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**URBAN DEVELOPMENT AND LAND USES IN NIGERIA.  
'REVISITING THE ABUJA MASTER PLAN'**

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NIGERIA.**

**'REVISITING THE ABUJA MASTER PLAN'**

**A THESIS SUBMITTED TO THE GRADUATE  
SCHOOL OF APPLIED SCIENCES  
OF  
NEAR EAST UNIVERSITY**

**By  
AL-AMIN AHMAD MINJIBIR**

**In Partial Fulfilment of the Requirements for  
the Degree of Master of Science  
in  
Architecture**

**NICOSIA, 2020**

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**Al-Amin Ahmad MINJIBIR: URBAN DEVELOPMENT AND LAND USES IN NIGERIA. 'REVISITING THE ABUJA MASTER PLAN'**

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**To my parents...**

## ABSTRACT

The master plan of Abuja in regards with urban development and land use is the main context of this thesis. The master plan was created in 1977 to substitute Lagos which was over populated and poorly structured. It was also created to form a balance for both northern and southern regions of Nigeria. This was as a result of the unplanned structured of Lagos due to rapid growth of urbanization, absence of infrastructure and functionality and poor quality of functions which led to factors like traffic congestions, lack of housing and urban sprawl. These factors enhanced the idea of relocating the capital to a new location which made Abuja a choice because of its central position in the country. After the Aguda panel's decision in 1976 to make Abuja the new federal capital, international planning associates were appointed to create a master plan for the new capital. The master plan was structured to avoid factors which occurred in Lagos despite the fact that in the past a sustainable city was not the reason for its creation, it still fused the standards and concepts of a convenient development.

This thesis examines the problems underlining the implementation of the master plan and land use and why the federal capital territory is not yet developed to its full potential. The aim of this thesis is to develop an intellectual background and recommendations for the new capital of Nigeria based on 21<sup>st</sup> century sustainable urban developments and a revisit and analysis to the various land use plans of Abuja. The methodology adopted for this thesis is a qualitative approach. In conclusion the thesis reveals the difficulties that affect the master plan and land use implementations of Abuja.

**Keywords:** Capital city; urban development; land uses; master plan; Abuja

## OZET

Abuja'nın kentsel kalkınma ve arazi kullanımı ile ilgili master planı bu tezin ana bağlamıdır. Ana plan, 1977'de aşırı nüfuslu ve kötü yapılandırılmış Lagos'un yerini almak için oluşturuldu. Nijerya'nın hem kuzey hem de güney bölgeleri için bir denge oluşturmak üzere oluşturuldu. Bu, kentleşmenin hızlı büyümesi, altyapı ve işlevsellik olmaması ve trafik sıkışıklığı, konut eksikliği ve kentsel yayılma gibi faktörlere yol açan işlevlerin kalitesinin düşük olması nedeniyle Lagos'un planlanmamış yapılanmasının bir sonucuydu. Bu faktörler, başkentin ülkedeki merkezi konumu nedeniyle Abuja'yı tercih haline getiren yeni bir yere taşınması fikrini artırdı. Aguda panelinin 1976'da Abuja'yı yeni federal sermaye yapma kararından sonra, uluslararası planlama ortakları yeni sermaye için bir ana plan oluşturmak üzere atandı. Master plan, geçmişte sürdürülebilir bir kentin yaratılmasının nedeni olmamasına rağmen Lagos'ta meydana gelen faktörlerden kaçınmak için yapılandırıldı, hala uygun bir gelişimin standartlarını ve kavramlarını kaynaştırdı.

Bu tez, master planın ve arazi kullanımının uygulanmasının altını çizen sorunları ve federal sermaye bölgesinin neden tam potansiyele henüz geliştirilmediğini incelemektedir. Bu tezin amacı, Nijerya'nın yeni başkenti için 21. yüzyıl sürdürülebilir kentsel gelişmeleri ve Abuja'nın çeşitli arazi kullanım planlarına yeniden yapılanma ve analizleri geliştirmek için entelektüel arka plan ve öneriler geliştirmektir. Bu tez için benimsenen yöntem nitel bir yaklaşımdır. Sonuç olarak tez, Abuja'nın master plan ve arazi kullanım uygulamalarını etkileyen zorlukları ortaya koymaktadır.

**Anahtar Kelimeler:** Başkent; kentsel gelişim; arazi kullanımları; ana plân; Abuja



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## **LIST OF ABBREVIATIONS**

<b>AGIS:</b>	Abuja Geographical Information System
<b>AIM:</b>	AIM consultants
<b>AS+P:</b>	Albert Speer & Partner
<b>CA:</b>	Central Area District, Abuja
<b>ECOWAS:</b>	Economic Community of West African States
<b>FCC:</b>	Federal Capital City
<b>FCDA:</b>	Federal Capital Development Agency
<b>FCT:</b>	Federal Capital Territory
<b>IPA:</b>	International Planning Associates
<b>KM<sup>2</sup></b>	Square Kilometre
<b>KTU:</b>	Kenzo Tange Urtec
<b>M:</b>	Meter
<b>NIA:</b>	National Intelligence Agency
<b>URP:</b>	Department of Urban and Regional Planning
<b>WHO:</b>	World Health Organisation

# **CHAPTER 1**

## **INTRODUCTION**

### **1.1 Study Background**

The main two characters that enhance the creation of an efficient planned city are urban development and land use planning. The area of study faces series of challenges in the implementation of these two characters because of several affecting factors, one key factor is due to the fact this was the first planned city in the history of the nation.

Urban development is a technical and political process concerned with the development and design of spaces and the built environment, this includes air, water and infrastructure transiting a given land into an urban area. Urban development deals with the physical layout of human settlements. Approximately half of the population of the world live in urban areas, this makes urban areas of principal concern.

Land use planning relates to the method by which land is designated in an ecologically stable manner in order to maintain and create sustainable settlements for habitats. Land use planning must endeavour to make the most productive use of land resources. The structure of land usage requires how the land is used both in terms of resource and a service to the habitats. An efficiently planned city allows the population to dwell and conduct business conveniently.

### **1.2 Problem Statement**

The federal capital territory is not yet developed to its full protentional, in other to achieve a sustainable national capital the past development must incline towards future development of the region. The federal capital territory could be said to be half way implemented but there are still arising needs to revisit the appropriate land use plan of the new capital most especially in the central area.

The national capital holds the key to the country, being the city that governs the nation, for this reason the development of this region must be the utmost concern of the nation and must possess an appealing aesthetic scenery, the city should be a hub for development, nation building and economic growth. The capital is not equally accessible to all people of the nation because of a high cost of affordability. However, the data generated from this research could be applied in the development of new capital cities such as Abuja.

### **1.3 Aim and Objectives**

The major aim of the thesis is to develop an intellectual background and recommendations for the new capital of Nigeria based on 21<sup>st</sup> century sustainable urban developments and to revisit and analyse the various land use plans that were conceived for Abuja starting from 1979 when the first sketches were made until the newest plan in 2008. The necessary objectives for achieving this aim are to:

- Plan a development that would be sustainable for the region and neighbouring districts.
- Create different methods to extract the land uses of the region.
- Protect and improve the habitation of the residential districts.
- Provide adequate chances for future development.
- Preserve the environment with the development requirements of the region.
- Ensure the constructed environment is friendly with the natural environment.
- Encourage mixed use communities in order to create independent regions.
- Ensure an accessible transport system within the region.
- Encourage ethics of suitable urban development.

### **1.4 Methodology**

The methodology adopted for this thesis is a qualitative approach. The qualitative approach involves a literature review achieved by the help of related books, publications and articles and also a physical interview amongst the agencies responsible for the context of research, thus the approach was used to collect necessary data and information which involves notes, maps, and satellite images.



### 1.5 Research Questions

1. Why are capital cities relocated?
2. How are the capital city districts positioned?
3. What was the process of making the master plan of Abuja?
4. What are the land uses of the Abuja capital area?
5. What are the factors that affected the implementation of the master plan?
6. Who are the associations responsible for the implementation of land uses in the city?

### 1.6 Structure of Thesis

The table 1.1 below shows the structure of the entire thesis (chapter 1- 6 and their headings).

**Table 1.1:** Thesis outline

Chapter	Heading
Chapter 1	Introduction
	↓
Chapter 2	Literature review
	↓
Chapter 3	Revisiting the Abuja master plan
	↓
Chapter 4	Land uses in Nigeria
	↓
Chapter 5	Research methodology
	↓
Chapter 6	Conclusion and recommendation

## CHAPTER 2

### LITERATURE REVIEW

#### 2.1 The Establishment of New Capital Cities

The establishment of new capital urban cities is presently unlimited over nations worldwide especially among those nations which accomplished freedom from an era of colonial rulers. This is reflected in other places around the world like Brazil's new capital city of Brasilia, Pakistan's Islamabad, Botswana's Gaborone, Malawi's Lilongwe, Tanzania's Dodoma, Nigeria's Abuja, Malaysia's Putrajaya and numerous others. The latest of this wonder is Central Guinea's new capital city of Oyala which was created in 2017. There has been some exchange of the elements which have driven the development of these new capitals.



**Figure 2.1:** The Perdana Putra in Putrajaya, Malaysia (Fussan, 2008)

The development of these new capital urban areas will in general be founded on western planning information which is required to manage the improvement of these urban areas despite the driving elements. Abuja too reflects this proclivity to a western planning knowledge which has been subscribed to by the national elites and planners as they seek to build a new national capital city. Abuja too reflects this proclivity to a western planning

knowledge which has been subscribed to by the national elites and planners as they seek to build a new national capital city.

Through the masterplan, it is the expectation of the national elites and planners to accomplish country working in the feeling of making national character in a multi-ethnic culture. In any case, past this, it is additionally expected that the master plan will drive local and financial improvement just as lead to the structure of an advanced capital city (FCDA, 2014). The master plan is consequently the 'fundamental component' through which these worries would be acknowledged (IPA, 1979). It was planned in 1979 and received for implementation by the Nigerian government, from that point forward the planners and national elites have planned to assemble another capital city driven by the master plan.

However, this undertaking has tended not to be effective in accomplishing the points and improvement that Abuja seeks, but beyond national capital the implementation of plans across the globe tends to be problematic as most plans end up unimplemented.

## **2.2 Urban Development**

Urban development may be comprehended as a professional practice of managing urban improvement by creation of plans and regulations or comprehensively could be the socio-economic and environmental efforts to make an urban area a better place of living and moving around.

Despite the fact that urban development is broadly comprehended as a generally new disciplinary field, the procedures and expression have obviously been polished all through urban history. Urban development concerns the craft of overseeing, planning, controlling and maybe in any event coordinating the choices of the numerous partners associated with the improvement of urban territories towards a great result.

Urban planning ranks as a significant social movement that came of age in the twentieth century. Its modern history is a complex and ongoing story of achievement, failure, resilience, and redemption. Over time, chameleon-like, it has taken a role that has been constantly adapted to place, culture, and circumstance. It is a history of both continuities (the

quests for health, justice, efficiency, environment, and amenity) and discontinuities (in response to global technological, economic, political, and climate shifts).

Urban development is a prominent social improvement which evolved in the 20<sup>th</sup> century. The history of urban development is compound and a continuous tale of success, trickery, resilience and revival. It has played a job that has been continually adjusted to location, culture and condition.

In spite of the fact that urban development branches into the real estate management seat, Hans de Jonge constantly continued underscoring the consistently changing requests and difficulties of the calling, to Hans, an inside and out comprehension of overseeing urban improvement procedures can best be created in close cooperation among specialists and researchers, scholastics sustaining professionals with hypothetical bits of knowledge into the elements of multi-partner basic leadership procedures and specialists giving contribution to the advancement of new hypothetical ideas of these elements just as the job of various instruments and systems utilized by partners to direct the course and result of the process.

The modern-day urban development is currently over a century old. The academic study of urban study history began in the last quarter of the 20<sup>th</sup> century. In 1974 an international planning history society was created in England. This field over time has grown further in complexity at different levels determined by a blend of inspirations and frequently attempting to settle top-down and bottom-up objectives. It has numerous public and private participants enjoying different ranks of power and influence. It could be defined in several other ways as; community building, urban planning, urban development and urban management.

Also, it is very rare to find a solo planning department instead planning is typically dispersed across several organizations each dealing with a particular task like transportation, environmental protection and so on. Modern urban development in Western nations is a long way from solid and even at the broadest level accept distinctive cultural expressions – for instance, The Britain concentrates on managing land use, Europeans on design and

Americans with its social and financial strategy orientation. The emphases remain regulation of development, design of the constructed environment and values.

### **2.3 Nation Building and Capital City Relocation**

An understanding of the creation of nations has been established in the previous discussions, for example, sub-Saharan African States such as Nigeria wanted to use capital relocation as a strategy to build nation-wide identities. This will appeal to an audience in various ethnic societies (Elleh, 2015).

National capital development via the relocation of capital is seen as the overarching aim of capital relocation for the construction of the new capital (Vale, 2008).

Why would domestic leaders choose to use capital movements to achieve national identity and other relevant goals? Experience and the need to "return to that experience" were a major driving force behind this (Myers, 2011).

The post-independence states are typically colonial conceptions with different historical backgrounds of various colonial empires. In the administration of their respective colonies, the British empire introduced and implemented different policies, giving incentive to the various experiences of the state (Myers, 2011).

For example, in some colonists such as Nigeria, the British advocated a policy of indirect rule. On the other hand, the French followed an assimilation strategy that they wanted in the African continent to establish black French citizenship. There are many shared experiences in spite of the complex cultural backgrounds (Njoh, 2008).

In urban development the colonial towns encountered what Myers describes as "segregation and segmentation". This is why the towns are racially divided into the European reservation areas and native areas. Within sub-Saharan Colonial Africa, the role of current or newer cities in the management of raw materials to be exported to Europe was deliberated attributed mainly as storage cities, which was considered crucial to the administration of raw materials exported to Europe for industrialization. The settlements were primarily situated on the shore

of Lagos and acted as the bureaucracy hubs of colonial empires. However, some colonial states have no national capitals. They managed from other countries and such places have been their capitals. For example, Mauritania and Gaborone were managed from Saint Louis in Senegal and Mafeking in South Africa.

The inaccessible capitals did not take the mixed ethnicity system and the history of the colonial states into account. In 1914 in what is today called Nigeria, the abstract geography created more than 250 ethnic nationalities but Lagos was chosen by the British empire as the colonial capital, Lagos is situated at the south west of Nigeria and is mostly dominated by the Yoruba ethnic group, this may be a disadvantage to the other ethnicities. This decision was based primarily on the fact that Lagos sits at the end of the Atlantic Ocean and would aid easy exports to Europe. It therefore had no relation to the country's ethnic and cultural diversity. Even in terms of accessibility the inner land tended to be separated from the shoreline capital because its situated at the coast of the ocean.

But Nigeria and other similar post-colonial states tried to remedy the colonial disparity by means of capital transfer after independence. This is what Myers calls "the subversion, elimination" of the colonial legacies by the post-colonial cities (Myers, 2011).

Smith simply describes it as a "re-interpretation" of past history either done by a large-scale rejection or by searching for a new synthesis (Smith, 2009).

Wolfel too shares his voice in the direction of Smith stating that 'capital cities are icons that help with the rewriting of the history of a country' and therefore 'the relocation of a capital city can embrace, reconstitute or disown the history of a country' (Wolfel, 2002).

For these countries, the relocation of capital thus becomes a symbolic action for the promotion of nationality. Because capital cities are considered to represent cultural symbols, they are symbolic in the sense that they have become the most potent tool to be revisited to resolve the national issue of post-colonial states in view of its inappropriate role of colonial capital legacies as a means of promoting national identity and unity.

