

11 – 16 April 2010

THE RETURN OF THE 'GREENS' IN ABUJA

By

IBRAHIM USMAN JIBRIL
DEPARTMENT OF LAND ADMINISTRATION
FEDERAL CAPITAL TERRITORY ADMINISTRATION (FCTA)
ABUJA – NIGERIA

www.fig2010.com



11 – 16 April 2010

INTRODUCTION

- The Master Plan provision of Green Areas within the Federal Capital City, (FCC),
- The Concept of Open spaces and Green Areas,
- The total land area of the City – 250sq km,
- Total land area for phase I of FCC – 7076 ha,
- Total for 'Greens' – 1260 ha



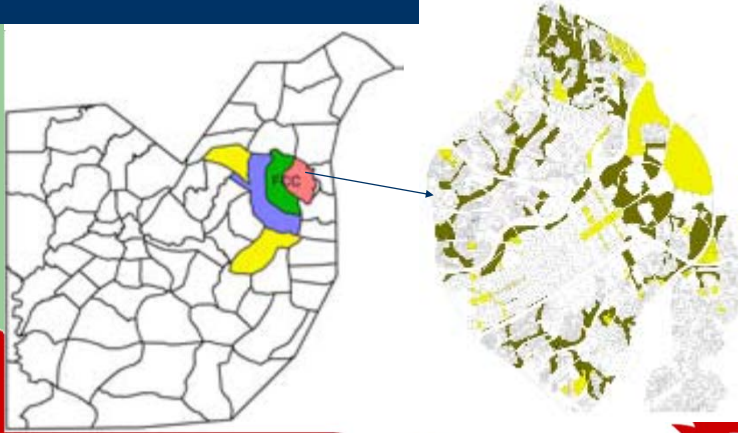
www.fig2010.com

2



11 – 16 April 2010

Green overview Phase I



www.fig2010.com



11 – 16 April 2010

Provisions of the Master Plan

- Basic Concept-
 - 'neighbourhood'
 - Residential enclave
 - 5,000 threshold population
 - Served with common facilities
- Green Areas provided for in the Master Plan
 - Developable Green
 - Open spaces
 - Recreational facilities
 - Parks and gardens
 - Children playgrounds

www.fig2010.com



11 – 16 April 2010

Provisions of the Master Plan

- Out door games
- Sport centres
- National, district/neighbourhood parks
- Undevelopable 'green'
 - Green stretches along valleys
 - Riverbeds
 - Hilly patches and Some incidental open spaces
- Concept of 'undevelopable green area' does not
 - Connote lack of technology
 - Or 'finacial muscles' by 'would-be-developers'

www.fig2010.com



11 – 16 April 2010

Why do we need 'greens'

- Habitable
- Beautification
- Conservation
 - Created to protect
 - Hill - tops
 - Hill – sides
 - Streams' / rivers' courses in their natural form
- Tempering with them could result in
 - Generating soil erosion
 - Land slides
 - Deforestation and their effects on the natural ecology of the environment
 - Climate protection

www.fig2010.com



11 – 16 April 2010

How it all started

- Parks & Gardens - A unit under the department of planning and architecture of the Federal Capital Development Authority (FCDA) in the early 1980s
- First park of the City of Abuja developed along 'ring road one'
- Activities became more pronounced in 1985, with the establishment of Abuja Environmental Protection Board (AEPB)
- AEPB took over functions of parks and gardens unit

www.fig2010.com



11 – 16 April 2010

Selected parks & open spaces within FCC phase 1

- These are categorised in the 'urban design' of the FCC as:-
 - Street spaces
 - Three arms gardens
 - Green buffer zone in the 'three arms zone'
 - Ministries garden
 - National Mall
 - National square/City square
 - Green areas in the cultural zone
 - Courtyards in Ministries' zone and the CBD zone
 - Green zones along express ways

www.fig2010.com



11 – 16 April 2010

Selected parks & open spaces within FCC phase 1



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Selected parks & open spaces within FCC phase I

- As at 1998 AEPB had leased out 41 organised open spaces to various developers and some NGOs within Phase I of the FCC
- The leases for 5 years with certain conditions as follows:-
 - Not more than 25% to be devoted to light commercial activities
 - No permanent or residential structures
- 'Central Area Urban Design' of FCC by Kenzo Tange provided for the following as closely 'inter-related elements and categorised them as:-
 - Open spaces,
 - Landscaping and vista planning

www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Selected parks & open spaces within FCC phase 1



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Selected parks & open spaces within FCC phase 1

- These are categorised in the 'urban design' of the FCC as:-
 - Street spaces
 - Three arms gardens
 - Green buffer zone in the 'three arms zone'
 - Ministries garden
 - National Mall
 - National square/City square
 - Green areas in the cultural zone
 - Courtyards in Ministries' zone and the CBD zone
 - Green zones along express ways

www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

What went wrong?

- AEPB overwhelmed by other responsibilities such as management of
 - Garbage
 - Sewage
- Inadequate funding
- Activities of the operators of the urban informal sectors
- Slow phase of development within other phases of the City



www.fig2010.com



11 – 16 April 2010

What went wrong?

- Initial desire of Government to 'go-it-alone'
- Unwillingness of private and corporate organisations to participate in such ventures
- Abuses of the provisions by the few that initially ventured into the development of such areas

www.fig2010.com



11 – 16 April 2010

The nature of the abuse



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

The nature of the abuse



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

The nature of the abuse



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

The turning point

- By the 1990s, phase 1 FCC, stretched beyond acceptable limit
- A study in 1999 recommended the reversal of the dangerous trend
- Though most recommendations are often accepted by Government authorities, lack of strong political will prevented the implementations
- By 2003, it was clear that the situation could not be allowed any further without harming the city and its dwellers
- Task team on 'greening' of Abuja was set up – later became Department of Parks and Recreation

www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

The turning point



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Recovered park: The Millenium Park



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Recovered park: Suez park in Wuse District



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

A street in Asokoro District



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

Children's Park & Zoo



www.fig2010.com

FIG SYDNEY 2010

11 – 16 April 2010

The journey so far

- The clearance of virtually all shops and other structure located in green and open spaces
- Clearance of squatters that have invaded road corridors / reservations
- Securing all the recovered areas by way of fencing and planting of trees, shrubs and other ornamental flowers
- Partnership with private concerns in developing and managing these parks and open spaces

www.fig2010.com

FIG SYDNEY 2010

Challenges

- So far the 'greens' are returning to the city landscape of Abuja
 - This has been done at a great cost
 - The tempo has slowed down since 2007 as result of
 - Wide spread out cry of the demolishing exercise
 - Change of administration within the FCTA
- Misunderstanding between the authorities and private developers of these facilities

www.fig2010.com



11 – 16 April 2010

The way forward

- Cooperation is needed between Government agencies and private concerns
- Strict controls must also be put in place to prevent land use conversion as it affects green areas of the City
- Much longer lease period of between 40 – 60 years is recommended
- Strong enforcement of rules and regulations needed to prevent future abuse

www.fig2010.com



11 – 16 April 2010

Conclusion

- So far the 'greens' are returning to the city landscape of Abuja
- Not all within the Phase 1 will come back
- Can the tempo of 2003 – 2007 be sustained?
- In developing the remaining phases of the City of Abuja, can we avoid the mistakes of the past?

www.fig2010.com



11 – 16 April 2010

The return of the 'greens' in Abuja

Thank You!

www.fig2010.com

