum.

Now, a few comments on the next steps after this very successful workshop.

- i. Let us get the papers and summaries on to the CAP Website (www.commonwealth-planners.org)
- ii. Can we also get hard copy 'conference proceedings'? Can we ask the Regional UN-Habitat Office to help us to disseminate these reports – electronic and hard copy – around the West Africa Region?
- iii. The workshop has been excellent but only two (2) countries in the Region will know about it unless we have an active strategy for dissemination.
- iv. The Habitat Jam – the internet-based consultation for WUF III is on 1-3 December. Let us at least put the communiqué into that. The

JAM is the first opportunity we have to put over the messages from Abuja to the rest of the world.

- v. The Planning Africa event will take place in Cape Town during the last week in March, e-mail Christine Platt for details (plattcf@mweb.co.za). We should at least aim to send the messages from the workshop on to Planning Africa which can be another stepping stone on the road to Vancouver – place to consolidate, gain further support, widen networks and move forward.
- vi. CAP has Women in Planning Network. We hope it can put on a meeting in Bangladesh during 2006, though details still have to be finalized. This is another opportunity to develop links.
- vii. There has been talk of the need to raise awareness of planning amongst communities, could we think of a 'Planning Kit' for NGOs? There are established techniques that have been used to help communities get involved in planning.
- viii. Does NITP run an annual awards scheme to celebrate planning achievements? If not, maybe this could be a way to raise the profile of planners.

Finally, can I thank everyone who has made this event possible? The Local Organizing Committee has done a great job and members' energy and determination were vital. Thanks to NITP for hosting and for their hospitality and to GIP for their support.

We are on our way to what I hope will be a lasting and vigorous CAP West Africa Regional network.

9.4 **Closing Comments From Vice President, CAP – Dr. C. L. Odimuko**

Dr. Odimuko thanked all the participants at the workshop for putting so much energy and personal commitment towards the success of the regional workshop. He advocated a regular meeting of Planners in the West Africa Region in order to consolidate the gains of this workshop. He promised to get actively involved in outreach activities towards networking with Planners in Eastern and Southern Africa so that a platform would be created to bring together planners in Africa.

He paid tribute to CAP President, Prof. Hague for his initiatives and active involvement in the realization of the objectives of this workshop. He encouraged Prof. Hague to continue the good work by constantly offering technical and related supports to CAP activities in the West Africa Region. He also publicly acknowledged the selfless service rendered by Tpl. Kabir M. Yari, Chairman, Organizing Committee of the Workshop which culminated in the success of the 2-day event.

APPENDIX I: List of Participants

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