### **2.3.1 The reason for capital city relocations**

There are many factors in the relocation of national capitals to another existing city or to an entirely new location. This includes re-addressing historic imbalances and grievances, supporting national identities in a different ethnic community, fostering regional and economic development, creating new and productive capital cities, advancing the interests of individuals particularly through powerful actors and lastly political and strategic considerations.

The overall reason is to gain legitimacy to serve a certain group. Their purpose is to facilitate the relocation. The groups could be international or national groups.

### **2.3.2 The geographical location of new capital cities**

Capital city relocation is also not considered an easy task geographically. The location of capital cities is therefore regarded as an important geographic concern, as the decision to move or construct the capital is not easy. The various players involved in the process of relocation of the capital becomes a geographic question. The geographical location of a capital becomes a contest where each player has its own partial decision on the geographical location underlined by the interests of the players who struggle to find their own way.

Finally, although there are other geographical choices the other players who might feel that their interests were not adequately taken care of often challenged. What eventually becomes a capital city, beginning from an empty geographical location to construction is usually an illustration of dominant interests (Vale, 2008).

## **CHAPTER 3**

### **REVISITING THE ABUJA MASTER PLAN**

#### **3.1 Abuja the New Federal Capital Territory of Nigeria**

The location for Abuja was decided because of its central position, simple connectivity, nice environment, low population density and land availability for further development. This was the first planned city in Nigeria to be built.

The need for the Nigerian government to relocate the nation's capital from Lagos to Abuja in 1976 was because Lagos became over crowded, congested and had no land for expansion. The development of the new federal capital started almost immediately.

Some political factors influenced the decision taken by the government to create a new capital city as a result of the growing disadvantages in Lagos, During the rule of president Murtala Mohammed in 1976, He declared it as new capital city after a committee was set up to look for an alternative to Lagos which was already overpopulated and was posing a developmental challenge. Justice Akinola Aguda headed the committee that decided the movement of the capital from Lagos to Abuja, development of new federal capital began immediately but until 1991 the then president Ibrahim Babangida moved the seat of power from Lagos to Abuja.

The panel chose the location for a new capital because of its central-ness as mentioned earlier, this created a balance in different aspect but most importantly being where the northern and southern religion and culture met. There was also easy accessibility to move around and a fun filled green environment and gardens. A cool climate and also enough space for future development. The entire environment of the new capital city was put into consideration during the design process. Some portion of the master plan made provisions for gardens and green areas. The new capital is surrounded by ecological elements such as; the savannah and grassland, the rain forest, the hills and rocks and lastly the highlands.

The master plan of the new capital city was created by an association of three American firms namely:



1. Wallace, Roberts and Todd
2. Planning Research Corporation
3. Archisystems (A subsidiary of Hughes organization)

The master plan incorporated mainly a purpose of accommodating the government seat, business areas and cultural establishments. Surrounding the central area are residential areas which accommodate the residents of the city. The prestigious Japanese architect 'Kenzo Tange' alongside his group made sure the centre of the master plan was achieved.

### **3.2 The Development of a New Federal Capital Territory**

Similar to the context of the Italian school of morphology, an ancient approach is embraced and enhanced with different ways of thinking in order to successfully analyze Abuja. Supported by some factors in this analysis, in 1984 Moore stated that the creation of Abuja as the new federal capital city were justifiable for numerous reasons:

- Lagos was considered unequipped to serve as the national capital due to lack of land for future developments.
- There was need for a balanced, culturally neutral, efficiently open capital city for each citizen of Nigeria to access, this symbolizes Nigeria's desires for unity and significance.
- A New capital city that is appealing and physically certified with suitable land characteristics that would encourage urban advancement.
- A national capital city in the middle of Nigeria that empowers economic advancement and triumph.

Numerous different researchers contended that these reasons proposed by Umeh (1993) are negligible solutions and has not totally mirrored the genuine situation or socio-political partitions that occur in Nigeria nowadays. In this way, they reasoned that, Abuja was made to suit the vital enthusiasm of scarcely any favored Nigerians. However, it could be contended that eventually a genuine reason existed to utilize the new Federal Capital City to intercede national solidarity and spike fast monetary improvement. However, the location of Abuja doesn't really decide if there would be unity between people or not rather it has

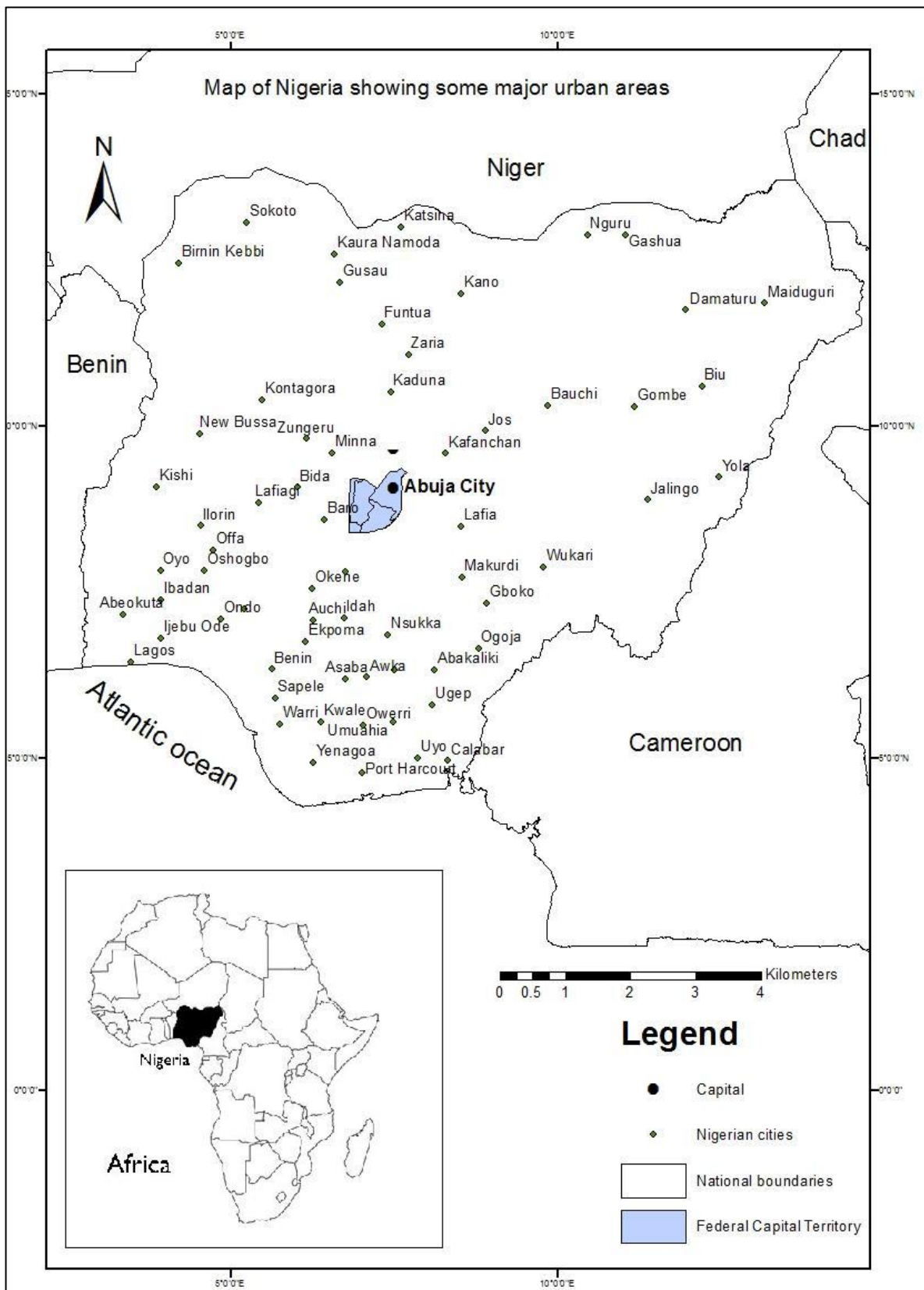
activated additional disputes between the Nigerian government and the first native residents of the location called Abuja today.

Moreover, trying to exhibit, admit and practice these principles, the Nigerian government established decree number 6 that founded Abuja as the new federal capital territory (FCT) and also founded the federal capital development authority (FCDA) as the agent to actualize and deliver the country's yearnings by accepting accountability for plans, designs and development of the FCT.

### **3.3 The Location of Abuja City and Satellite Towns**

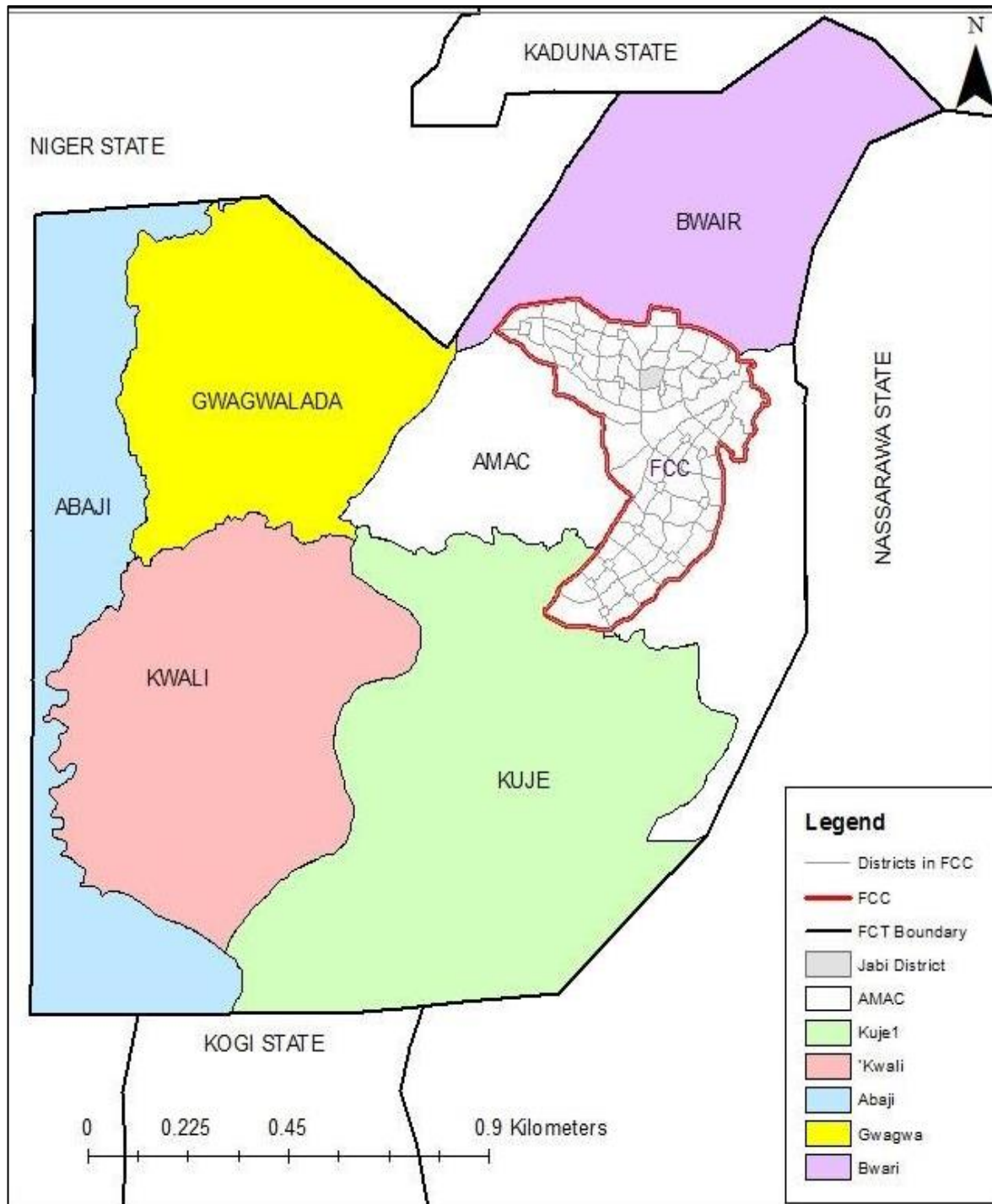
The new capital city is positioned in the middle belt region of the country due to the central position of the new capital. This area is a convergence region that connects the northern region which is a typical savannah vegetation and the southern region which is dominated by the rainforest vegetations. Hence, the new capital city incorporates both ecological characteristics from the two regions. Figure 3.1 is a map of Nigeria illustrating the central location of Abuja.

The new capital city encounters three climate conditions yearly. This consist of a warm, rainy season and lastly a dry hot season. In the middle of the year, there is a short period of harmattan where the direction of wind blows from north east and is called the north east trade wind, during this season there's so much dust, dryness and cloudiness, the weather is also cold. The rainy season happens between April until October where temperatures gets to 30 degrees centigrade during the day and 23 degrees centigrade in the night, while during the dry hot season the temperature gets up to 40 degrees centigrade during the day and an average of 12 degrees centigrade in the night. There rainfall quantity in a year ranges in between 1100 – 1600 millimetres of liquid water. The landscape of the new capital city moderates the effects of the temperature because of its high elevations (FCDA, 1979).



**Figure 3.1:** Map of Nigeria showing the location of Abuja (Diva GIS)

Figure 3.2 shows the natural dimensions of the federal capital territory (FCT), which amounts to 8,000 km<sup>2</sup> with federal capital city (FCC) taking up to 250 square miles, while the other 7,750 km<sup>2</sup> were intended to be satellite towns. However, it's not clear if this principle and decree have been implemented and achieved.



**Figure 3.2:** Map of Abuja (FCDA, 2016)

### **3.3.1 The phases of the Federal Capital City (FCC)**

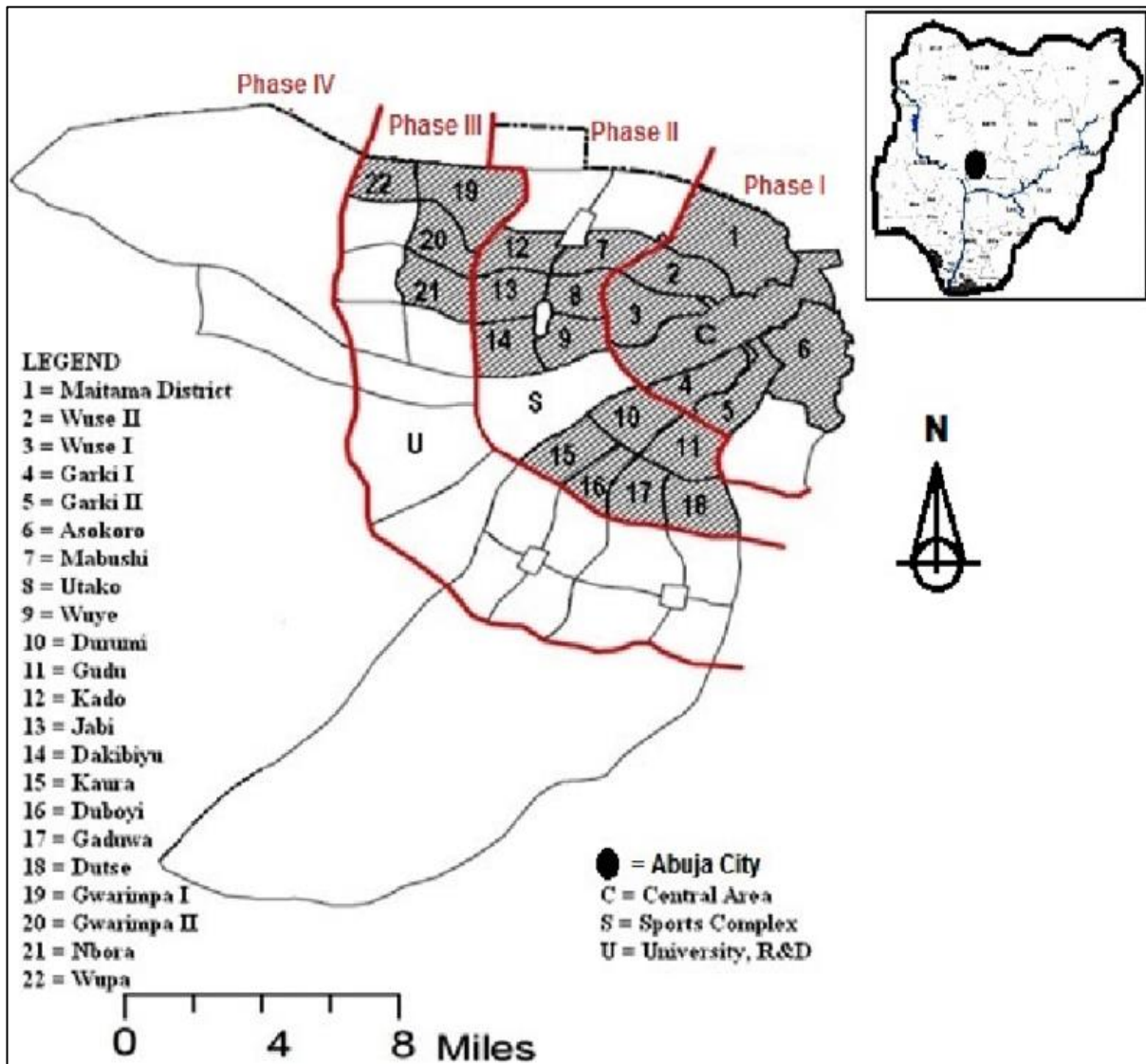
The federal capital city (FCC) consists of four developmental phases, namely;

1. Phase 1
2. Phase 2
3. Phase 3
4. Phase 4

The phase 1 is the central area (CA), this phase accommodates the centre of the government and other government departments, it also accommodates the central business district of the federal capital city. The phase 1 has some key elements that makes it the most important district in the federal capital city (FCC). Figure 3.3 is a map of the four phases of the Abuja federal capital city and their various districts.

