

Planning Snapshots, Nigeria: 50 Years



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Background

- Federal Republic of Nigeria has:
 - 36 States including Abuja.
 - 774 Local Government Councils
 - Six geo-political zones (Figure 1).
- The Federal Capital Territory is Abuja.
- Lagos (Lasgidi or Èkó) is the former capital of Nigeria and a commercial capital.
- Nigeria's population is estimated to be about 193m in 2020 (was 158m in 2010) (UN-Habitat 2008) and currently 173.6million



Background

- **Planning Administration**

- Federal
- State
- Regional
- Local Government
 - Local Planning Authorities

- **Macroeconomic indicators**

- Nigeria is a middle income, mixed economy, emerging market.
- GDP (US\$bn, 2013) = 509.97
- GDP per capita (US\$) = 3,010
- Inflation (%) = 8.5%

Source: NBS, Dent Management Office, Dunn Loren Merrifield (DLM) Advisory Partners, 2014.

- Nigeria is part of the MINT nations:
Mexico, Indonesia, Nigeria and Turkey

- **Planning history**

- Significantly entrenched in British Colonial Rule.

- **Planning Overview**

- Town Improvement ordinance 1863
- Nigerian Town and Country Planning Ordinance based on the British Town and Country Planning Act 1923
- Land Proclamation Law 1946
- Land Use Act 1978
- Urban and Regional Planning Decree 1992

Genesis of Planning



Obafemi Awolowo University



"Keke NAPEP"

- Pre-colonial physical planning administration administered through traditional institutions and communal ownership.
- 1863 Town Improvement Ordinance was a response to the need to control development and improve sanitation in the Lagos colony .
- The 1904 Cantonment Proclamations attempted to protect and improve sanitation of Europeans in the European Reservations from health hazards prevalent at that time.
- The Township Ordinance no. 29 of 1917 was the first statute, which provided the basis for setting guidelines for development of towns in Nigeria.
 - The 1917 ordinance represented a watershed in the evolution of Town and Country Planning in Nigeria.
 - First to introduce spatial orderliness, zoning and subdivision regulations into the land use and planning practices in the cities.
 - The 1917 Ordinance's impact in terms of physical layouts is still visible in towns such as Aba, Port Harcourt, Enugu, Jos, Minna and Kaduna today (NITP Information Handbook 1993).

Genesis of Planning

- The outbreak of the Bubonic plague in Lagos led to the introduction of the 1928 Lagos Town Planning Ordinance.
 - The Ordinance provided for slum clearance, land reclamation, residential and industrial estates and the carrying out of comprehensive land use planning in Lagos (Onibokun, 1986).
 - The Ordinance was instrumental to the setting up of the Lagos Executive Development Board (LEDB) as a town planning agency.
- The 1928 Lagos Town Planning Ordinance provided the basis for the Town and Country Planning Ordinance (Cap 155) of 1946 which provided for the improvement and control of development through planning schemes (Oyesiku, 1998).
- The colonial administration enacted the Nigeria Town and Country Planning Ordinance (No. 4, 1946).
 - This was adopted from the 1932 Town and Country Planning Act of Britain to provide for the planning improvement and development of different parts of the country through planning schemes.



Street Sweeper

Institutionalization of Physical Planning

- The Nigerian Institute of Town Planners (NITP) was formed in 1966 with 35 members fashioned in line with the Royal Town Planning Institute of Britain.
- NITP was formed to represent the profession and give advisory information on how to utilize the nation's resources and control her environmental problems.
- Approximately 2673 registered planners (Olufemi, 2013).
- **Planning Education**
 - First Planning School was established in 1961 as a Technical College, now referred to as 'The Polytechnic', Ibadan.
 - Three spheres of Planning Education in:
 - Educational Training
 - Professional Training
 - NITP/TOPREC Training
- TOPREC (Town Planning Registration council) Decree No. 3, 1988.
 - TOPREC legalizes town planning as a professional discipline of study in the country.
 - TOPREC regulates and controls the practice of Town and Country Planning in Nigeria.
 - Determines the standard of planning education.
 - Sets the criteria for registration as a Town Planner in Nigeria.
- About 44 Planning Schools in Nigeria located in urban and peri-urban areas (Olufemi, 2013).
- Association of Town Planning Consultants (ATOPCON) for planning consultants.

