

FIG Working Week
17 - 21 May, Bulgaria
From the wisdom of the ages
to the challenges of modern world

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**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.

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- Located in North central part of Nigeria,
 - Land mass approx. 8,000 sq. km.
- Actual construction work started in the 1980s,
- The seat of the Federal Government of Nigeria moved to Abuja from Lagos in 1991.

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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,

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FIG CHAMBER OF GRADUATED SURVEYORS

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.

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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.

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Key Elements...Phase development..

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

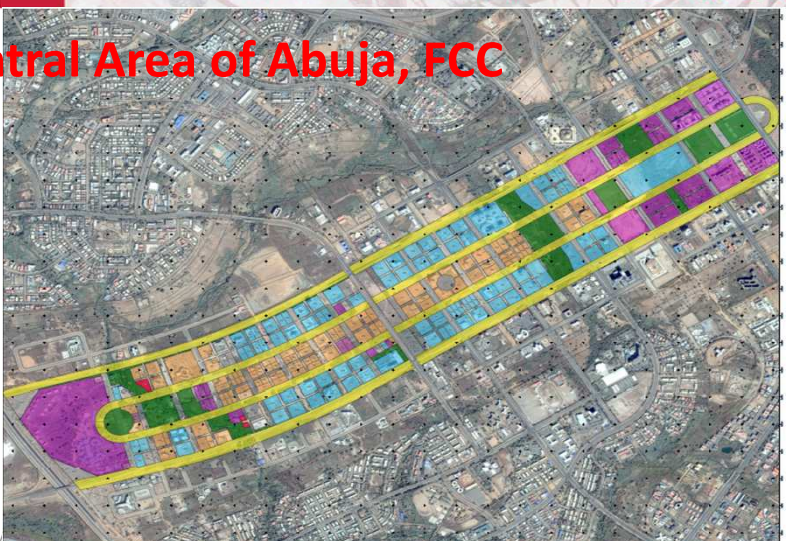
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Central Area of Abuja, FCC



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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.

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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,

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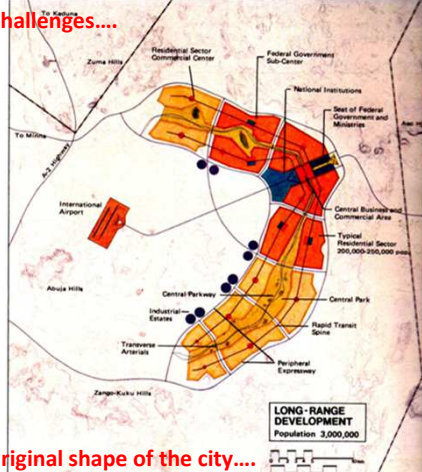
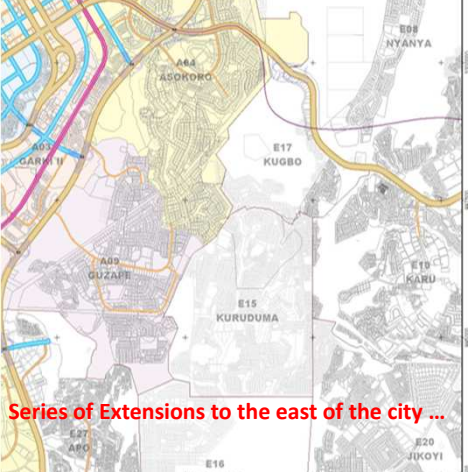


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Challenges....



Original shape of the city....




Series of Extensions to the east of the city ...