Key elements of the phase 1:

- The presidential villa, national assembly, supreme court all put together form the three-Arm Zone.
- Public institutions and government establishments.
- Central business district.
- National sport complex.
- Foreign missions and embassies.
- Cultural zones.

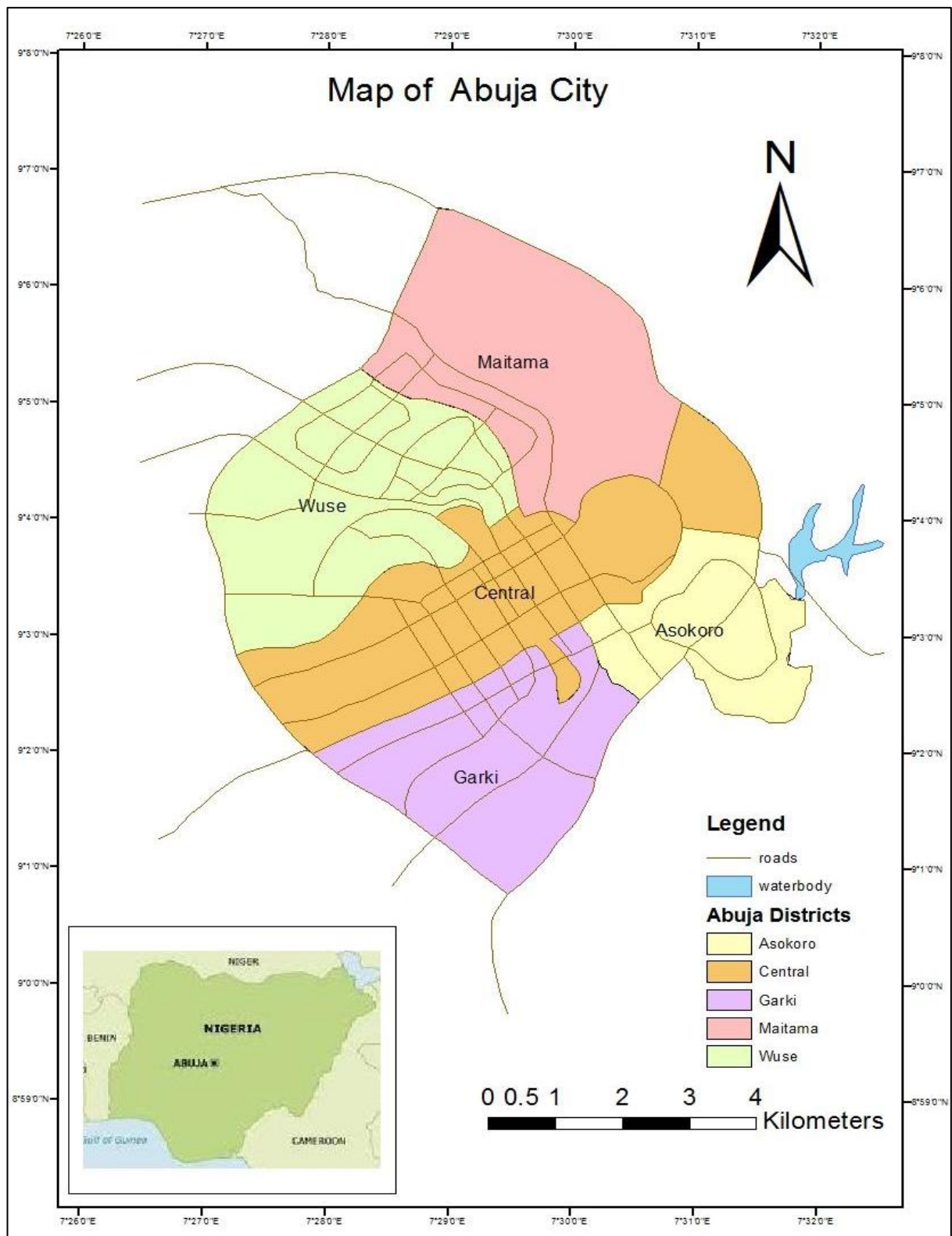


**Figure 3.3:** The four phases of the federal capital city (FCDA, 1979)

As mentioned earlier that the central area (CA) seats offices that run the affairs of the government other districts where residential areas that sheltered officials, business people and other members of the public. The Phase 1 accommodates four residential districts for homes namely:

1. Wuse
2. Garki
3. Maitama
4. Asokoro

The central area (CA) and four residential districts can be seen in Figure 3.4. below.



**Figure 3.4:** Map of phase 1 (FCDA, 2006)



The new capital city has embodied some aspects of the core values reflected in the Master Plan:

- Public spaces situated inside the central area are successively masterminded to create an aerial axis.
- The monument and arboretum are positioned at the Aso hill end axis which is located between the national assembly complex and the mall is the called central parked today.
- There are gardens around the presidential villa to ensure security.
- National square at the final point of the axis, closing open spaces and parkways.

### **3.3.2 Urban forms and cityscape**

The plan of the new federal capital city was conceded after an evaluation of other planned capital cities around the globe and a comprehensive reflection of the encouraging and adverse characteristics of the designs. The cities evaluated comprise of regional capitals like Chandigarh in India and other capitals like Washington D.C. in the USA, Brasilia in Brazil, Canberra in Australia. The ambitious idea was to create a new capital city as a public area that will benefit the country in a whole not only the new capital itself, by duplicating the forms and buildings of existing urban regions in the country where it could be achieved (Ikoku, 2004).

The selection of the location of the new capital city was based on appropriateness, the real design of the cityscape was created on balanced evaluation of substitute sites within the designated area in the centre of the country. An evaluation of previous planning practices of new cities gave the planners an understanding of several levels of achievement and disappointments faced during the process of development. It furthermore exposed challenges which were subsequently confronted after real occupation of the new capital city.

Similarly, as the choice of location of the capital depended on suitability principles, the genuine structure of the cityscape and design depended on balanced analysis of selective areas inside the chose territory in the nation. A survey of past encounters of newly planned cities made the planners have some degree of accomplishments and disappointments



experienced in the answers for essential formative issues. It likewise uncovered to them that troubles, which were later experienced due to formal structure, turned out to be just obvious after they have started the processes.

These provided the essential objectives for the design of the urban forms both from a location linked point of view and functional characteristics independent of the site. There are three issues linked to urban form and design are:

1. Imageability
2. Efficiency
3. Flexibility

### **3.4 The Master Plan of the Federal Capital Territory (FCT)**

The Nigerian government under the rule of the then president Murtala Mohammed legalized the creation the new federal capital territory (FCT) by introducing the decree number six (6) on the 4 of February 1976, this was as a result of the recommendation from the Aguda panel which was to assigned to choose the location of the new FCT. The federal capital was to be transferred in six years while the complete development of the FCT would take twenty years. Unfortunately, the president did not live to witness the transfer because he was assassinated nine days after the decree in a coup.

The decree also created the main body to drive the planning process and implementation process of the new federal capital territory (FCT), this resulted the birth of the federal capital development agency (FCDA).

The FCDA appointed the firm of Wallace McHard Roberts and Todd which was led by Thomas Todd and were called international planning associates (IPA) in 1977 to develop a master plan for the new FCT.

This firm commenced on various research and specialized inspections to retrieve the required information that will enlighten and motivate the structure of a master plan for the FCT. A worldwide contest was set up in 1977 and the IPA which is a group of planners, engineers and architects in the United States America got appointed to develop a master plan

for the new FCT which will become a new community for up to three million citizens. The outcome happened to be a master plan to make a city in the center and a few satellite towns with specific characteristics to increase the confidence of the central area of the FCT, this was created by architect Kenzo Tange.

The central area of the federal capital territory today houses some of the world's most expensive real estate and has a wide concentration of business activities. Some noticeable offices, embassies and government lodges are situated in the central area, for example the district of Asokoro major buildings like the western African economic commission secretariat (ECOWAS), the national intelligence agency (NIA) and the world health organization (WHO).

They were also situated alongside the president's villa and the national assembly. The four squares created were to fill in whenever there's a need for future development in the central area. There's also a judicial court created for the FCT alongside a central square. These structures simply demonstrate an efficient base of the Nigerian government.

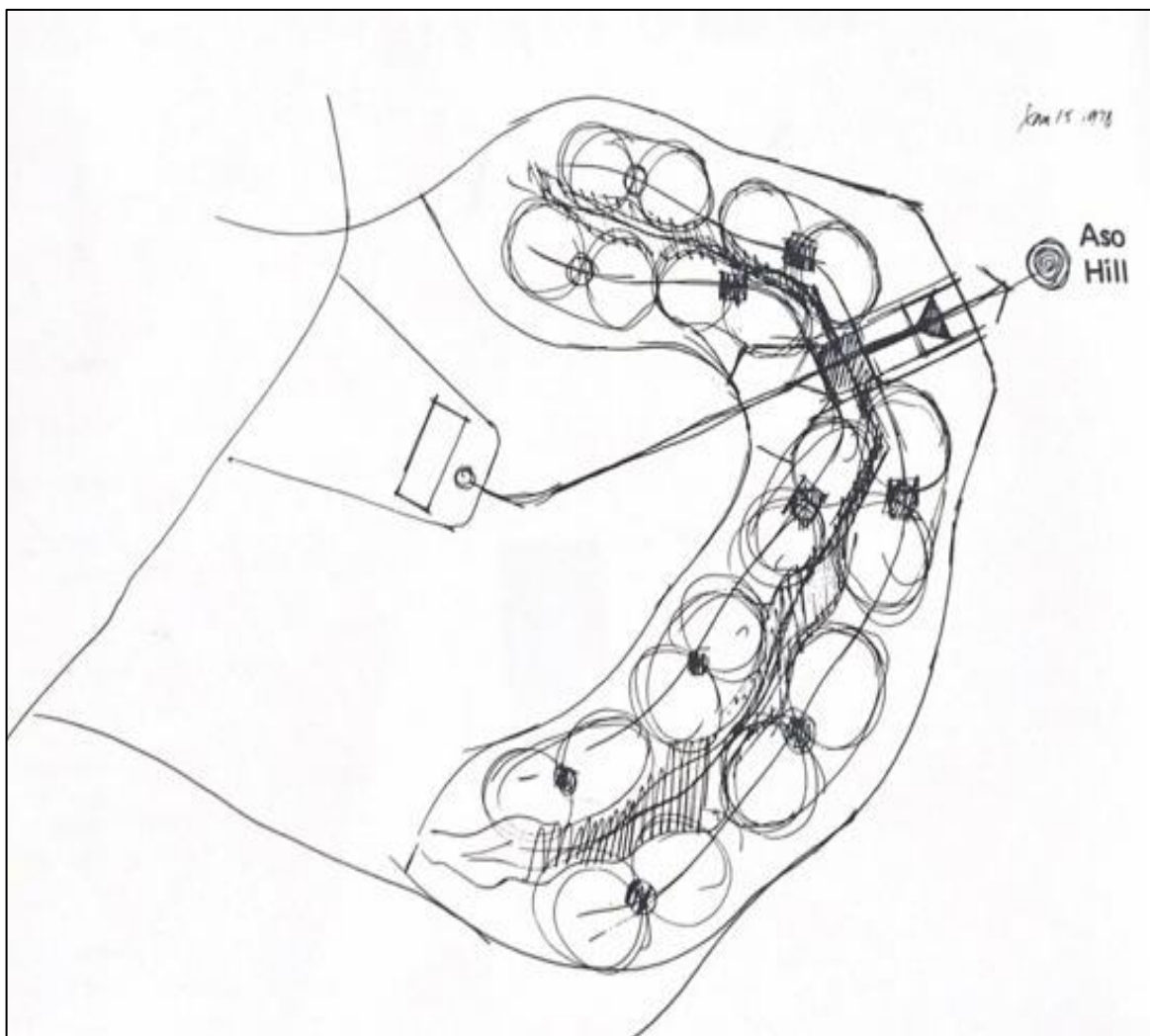
The average cost for a residential home in Asokoro is well over 1.5 million dollars. Additionally, the cost for a private residence in Maitama isn't a long way behind as it spins around 1 million dollars upwards. On account of Wuse and Garki, they are blended locals of private structures and some business exercises that are acclaimed for the business sectors, however properties here still cost with in the extents of 500,000 dollars to a million dollars.



Figure 3.5: The central area plan of Abuja (FCDA, 1979)

### 3.5 International Planning Associates (IPA) Master Plan

The FCDA commissioned international planning associates (IPA) in June, 1977 to design a master plan for the new federal capital, The IPA designed and submitted on February 15, 1979 relevant data concerning the new capital city site, regional city plans and a development standard manual. The city faces and develops gradually from the Aso Hill which is the notable landmark on the site. Figures 3.6 and 3.7 are sketches of the first concept plans created by IPA for the new federal capital territory (FCT).



