AN ASSESSMENT OF THE ABUJA PHASE II URBAN ENVIRONMENTAL RESTORATION PROGRAMME, FEDERAL CAPITAL TERRITORY, NIGERIA.

BY

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MTECH/SSSE/2005/1483

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MINNA.

JUNE, 2009.

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THE POST GRADUATE SCHOOL, FEDERAL UNIVERSITY OF TECHNOLOGY MINNA, IN PARTIAL FULFILMENT OF THE REQUIREMENT FOR THE AWARD OF DEGREE OF MASTERS OF TECHNOLOGY (M-TECH) IN GEOGRAPHY WITH ENVIRONMENTAL MANAGEMENT (ENVIRONMENTAL DEVELOPMENT PLANNING)

JUNE, 2009.

DECLARATION

I, Ibecheole, Julius hereby declare that this thesis entitled "An Assessment of the Abuja Phase II Urban Environmental Restoration Programme, Federal Capital Territory, Nigeria." is a product of my own research work under the supervision of DR. A. M Jinadu.

12/08/09

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CERTIFICATION

This thesis titled: An Assessment of the Abuja Phase II Urban Environmental Restoration Programme, Federal Capital Territory, Nigeria by: Ibecheole, Julius Uchechukwu (M.Tech/SSSE/2005/1483) meets the regulations governing the award of the degree of Master of Technology (M.Tech) of the Federal University of Technology, Minna and is approved for its contribution to scientific knowledge and literary presentation.

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LIST OF TABLES

veracity over time as it therefore needs to be reviewed from time to time. This review is understood by at least two main arguments, first a master plan is usually based upon certain assumptions, philosophies and objectives, not to talk of prevailing economic social and political realities.

All these change over time and this change obliviously undermines the continued relevance of the master plan. A review is therefore called for to make the plan confirm with emerging realities. Second is the course of the implementation of a master plan, errors occurs especially in the form of deviations from the plan and other distortion. In this way, some of the provisions on the plan are left unimplemented while others not provided for are implemented. In some cases, many of these distortions are irreversible while others can still be rectified. A review is required not just to correct the errors of the past which can be corrected but more importantly to ensure that such errors do not occur in the future.

It is in this light that this project seeks to critically assess the urban environment restoration programme of the Abuja master plan. This is with an aim, to finding an acceptable platform upon which the principles and know how of environment

planning management could address the peculiarity challenge of human settlement in Abuja our nation's capital city.

1.2 STATEMENT OF PROBLEM

Contrary to the 25 year development plan for the new federal capital city Abuja, General Ibrahim Badamosi Babangida chose to move the seat of power from Lagos to Abuja on December 12, 1991 barely 13years after the approval of the master plan by the Gen. Ramat Murtala Mohammed led military government. This was at such to the new capital city in search of greener pasture, resulted to a time when there were hardly adequate infrastructures on ground to support the population of federal government workers, how much more of the generality of Nigerians.

This sudden movement accompanied by the exodus of Nigerian from all works of life to the new capital city in search of greener pasture resulted to an upsurge of population impacting of the very near non existence infrastructure state, particularly of residential accommodation. This coupled with the inadequate man-power on the FCDA to meet the ever increasing demand for land allocation development both for residential and commercial purposes and the deliberate

abuse of planning regulation/policies by the military authority in charge of Abuja gave room to a high level of distortion in the use of land. This witnesses the raising of slum settlement virtually in the entire district of the federal capital territory.

It is this gross of abuse Abuja master plan that the General Olusegun Obasanjo civilian administration through Malam Nasiru El'rufai seeks to correct through the Abuja master plan restoration programme.

Hence, this project seeks to examine the content of the [programme its modalities of implementation, achievement and the inherent problems with an aim of making far reaching recommendations for holistic but dynamic way forward in solving the identified challenges.

1.3 AIMS AND OBJECTIVE:

The aim of this project is to access the impact of Abuja master plan restoration programme with a view to making useful recommendation.

Objectives:

I. To establish the degree to which the Abuja master plan has been implemented before the reform programme.

II. To identified the level and type of distortion to the master plan, and to identify the problems militating against the implementation of the master plan.

III. To identify and access the relevant process and tools used in the restoration plan.

IV. To access the level of success and identify the problems inherent in the process of the restoration programme.

V. To identify the effects of the restoration programme on those affected by the exercise.

VI. To make useful recommendation necessary for a holistic approach in resolving the problem so identified.

1.4 JUSTIFICATIONS.

The justification for this study is based on the fact that the impact of the Abuja urban Master plan restoration programme is a current issue and timely to consider. It is an issue that affects a wide range of Nigerian's living or working in

Abuja, particularly the federal civil servants, women and children. In addition, the study focus borders on the reform programme of President Obansanjo administration.

The state of the Abuja urban city and the restoration exercise has directly and indirectly impacted on the economic, health, and socio-cultural life style of the Abuja residents. Furthermore, the fact there is no research documentation on the restoration exercise and it is this gap that this study intends to fill.

1.5 SCOPE OF THE STUDY.

The scope of this study will cover such areas of interest as the dynamics and implementation of the Abuja master plan, the federal government urban environment reform programme, the reaction of the residents of the FCT-particularly those affected by the programme and recommendation based on EMP principles and practice for a sustainable urban environment development.

1.6 BACKGROUND OF THE FEDERAL CAPITAL TERRITORY ABUJA.

1.6.1 Abuja:

Abuja became functional as the New Federal capital city of Nigeria on December, 12 1991, after a long period of conception which date back to August 1975 when

the then Head of state, General Ramart Murtala Mohammed set up a panel to examine the question of a new capital for Nigeria in its entire ramification.

1.6.2 LOCATION

Abuja which is geographically the centre of Nigeria is located between longitude 6^0 45" and 7^0 39" and latitude 7^0 25" and 9^0 20" north of the equator. It is bounded on the north by Kaduna State, on the west by Niger State, on the South by Kogi State and on the East by Nassarawa state respectively.

1.6.3 SETTLEMENT PATTERN

The settlement patterns of the indigenous rural communities in the FCT are nucleated type and scattered in plains and in Solberg's. Typically, a village is made up of wards or hamlet, while a ward is made up of households, which are usually closed up for security and defence purpose. The Abuja master plan divides the city into sectors; each sector is divided into districts and the sectors are fashioned

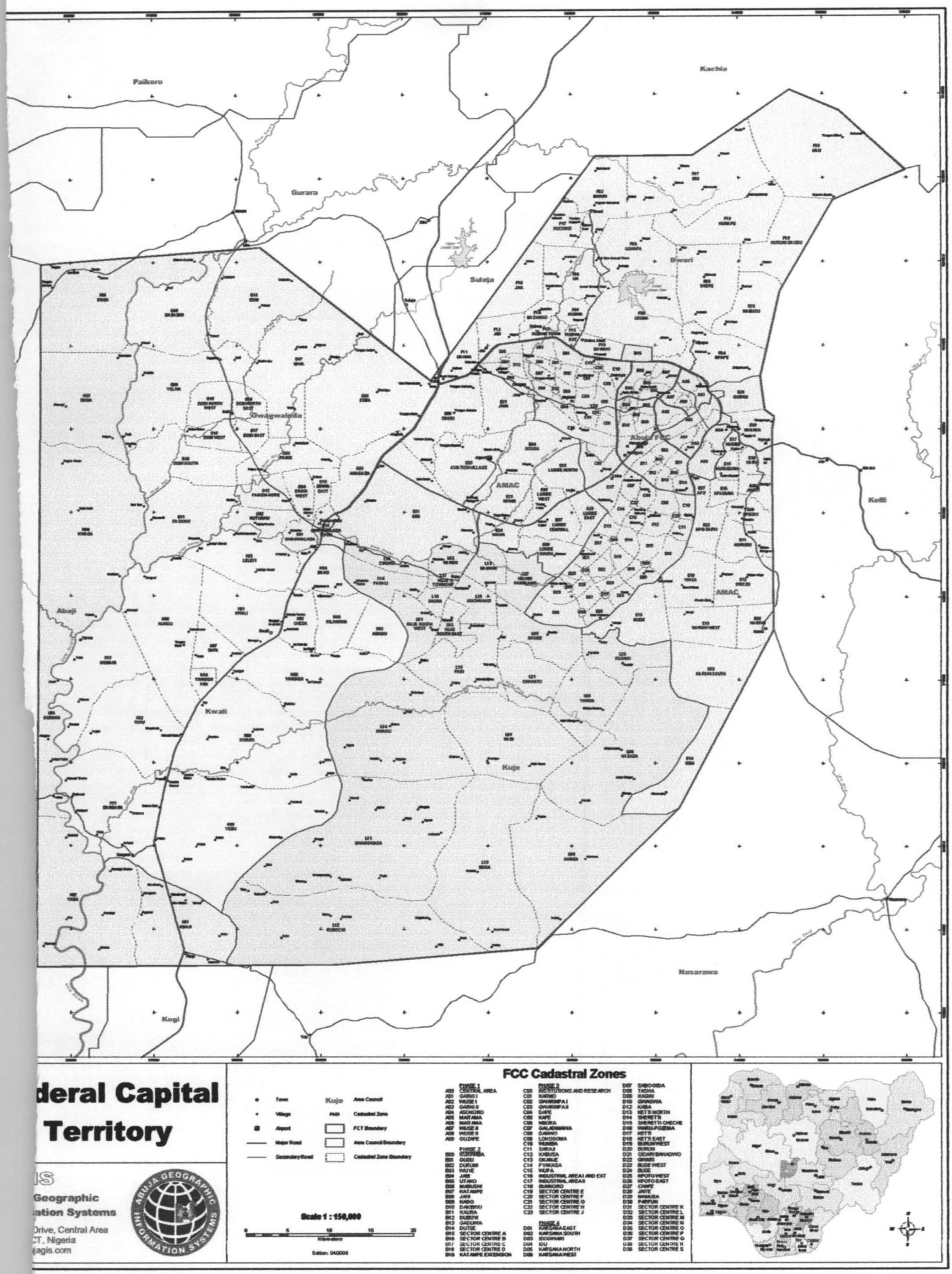


Figure 1: Map of the Federal Capital Territory

in such a way that each sector should accommodate a population of between 100,000 to 250,000 each.

