PLANNING AND LAND ADMINISTRATION CHALLENGES IN THE DEVELOPING NEW CITIES:-- THE ABUJA EXPERIENCE IN NIGERIA

BY

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• Introduction
  – Created by the FCT ACT in 1976
  – Land mass approx. 8,000 sq. km.
• Predominantly rural at inception with about 300,000 population
  – Agriculture main economic activity
  – Very little development in the area before 1976.
Located in North central part of Nigeria,
- Land mass approx. 8,000 sq. km.

Actual construction work started in the 1980s,


FCC Master Plan
- The Master Plan for the City submitted to Government in 1979 by the International Planning Associates (IPA),
- Provided for 254.98sq km (or 25,498 hectares) for the development of the Federal Capital City (FCC),
- Designed in a crescent shape,
Key Elements of the Master Plan

– Provided an organized pattern of land use and development guidelines:-
  • 500 hectares of government activity,
  • 891 hectares of service,
  • 12,486 hectares of residential land,
  • 920 hectares of light industry,
  • 1,840 hectares of transport infrastructure,
  • 561 hectares of commercial and
  • 8,300 hectares of open and recreational land.

Key Elements of the Master Plan...

• Provided for phase development (Phases I – IV),
  – Each phase has a number of districts with a mixture of residential, commercial, educational and recreational land uses.
  – The neighborhood concept is adopted as the smallest unit of development within a district.
  – Each neighborhood is designed for a population of 5,000 people, with common facilities such as a nursery and primary school, a shopping center, a park, and other services.
  – Collections of four or five neighborhood constitute a district. Each district has a district center where services such as district postal service, district fire service, secondary school, shopping malls, hotels, police department and many others can be found.
  – The growth modules in the form of development sectors, ‘each a mini-city of 100,000 to 250,000, focused on internal secondary employment centers and sub-divided into residential districts’.
  – The residential districts are planned for between 40,000 to 60,000 people.
Key Elements...Phase development..

- Phase I, 10 districts
  - Combine size of 90.2 sq km
- Phase II, 20 districts
  - Combine size of 97 sq km
- Phase III, 23 districts
  - Combine size of 153.2 sq km
- Phase IV, 44 districts
  - Combine size of 231.8 sq km

Central Area of Abuja, FCC
Central Area

– The Central Area is situated in the central part of the city with residential districts surrounding it on both sides (northwest and southeast axis).
– It consists of a mall flanked by Federal Government buildings focused on the National Assembly.
– It extends to the southeast in the form of the major commercial shopping street, ending at the transportation center with a major sports complex adjacent.

Challenges in the last three decades of the FCC development

• Governmental
  – Policy changes & inconsistencies,
  – Strong political will,
  – Finances.

• Extensions beyond original FCC boundary
  – 19 districts created from Municipal Area Council
    • Adding 405.6sq km to the City,
  – 8 districts created from Bwaria Area Council
    • Adding 145.7sq km to the City,
CHALLENGES IN DEVELOPING NEW CITIES:
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• Increased size of the FCC - 250 sq. km. to 1,123 sq. km.
• Implications - more traffic, more population and overstretching of the existing infrastructure.
Challenges...

• It is clear that the population of the FCC has already gone beyond the projected 3 million and the relocation to other satellite towns is not going according to plan.

• Very little emphasis is placed on these satellite towns even though there is an Agency (FCT, Satellite Towns Development Agency) set up to address this issue.

• So far Phase I remains the most developed part of the city,

• No rail line yet... construction of both the National rail into the city & the Abuja light rail going at slow phase,

• Traffic logjam is a common phenomenon despite the good roads

• Housing needs is another area of concern.
Extensions on Greens...

(Images of maps showing green spaces with arrows indicating extensions.)
Extensions on Greens...
Conclusion

• 35 years of development has been quite eventful & remarkable,
• Much has been done & much more needs to be done,
• Resettlement issues needs to be addressed holistically,
• Professional bodies in Nigeria need to show more concern, much more involvement in shaping & driving positive policies in the development of Abuja,
• Further studies are needed for the FCC (particularly in areas of Housing, Transportation, etc.)

Thank you for Your Attention!