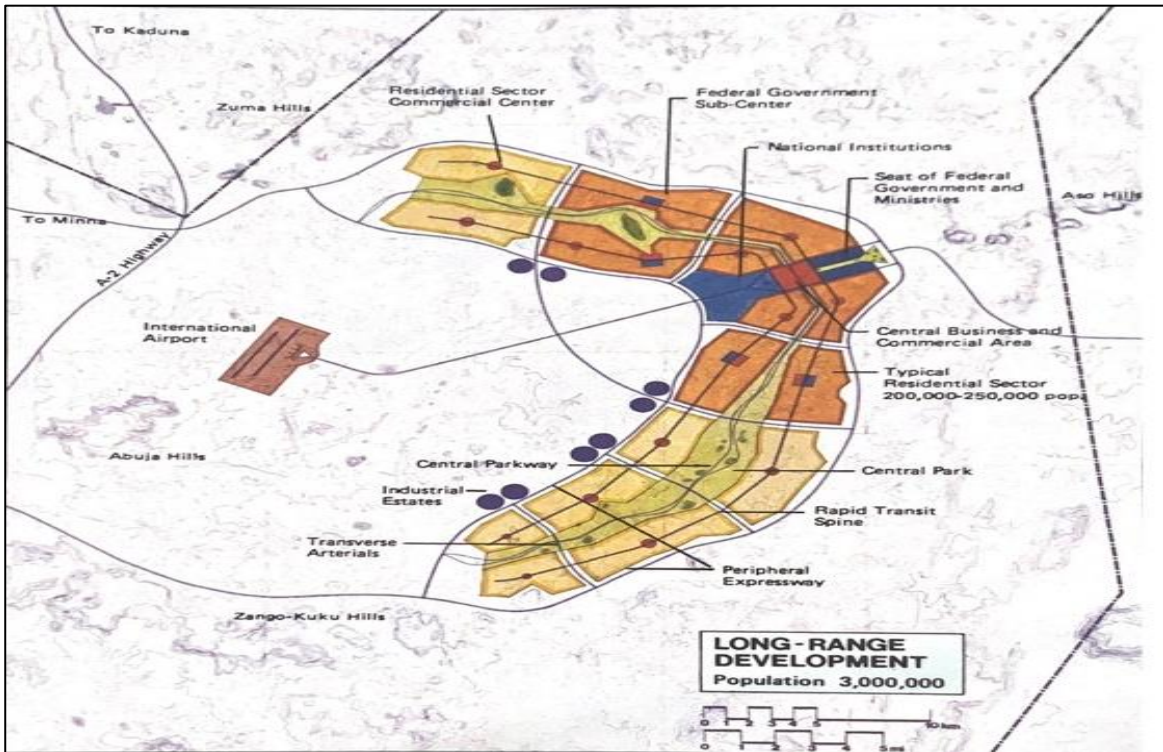
**Figure 3.6:** First concept plan of the new capital city (FCDA, 1979)





**Figure 3.7:** Concept sketch of the central area (FCDA, 1979)

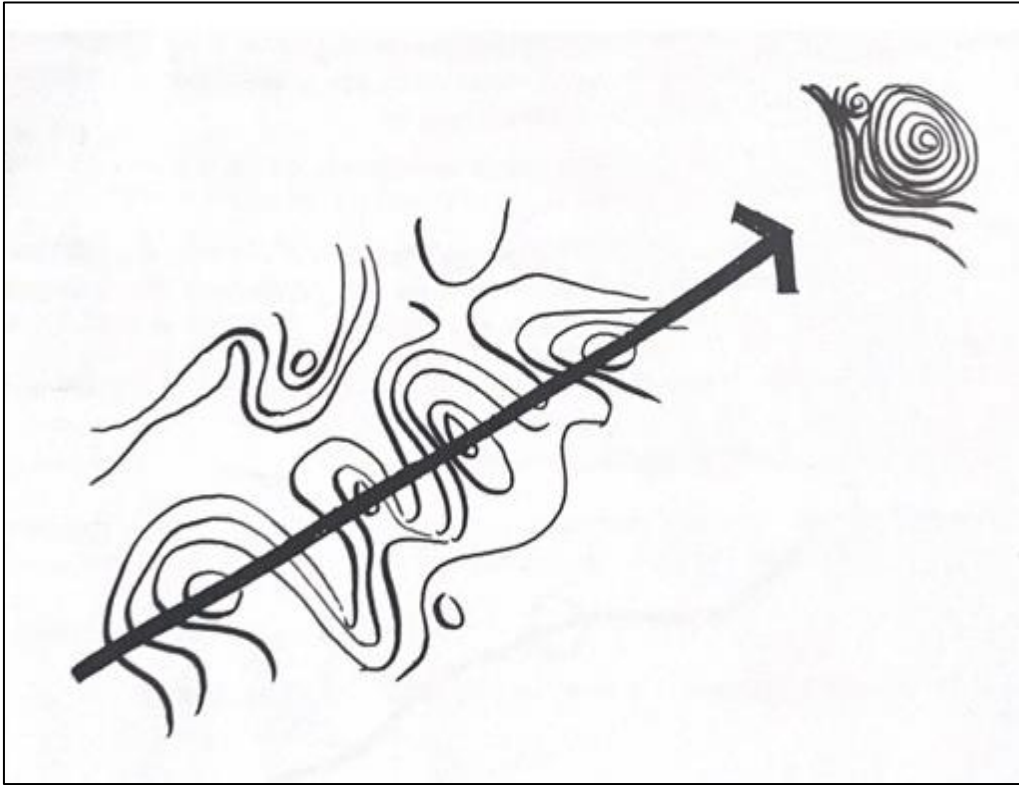
Figure 3.8 below is a label of the concept plan conceived from the sketches above.



**Figure 3.8:** City plan concept (FCDA, 1978)

***a. Axiality of Abuja***

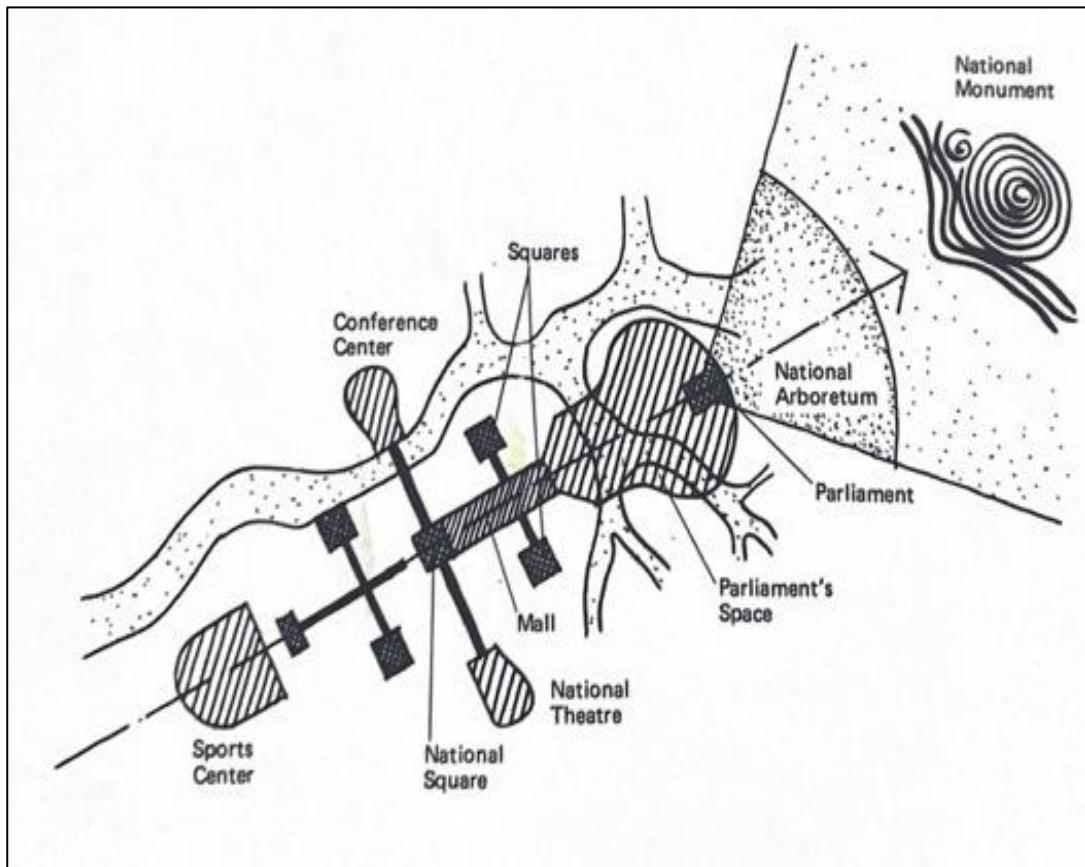
The Aso hill is the most prevailing natural component of the site and requests affirmation in the central area plan. The emphatically axial nature of the design is the aftereffect of the relationship. The National Assembly, presidential villa, and the supreme court are all aligned on this axis.



**Figure 3.9:** Axis on Aso hill (FCDA, 1979)

***b. Open space system***

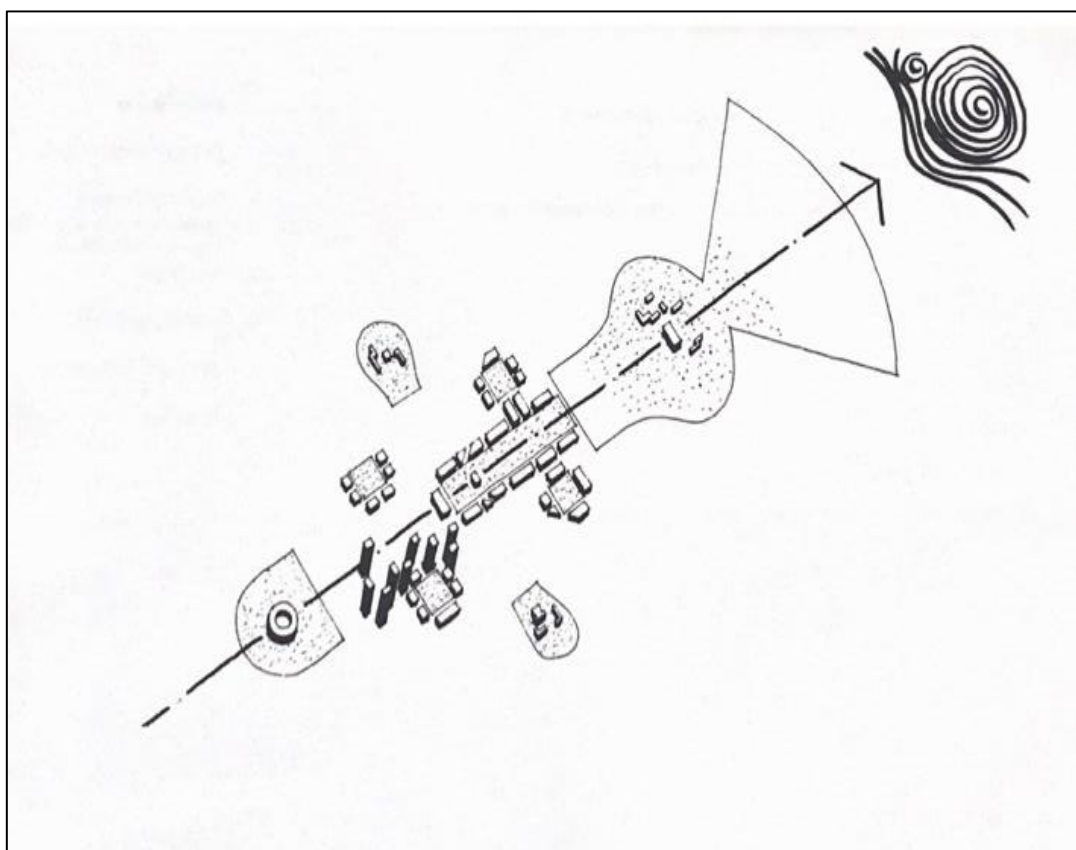
The open space system capitalizes on the natural character of the landscape in peripheral areas with formal treatment in the urban spaces. The most significant open space in the central area is the mall along the central axis of the central area. The element of this mall has been chosen after survey of such issues as pedestrian dimensions and scales fitting to the flanking structures. The mall is the main unifying element of the administrative area of the central area.



**Figure 3.10:** Open space system (FCDA, 1979)

*c. Spatial organization of Abuja*

The arrangement and series of public open spaces is closely related to the central area plan's simple axuality. Equally essential is the coordinating sequence of the internal and external roadway network. The mixture of dominant natural elements, the representative characteristics of the seat of government and the orderliness of the grid layout indicates a certain series of spaces and spatial characteristic varying from immense, primal and historic.



**Figure 3.11:** Spatial organization (FCDA, 1979)

***d. Transportation system of Abuja***

There are two major types of transportation services which are provided to ensure efficient movement in the federal capital city. The first type provides transport facilities for daily functions of the capital city, this is a diverse means of easing movement for the public with in the city by the use of roads, public transport and the newly introduced rail service which eases movement from the city to the airport and other stations with in the city with the use of trains, the rail service is still evolving as there are not many routes available at this time.

The second type of transportation system allows the capital city to interact with other cities of Nigeria. The various means for this type of transports are: air transport, interregional highways, rail way. The highways and transportation system in seen in Figure 3.12 below.



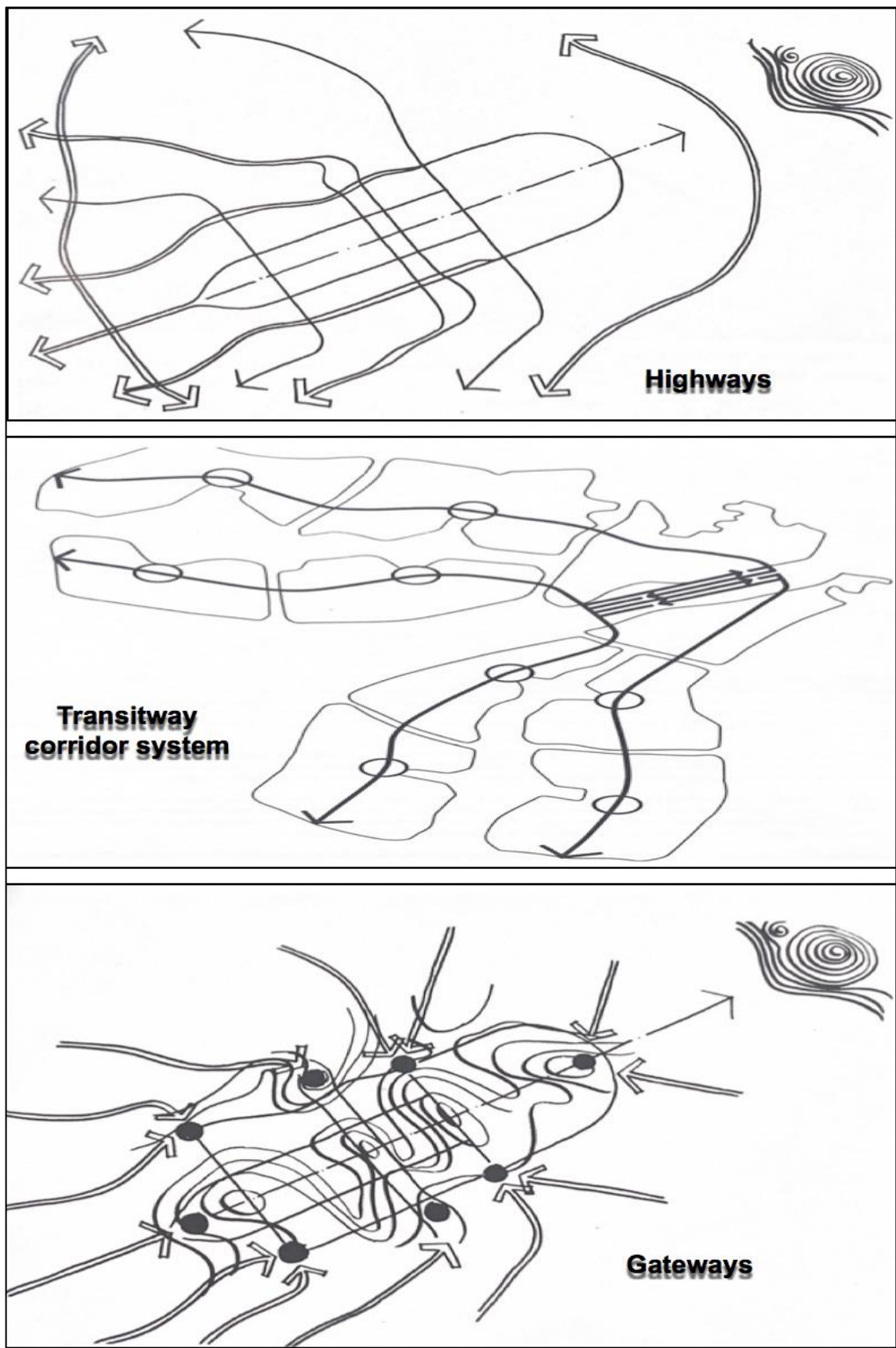
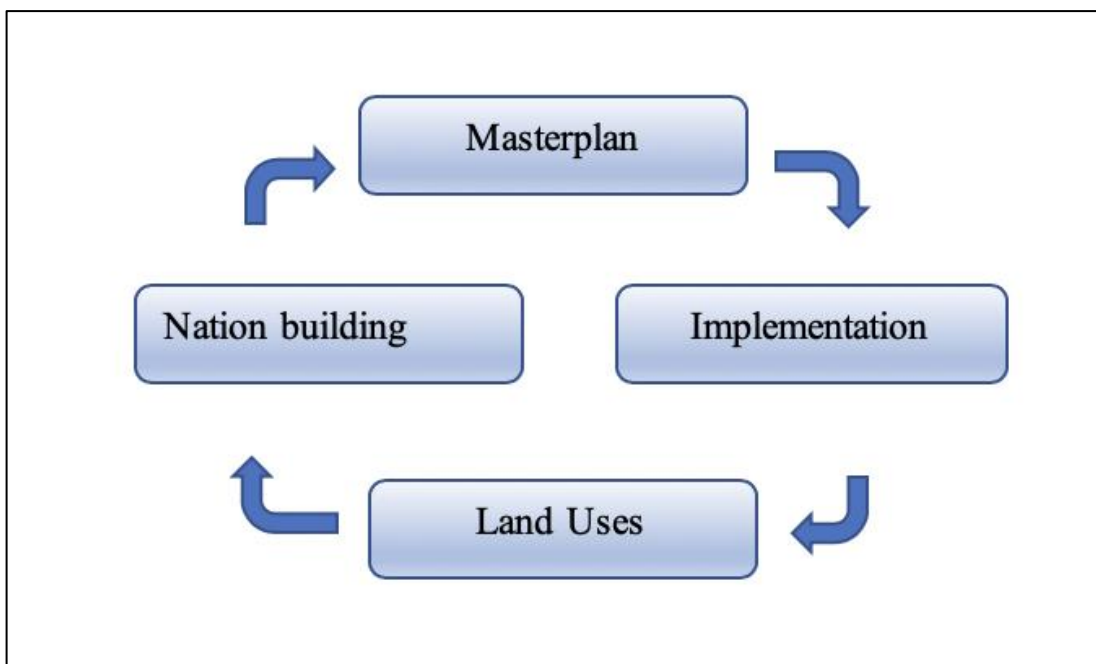