The development of the city is in four phases. Phase 1 of the city consists of the Central Business District, the three arm zone comprising of the offices of the presidency, National Assembly, and the Judiciary, Maitama, Wuse I and II and Asokoro DISTRICT. While phase II consists of Katampe, Mabushi, Utako, Wuye, Durmi, Gudu, Jahi, Jabi Dakibiyu, Kaura, Duboyi, Gaduwa, Dutse and Kukwaba national park. The detailed land plan for phase III & IV are not yet prepared except for Gwarimpa II one of the proposed northern district of phase III in line with the Nigerian Federal structure which makes provision for the Federal, State and Local Government. Abuja has six area councils which are named below, as may be seen in figure 2 below.

1. Municipal Area Council with headquarter at Wuse.
2. Abaji Area Council with headquarter at Abaji.
3. Bwari Area Council with headquarter at Bwari
4. Gwagwalada Area Council with headquarter at Gwagwalada
5. Kwali Area Council with headquarter at Kwali
6. Kuje Area Council with headquarter at Kuje

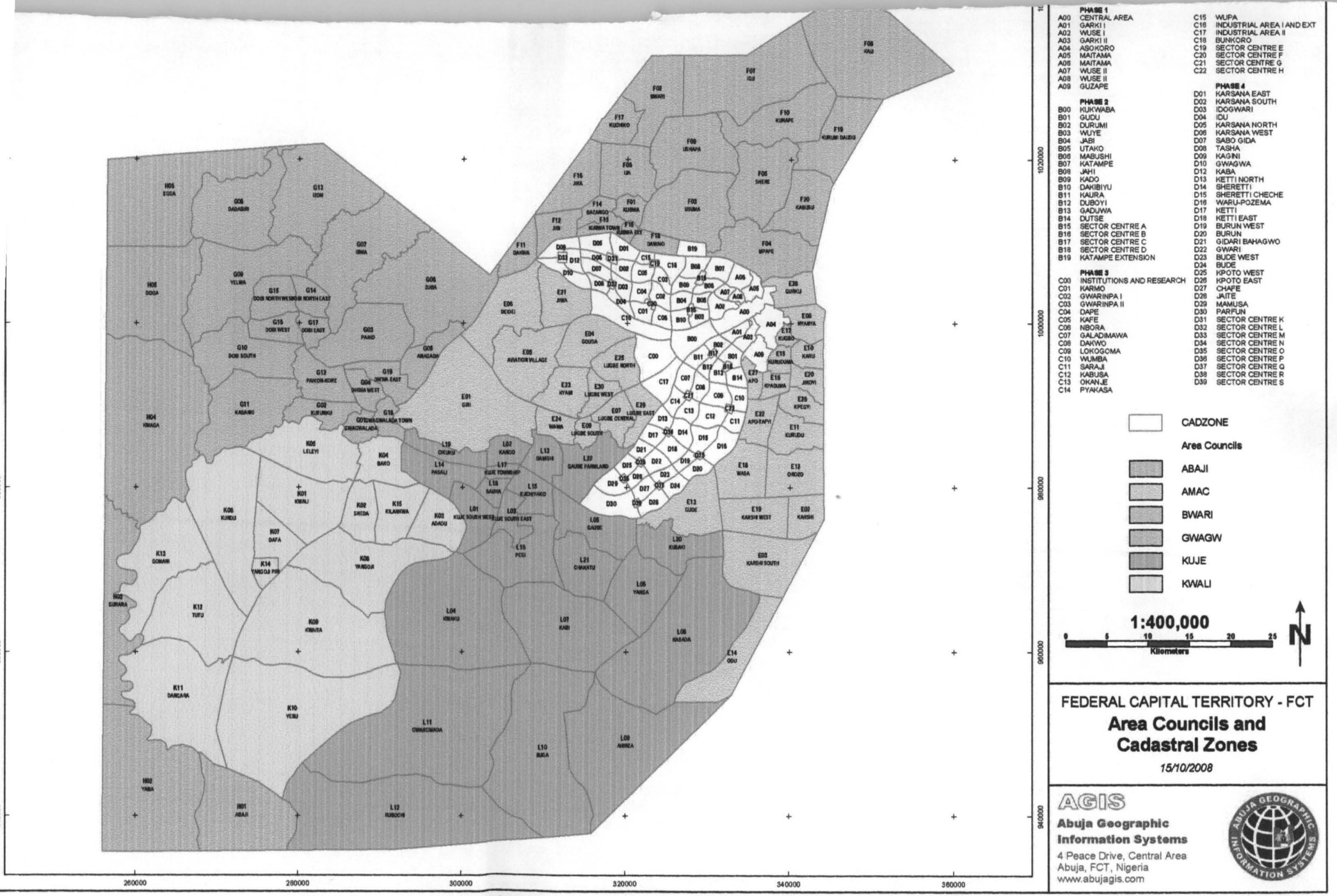


Figure 2: Area Councils and Cadastral Zones in FCT

1.6.4 POPULATION

In the master plan, Abuja was envisage to have a total human population of 3 million inhabitants but according to the 2006 census report the capital city has a population of 4.3 million with a growth rate of over 2.33 recorded in other states of the federation. It was therefore in view of ensuring that there is a healthy balance between resources availability and utilisation that informed the plan concept in the Master plan.

The master plan for the Federal Capital Territory adequately took into account the need for a systematic growth. It also took into consideration elements of the Nigeria city tradition, making room for flexibility as well as reflecting the symbolism of the city. It provides a general frame work of the development within which planning for various systems and sectors can continue making allowances for changes and uncertainty as prepared and approved by government.

This means that the congestion, characteristics of many large cities especially capitals cities in the developing world is likely to be reassuming by absent from a very long time to come. However the situation now on ground is almost alarming as the phase I is already three times over populated. Government had not been

able to open up the Phase II completely for further development. According to data collected from the national population commission, the Abuja population growth is abnormal, as it is far above the 2.33 general growth rates in other states of the federation as at 2006 census.

1.6.5 WHY THE NEW FEDERAL CAPITAL CITY –ABUJA

Nigeria decided to change its capital in the 1970's as a result of growing unsuitability of Lagos as a State and Federal capital. The search for a new location had been quite contentious. A school of thought believed there was no need to upset the status quo by removing the capital from Lagos. Another group felt the urgent need to move the capital city to another location. They argued rather convincingly is that Lagos had several draw backs which made its continued retention as the capital of the country untenable. Some of the reasons included:

a) Lack of adequate land for expansion.

b) Relative insecurity as a result of its vulnerability to attacks.

c) The obscure or peripheral location which means that many Nigerians had to travel distances to reach their capital.

d) The congested nature of the town which served dual purposes of hosting both the federal and state government.

e) The fact that Lagos belonged to one particular ethnic group of the country a situation that made it difficult for the town to be truly national.

Apart of the above problems and others, the issues of congestion surely gave many well meaning Nigerians cause for genuine concern, including the then head of state General Ramat M. Murtala. He decided to confront the issues head on. Hence on the 9th of August 1975, he set up a 7 member panel headed by Dr Akintola Aguda and consisting of `Dr. Tai Solarin, Professor O. K Ogan, Colonel Monsignor Pedro Martins, Chief Owen Fiebai, Alhaji Mohammed Muse Isa, and Professor Gandonu, with E.E Nsefik as secretary to examine the question of a new capital city for Nigeria in all ramifications.

The committee was guided by following terms of reference:

1. To examine the dual role of Lagos as a state and federal capital and advise on the desirability or otherwise of the city retaining that role.
2. If the committee found that Lagos was unsuitable for the dual role it should recommend which of the government should move to the new capital.

3. If the committee found that the federal government should move out of Lagos, it should recommend suitable alternative location, having regard to easy accessibility to and from any par of the country.
4. The committee should submit its recommendations to the federal military government not later than 31st of December.

The committee embark on extensive tours within and outside the country by all known means of transportation so as to see the terrain for themselves, in addition to calling for memoranda from members of the public. In submission the committee recommended that,

1) Lagos was incapable of performing a dual role as federal and state capital due to problem of inadequate space for development commensurate with its status.
2) The city of Lagos was identified with predominant one ethnic group.
3) A new capital was needed as a symbol of Nigeria's aspiration for unity and greatness.
4) A new capital that should be secured, ethnically neutral, centrally accessible, comfortable and healthy was desirable. Besides, it should

posses' adequate land and natural resources to provide a base for urban development.

1.6.6 THE DEVELOPMENT PLAN

In June 1977, the federal capital development authority of Nigeria commissioned international planning association to produce a master plan for the new federal capital city and its regional grid.

