



POLICY BRIEF

URBAN AND REGIONAL PLANNING POLICIES AND PHYSICAL DEVELOPMENT CONTROL IN EKITI STATE

BEING A PRESENTATION TO ALL RAIDO STATIONS WITHIN
THE STATE AND ADABA FM IN ONDO STATE

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**HIS EXCELLENCY
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INTRODUCTION

Ekiti State's urban and regional planning framework is guided by the Urban and Regional Planning and Development Law No. 16 of 2011, which establishes the legal and institutional basis for physical planning, urban renewal, and development control. The Ministry of Urban and Regional Planning (now the Ministry of Housing and Urban Development) is the principal agency responsible for policy formulation, implementation, and oversight of all urban and regional planning activities in the state.

This comprehensive legislation, consisting of 90 articles divided into six parts, establishes the legal foundation for the administration of physical planning, urban development, urban regeneration, and building control within the state.

The law creates key agencies, including the Ekiti State Physical Planning Permit and Building Control Agency and the Ekiti State Urban Renewal Agency, tasked with implementing the Ministry of Physical, Urban and Regional Planning's policies. The Ministry is responsible for formulating, reviewing, and enforcing policies and programmes related to physical planning, urban development, and regeneration.

The law emphasises sustainable and rational use of land resources, ensuring orderly development that improves citizens' quality of life and attracts investment. It also mandates the Ministry to provide technical assistance, conduct research, maintain a physical planning database, and regulate urban furniture and infrastructure placement.

Since its enactment, the Ministry has actively implemented development control measures, including monitoring area offices statewide, prosecuting contraventions, and reducing the indiscriminate erection of telecommunication masts. Urban renewal programs have improved pedestrian walkways, landscaping, and street furniture in urban centres like Ado-Ekiti.

Overall, the Urban and Regional Planning and Development Law No. 16 of 2011 provides a robust legal and institutional framework that guides Ekiti State's physical development, ensuring sustainable urban growth, effective land use management, and improved living environments for its residents.

KEY POLICY FRAMEWORKS

1. Urban and Regional Planning and Development Law (2011)
2. Establishes agencies such as the Physical Planning Permit and Building Control Agency and the Urban Renewal Agency.
3. Outlines procedures for the preparation, review, exhibition, and approval of development plans.
4. Provides mechanisms for public participation, objections, and amendments to draft plans.
5. Mandates compliance with operative development plans and stipulates penalties for non-compliance.

Key provisions of the law include:

1. Administration and Institutional Framework: Establishment of agencies to oversee planning permit issuance, building control, and urban renewal activities.
2. Planning and Development Control: Procedures for preparation, publication, exhibition, and review of development plans at various levels- regional, sub-regional, district, urban/town, and local plans.
3. Public Participation: Mechanisms for public notification, submission of objections, and incorporation of feedback into development plans.
4. Enforcement Powers: Authorises the Commissioner and agencies to enforce compliance, issue stop-work orders, and demolish unauthorised developments after due process.
5. Special Projects Oversight: Requires the Governor's assent for special building projects such as multi-story buildings, tertiary institutions, airports, and refineries.
6. Urban Renewal and Beautification: Provides for urban regeneration through the Urban Renewal Agency, including removal of illegal structures and enhancement of urban aesthetics.
7. Inter-Agency Collaboration: Encourages cooperation with other government bodies for integrated urban management and infrastructure development.

2. Ministry Functions:

1. Formulation and review of planning schemes and physical planning policies.
2. Approval and monitoring of building plans, layouts, and land use.
3. Preparation and implementation of master plans, regional plans, and land-use plans.
4. Collaboration with agencies such as the Urban Renewal Agency, Surveyor General's Office, and Waste Management Board for integrated urban management.

ONGOING PHYSICAL DEVELOPMENT CONTROL ACTIVITIES

A. Development Control and Enforcement

- 1.The Ministry enforces building control regulations, including the approval of building plans and layouts for residential, commercial, and industrial purposes.
2. Regular monitoring and supervision of all 17 area offices to ensure compliance with planning regulations.
3. Removal of illegal, non-conforming, or distressed buildings and structures, particularly along major roads and urban centres, to enhance urban aesthetics and safety.
4. Prosecution of contraveners and intensification of surveillance to prevent unauthorised developments.

B. Urban Renewal and Beautification

- 1.Implementation of urban renewal projects to regenerate blighted areas and traditional enclaves, focusing on improving infrastructure, pedestrian walkways, landscaping, and street furniture.
- 2.Division of urban areas into zones for targeted monitoring and intervention.
- 3.Collaboration with other government agencies to develop urban markets, bus terminals, and recreational centres.

C. Permit and Approval Processes

- 1.Issuance of planning permits, temporary occupation permits, and Environmental Impact Assessment (EIA) reports for government and private developments.
- 2.Registration and regulation of town planning consultants.
- 3.Evaluation and certification of building works at various stages of construction, ensuring safety and compliance.

D. Stakeholder Engagement and Policy Review

- 1.Regular stakeholder consultations, public enlightenment, and issuance of circulars to reflect changes in planning principles.
- 2.Periodic review and amendment of operative development plans to accommodate emerging needs and public feedback.

Achievements:

1. Significant reduction in illegal developments, especially the indiscriminate erection of telecommunication masts.
2. Improved urban aesthetics and infrastructure through urban renewal and beautification programs.
3. Enhanced revenue generation from planning permit fees and enforcement actions.

Challenges:

1. Need for continuous capacity building, public awareness, and inter-agency collaboration.
2. Addressing the proliferation of informal settlements and ensuring affordable housing within planning regulations.
3. Citizens' sense of entitlement
4. Lack of discipline among citizens

Recommendations

1. Strengthen enforcement mechanisms and expand surveillance to all urban and peri-urban areas.
2. Increase stakeholder engagement, particularly with local communities and private sector actors.
3. Regularly update master plans and development schemes to reflect current realities and future growth.
4. Invest in digital platforms for permit processing, monitoring, and public feedback.

Conclusion

In conclusion, Ekiti State's urban and regional planning policies, underpinned by the comprehensive Urban and Regional Planning and Development Law No. 16 of 2011, provide a solid foundation for guiding the state's physical growth and development. The Ministry of Urban and Regional Planning's proactive approach-encompassing rigorous enforcement of building regulations, strategic urban renewal initiatives, and inclusive stakeholder engagement-demonstrates a strong commitment to fostering sustainable urban environments. These coordinated efforts are vital to addressing challenges such as illegal developments, inadequate infrastructure, and urban sprawl, thereby promoting orderly land use and enhancing the safety, aesthetics, and livability of urban centres. Moving forward, sustained investment in capacity building, inter-agency collaboration, and community participation will be crucial to maintaining momentum and ensuring that Ekiti State's urban spaces evolve in a manner that supports economic growth, environmental sustainability, and improved quality of life for all residents

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