Figure 3.12: Transportation system (FCDA, 1979)

### 3.6 Aim of the Master Plan

After Abuja's 1976 declaration as the new capital, the national leaders and planners wanted to use Abuja to build a nation in a multi-ethnic society in order to create a national image and to implement the Abuja master plan. In addition, the master plan is also expected to lead to nation building, economic development and creation of a new city. The master plan is therefore observed as the vital component through which these worries would be figured out. The master plan defines various land uses in the region from this specific concern and the premise is that the land uses would contribute to developments of the nation.



**Figure 3.13:** Connection between nation building and land use (Jesse, 2016)

One of the areas in Abuja where this is noticeably felt is in the CA. As the principal district of Abuja, the master plan is expected to play the function of showcasing Abuja's magnificence and desires of nation building.

In 1979 The International Planning Associates (IPA) an American firm organized to give long time direction to the precise usage of the new capital city for the following 25 years; and was received for implementation by the government. the master plan spanned 18 months, with a range that encompassed both regional development plans and plans for the new capital.

### **3.7 Unimplemented Master Plan**

Historically the Abuja master plan started in 1979 when the Abuja master plan was created and approved for implementation. The planners view implementation in Abuja in the form of a sequential and logical commitment. It implies that the plan's intentions will be implemented in a straightforward manner in which the results of implementation will be consistent with the plan's intentions and that the planners will act as neutral agents devoid of political and power play or the subtleties of collaborations that underline the procedure of implementation.

In 1981 and 1984, in addition to the Abuja master plan, new master plans were planned for the CA covering the district's phases 1 and 2. Such proposals transformed the Abuja master plan's specific visions into the CA's comprehensive land uses and urban designs. Nevertheless, the regulation of land use in the CA was not successfully implemented after nearly 3 decades (FCDA, 1999).

Throughout these decades land use implementation in the CA had not only been slow but even tended to be compromised in the few implemented areas. A classic case is the presidential villa which is built on a knoll originally meant to be left as a green area - the nation's arboretum. Another problem had been the funding of the city generally and provision of infrastructure in the CA. Since the 1980s following the collapse of the country's oil boom and revenue, this resulted into funding crisis for the entire Abuja city and its CA - thereby limiting the *Federal Capital Development Authority's* (FCDA) ability to develop infrastructure and attract private investment into developing the CA's land uses.

The changes in government policies led into drift of policy, abandonment and irregularities which restricted implementation of the central areas land use. Among other factors, these concerns often appeared to be compounded by problems related to architecture and topography. For example, in the CA's central business district, the national mall, and many others, their implementation had also been challenged by landscape and exceedingly complex urban structures.

### **3.8 Another New Master Plan**

The FCDA received another master plan in 2008 from Albert Speer and partners known as AS+P. This substituted all the CA's previous master plans. The German engineers of the new plan and secretary of the FCDA shared a high-level of hope for their progress in the preface and introduction of the new plan (FCDA,2008).

Contrary to the hope and the belief that the new plan would continue to be useful also to direct the next thirty years of urban development in the CA, it would be expected that regulation of land use in the CA would be easy to implement but the reverse keeps happening. It was hard for the planners to execute even the new plan. Land development did not comply with the plan's restrictions on land use. Infrastructure such as arterial roads and local streets, sewer lines, among others, are still to be on the ground in some sections of the CA, especially in the district's phase 2, there are still numerous parcels of land in the CA without land development. It's as if some of the things that plagued the previous master plans are resurfacing and weakening the new plan.

Albert Speer (2008, p.ii) stated that;

“With our experience in Abuja and other worldwide capitals we carry with us a comprehension of the uniqueness of the task, the audit of the past master plans of the CA and structure of another one merged to fulfill the needs of the general public of today and the future but then keep up the quintessence behind the first vision for a delegate national capital. With this assessment we would like to have helped the FCDA towards directing the following thirty years of urban development in this one of a kind capital city.”

In conclusion the AS+P plans and other land use plans will be reviewed in the next chapter.

## **CHAPTER 4**

### **LAND USES IN NIGERIA**

#### **4.1 Land Use Planning in Nigeria**

Land use planning is a piece of open methodology which includes various guidelines to manage and control land-use in a beneficial and suitable way. Land use is utilized by the legislature to achieve the improvement of the land within their region. It's the responsibility of the authority to prepare for the necessities of the people and also nature. Land use planning is a skilled evaluation of land and water, assessments for land use, economic incentives to pick and choose the best decisions for each land. The land use plan provides an imagination for an attainable result in the future of a particular land.

Land is needed for many purposes in both rural and urban area for the public. It is a vital aspect of creation and a basic element in the economic development of a nation. Therefore, as a nation develops, some areas become urban attentions, these areas become vast urban cities, there are prolonged challenges for various purposes of lands. This needs suitable planning and regulation to assure development and valuable skills of these settlements. As mention by Aluko (2000), the buildings and samples of construction is to develop the wellbeing, availability, comfort and amicable uses of land to their full capacity or a significant degree of the morals and approaches of land management. This reason for this is to achieve the main and suitable objectives of the land use and a unique design for each land. For instance, the physical development of private businesses, open areas and others must be regulated by the institutions responsible for the agreed and guaranteed plan. In other to guarantee satisfactory procedure of these applications and address the issues of urban office patronisers the land portion and plot measurements are noted.

All urban and country parts of the whole society need lands for various purposes. It is a huge factor in development and a critical component for any country or society's financial improvement (FMH&UD, 2003). There is expanding rivalry and interest for land spaces for different purposes, as rustic zones become form into urban focuses while urban focuses become enormous metropolitans.

## **4.2 Land Uses of the Abuja Central Area**

The IPA was set up in 1979 to drive the accomplishment of Abuja's goals. Based on the value of the CA in Abuja, already stated in the last section, the IPA has identified 'significant land uses' to be introduced in the CA. These include the 'government seat, central business district, national cultural institutions, high density residential neighbourhood, national sports complex, transportation hub, diplomatic area, parks and open space (IPA, 1979).

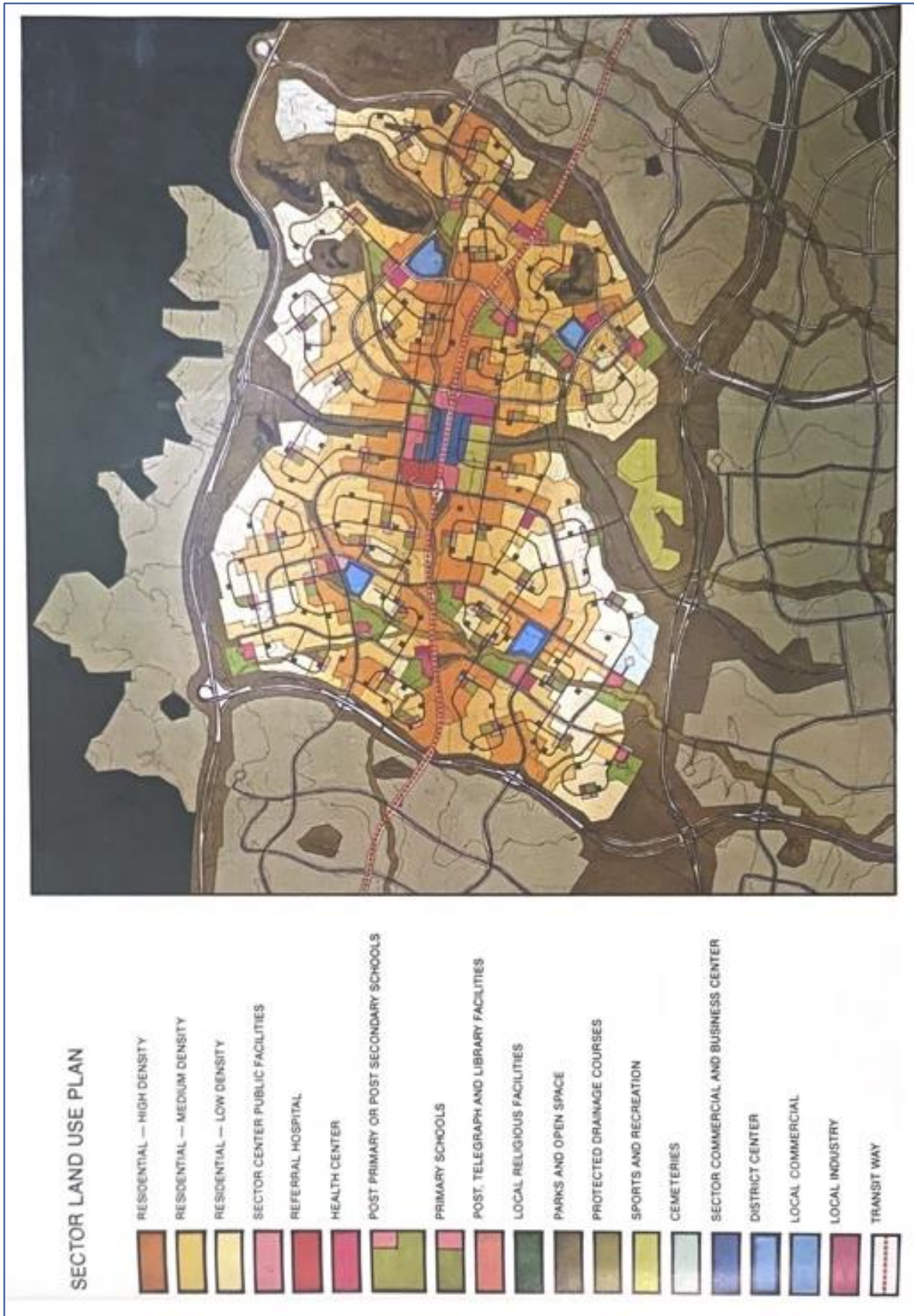
The American planners hoped that they would turn into achieving the ambitions of Abuja when the CA's land uses are introduced. The same logic applies to other less bureaucratic districts of Abuja but not on the scale of the excellence predicted in the CA. It's somewhat in the sense of having federating parts on different scales with each having specific land uses. It is to some degree in the feeling of having unifying bits with each having specific land utilizes on various scales. The expectation is that the whole picture of Abuja's aspirations for nation-building would be achieved when the bits are implemented, even though one of the CA will act as the city's pre-eminent focus. Additionally, the FCDA found it necessary to develop additional master plans for the CA from the specific land uses of the CA. This would be seen in the sense of providing detailed land use plans and urban designs to further direct the CA's growth. This is discussed in the next segment dealing with the extensive land uses of the CA.

## **4.3 Major Land Uses of the Central Area (CA)**

The master plan was designed to achieve the objectives of a new capital city. The planners assumed that achieving the major land uses means achieving the objectives of the new capital. The major land uses of the central area are stated in details below:

- 1. *Seat of the government:*** The Americans expect the CA to serve the purpose through the district's executive, legislative, and judicial structures. Since Nigeria is running a presidential government system, the master plan considered its vital to accommodate these three arms of government in the city's premier district. In addition, it is proposed that the municipal government administrative buildings be in the central area.

2. **Central business district:** The main commercial and industrial operations of the nation are listed to be established in the CA, including corporate offices, large hotels, shops, parastatals.
3. **National cultural institutions:** Cultural social structures such as the International Conference Center, National Theater, National Mosque and Church will be built in the CA as the main district of Abuja.
4. **Diplomatic purpose:** The central area will also accommodate High commissions and foreign embassies.
5. **Residential area:** The central area is expected to create shelter for people who work in government offices and other business activities.
6. **Transportation system:** There was also a requirement for road networks in and around the central area, also a need for a public transport such as intercity bus and railway terminals.
7. **Sports center:** The national stadium and several sport facilities will be in the central area.
8. **Parks:** The areas include the squares, green areas and open spaces in the central area.



**Figure 4.1:** Sector land use plan (FCDA, 1979)



#### **4.4 The Land Use Plans of the Central Area**

There were series of land use plan spread over different periods, each plan had a distinct purpose even if the main reason for additional plans was to address challenges faced in previous plans, this was a means of providing solutions to all the master plans yearnings.

##### ***a. Kenzo Tange Urtec (KTU) land use plan***

A Japanese firm called Kenzo Tange Urtec (KTU) was awarded the project to work on planning the land uses of the CA and also urban development designs in 1980. The master plan was also referred to as the KTU master plan or green book in 1981.

They achieved this by dividing the CA land uses into five zones. These zones are as follows:

- Three arms zone
- Central business district
- Ministries
- Cultural areas
- Transportation system

The KTU only worked on the phase 1 of the central area of the federal capital territory.