The resultant master plan was designed to provide long term guidance for the orderly implementation of the new capital city. As such the plan was more than land use maps, since it provided a general frame work for development within which planning for various system and sector can continue. This plan recognises changes and uncertainty through in-built provisions for foreseen growth and transition as well as unforeseen events.

The development rate was programmed to have staged growth, planned to occur in incremental stages so that construction of one sector is completed before the next began to reduce the impact of noise, dust and disruption accompanying a continuous long term construction programme. This meant staging of growth in

efficient sized increments relating to infrastructure provision while capitalising on existing topography and watersheds. In general, the Abuja master plan provide and apportioned land to various uses and development guides lines for 500 hectares for government activities, 891 hectares for services, 12486 hectares for residential land, 920 hectares for light industry, 1840 hectares for transport infrastructure, 561 hectares for commercial and 8300 hectares for open and recreation land.

As at the stage of design, there were an estimated 300,000 FCT residents in 500 and 600 villages. Most of the smaller settlements had no roads access and were totally without service. It was recommended that those on the capital city site, the game reserve areas, the reserve water shield the airport and key FCT access points be relocated. While a general development strategy was suggested for the remaining settlements based on the following principles:

1. Reinforcing the existing larger and more accessible villages and town such as Gwagwalada, Dafia and Dangara as satellite towns and service provision centres.

2. Established a zone for economic development with controlled land use in conjunction with the development of agriculture, forest extractive and construction industry activities.
3. Encourage the natural consolidation of smaller and less accessible villages by strategic distribution of services and infrastructure and relocation policy.

1.7 RESEARCH LIMITATIONS

Carrying out this research work could not have been without any limitation. Off note is the inherent challenges of randomisation error in the sampling technique and the fact that the data obtained are not empirically generated but are the views or/ and the opinions of respondents, which may not in themselves be absolute but subjective. This is also inclusive of the fact that most of the person affected by the demolition have moved out off the study area, as at the time of the field work.

1.8 DEFINITION OF TERMS

Environmental planning and management: This is the study and practice of engineering a sustainable human and environmental development.

Sustainable development: This is the development that meets present needs without jeopardising the needs of the future generations.

Human Settlement: The place and culture of living of a given set of people.

Urban Environmental Development: City planning and development

Socio-Economic: The day to day societal activities of the people that has financial relationship with the sustainable and improvement of livelihood.

master plan therefore deserves to be looked at again in order to make its provision match new realities.

The review of Abuja master plan is so important for national pride and unity that it is not a task to be left for professionals alone. It is a project for all Nigerians. To ensure that this is so, I decided to examine the on-going Abuja urban master plan restoration programme which has afforded me the privilege of spotlighting the master plan, with an aim of creating a pen-chart through which my research findings and recommendation could well contribute to the attainment of a sustainable urban city environment in Abuja.

2.2 The concept of "New settlement" (Garden City)

The British pioneered the development of new town at the term of last century. One of the apostles of new town Ebenezer Howard the originator of the garden city movement proposed new towns as alternative to suburban strip development and the organised central city. The four basic precepts of Howard's thesis are:

1) Limited of population and area of the new settlements.
2) Growth of the new settlements to be by colonization

3) Availability of a variety and abundance of economic and social opportunities in the new towns or gardens cities.

4) Control of the land use of the cities for public good (Okpalla, 1979)

Letchworth (1930) and Welwyn (1919) were the first such towns. In the word of Colony (1976) the British has subsequently located many of their new towns around the major metropolis areas as Liverpool, Birmingham, Glasgow, Manchester, Leeds, and Newcastle etc. to solve urban congestion. Also some were located in economically depressed areas to improve socioeconomic condition and stimulate regional development.

In the United State of America, several shades of new towns have been developed. Here are two major town categories namely, settlement with economic self-contained and settlement without economic self containment. Examples of the former are cities, regional growth centres, new town in city, company towns and communities. On the other hand, satellite towns, metro towns and planned unit development are examples of the later category. These categories of settlement are not economically independent and are all physically or economically related to an existing urban centre.

With particular to satellite towns, they are strongly influence by the larger city economy. In other words they constitute an integral part of the larger cities economy, although physically distinct. Pardon (1995) claimed that the original concept of satellite towns came from graham R. Taylor in 1915 the same author describe the satellite town of the 20th century as an attempt to get towns built in place of building suburb or industrial villages. With that object the term 'garden city' was presented in turn of a town building project, depending in some respect upon a city but with a district and separate entity as a town, that is not a suburb or part of a parent city. This description is akin to that of Ebenezer Howard's description of the 'garden city '.

The key characteristics of a satellite town are as follows.

1) The distance of the satellite town to t e main urban centre should be close require separating, while at the same time for enough to confer a physical identities to the neighbouring urban centre where most of t satellite town residents seeks employment or are employed.
2) A distance municipal administration fro the satellite town i s preferred.
3) It should have different social groups as residents.
4) The day time population should be smaller than the night time population.

5) Means of communication such as mass transit and telecommunication should be effective. (*Golany,1979)*

With popular reference to Nigeria it should be emphasizes that before Abuja came into being, the British colonial administration built some new towns in Nigeria for specific purposes. Enugu and Port Harcourt were created with a view to facilitate the exploitation and export of solid mineral and agriculture resources on the other hand Kaduna and Lokoja were established as military gravitons towns. Several satellites towns have been developed formally or informally around the city of Lagos as a means of decentralising the population and counteracting the city growth. Typically examples are the FESTAC town, satellite town and Isheri among others. Somehow, most of those settlements now lack distinct physical identities.

Ajoda was created as a satellite town to Ibadan in late 1970s to accommodate 250,000 people. In more specific terms, the stated objectives were:

1) To regulate the growth of Ibadan city, either by decongesting it or by acting as an anti-magnet to incoming population.
2) To improve the physical environment of the town.

3) To build a model town of which Oyo state can be proud

However, the growth of this town has remained stunted.

2.3 CONCEPT OF MASTER PLAN

The term 'Master Plan' arose following the establishment of planning commissions. Twenty five years ago one did not hear of such commissions, but since then, increased attention to community planning has caused their establishment under provision of law. They are always made up of appointed members and are supposed to give expert advice to legislative bodies. After the appointment of a commission of community begins to think about some sort of general plan for the future wherein each element is co-ordinated with other elements. The natural follow –up of this demand is to place the burden of making a master plan from the commission. Although all perceived the need of a plastic master plan, there is a constant tendency to pass legislation that will ossify it. As soon as this takes place the plan loses its usefulness as a reference map for the commission. It ought to be plastic plan kept within the confines of the commission.

The extensive physical rebuilding of cities following world war II lent new urgency to city planning. In 1947 Britain enacted its significant town and country planning, act which placed all development under regional control. The building of new town was also encouraged. The founding of new communities had been pioneered in Britain in the early 20th century by the British city planner Sir Ebenezer Howard. The 'garden city' settlement of Letchworth (1903) and Welwyn (1920) built according to his ideas had been designed as self contained cities that were protected from urban encroachment by greenbelt or farmland areas. In the 1950s and 60s British development of new towns received new emphasis it became official policy and numerous new communities were built many on the outskirt of London.

Other European country similarly emphasizes physical planning after world war II. Major urban reconstruction took place in Rotterdam, the Netherlands Hamburg West Germany (now part of the united federal republic of Germany) Helsinki, Finland, and elsewhere. New towns were also built among them, Tapiola, in Finland and Melon Senart on the outskirt of Paris. Europe's new town in-turn encouraged the planning and construction of similar self-contained communities in other areas of the world including Brasilia in Brazil and Ashdod in Israel.

Physical planning also dominated city planning in the US during the 1950s and 60s. Efforts were focused on designing vast new suburban housing subdivision and providing for their transportation needs. The redevelopment of order century's cities was also a major concern. The housing Act of 1949 authorises significant federal funding for urban renewal. For the next two decades the typical redevelopment strategy in the US was to replace slum with new construction. The housing Act of 1954 required the formation of 'workable plans' to fore stall urban deterioration and it provide the backbone of funding for most of the master plan then in existence. Additional federal housing subsides led to new housing and the rehabilitation of existing housing. The interstate highway network of expressways, began in the early 50s influenced the shape of all metropolitan areas.