Planning Policies and Law

Development Plans and Policies

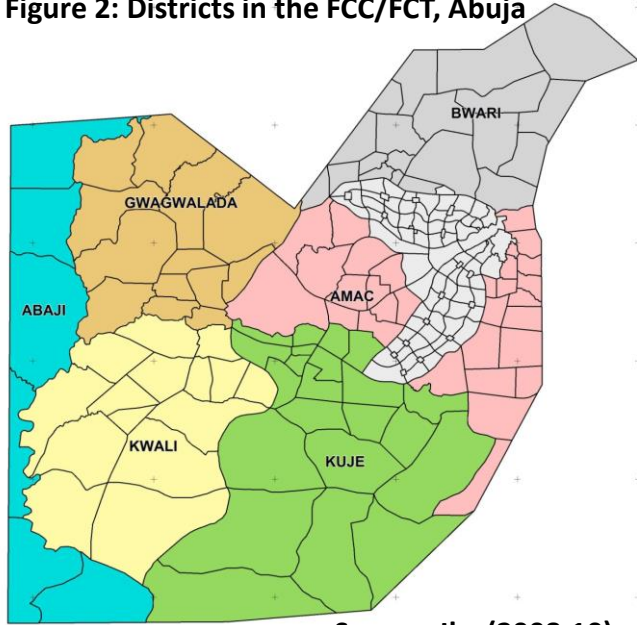
- 10 year Colonial Plan of Development and Welfare (1946-1956).
- First National development Plan 1962-1968
- Second National Development Plan 1970-1974
- Third National Development Plan 1975-1980
- Fourth National Development Plan 1981-1985
- Rolling Plans 1990-1998
- Vision 2020
- Vision 2020:20
- Spin off from MDG 1 are:
 - National Poverty Eradication Program (NAPEP), 2001: to eradicate absolute poverty over a ten year period.
 - National Economic Empowerment and Development Strategy (NEEDS), 2003:reorienting values, reducing poverty, creating wealth and generating employment.

Urban and Regional Planning Law

- Nigeria Urban and Regional Planning Law by decree no. 88 of 1992 on 15th December, 1992:
 - Provides the legal framework for the implementation of planning policy.
 - Facilitates preparation and implementation of development plans and planning schemes.
 - Specifies the urban limit for any settlement, the planning and development parameters guiding such development.
 - Assigns planning roles to the three levels of government.
 - Introduces guidelines and directives to effectively carry out physical planning activities and ameliorate the inadequacies in the previous laws/ordinances.
- At the local level, the urban planning authorities are set up to administer the law.

FCT: Abuja the “Planned City”

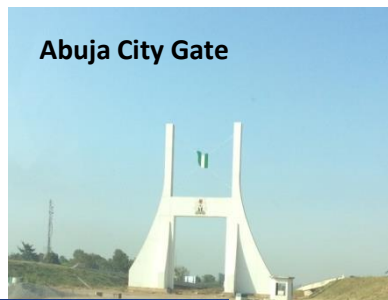
Figure 2: Districts in the FCC/FCT, Abuja



Source: Ike (2008:10).

- The Federal Capital Territory (FCT) “planned city” was created by Decree No. 6 of February 1976.
- Abuja Metro is 778,567 (2006 census; Figure 2).
- The Federal Capital Development Authority (FCDA) approves development activities.
- Most development approvals are also subject to Environmental Impact Assessment Decree No 86 of 1992 .

Abuja City Gate



Central Mosque



International Centre



Jabi Residential Area



Ecumenical Centre



Airport Entrance



Aso Rock