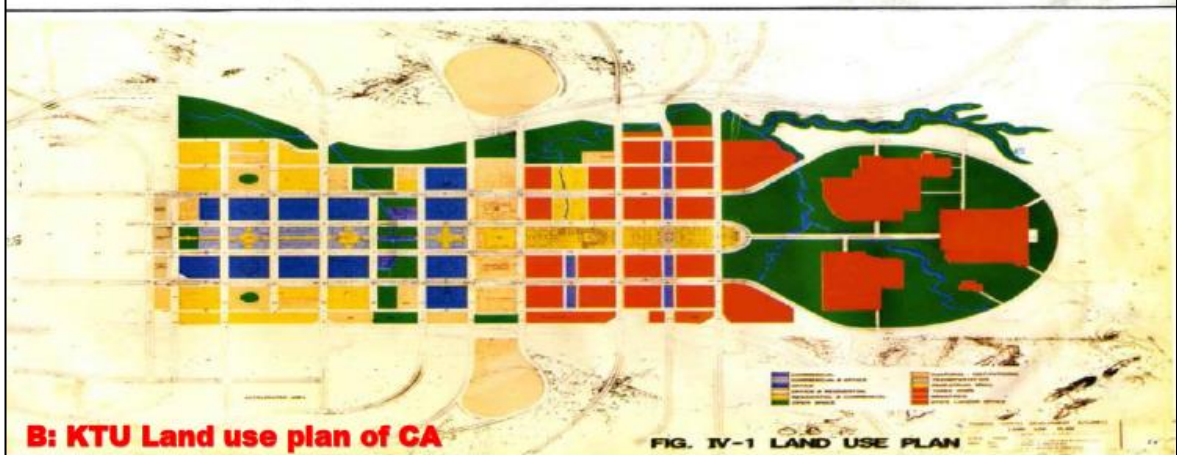
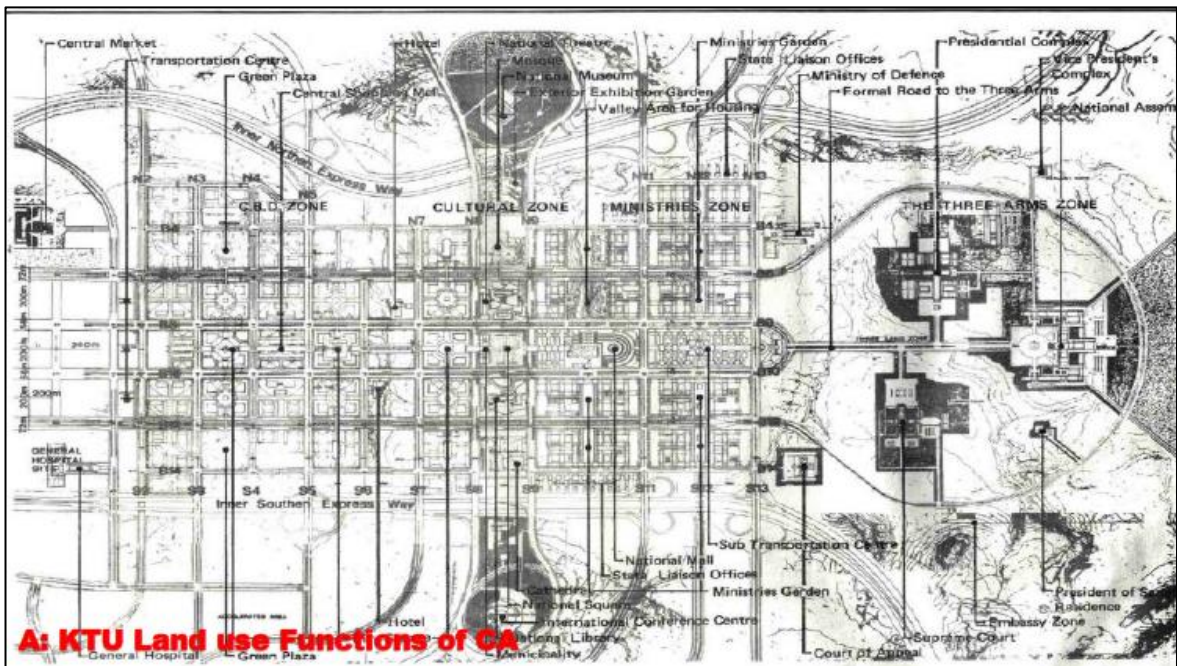


Figure 4.2: KTU land use plan (KTU, 1981)

***b. AIM consultants (AIM) land use plan***

The FCDA contracted another firm called AIM consultants in 1984 to achieve similar goals of the phase 1 at the phase 2 of the CA. Similar to KTU the AIM plans were divided into 4 zones namely;

- Business
- Market
- Diplomatic
- Sport

Both plans created by KTU and AIM summed up the CA's land use into 9 zones where each zone had an objective land use function.

The FCDA attempted in 1996 and also in 2007 to merge both plans into one but these documents existed separately as the KTU emphasized on the phase 1 of the CA and the AIM emphasized on the phase 2.

The agency also approached a German firm called SF Cologne consultants to make a thorough replacement of the local land use plan with the CA plan which resulted a land use plan that was presented but difficult to tell when it was created because it was not dated but from an estimated analysis this land use plan was created before the involvement of the AIM as it did not include the AIM land use plan in the new SF Cologne land use plan, this new consolidation plan may have been created before 1987 or after this year but it aimed to analyse only KTU land use plans and not involve the AIM land use plans. Even after an attempt to retrieve data from the URP department which could lead to finding the period of this plan but could not be found.

In 2008 the FCDA finally merged the KTU and AIM land use plan into one land use plan for the CA, this was as a result of contracting another German firm Albert Speer and partners (AS+P) to create a new master plan. It was necessary to contract AS+P not only to merge the KTU and AIM but redress the challenges that have slowed down the implementation



process of the previous plans, land use problems and also lack of investors in the CA. This had happened under the then FCT minister Nasir El-Rufai in 2008.

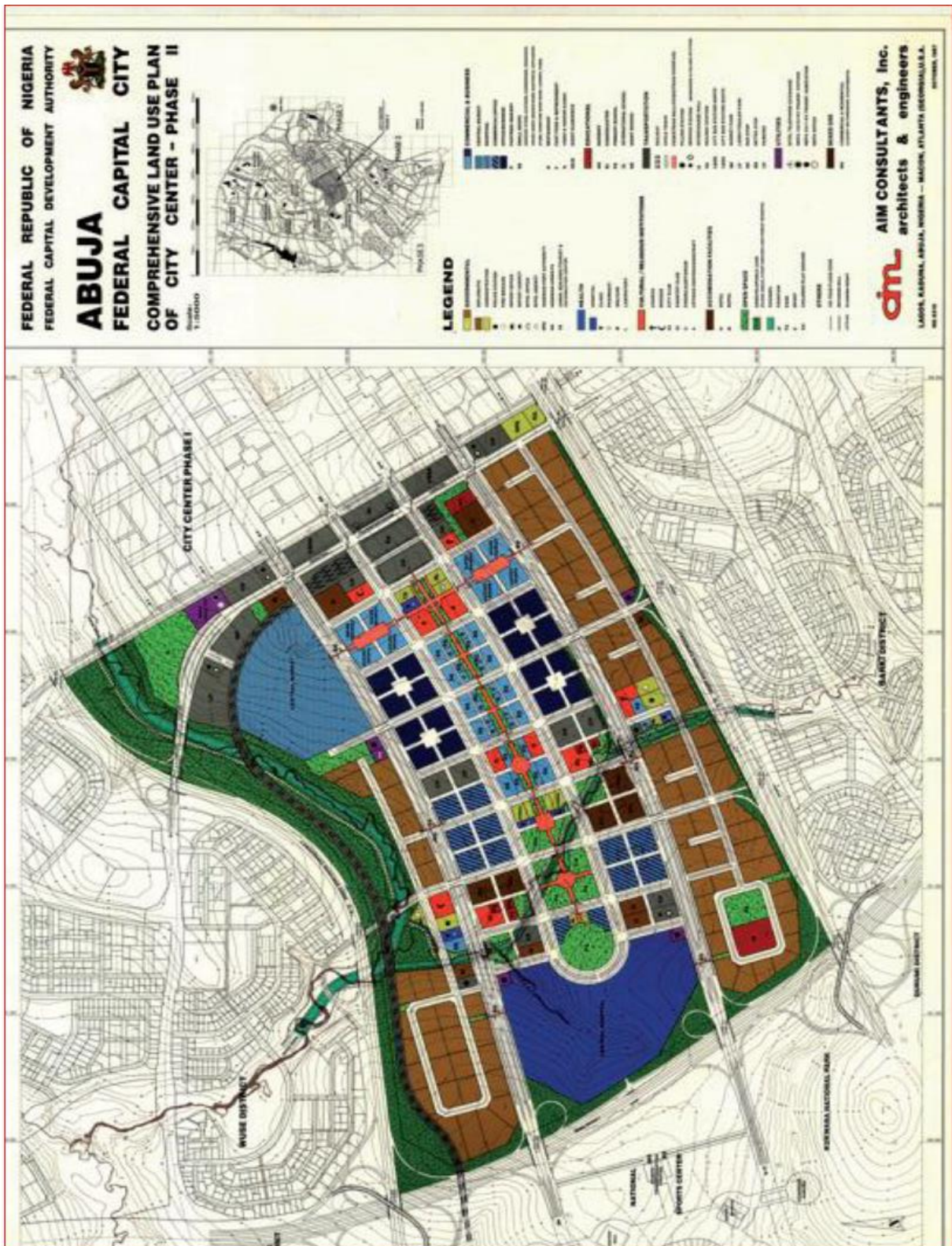


Figure 4.3: AIM land use plan (Speer, 2008)

*c. Albert Speer and Partners (AS+P) land use plan*

The FCDA contracted a German firm called Albert Speer and Partners to prepare another master plan basically to review the previous KTU and AIM master plans. The entire procedure of undertaking this assignment was to review the outdated master plans, creation of a united and overhauled master plan which resulted as the AS+P master plan, and a final approval for implementation by the FCDA over a duration of five years between 2003 and 2008.

There was a need to review and renew the previous master plans an international seminar was organized in 1999 with about 500 people in attendance from various sectors that included the government and private sectors, also present were some home and international planners. This resulted to setting up of a committee which focused on physical and development concerns of the FCT. This committee revealed series of land use faults in the CA, other districts of the FCT and the Abuja satellite towns slow pace of development, and lack of private investment among other problems the city was facing. In 1999 this committee had already identified land use faults in all nine zones of both phases.

A few examples identified by the committee: The market zone was originally meant to be the central market but the FCDA categorised this as temporary activities, the committee stated that traders who had temporary allocations were occupying the zone meant to be the central market, also in the ministries zone there were faults at the national mall because the eagle square (public square) should not be located at the national mall area.

It would have helped the FCDA to discuss ways to deal with these and other issues. And indeed, the FCDA cites these difficulties as the reason for the German company's determination to conduct the review of the original plans of the CA and to draw up a plan that would be easy to implement, as the previous plans (KTU and AIM) proved to be difficult to implement (Speer, 2008). In this regard, the FCDA's attention seems to be more focused on design with the idea that the problems of executing the original plans come mostly from the plans as a result of their inherent weaknesses to design. Once the design issues are resolved and then implementation would be easily achieved through the AS+P master plan

but due to the non-implementation of the first plans or the slow pace of development or low level of private investment in the district would not simply be just a matter of design-related issues and thus need a design solution also design related issues were just one of the many problems with development of the CA such as inequalities of land uses in the district, lack of land uses implementation in the CA and low rate of private investment in the CA.

The significant design difficulties related with the first plans as the official secretary of the FCDA clarifies and which would in general discourage private investors in the CA, there was a conclusion to moderate the improvement land uses of plots and to identify with the super block idea of the plans which supported huge plots to be formed into thorough advancement.

The AS+P plan concluded that the successful realization of the original KTU design proposals and the AIM relied to a great degree on the construction of large complex buildings. Such structures have either exceeded the capabilities of the local real estate development community or have not been seen by them as an attractive investment. The end result has been stagnant development or the realization of structures which do not conform to the original design intent (Speer, 2008).

This turns out to be essentially an issue of managing the large plots and the super square ideas of the first plans, as one of the structure solutions to handling the moderate pace of investors and plot developments in the area. Once more, it identifies with perceiving how person on walk ways are brought to the forefront of road which are isolated and withdrawn non-dynamic life. This is what the Germans precisely let us know. In regards to the large plots, they stated that: “To address this situation and promote real estate development, the Master Plan review has proposed a new pattern for subdivision of the main 200m by 200m urban blocks” (Speer, 2008, p.14).

This implies downsizing the enormous plots initially expected to fit super to smaller scales particularly in zones where such plots were not built at the period of the AS+P master plan. Secondly, in regards to the problems of lively streets, the Germans call attention to that the key aspect of the revised concept is to combine pedestrian life and vehicular activity in



lively, urban street spaces serving both pedestrians and cars, in order to address the issue of introverted separate pedestrian flows.



**Figure 4.4:** AS+P master plan (Speer, 2008)



The AS+P will clearly scale down the large plots into smaller ones in the central business district area and business zone in particular and in those places where land development has not occurred on the plots, they will also carry the pedestrian to the front edges of the streets in those areas, especially the areas which are meant to be boulevards.



**Figure 4.5:** Newly proposed pedestrian walks (Speer, 2008)

The ministry zone had to be redesigned because of lack of development. The zone had four divisions of land use which are the ministries buildings, ministries gardens, mall area and state liaison area. The substantial land use development where mostly seen at the ministries area and the state liaison area, the garden had not been implemented until date. Meanwhile at the national mall, the unplanned eagle square that has occupied some parts of this zone yet the rest of is not developed. The AS+P had therefore redesigned new concept designs for such areas of the CA.

Other zones such as the three arms zone, diplomatic zone, cultural zone, market zone, sports zone and transportation zone, the AS+P basically either held the first land utilizes contained in these zones or rolled out slight improvements. Some peripheral changes came as approach proposals yet not really including real plot re-subdivision or raising completely new urban structures for the zones. For instance it prescribes that progressively private houses could be



worked in the diplomatic zone, this isn't visualized in the past master plans especially the AIM, the maintenance of the International conference centre in the cultural zone in its present area, despite the fact that the area isn't assigned for it by the past master plans (KTU), the need to improve the transport terminal toward associating with the rail lines in the transport zone and numerous different suggestions (Speer, 2008).

The AS+P master plan could be segmented into two actions, firstly through significant changes in specific zones like the business zone and the central business district prompting a re-subdivision of the zones. Big and empty plots of land were converted into smaller plots, relegating of new land uses to the recently made smaller plots and also imagining new urban structure and improvement control rules to direct the advancement of the new plots. In the Ministries Zone the considerable changes prompted the overhaul of the mall and ministries garden which brought about realizing new urban structures for them. Second, the considerate or minimal changes just brought about the holding of the first land utilizes contained in the past plans without altering them.

#### **4.5 Significance of Land Use Planning in the Federal Capital Territory**

The regulations of land use are utilized to limit the privileges of private land owners in the utilization of the region. The guidelines are utilized to ensure open enthusiasm for the utilization of private land. The guidelines exist because of the requirement to give open conveniences, to build the effectiveness of land use, to constrain urban spread and pointless infringement on agrarian land, and to accomplish economies of scale and least-cost generation of open administrations. The guidelines are likewise used to guarantee the accessibility of land to the public and to ensure that advancement benefits are generally accessible to the network.

There are several means of monitoring and regulating land use are possible. Through the land use planning the allocation of land in region to serve different purposes has become easier than ever. Zoning regulations are used to determine and to establish standards for the various categories of land-use, for example size, shape etc. Subdivision regulations are utilized to govern the future developments on lands. The regulations endorse measures for sizes of plots and layouts, methods for transferring private plots of land for public purposes

and other requirements much more detailed than the zoning plan. Building regulations are utilized to restrain or characterize the manner in which structures might be fabricated or changed. They determine models identifying with materials of development and assembly of structures.