The development of new towns was also tried in the US although without notable success. The two best known new towns rest on, Virginia and Columbia Maryland were begun in the early 1960s. Later in the decade the development of new towns was encouraged by several federal housing acts. Reston and the federally aided communities however experience financial and operating problems. (*Galion and Eisrer,1980)*

2.4 MODERN CITY PLANNING:

City planning in the most countries broadened in the in the late 1960s beyond a purely physical orientation. In its modern form city planning is an ongoing process that concerns not only physical design but also social economical and political policy issue. As a fabric of human organisation, a city is a complex weave. On one level, it consists of the arrangement of neighbourhood industry and commerce according to aesthetic and functional standards and the provision of public services for them. On another perhaps more important level it also comprises

1) The background education work and aspirations of its residents.
2) The general functioning of the economic system to which they belong, as well as their positions in and rewards from that system
3) Their ability to make or influence the policy decisions that affect their daily lives

Viewed from this perspective, city planning required more than a narrow specialist who can develop and implement a physical plan. More general skills and activities are also needed. They include

1) The collection of analysis of data about the city and its population
2) Research into the need for and availability of social services.
3) The development, evaluation coordination and administration of programs and time tables to supply these services.
4) Programs for economic and housing development and redevelopment not only for planning but also packaging financing and carrying out the development establishment public and partnership and so forth
5) Effective use of political activity and citizen participation to influence the character of and give support to development programs (*Lincoln Allison,1975)*

2.5 THE COMPREHENSIVE PLAN:

The basic city- planning document is a comprehensive plan that is adopted and maintained with regular revisions. The plan receives its day-to-day expression in a series of legal documents-zoning ordinances, subdivision regulation and building codes-that establish standard of land use and quality of construction. The comprehensive plan serves many purposes. It brings together the analysis of the social, economic, and physical characteristics (such as the distribution of

population, industry, business, open spaces and publicly built facilities) that led to the plan: it examines special problems and opportunities within the city and establishes community-development objectives; it coordinates land development with transportation, water supply, schools, and other facilities; it propose ways to accomplish these coordinated objectives over time; it related the plan to its impact on public revenues and expenditures; and it proposes regulations, policies, and programs to implement the plan. The comprehensive plan is the guide to making daily development decision in terms of their long-range consequences

(Lincoln Allison, 1975)

2.6 DEVELOPMENT CONTROL

Land is allocated and private activities are coordinated with public facilities by means of zoning ordinances and subdivision regulations. A zoning ordinance governs how the land may be used and the size, type and number of structures that may be built on the land. All land within a city is divided into district, zones. In these districts certain land uses are allowed by right and general restrictions on building height, bulk and use are specific. The zoning regulations carry out the land allocation recommended in the comprehensive plan. Specific numbers are given for allowable height of building, coverage of a lot, and density. Allowable

land uses are specific for each zones, including specific conditions such as required off street parking. Most regulations are termed 'matter of right' if the specific requirements are met a permit will be given. Other regulation provides general standards with considerable flexibility in the mixture of building uses or the building design. These required more extensive review before approval.

The conversion of raw land construction on previously undeveloped land is controlled by subdivision regulations and by site plan review. These ordinances established standards of land development by regulating such features as roadway width, drainage requirements, traffic circulation and lot sizes. Subdivision regulation and site plan review guide orderly development protect prospective and current residents from poorly designed buildings or business district and ensure that most of the costs of land conversion are borne by those who will benefit from the development and is by the development and the future residents.

Building and housing codes govern the quality of construction of new building AS well as subsequent maintenance. In most instances, the codes specified the materials to be used, their minimum quality and the building components

necessary in a structure that is suitable for human occupancy *(Stewart Lansley, 1979).*

2.7 THE ENVIRONMENTAL PLANNING AND MANAGEMENT PROCESS

The EPM is a systematic process which embodies and features several concepts in urban environmental planning and management. It is a continuous process which aims at attaining sustaining development in urban planning and management which does:

1) Clearly identifies environmental issues to be addressed
2) Involves those whose cooperation is required
3) Sets priorities
4) Negotiate issues specific modalities
5) Coordinate overall environmental action plan
6) Create by consensus an environmental action plan
7) Initiate priority projects and programmes and
8) Strengthen local planning and management capacities

The EPM in paradoxical shift away the rigid concepts of master plan, as it is a people centred approaches which not only enjoys the input of local stake holders

but even those external bodies and agencies which further creates synergy for greater impact.

Taking a look at the overall EPM process, it is interesting to note that three basic based phases, which are:

1) Assignment and start up
2) Strategic planning
3) Following up and consolidation

The EPM process has become the bases and approach for the concepts and principles of a sustainable cities programme (SCP) (*UNCHS (Habitat)/UNEP, 1997).*

2.8 CONCEPTS AND PRINCIPLES OF THE SUSTAINABLE CITIES PROGRAMME (SCP)

The SCP was launched in 1990 by the united nation centre for human settlement (UNCHS) as an operational arm of the Global World Bank/UNCHS/UNDO urban management programme. It seeks to address urban environmental problem through capacity building and popular participation. According to Onibokun (1994), the principal goal of the SCP is to provide municipal authority and their partners in the public private and community sectors with improved sentimental

planning and management capacity. Essentially the programme sets up an environment capacity planning process which develop local capacity to tackle priority problem depending on the choice of the stakeholders in the city.

The conception of the SCP is based on a number of principles some of which were given by the UNCHS as

- The environment is not to be protected from development and rather it is a resource to b e carefully managed on a sustainable basis.
- The two ways relationship between environment and development should be understood, i.e. development depended on urban resources but it in impact on it. It is therefore crucial understand the two- way relationship.
- The natural environment offers resources as well as hazards. The two aspects of the natural environment must be incorporated into sustainable urban development.
- The urban environment problems are complex multi dimensional interactive and dynamic and are poorly understood. The traditional urban institutions to handle them are compartmentalised services sector bases and bureaucratic in form and function. They are not suitable to deal and with complicated environmental issues and therefore required new mode

of operation. The SCP therefore required cross sector connectivity and inter organisational collaboration.

- Urban environmental problem affect every individual, groups and organisations in city in all ramifications. Hence sustainable environmental management requires abroad base active participation of all those who can contribute to solution and all those who cooperation are necessary for successful implementation.
- Although the SCP has a well established approaches and guidelines, its application must be applied in individual city to reflect their local peculiarity and circumstances. The operation should be based on local project which emanates from local concern and priorities. Based on those principles, the SCP approaches environmental problems through the facilitation support of demonstration projects in individual cities with a view to ensuring sustainable urban development. As at 1994, demonstration projects has been set up in twelve cities- including Acra Conception, Dar es salam, Guaya quii Ibadan, Ismilia, Katowice, madras, Shenyang, Tunis, Wuham, and other secondary cities of Indonesia. each of project cities development efforts utilizes a partnership approach centred around the community.

The application of the EPM process as demonstrated in the (SCP) if applied in the Abuja master plan restoration programme would not only ensure the attainment of the garden city dream for Abuja but would further ensure sustainability as ownership by local/community partner is guaranteed.(*UNCHS (Habitat)/UNEP, 1997)*

CASE STUDIES

2.9 Using community participation to build an environment planning and management strategy.

Abidjan (Code d' I voire) has embarked on initial process of EPM process. A wide range of stakeholder has reached consensus on range of key environment problem as well as priority actions.

i) Urban development and environment

Abidjan capital of code voire is a city of 2.5 million growing at 4% annually and spread over 577^2. It is located along a lagoon which divides the city into northern and southern sections. Abidjan encompasses three geographical areas the coastal zone, the island of petit bassam, and plateau that stretch towards the sea.

Abidjan is also the economic capital of the country. With 19% of the population, it houses 80% of the countries industry and generates 27% of GDP and over half of secondary and tertiary sector employment. 77% of the city's workers are employed in government and services, 20% manufacturing and industry and the remainder in the primary sector structural adjustment programme, the informal sector has grown in importance and 30% of household are below poverty line. More than half of the residential land is made up of squatter and sub standard housing.

ii) The critical environment development issues in Abidjan include:

- Environment problem linked to rapid urbanisation rapid migration and lack of affordable housing have resulted to over 400,000 residents living in squatter settlements areas underserved by infrastructure and characterised by unsanitary condition and exposure to environmental risk.
- Improper waste management only about half of municipal solid waste collected the rest is dumped or burned usually in low income neighbourhoods. Industrial solid waste is disposed of together with municipal waste after limited recycling. There are no precautions for disposal of hazardous waste.

- Degradation of natural resources- Abidjan lagoon is rapidly atrophying as it regular receives liquid wastes and waste filled rainwater runoff. The natural forest surrounding the city is disappearing due to demand for agricultural land and fuel wood. Significant erosion is threatening development on the city coast.

iii) Experience with environmental planning management.

The collection of information which would later serve as the basis for EPM began in 1992 with a national government/world bank review of the urban sector, which focused on urban environmental issues as one three themes. Supported by the UMP, data were collected and an environment profile was prepared for Abidjan.

Identification and prioritization of urban environmental issues took place in mid 1994 with a three day UMP consultation on the strategic management of Abidjan environment. Participating stakeholders includes national and local government official business people, NGOs, CBOs, Researchers and Donors, working groups were formed covering water and waste, housing and community infrastructure transport, energy, and green/open space. Groups identified key problems and the discussed causes and options for action.

Strategy development and action planning took place and working groups agreed on priority actions. The following criteria were used to prioritise action, implementation should avoid conflict, the solution should rely on community participation, it should address to sustainable, financially viable and employment generating and it should address root cause as well result in better public health.

Discussions between the groups resulted in a multi point strategy

a) Capacity building in the public and voluntary sectors
b) Improved system for environmental problems
c) More detailed understanding of major environment problem
d) A decentralized approach to problem solving
e) Grater use of environmental data and environmental friendly technologies.

A key recommendation of the consultation was the preparation of sector specific action plans fro the metropolitan and government NGOS and other stakeholders.

iv) Lessons

Abidjan EPM experience has different from past efforts in several ways previously, the imposed solutions. Problems were dealt with on a sectoral basis by individual institutions. Public awareness was a low priority. The new EPM process was participatory, cross-sectoral and inter-institutional, and actively informed the public. Four key factors helped facilitate the EPM process. The first active participation of many stakeholders raised the quality of the discussion as well as the validity of the consensus that was achieved. It allowed for mutually beneficial dialogue between the experts and representatives of public interest groups. Second, the use of facilitators and written cards helps to avoid monopolisation of both working groups and plenary discussion by a limited number of persons. Third the consultation was prepared well in advance and benefited from similar UMP experience elsewhere. Finally, discussions were facilitated by the existence and advance distribution of relevant documents.