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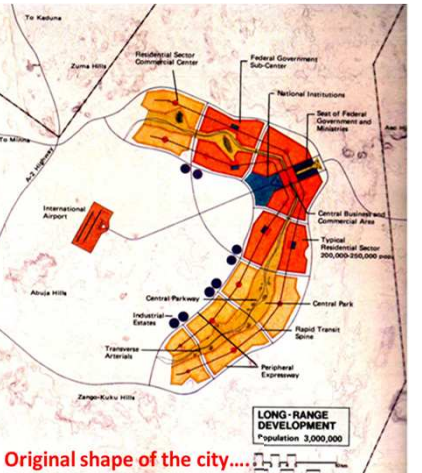
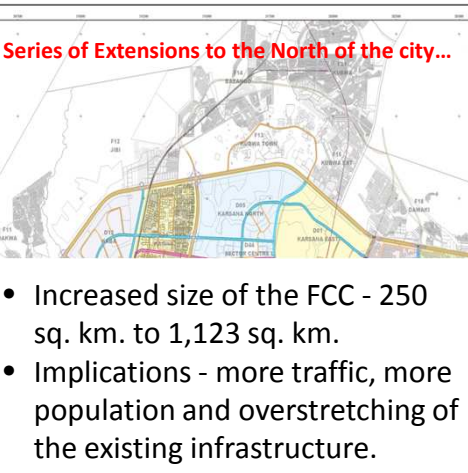


FIG
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Original shape of the city....



Series of Extensions to the North of the city...

- Increased size of the FCC - 250 sq. km. to 1,123 sq. km.
- Implications - more traffic, more population and overstretching of the existing infrastructure.

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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.

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FIG CHAMBER OF GRADUATED SURVEYORS

Extensions on Greens...



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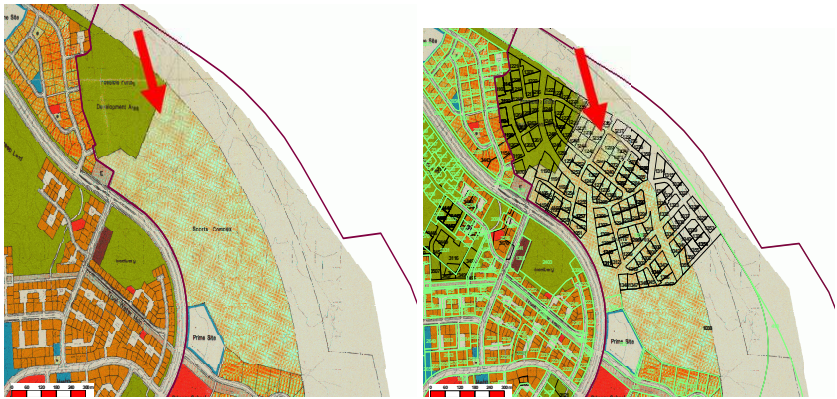
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Extensions on Greens...



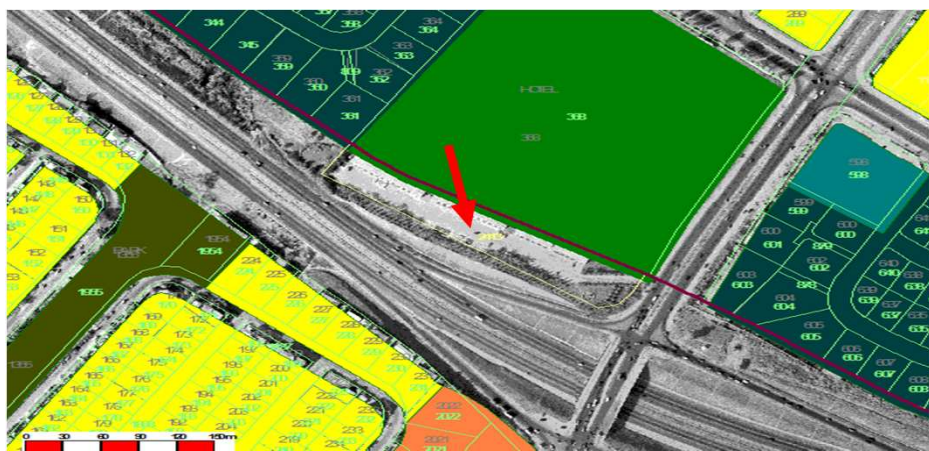
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Encroachments on Road Corridor...



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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.

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Thank you for Your Attention!

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