The land use act also proved that each Nigerian could acquire real estate for his use with in his financial means. The act has also reduced land dispute cases. This has regulated the methods and categories of development principles to make sure the uses and development of land is according to the best principles.

In conclusion, *the Land Use Act* has provided lands for development to the public of Abuja through the FCT ministers land allocation scheme even if this has only been beneficial to those who have the financial means to afford these expensive lands. This has reduced occurrence of land dispute.

#### **4.6 Conclusion**

This chapter has addressed one of the two frames of narrative of the thesis. It dwelled on the land uses of the federal capital city (FCC). In a way then the chapter has addressed the research question 4 in Chapter 1 which seeks to know what the land uses of the central area are and also describes further how the land uses were intended. This leads to the next chapter (Chapter 5) which breaks down the research methods and analysis in other to retrieve this information.

## **CHAPTER 5**

### **RESEARCH METHODOLOGY**

#### **5.1 Introduction**

This chapter deals with the methods of data collection and agencies visited. It also provides a background about the study area. Building on the context, this thesis provides an account of Nigeria's capital relocation., It also discusses the driving forces behind the process which reflect on the multiplicity of players and their desires which underlined the system. The chapter also explores between the past and present situations of the capital city.

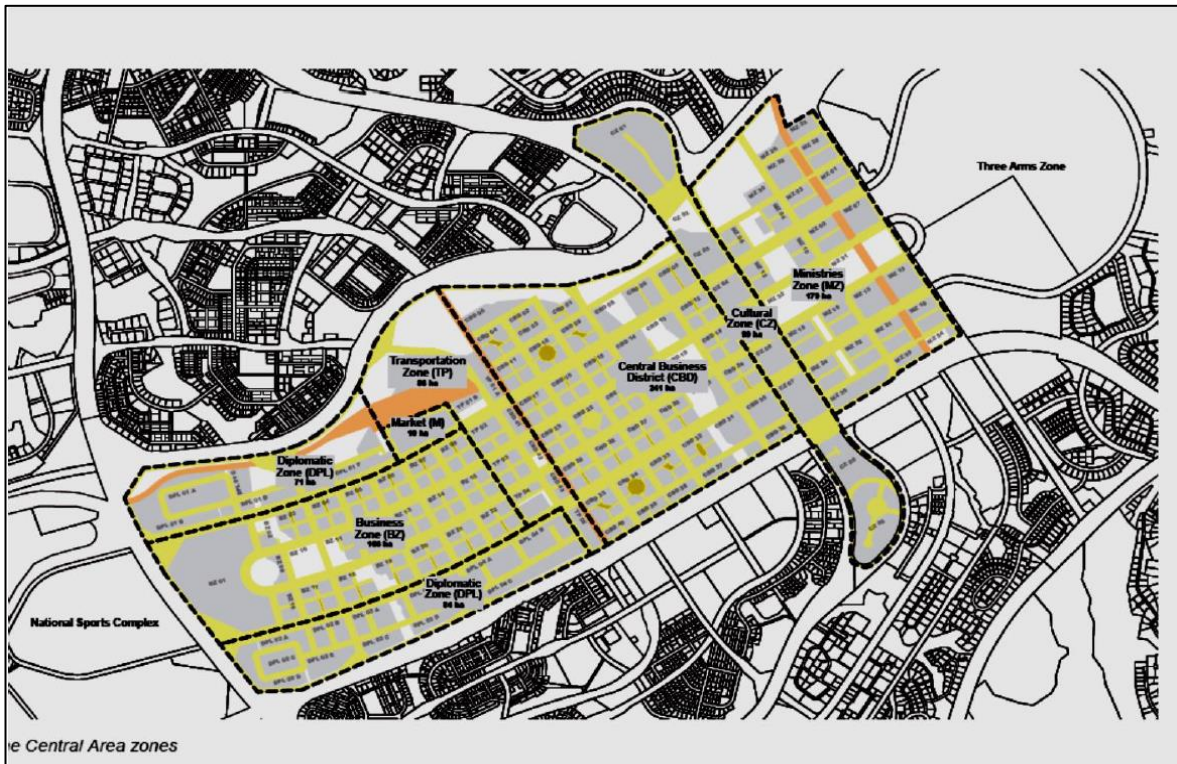
#### **5.2 Research Context and Approach**

The need to embrace the examination of Abuja's CA depends on various reasons. This relates to the possibility of Abuja master plans and why it has not been effectively executed. Abuja is imagined as a nation building venture. It has established itself as a national identity symbol for Nigeria's over 250 ethnic groups since 1979. In addition to its primary aim, the Master Plan aims promoting regional and economic growth particularly in the country by making Abuja an emulation model for new communities in Nigeria region in terms of planning, housing and urban development in the country.

The central area is Abuja's first district. This is where Abuja's grandiosity and goals are strongly articulated as in other parts of the city. The belief that the Master Plan is the way to do this by means of land usage described in the Master Plan which further underpins this presumption. It was hopeful that the land uses that are designated in plots of land as laid down in the master plan once they have been implemented, they lead to the growth of the capital city.

Besides the Abuja master plan, after 1981 and until 2008 there have been set of further master plans in the CA as seen in Chapter 4. The goal of these master plans was to turn the expansive land use of the CA master plan for Abuja into comprehensive land use and community projects. The overall idea was that the solution to the nation building lies in master plans and land uses. Nevertheless, the regulation of the land uses of the CA has been

challenging. A visit to the CA shows several unconstructed, vacant plots of land and also the existence of few infrastructure such as access roads especially in the other phases.



**Figure 5.1:** The case study land zone of the CA (KTU, 1981; Speer, 2008)

### 5.2.1 Agencies visits

The agency visits were important for collecting and gathering information. During this stage face to face interviews were conducted with professionals from various agencies in the federal capital territory (FCT). The two interview techniques adopted were the in-depth and focused. The in-depth took a longer period of time and required more than one interview and on other hand the focused was an interview to discuss specific subjects concerning the research and gather as much data and information possible. This approach was necessary to gather relevant information.

Agencies visited during this stage:

- Abuja geographical information system (AGIS)
- Department of urban and regional planning, Abuja (URP)
- Federal capital development agency (FCDA)

### **5.2.2 Data collection**

The data collection was the end result of the agencies visits, the main purpose of visiting the agencies was to discuss the context of research and also to gather information and collect the appropriate information for this research.

The Abuja geographical information system (AGIS) provided the requested satellite maps and images of the federal capital city of Abuja.

The department of urban and regional planning (URP) in Abuja provided the information for the master plans, sketches, and other drawings that related to the master plan.

The agency visits led to the data collections, the federal capital development agency (FCDA) is the main body that regulates the land uses of federal capital city and also takes care of the implementation policies. If there are any mishaps in policy implementation this agency is responsible because they fall directly under the FCT minister, The FCDA is also the leading agency that controls other agencies like the AGIS and URP.

### **5.3 Data Analysis Based on Findings**

The agencies visits were a continuous testing process. Throughout collection of data, areas involving further testing would be examined as quickly as possible because data analysis exposed uncollected data and lapses. The inter-relationship between data collection and analysis were the main source of active theory, since the continuing study of evidence allowed the researcher to discover the various possible ways to understand every aspect. Thus, it allows the researchers responsibility to not leave anything out of the study since this helps to build an established hypothesis.

#### ***a. Analysis of interviews***

The two interview techniques adopted were the in-depth and focused. The in-depth took a longer period of time and required more than one interview and on other hand the focused was an interview to discuss specific subjects concerning the research. These two approaches were both necessary to gather relevant information. Nevertheless, several concentrated

interviews were conducted to address the risk of not interviewing busy officers' reason being their busy schedules. This was not exclusively to make up for the brief timeframe but also as an authentication of specific certainties of information acquired from the interviewees since they may share different information about their experiences of working in their various agencies.

The interviews always began with a brief about the research and purpose of it, this generated attention of some officers to give appropriate information and also reference to other officers who had more information about a certain topic they did not have.

The purpose of an interview is not to get simple yes and no answers but description of an episode, a linkage, an explanation. Formulating the questions and anticipating probes that evoke good responses (Stake, 1995, p.65).

Another key effort during the visits had to do with the taking of reports. The vital focuses were particularly noted and composed while giving more noteworthy consideration to listening. The commotion created from the visits in addition to sound pollutions at the agency offices made it impossible for recordings. Writing down notes preferably functioned worthily over recording the conversation.

### **Some questions asked during the interview?**

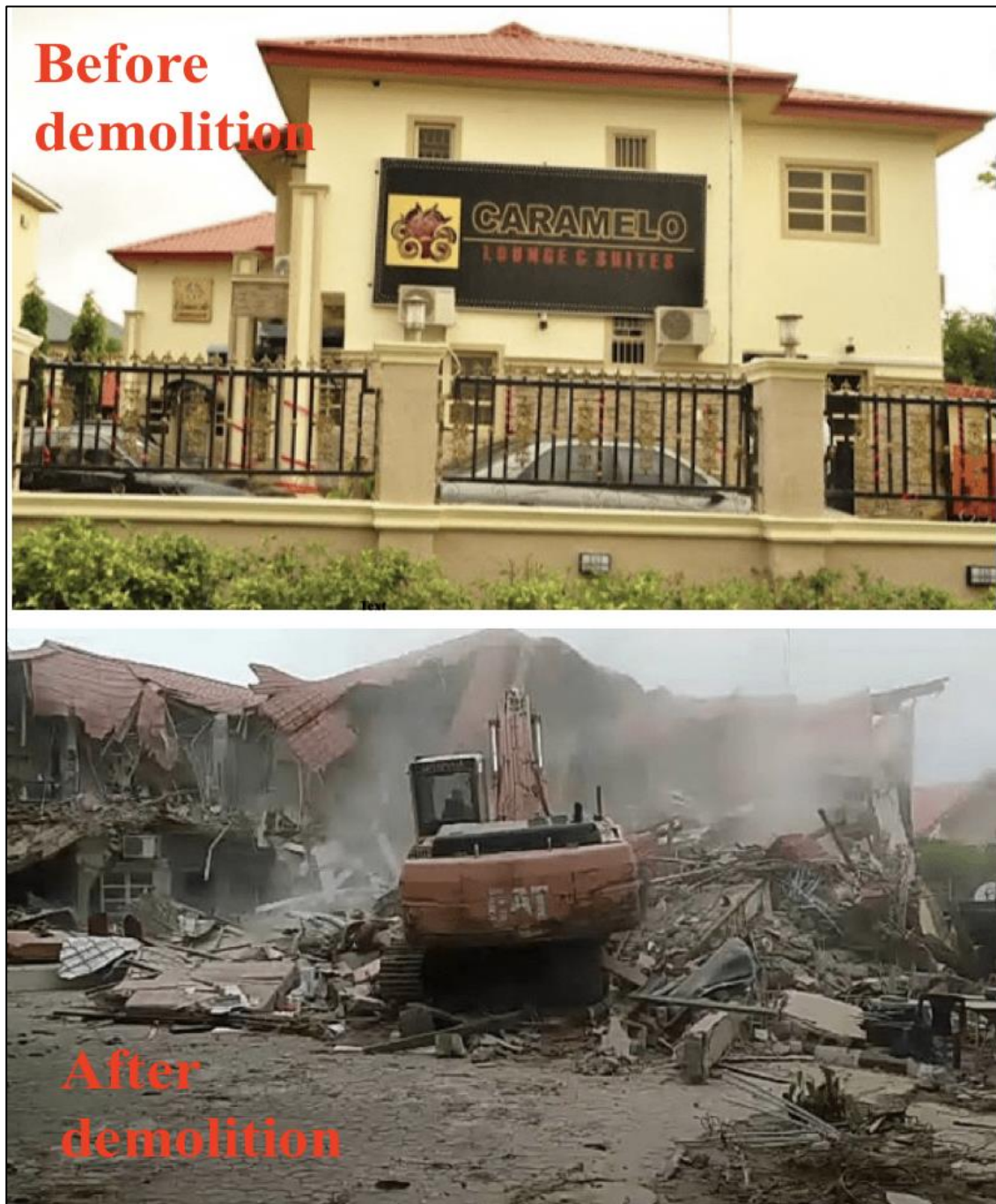
What are the challenges faced during of land use processes?

The main back lash the agencies receive from the public is violation of land use purposes and also corrupt practices by some officers which is being curbed.

How are land use violators dealt with?

The violators would be convicted and the buildings would either demolished and seized. There was a case of land use violators which happened to be a lounge built in a residential area. This plot was originally for a clinic to provide health care for the area. The lounge operated for years until the present authorities of the FCT agencies ordered the demolition of the lounge. Demolition and judicial cases may be the consequences for violators. This an implementation and also ensuring every land in the federal capital city serves its titled purpose of the land use plan.





**Figure 5.2:** The FCDA demolish a lounge (vanguardngr.com, 2019)

***b. Satellite maps***

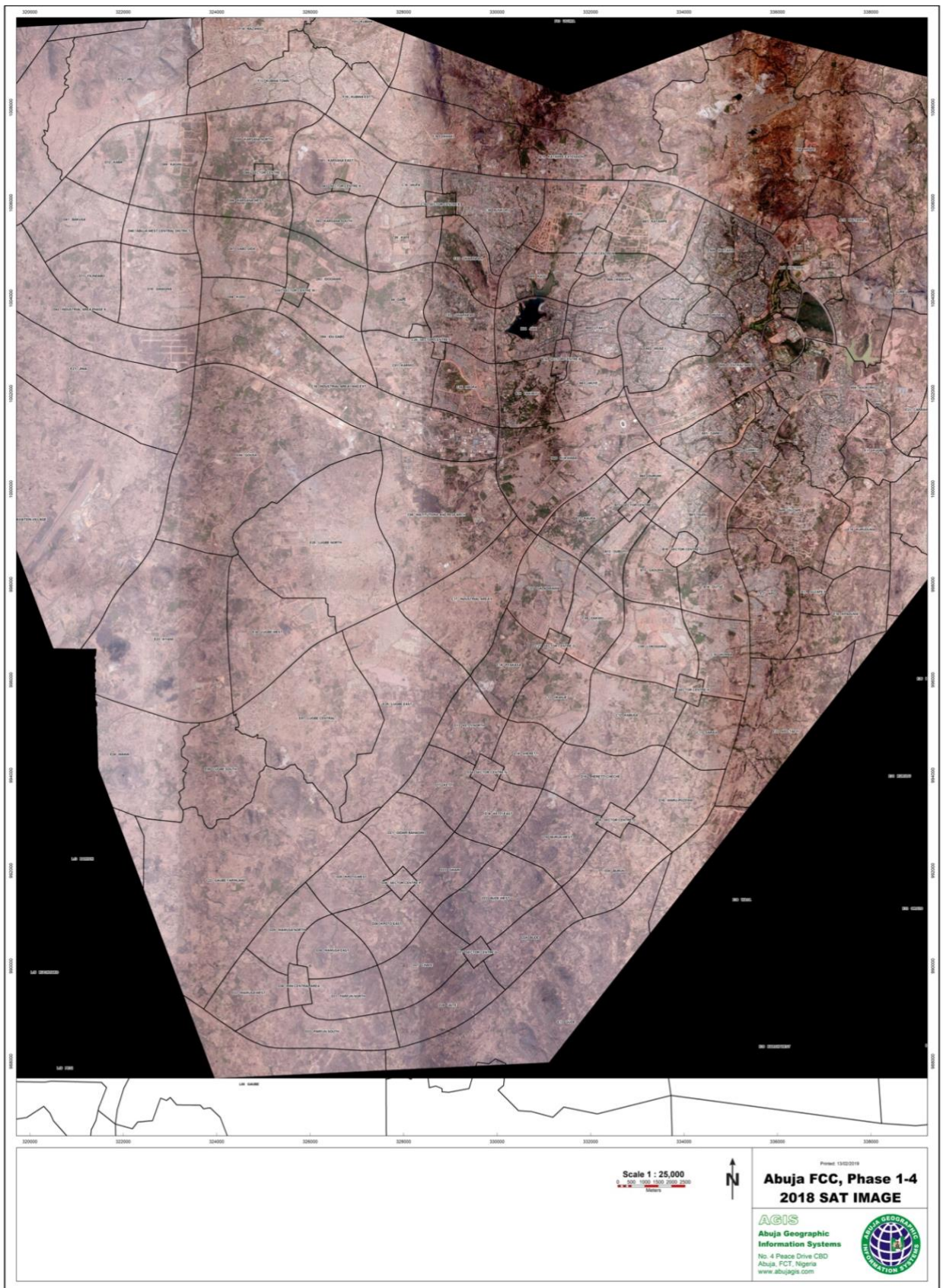
The satellite maps were collected during the agency visits. The high rank staffs of the AGIS who were interviewed helped pass information to the satellite image officers to capture high quality maps of Abuja (mostly of the FCC). Unfortunately, they could only retrieve satellite images backing to 2006 as they have not begun capturing of satellite images before then.