V) The central lessons from EPM process to date in Abidjan were: According to *UNCHS (Habitat)/UNEP 1997, the lesions to be learnt from the Abidjan EPM are as follows:*

- Urban environmental degradation has despite governmental intervention. Thus new partnerships and approaches are required to protect and improve the quality of Abidjan environment
- The consultant revealed that urban environment problem are more complex and involve a greater number of some of whom are not fully aware of their responsibilities than originally estimated.
- Demographic growth and weak municipal capacity and budget mean that appropriate and affordable environment solutions must be pursed.
- Environmental responsible behaviour is not widely pursed despite the existence of a many environmental laws and regulations. Better enforcement and a deeper understanding of why existing rules are ignored are needed.

2.10 INCREASING FLEXIBILITY AND RESPONSIVENESS IN EXISTING MASTER PLAN:

Delhi (India) has found it difficult to cope with environment problems within the context of its master plan. Different of the EPM processes are being used to address environmental issues linked to rapid urbanisation.

i. Urban Development and the Environment.

The national territory of Delhi (NTCD) has a population of just over 10 million in an area of 720km. The city is in the heart fertile north India alluvial plain on generally flat land. Physically, it three segments: a) the Yamunna River flood plains, b) a ridge that is the terminus of the Aravali mountain range and, c) plains that comprises most of the territory. Economically, about 32% of the NCTD population is fully employed. Governmental and other services count for 34% of employment (reflecting the city role as india national capital) 25% of the work force is in the industrial sector (mainly light engineering, software, garments, plastics goods, consumers products and pharmaceuticals) and 20% in the retail sector. An estimated 15-18% of the population is employed part time.

Spatially, Delhi began as a walled city which was completed in 1657. The city expanded well beyond its walls with advent of British colonialism, and the

development of Delhi as a railway hub. In 1912, the capital of the then Indian empire was shifted to a site called new Delhi, located south of the walled city. The 1930 private land was encouraging development in part to overcome the growth of slums. Independence in 1947 resulted in a massive influx of people, and rapid growth continues till this day for a variety of reasons.

ii. **The critical environment development issue in Delhi includes:**

- Water supply the combined supplied of the Yamuna and Ganges rivers is not sufficient to meet demand. Supply problem includes high system loses, exploitation of polluted groundwater and an increase in waterborne disease.
- Solid water management about 15% of disposable solid water is not collected, apart of the uncollected waste ends up clogging storm drains, which require constant maintenances. Information sector recyclers who are exposed to health risks often handle hazardous waste.
- Air pollution automobile emissions are the main source of Delhi's serious air pollution. This source is increasing with rapid motorization and inefficient settlement patterns.

- Losses of heritage about 1800 building are considered to be of heritage value in Delhi, only 160 are currently protected and over 400 have been destroyed.

iii. Experience with environmental planning and management

Environmental problems in Delhi were indirectly addressed within the context of the city master plan. The plan was initially developed for a 20 year perspective from 1962 – 81. It was update in 1990 to extend through 2001. The initial plain was rigid; the update is more flexible and seeks to manage growth corrective measures within a regional context.

The main urban environmental issues in relation to implementing of the master plan are:

a) Addressing development problem within a framework of sustainable development.
b) Improving living standard while preserving cultural and holistic identity
c) Accelerating meaningful citizen partnership and
d) Identifying and prescribing what should be preserved or conserved.

A number of measures are under implementation to address critical environment issues. In order to deal with the environmental problem of development, natural drains are being enhanced and protected, waste treatment plants for small scale products are being built, historically valued waste sites are being acquired, and other value sites being preserved through adaptive reuse. An effort to improve living standard while preserving key areas is being pursued through limitations on inner city land use, use of rapid transit within the walled city, preservation of the cycle rickshaw, dwelling redeployment with beneficiary participation, and specific investment in the provision of safe water as well as liquid and solid waste ,management. Public participation is being accelerated through NGO participation in greening efforts and enhanced role for environmental watch dog groups, and more public private partnership fro environmental. Preservation is being encouraged through development of complete heritage plan for each urbanized village and through prescriptions for development control.

Institutionalisation of aspect of the EPM process is proceeding along several lines. New federal activities are not being automatically established in Delhi in order to reduce immigration as well as the pressure on infrastructure and environmental resources. Simpler development control rules that can be understood by all

stakeholders are being introduced, in part to better control the speculative growth that as caused much of the city environment degradation. Finally, a Delhi 2011 strategy is being planned to integrate urban services, land use and transportation plans. It is to be developed by a participatory process which will involve a wide range of stake holders.

iv. Lessons.

The following lessons according to UNCHS (Habitat)/UNEP 1997 have been learned from Delhi experience with master planning and environmental issues:

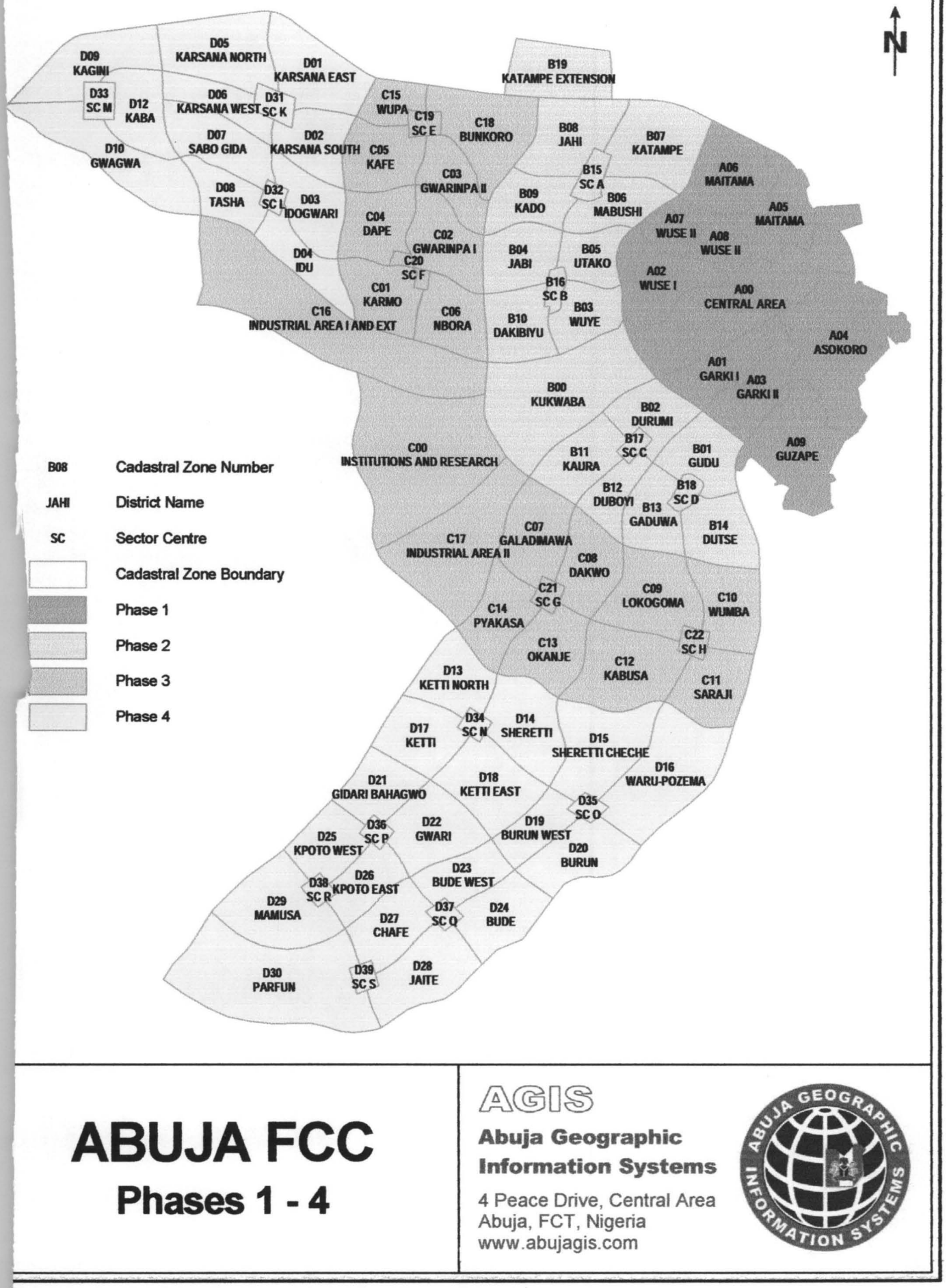
- Planning for a capital city is complicated by intervention of the central government at regional and local levels, but is also facilitated by the resources brought by the federal level.
- Rigidity in the master plan has been identified as the major culprit for failing to adequately address environmental problems.
- Public participation has been most effective in dealing with problems of rapid urbanisation at the neighbourhood and project level.
- Participatory planning can increase governmental accountability as well as more emphasis on environment concern at the policy making level.

3.3 SAMPLE FRAME & SAMPLE SIZE

In consideration of the two major categories of respondent needed to generate data for this study, this study employed the use of two study sample frames A and B with samples frame A generating data from those affected by the reform programme while sample frame B generated data from the agencies/authorities responsible for the implementation of the Abuja master plan.

There are four development zones/phases in the Federal Capital Territory and six Areas Councils, as may be seen from figure 3 below. Whereas the reform programme was carried out in all the developmental zones, for the purpose of this study the data generated and gathering focused on the phase II development zone with 20 districts. Hence the sample A is 20 districts.

The sample was based on 60% of the total number of districts (sample frame A) where most of the demolition exercise took place and this amounts to a total sample size of 12. Therefore owning to the number of structures affected by the reform exercise, which could not be used as sample elements, 1000 questionnaires was produced for each sample frame type A and B and each district of the 20 districts had 50 questionnaire allotted to it. Consequently, the



ABUJA FCC

Phases 1 - 4

AGIS
Abuja Geographic Information Systems
4 Peace Drive, Central Area
Abuja, FCT, Nigeria
www.abujagis.com

Figure 3: Abuja FCC Phase 1-4

actual sample size of questionnaire distributed to 60% of total number of districts as sample "frame A" amounts to 600.

In addition, the federal capital authority has 10 agencies under its arm, however, only 3 had works directly related to the infrastructure development of the Abuja master plan which is here regarded as the sample "frame B".

Hence, the sample size was based on 30% of the total number of agencies within the FCTA administration, and each agency was allocated 100 questionnaires.

3.4 SAMPLING PROCEDURE

The total district were categorised based on the number of district where the urban exercises took place, using systemic sampling techniques. The table below shows the distributed questionnaire among the selected districts and agencies.

Table 3.1 A. Distribution of questionnaires among selected districts in phase II development zones in the FCT

This table is the presentation of data questionnaire distribution to the districts in focus.

s/n	Districts of phase 11	(sample frame A) No of districts in phase 11 development zone.	(sample Size) No of Questionnaires Distributed.	No of Questionnaires completed And returned.
1	Kubwa	1	50	50
2	Gudu	1	50	45
3	Utako	1	50	46
4	Durumi	1	50	38
5	Kado	1	50	40
6	Jabi	1	50	50
7	Mabushi	1	50	35
8	Gaduwa	1	50	45
9	Dutse	1	50	45
10	Dakibiyu	1	50	38
11	Karura	1	50	48
12	Wuye	1	50	40
	Total	**12**	**600(100%)**	**520(86.6%)**

Source: Author's field survey, 2008

Table 3.1 B. Distribution of questionnaires among selected Agencies:

There are several agencies presently under the Federal Capital Territory Authority (FCTA) but the table below show those agencies that were directly involved with the restoration exercise where the questionnaires were served.

S/n	Agency Name	No of agency Directly involved (Sample frame)	No of Questionnaires distributed (Sample Size)	No of Questionnaires completed and returned.
1	F.C.D.A	1	100	83
2	Dev cont	1	100	76
3	Agis	1	100	92
	Total	3	300(100%)	252(83.8%)

Source: Author's field survey, 2008

From the above table in 3.1A and 3.1B 12districts and 3 agencies were sampled and this comprised of 600 and 300 questionnaires for districts and agencies respectively; making a total of 900 questionnaires that were administered in all. Out of the total 900 questionnaires distributed 772 from both samples frame "A

(520)" & "B (252)", were properly completed and returned (representing 85.8% of the total questionnaires distributed) and used for the analysis.

A systemic simply technique was chosen in questionnaires administration. In this Case selection of districts and agencies was based on predetermined manner that is to say, the districts and agencies that are affected and/or related the focus of this research.

3.5 METHOD OF DATA ANALYSIS AND PRESENTATION

The data collected were analysed using descriptive analytical tools such as frequency distribution, percentages and cross tabulation. This was then followed by presentations in form of tables. While some of the data were tested for any relationship using Pearson Chi-Square test.

CHAPTER FOUR

RESULTS

4.1 INTRODUCTION.

This chapter deals with data analysis and presentations which involves the extraction of raw data from the gathering instruments and testing. (Questionnaires) summarising or and displaying the data with tables.

4.2 PHASE II MASTER PLAN IMPLEMENTATION

The data in the table below shows the rating by the respondents of the level of the Abuja Master Plan implementation as at the time of this study.

Table 4.1 Rating of plan implementation

S/n	Responses	Frequency	%
1	Adequate	20	6.7%
2	Fair	280	93.3%
3	Poor	Nil	Nil
4	Total	300	100%

Source: Authors field survey 2008

4.3 THE LEVEL OF DISTORTION BEFORE THE REFORM PROGRAMME

Table 4.3 shows the rating of the level of distortion on the Abuja Master Plan as viewed by the respondents.

Table 4.3 level of distortion before the reform programme

S/N	Responses (Rate of Distortion)	Frequency (F)	%
1	Low	Nil	Nil
2	Average	10	3.4%
3	High	290	96.6%
	Total	**300**	**100%**

Source: Authors field survey 2008

4.4 TYPES OF DISTORTION IN (PHASE II ZONE) OF THE ABUJA MASTER PLAN.

The types of distortion on the Master plan was not only observed during the study but were equally expressed by the respondents as express in the table below.

Table 4.4 Types of distortion in (Phase II zone) the Abuja master plan.

S/N	Responses	F	%
1	Conversion of use	100	33.33
2	Open space encroachment	180	60
3	Hill & riversides development	20	6.6
	Total	**300**	**100**

Source: Authors field survey 2008

4.5 THE PROCESS OR PROCEDURES ADOPTED IN THE RESTORATION EXERCISES.

A close examination of the process or procedures adopted in the restoration exercise revealed the under-listed rating by the respondents. Who responded as follows.

Table 4.5: **The process or procedures adopted in the restoration exercises.**

S/n	Response	F	%
1	Consultation with stakeholders	Nil	
2	Use of ad-hoc task-force	150	50
3	Proper identification of structures to be affected.	20	66.6
4	Serving of relevant notices.	20	66.6
5	Demolition of properly identified structures	20	66.6
6	Compensation for demolished structures with building plan approval plans.	10	3.33
7	Reverting salvaged land space to master plan land use	80	26.6
	Total	300	100

4.6 SEX OF RESPONDENTS:

The relevance of the respondents' sex distribution cannot be over-emphasised in-view of its relationship to the effect of the restoration exercise on the affected this distribution gives. The table below therefore shows the proportion of the sexes of those affected by the exercise.

Table 4.6 Sex distribution of Respondents

S/N	Occupation	F	Sex	
		%	Male	Female
1	Kubwa	50	46	4
2	Gudu	45	40	5
3	Utako	46	20	26
4	Durumi	38	38	Nil
5	Kado	40	38	2
6	Jabi	50	50	Nil
7	Mabushi	35	15	25
8	Gaduwa	45	40	5
9	Dutse	38	35	10
10	Dakibiyo	48	35	3
11	Karura	40	46	2
12	Wuye	40	38	2
	Total	520	441	84
	%	100	84.8	16

Source: Authors survey 2008

4.7 OCCUPATION OF THE RESPONDENTS

The table below is the presentation of respondent occupation with a view to understand what necessitated the gross distortion of the Abuja master plan.

Table 4.7 occupation distribution of respondents

S/N	occupation	F	%
1	Business	242	46.5
2	Civil servant	278	53.3
	Total	520	100

Source: Authors survey 2008

4.8 TYPES OF PROPERTY AFFECTED

Below is the presentation of the data obtained from the affected respondents in each of the districts in the phase II development zone. The aim is to find out the coronation between the types of properties affected by the restoration exercise and the view of inadequate accommodation for the federal workers as a remote curse for the distortion on the master plan.

Table 4.8 distribution of type of property affected

S/N	District	Types of property affected		
		Total	Residential	Commercial
1	Kubwa	50	40	10
2	Gudu	45	75	30
3	Utako	46	16	30
4	Durumi	38	30	8
5	Kado	40	40	Nil
6	Jabi	50	45	5
7	Mabushi	35	7	28
8	Gaduwa	45	30	15
9	Dutse	45	40	5
10	Dakibiyo	38	31	7
11	Karura	48	40	8
12	Wuye	40	33	7
	Total	**520**	**367**	**153**
	%	**100**	**70.0**	**29.4**

Source: Authors survey 2008

4.9 APPROVAL FOR THE DEVELOPMENT OF THE AFFECTED PROPERTIES

In table 4.14 the study try to show the number of affected buildings that were either obtained a building plan approval or not, given the fact that this formed the bases for accessing the compensation by government.

Table 4.9 distribution of those affected, who had approved plan for their properties.

S/N	Building plan approved	F	%
1	Obtained	40	7.7
2	Did not obtain	480	92
	Total	520	100

Source: Authors survey 2008

4.10 APPROVAL AGENCY

There are several claims among the affected that their buildings were approved by the FCT authority, hence, the need to establish the number of agencies issuing building plan approval in other to ascertain reality of their claims.

Table 4.10 distribution of sources of property approved

S/n	District	Approving agencies			
		Number of structures	Development control of FCDA	Federal housing authority	Area council Bwari
1	Kubwa	10	Nil	3	7
2	Utako	5	5	Nil	Nil
3	Wuye	25	25	Nil	Nil
	Total	40	30	3	7
		100%	75%	7.5%	17.5

Source: Authors survey 2008

4.11 REASONS FOR DEMOLISHING STRUCTURES

The FCT authority have several reasons for effecting demolition of structures however the following are the official reasons given to the respondents for demolishing their structures.

Table 4.11 reasons for demolition of structures.