**Figure 5.3:** 2006 satellite image of the FCC (AGIS, 2006)





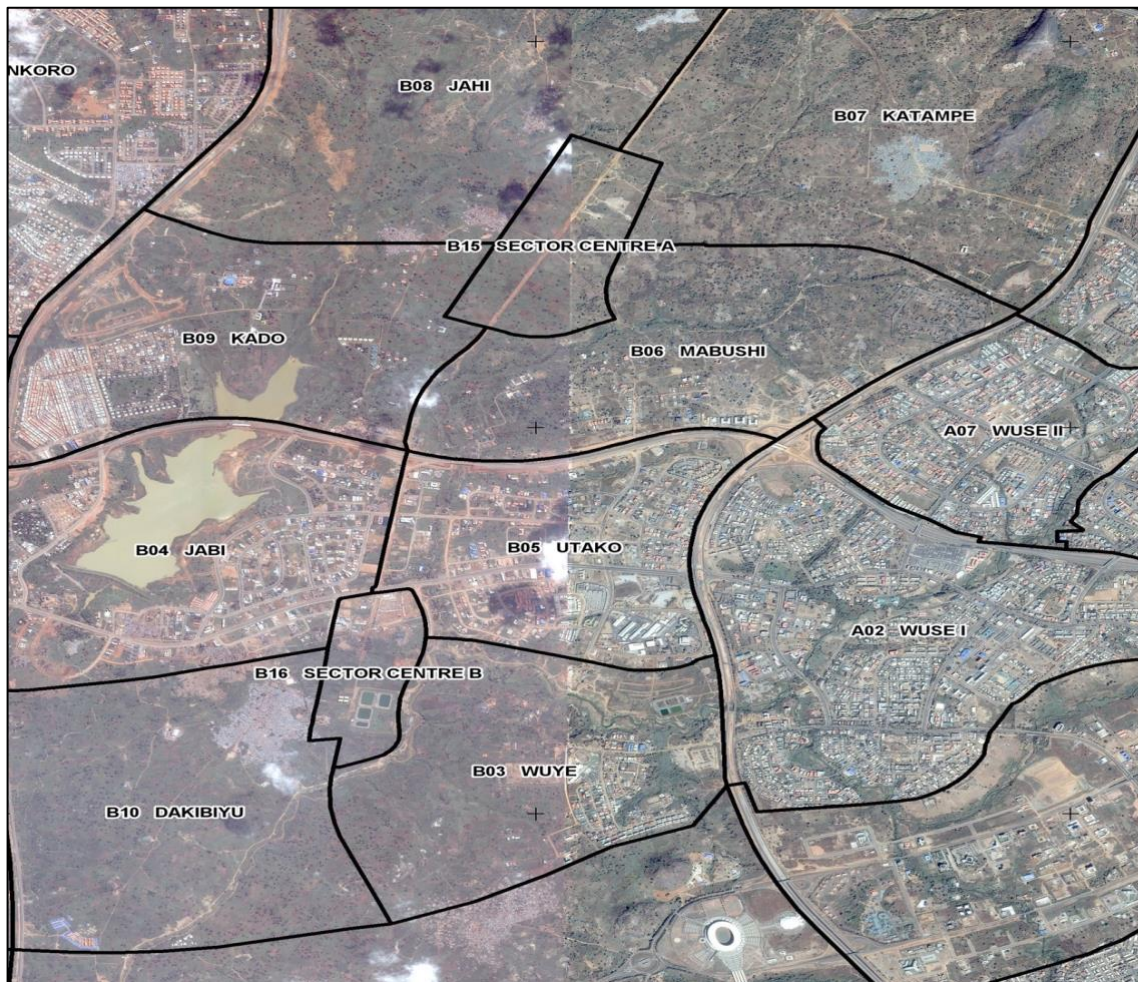
**Figure 5.4:** 2018 satellite image of the FCC (AGIS, 2018)



*c. Comparison of satellite images*

From the satellite images of the FCC in Figures 5.3 and 5.4, this section evaluates a comparison between 2006 and 2018. The focus is on the phase 2 of the FCC. The phase 2 lacked development, social amenities and urban structures in 2006 because the phase 1 still had some land for developments.

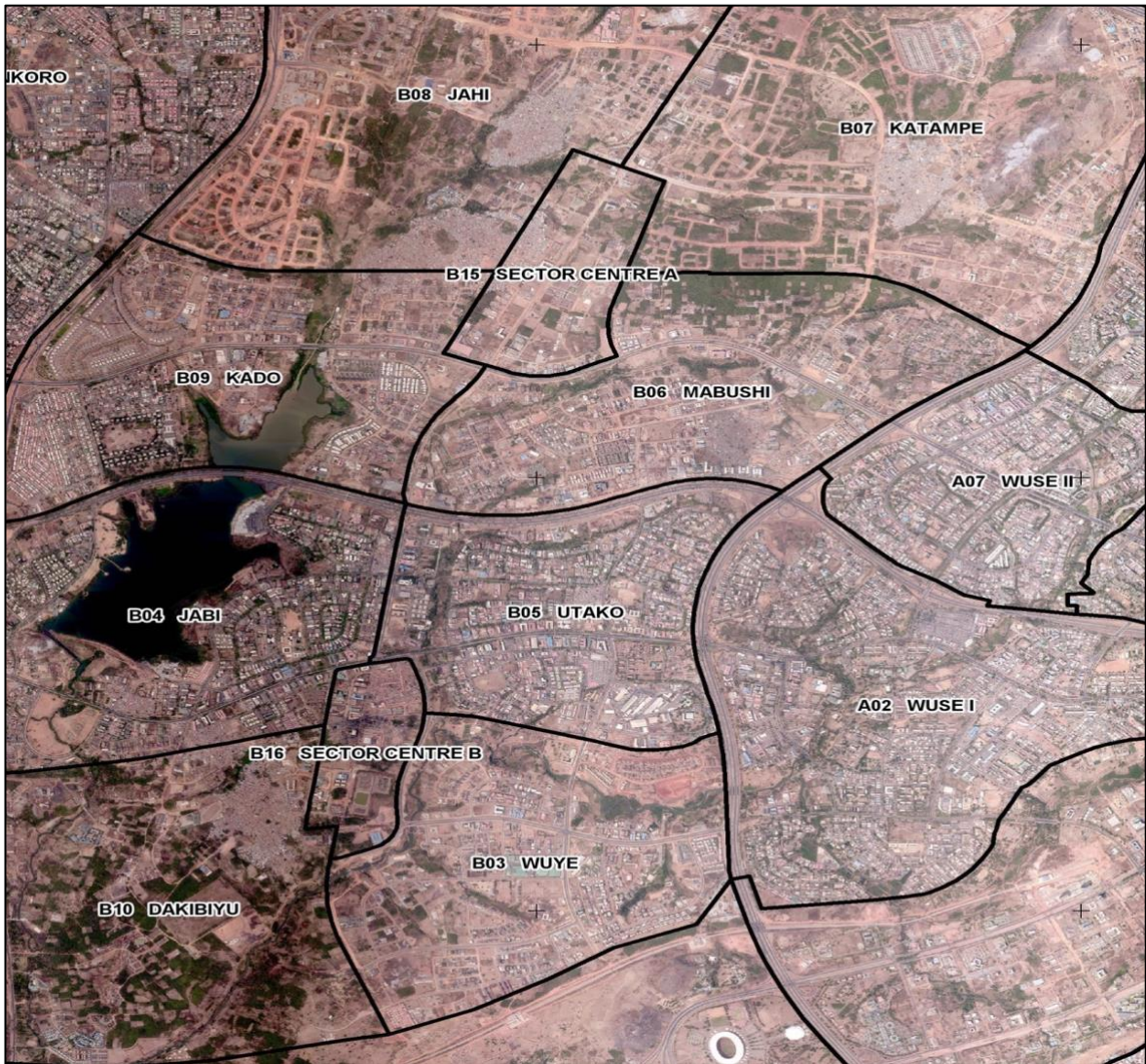
As the population of Abuja grew, more people flocked in for better lives and better jobs this led to lack of land in the phase 1 and sky rocketed prices of land and accommodation. The result of this was urban sprawl as most people preferred to live in other phases which because of affordability of real estate. Today all phases of the FCC are being occupied by various classes of people.



**Figure 5.5:** Unoccupied phase 2 in 2006 (AGIS, 2006)



As seen in Figure 5.5 areas like Katampe, Jahi, Kado, Mabushi, Jabi, Wuye and others were barely occupied in 2006 it could also be seen that Wuse 1 and Wuse 2 which border the phase 1 and are next to the phase 2 were fully occupied. Figure 5.6 is another satellite image of the FCC captured in 2018; this satellite image shows livelihood in the phase 2, this describes growth and development with in districts of the phase 2. The phase 2 also has high real estate value because of demand from new migrants and being the closes to the phase 1.



**Figure 5.6:** Occupied phase 2 in 2018 (AGIS, 2018)

## **CHAPTER 6**

### **CONCLUSION AND RECOMMENDATIONS**

#### **6.1 Introduction**

This final chapter rounds up the thesis. The chapter's first segment provides answers to the questions asked in Chapter 1 for this research. The third and fourth sub-sections suggest some recommendations and finally conclusions based on the area of study.

#### **6.2 Answering the Research Questions**

1. Why are capital cities relocated?

Chapter 2 explains reasons behind capital city relocations, it also addresses nation building hence this likely important to develop an empty land into an urban city. To further more demonstrate capital cities are relocated or created where the previous capital has demeaning forces which cannot be solved due to lack of land for future developments. In this context lack of land to develop Lagos (the former capital) and over population were amongst reasons for the creation of Abuja. There's also a political factor that drives this process.

2. How are the capital city districts positioned?

In the regional context there is an interrelation between districts, it could be said the districts were positioned in chains because of the relation to one another also these chains of districts were divided into phases as seen in Figures 3.3 and 3.4. respectively.

3. What was the process of making the master plan of Abuja?

The process of the creation of the master plan have been discussed in Chapter 3, both the political decisions that revealed the need for a new capital and the creation processes by the IPA.

4. What are the land uses of the CA?

This has been illustrated in Chapter 4. This chapter discusses the series and histories of master plans created for Abuja concentrating on the CA. The first master plan was created in 1978 and later followed by supplementary master plans.

5. What are the factors that affect the implementation?

As explained in Chapter 3 the creation of Abuja as a new capital city promoted the nation building of Nigeria. As expected when the master plan land uses are properly implemented then Abuja achieves its desires of nation building but has become unending and unimplemented.

Could corruption had affected the master plan implementation?

Even if there's an existing master plan for the development of Abuja, corruption and bribery for land use in the past could have affected the implementation of the land use plan.

6. Who are the agencies responsible for the implementation of land uses in the city?

As mentioned in Chapter 5 which dwells on the agency research as well as other research. The agencies responsible for undertaking the planning and implementation are the FCDA, AGIS and URP. The URP mostly handles policies for the master plan and land use, The AGIS deals with geographic information such as maps, satellite images and storage of data while the FCDA governs the territory.

### **6.3 Recommendations**

Following the outcome and data collected from the research, some recommendations that can be used to re-sharpen the future policies of implementing the master plan and land uses of the capital of the nation are listed below:

- There is a need to re-examine the implementation policy and approach of creation of the master plan.
- The authorities responsible for the implementation of the master plan should ensure it is done effectively.
- There is a need for harmony in the roles of all the agencies involved in the implementation process so as to achieve one goal.
- There should be disciplinary laws in the land use and planning act of the federal capital for violators who fail to comply with the plan.
- The community should be involved in the making of policies that would promote the capital to a modern 21<sup>st</sup> century urban area.

- The government should encourage the agencies to involve local and international professionals, this could help create a means of identifying mistakes at early stages.
- The agencies should recruit more members of the public on different levels to help create an awareness to the public, this would make people lean towards the plans of the region.

#### **6.4 Conclusion**

The beginning of the thesis mentioned in what way the master plan has not been implemented yet. Despite the series of master plans that have been created over the decades yet implementing the plans have been challenging. This thesis reveals the difficulties that affect the plan and land use implementation. This slows down Abuja's aspiration because the urban development of this region promotes nation building in general.

The values of sustainable development and its functionalities is an important aspect in the 21<sup>st</sup> century. The FCDA being the main body that manages the planning and implementation affairs of the FCT should push the other agencies to its priority of achieving the plan because this can only be achieved when the agencies adopt sustainable methods of urban development.

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## **APPENDICES**

**APPENDIX 1**  
**ETHICAL APPROVAL LETTER**



**ETHICAL APPROVAL DOCUMENT**

Date: 29/06/2020

To the **Graduate School of Applied Sciences**

The thesis titled “Urban Development and Land Uses in Nigeria. “Revisiting The Abuja Master Plan” has been evaluated. Since the researcher will not collect primary data from humans, animals, plants or earth, this project does not need to go through the ethics committee.

**Title:** Assist. Prof. Dr.

**Name Surname:** Çiğdem Çağnan

**Signature:** 

**Role in the Thesis:** Supervisor

## APPENDIX 2

### SIMILARITY CHECK

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<input type="checkbox"/>	Alamin Ahmad	CHAPTER 2	13%	--	--		1333559248	28-May-2020

**APPENDIX 3**  
**RESEARCH REQUEST LETTER**



To whom it may concern

It is my pleasure to certify that a research line about Nigerian urban studies started at Near East University the present academic year 2018-2019.

Architect Al-Amin Ahmad Minjibir, as a Master candidate registered in this University with the number 20178022 is integrated in this research line, where is developing a master thesis about the urban aspects of Abuja city and metropolitan area.

I ask for him the hardest collaboration for developing his thesis, as a contribution for the local societies in Nigeria.

Nicosia, 2019-February-5<sup>th</sup>

A handwritten signature in black ink, appearing to read 'J. Madrigal'.

José Manuel Pagés y Madrigal, Phd. Arch.  
Professor. N.E.U.  
[josemanuel.pagesmadrigal@neu.edu.tr](mailto:josemanuel.pagesmadrigal@neu.edu.tr)  
phone cell contact +90 548 874 64 97

#### APPENDIX 4

#### AGENCIES VISITED AND MATERIALS OBTAINED

Agency	Location	Material
Abuja Geographical Information System (AGIS)	No. 4, Peace Drive, Area 11, Garki, Abuja, Nigeria	Satellite maps and interview
Federal Capital Development Agency (FCDA)	FCDA Headquarters, Area 11, Garki, Abuja, Nigeria	Interview and notes
Department of Urban and Regional Planning (URP)	Kapital Road, Garki, Abuja, Nigeria	The master plan of Abuja and notes