S/n	Reasons for demolition	F	%
1	Lack of approved building plan	200	38.5
2	Corner-shop structure allocation	150	28.8
3	Structure on open spaces (green areas)	55	10.5
4	Nearness to water bodies	40	7.8
5	Structures on sewer-lines	30	5.8
6	Conversion of purpose	45	8.6
	Total	520	100%

4.12 NOTICES BEFORE DEMOLITION

This study observed that the issuance of demolition notice to the affected respondents was of great concern as it determined the level of loses incurred by the respondent. The table below reveals the claims of the respondents.

Table 4.12 **distribution of respondents who got notices of demolition before their structures were demolished**

S/N	Districts	Notice for demolition		
		Number	Yes	No
1	Kubwa	50	10	40
2	Gudu	45	15	30
3	Utako	46	Nil	46
4	Durumi	38	Nil	38
5	Kado	40	35	5
6	Jabi	50	Nil	50
7	Mabushi	35	Nil	35
8	Gaduwa	45	Nil	45
9	Dutse	45	Nil	45
10	Dakibiyo	38	Nil	38
11	Karura	48	Nil	48
12	Wuye	40	23	17
	Total	520	83	437
	%	100	15.9%	84%

Source: Authors survey 2008

4.13 DURATION OF NOTICE

There seemed to have varying duration for the notices served on the respondents who were affected by the demolition exercise, hence, the need to verify these claims with a view to establishing the basic fact there in.

Table 4.13 distribution of duration of notice before demolition

S/N	Response	F	%
1	< 1 week	10	66.6
2	1-2 weeks	5	33.3
3	3-4 weeks	Nil	Nil
4	Above 4 weeks	Nil	Nil
5	Total	15	100%

Source: Authors survey 2008

4.14 COMPENSATION FOR DEMOLISHED STRUCTURES WITH APPROVAL PLANS

Mitigating the impact of the demolition on the respondents is an issue both the authorities of FCT and the respondents themselves consider paramount. However, the extent to which it is done is further become a contention between the two parties. The table below show the extent to which the compensation has been effected according to the respondents.

Table 4.14 distribution of respondents who got compensation after their structures were demolished

S/N	Responses	F	%
1	Compensated	5	12.5
2	Not compensated	35	87.5
	Total	40	100%

Source: Authors survey 2008

CHAPTER FIVE

DISCUSSION, CONCLUSION AND RECOMMENDATIONS

5.1 DISCSSION

This section focuses on analysing/discussing the results presented in chapter four as obtained through the gathering instrument from both sample frame A and B, respectively.

5.1.1 PLAN IMPLEMENTATION

Table 4.1 shows that 6.7% of the respondents scored the rate of plan implementation of the master plan has been adequate while 93.3% said fair. From this data I could therefore say that the master plan implementation was inadequate, which is one of the remote factors for the distortion of the master plan.

5.1.2 RATE IN PERCENTAGE OF PLAN IMPLEMENTATION

Table 4.2 shows that 80% and 20% of the respondents rated the plan implementation in terms of percentage development between 20-40% and 41-60% respectively. The respondents also gave some reasons as responsible for the

other specific types of distortion as: building on public right of way and facilities such as sewer lines.

Given the slow pace of the plan implementation, and the need for residential accommodation for the increasing population. Particularly among federal civil servants who had to leave Lagos to Abuja on account of the sudden movement of the seat of power to Abuja. It is therefore not surprising that the abuse of open space ranked the highest form of distortion of the Master Plan.

5.1.5 THE PROCESS OR PROCEDURES ADOPTED IN THE RESTORATION EXERCISE

Table 4.5 reveals the understanding of the respondents as it regards the processes and procedures adopted in the restoration exercise, which underscore the fact that the exercise did not carry along the interest of the Abuja residents as no form of consultation with any relevant stakeholders before or during the exercise was carried out. The table also reveals that there was very poor identification of structures to be demolished, accounting for the demolition of structures outside those classified for demolition (this classifications are: structures without approved plans, those on sewer ways, water ways, and open spaces etc.) relevant and timely notification were also poorly or not served to marked structures, which gave room to much loses of personal and economic

properties of occupants/owners of demolished structures. The distortion or/ and collapse of families and their socio-economic life styles, and children's educational programme due to displacement.

Another issue so highlighted by the table is the fact that there was very poor form of compensation, which was not based on a thought out plan to reduce, if not eliminate the impact of the demolition on those affected. In as much as the table did show that some level of reversion of salvaged land use was done, the 26.6 % rating on role 7 on the table however, reveals that not only a few of the salvaged land spaces were actually reverted to its original purposes as planed in the Master plan.

In conclusion, the use of ad-hoc task-force in the implementation of the exercise without any form of consultation with those to be affected marked the procedure adopted for the exercise as not confirming to best practices and international standards in modern urban city restoration as have been observed in other countries of the world such as India with similar peculiarity with Nigeria.

5.1.6 THE GAINS OR ACHIEVEMENTS MADE IN THE RESTORATION EXERCISE.

The view of 75% of the respondents have it that as a result of the restoration programme, Abuja city now wears a better aesthetic look as a reasonable level of the unplanned structures have been removed. Street hawkers and destitute have well been eliminated. Bus stops are now clear without traffic holdups, miscreants such as pick pockets at bus stops which used to be a common scene at most bus stops are no more.

5.1.7 THE NEGATIVE EFFECT OF THE RESTORATION EXERCISE ON THE AFFECTED PERSONS.

90% of the respondents from within the agencies of FCTA ascribed various negative effects to the exercise. One of the respondents recalled the reported death of 5 persons who died due to hearth break after the demolition of their buildings; many lost their means of livelihood with over 80% rendered homeless with its attendant effect on their families, particularly with the stoppage of their children's education. Owning to the restoration programme more than 56% of the affected left Abuja, which the respondents say is a denial of their constitutional right as Nigerians to live and work in any part of the country.

Therefore, in consideration of the account of these affected person's, it then fellows that vast number of structures were demolished, 80% of whose occupants are likely to be federal civil servants working in Abuja. Hence, the demolition effect is directly incident to the triple cost rise in the cost of accommodation in Abuja, thereby further reducing the economic power of the entire civil servants in Abuja resulting to an astrological increase of the urban poor population in Abuja.

5.1.8 PROBLEM ENCOUNTER IN THE COURSE OF THE RESTORATION EXERCISE.

75% of the respondents from within the agencies of FCTA, said there were lots of resistance to the demolition exercise by both indigenes and residents alike. There were irregularity in implementing the exercise to the later as some "big and mighty" whose buildings were marked for demolition ended up not been demolished thereby querying the integrity and objectives of the urban reform programme of the government.

There were also cases of court injunctions restraining the FCTA authorities from effecting demolition on structures within some districts, in-addition to the attempt by the Senate at halting the entire exercise, for lack of due process procedure and the recognition of the right of the affected Nigerian's. However, all

of these were deliberately ignored by the FCTA Ministered, who insisted that the exerciser be carried on.

5.1.9 SUGGESTED WAYS OF SOLVING THE ASSOCIATED PROBLEMS.

65% of the respondents suggested that proper adherence to lay down development plans and policies should be observed in accordance to the rule of law. That it should be best practices to make alternate provision for those to be affected before the demolition begins in line with international standard of practices in other to give it a human face. They suggested that the reform exercise should be resident inclusive and that provision should be made for punishing those contravening the Abuja master while those entrusted with the responsibility of implementing the city plan should always be prompt at carrying out their task without any fear or favour.

5.1.10 SOCIO-ECONOMIC CHARACTERISTIC OF RESPONDENTS

This section represents the data obtained from the affected respondents which reveals their sex, occupation and other socio-economic details; to enable the understand of what effect these factures most have had on the master Plan.

Out of 520 respondents among the affected persons who correctly filled and returned their questionnaires, 84% of them are male while 16% are females as shown in table 4.6. Therefore the probability of most of them being family men with a number of dependants is high. This in itself implies that the social consequences from the exercise cannot be undermined and as such makes important the involvement of the communities affected in the planning and implementation of the restoration programme very relevant.

5.1.11 OCCUPATION OF RESPONDENTS

While table 4.7 reveals that, of the 520 respondents 47% are business people while 53% are civil servants. This confirms that most of the affected structures are occupied by civil servants, who have either built or factored the proliferation of unapproved structures in the FCT, arising from the failure of government to provide the needed accommodation for their employees: thereby further confirming the inadequate implementation of the Abuja Master plan.

5.1.12 TYPES OF PROPERTIES AFFECTED

Table 4.8 shows that 70% of the 520 affected structures occupied by the respondents are residential properties while 29.4% are commercial properties. Hence, this further confirms the deduction from table 4.7 which reveals that most of the affected person are government workers who could not have afforded to reside in hotels while working for the government but settle for any available building whether approved or not.

5.1.13 APPROVAL OF DEVELOPMENT OF THE AFFECTED PROPERTIES

According to the result in table 4.9, 92% of the respondents did not obtain a development plan approval for their structures while 7.7% of the 520 respondents got an approval issued for their structures. Hence, this does show that there were in-did a lot of unapproved building structures which may not have been in conformity with the Abuja Master plan and as such accounted for the distortion of the master plan.

5.1.14 APPROVAL AGENCY

The result in table 4.10 shows that of the 40 respondents that got an approval for their structures, 75% of that number was issued by FCDA development control

unit, 17.5% of the same number got approval from the area council officer and while 7.5% got from federal housing authority.

5.1.15 RESONS FOR DEMOLISHING STRUCTURES

A look at table 4.11 reveals the varying degrees in per cents of the reasons for demolition of the affected structures. The most common reason has been the lack of building plan approval while structures on the sewer lines accounted for the list reason for demolition. Hence, one can therefore say that the untimely movement of the seat of power from Lagos to Abuja and the slow rate of plan implementation most likely influenced the massive erection of structures without building plan approval, giving room to the distortion of the Abuja master plan.

5.1.16 NOTICES BEFORE DEMOLITION

The table 4.12, 84.0% of the affected respondents whom filled and returned their questionnaires were not served any notice of demolition before their structures were demolished while 15.9% confirm they were served demolition notice. This therefore reaffirms that the processes and procedures adopted for the implementation of the restoration programme was not transparent as it did not

carry the majority concern of those affected who constitute more than 80% of the direct stakeholders in the reform programme.

5.1.17 DURATION OF NOTICE

Given the result from table 4.13, out of the 15 respondents who said they were issued notice, 66.6% of this number said the notice was less than one week while 33.3% said the notice lasted between one to two weeks.

5.1.18 COMPENSATION FOR DEMOLISHED STRUCTURES WITH APPROVAL PLANS

In table 4.10 only 40 respondents confirmed they got approval for their structures. But of this number, from table 4.13, 12.5% of them agreed they showed they were compensated with a piece of bear land while 87.5% were not compensated.

5.1.19 OFFICIAL REASONS FOR LACK OF COMPENSATIONS

The 87.5% of the respondents who were issued approval plan for their structures but not compensated said the reason given for their not been compensation ranged from the inconsistency of the signatories on the approved plan, properties not sited within the designated area as designed in the master plan, the building

plan was without incomplete documents, to non availability of approval plan copy within approving agency.

5.1.20 FLAWS OF THE RESTORATION EXERCISES

All the 520 affected respondents gave various summation as to the flaws of the exercise, which ranged from inadequate time for evacuation, non provision of alternative accommodation before implementing the exercise, lack of technical and professionals expertise in handling of the programme, inconsistency in the execution of the exercise, and gross abuse of authority by some personnel's of the FCTA implementing the exercise giving that some of them used the exercise as occasion to illegally mark structures for demolition only to erase the marks after been given ransom by the occupants and the fact that some structures wrongly located outside the master plan which have become of national interest can no longer be removed.

5.1.21 SUGGESTED WAY FORWARD

The respondents suggested as follows: The authority should have a pre exercise survey of the number and cost of structures to be affected in such an exercise before the demolition.

The authority should pay comprehensive compensation either by way of equitable financial cost of the structures or provide already existing alternative structures.

Serve effective notice in accordance with due process before implementing the exercise, while the people should be carried along through proper consultative meetings and awareness creation as equal stakeholders of the Abuja Master plan.

5.2 SUMMARY

In summary, the data analysed in chapter four revealed some facts about the Abuja Master Plan restoration exercise with reference to phase ii development zone. Based on the analysis, the following are the major findings of the study:

The rate of planned development implementation of the Abuja Master Plan was rather low when compared to its development implementation period. Hence, the decision of the military government of General Ibrahim Gbadamosi Babangidan to timely move the seat of power from Lagos to Abuja influenced the uncontrolled mass movement of people into the city, particularly the Federal Civil Servants which gave room to the problems of the abuse of the Master plan. Lack of adequate political will on the part of the previous government to implement the Master plan as spelt in the original design was another major factor.

This research has shown that although the design philosophy underlines the purpose for embanking on the restoration exercise, however the total attainment of this Master plan is rather illusive as some of the distortions have become irreversible due to the influence of government interest. This in itself calls for the

review of the Master plan with a view to making it confirm with present realities while making it a people centred document.

5.3 CONCLUSION

Based on the analysis of the findings, the following are basic facts arrived at. The result of the survey conducted revealed that 28.2% of the demolished structures were actually allotted as temporary allocations for corner shops, 10.5% sited on green areas, 8.6% accounted for conversion of purpose, nearness to water bodies was 7.8% while 5.8% were those built on sewage lines.

The reform programme failed to recognise the contribution and role of residents and indigenes and their ownership of the process; which would have eventually brought to bear on the sustainability of the gains of the exercise, even in the face of successive government. It is this neglect, of these important stakeholders that eventually gave room to some of the inherent challenges.

The fact that there were a lot of opposition by both the Senate, indigenes and residence alike show that the exercise was without modern urban reform

procedures, which is evident by the negative effects it had on the affected persons and their families.

However, at the long run, there is tangible improvement in the Abuja urban environment as over 80% of the open spaces and gardens a have been recovered and are being developed, while property owners are now more cautious on where and how to go about erecting buildings in the city and its environs.

It is obvious that the reform programme failed to recognise the role of the residents and indigenes in the ownership of the process, which would have eventually ensured the sustainability of the programme; even with successive governments. It is this neglect, of these important stakeholders that eventually gave room to some of the inherent challenges.

The fact that there were a lot of opposition by both the Senate, indigenes and residents alike showed that the exercise was without modern urban reform procedures, which is evident by the negative, effects it hard on the affected persons and their families.

However, at the long run, there is some tangible improvement in the Abuja urban environment as over 80% of the open spaces and garden have been recovered and are being developed while property owners are now more cautious on where and how to go about erecting buildings in the city and its environs.

5.4 RECOMMENDATIONS

In view of the identified inherent problems within the process of the reform exercise, the FCT authorities most rise to its responsibilities in addressing them. In doing so, the following recommendation should be taken into consideration:

1) There is the need to adapt a more focussed result oriented and participatory approach to city planning and management approach (EPM). This approach allows the efforts and contributions of all stakeholders in development to be harnessed.

2) Land scale urban development is an expensive business. There is need for planning information systems to keep track of development and to prevent encroachment coupled with the institutional and process reforms for ensuring proper development of the Abuja model city. Hence, the present

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APPENDIX

ENVIRONMENTAL PLANNING AND MANAGEMENT
DEPT OF GEOGRAPHY, FEDERAL UNIVERSITY OF TECHNOLOGY,
MINNA, NIGER STATE.

QUESTIONNAIRE FOR ASSESSING THE PROCESS USED IN THE IMPLEMENTATION OF THE ABUJA MASTER PLAN RESTORATION EXERCISE, AMONG GOVERNMENT AGENCIES/DEPARTMENT.

NOTE: Information collected will be used strictly for academic purpose

Instruction: **Please answer the following questions accordingly by writing or ticking where necessary.**

1. Name of Organisation ----------

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2. How will you rate the implementation of Abuja master plan
   (a) Adequate (b) Fair (c) Poor

3. Please rate in (percentage) the level of implementation of the master plan before restoration exercise (a) <20% (b) 20-40% (c) 41-60% (d) 61 and above.

4. If your rating is less than 50% state reasons for the low level of implementation.
   (a) ----------

   (b) ----------

   (c) ----------

(d) ----------

5. What was the level of master plan distortion before the reform
   (a) Low (b) Average (c) High

6. What are the major types of plan distortion noticeable in Abuja
   (a) Conversion of use (b) open space encroachment (c) Hills and riverside development.

7. State other specific types of distortions.
   (a) ----------
   (b) ----------
   (c) ----------
   (d) ----------

8. State/describe the process or procedures adopted in the restoration exercise.

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9. Where are the gains or achievement made in the restoration exercise?

(a) ----------

(b) ----------

(c) ----------

(d) ----------

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10. Please rate in (percentage) the level of success attained (a) <20% (b) 20-40% (c) 41-60% (d) 61 and above.

11. What where the negative effects of the restoration exercise on the affected person

(a) ----------

(b) ----------

(c) ----------

(d) ----------

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12. Please state the problem encounters in the course of the restoration exercise

(a) ----------

(d) ----------

13. Suggest ways of solving the problems associated with the programme

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ENVIRONMENTAL PLANNING AND MANAGEMENT
DEPT OF GEOGRAPHY, FEDERAL UNIVERSITY OF TECHNOLOGY
MINNIGER STATE.

QUESTIONNAIRE FOR ASSESSING THE PROCESS USED IN THE IMPLEMENTATION OF THE MASTER RESTORATION EXERCISE, AMONG THE AFFECTED RESIDENTS.

NOTE: Information collected will be used strictly for academic purpose

INSTRUCTION: please answer the following questions accordingly by writing or ticking where necessary

1. Sex ----------

2. Occupation ----------
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3. Location of properties affected by the restoration exercise----------
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4. Type of property affected----------

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5. Do you obtain approval for the development
(a) Yes (b) no

6. If YES, which Agency approve the development ----------

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7. Why do you think the authorized property was demolished
(a) ----------

(b) ----------

(c) ----------

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8. Where you given any notice before the demolition was carried out?
(a) YES (b) NO

9. If YES to the question 8 above, how long was the notice

, (a) < 1 week (b) 1-2 weeks (c) 3-4 weeks (d) above 4 weeks
Others specified ----------

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10. If your property had official approval were you given any compensation
(a) YES (b) NO

11. If NO, what was the official reasons given ----------

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12. If YES, state the type/value of the compensation ----------
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13. What do you think are the flaws of the restoration exercise?
(a) ----------

(b) ----------

(c) ----------

(d) ----------

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14. Suggest a better way(s) of conducting such exercise in future ----------
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