

*Extraordinary*



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## FEDERAL CAPITAL TERRITORY ADMINISTRATION (FCTA)

## FEDERAL CAPITAL TERRITORY (FCT) PARKS POLICY



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## INTRODUCTION

### PREAMBLE :

This document contains the Policy for the operation of Parks, Green Areas, Open Spaces and Recreational Sites in the FCT.



S. I. No. 25 of 2019

## FEDERAL CAPITAL TERRITORY ADMINISTRATION(FCTA)

## FCT PARKS POLICY

[6th Day of May, 2019]

Commence-  
ment.

## PART ONE

1.1.1. Parks and Recreation Department, was created in 2004 and Gazetted in 2005. It is one of the technical Departments under the Abuja Metropolitan Management Council (AMMC).

Parks and  
Recreation  
Department.

1.1.2. The Policy thrust of the FCT Administration on the sustainable development of designated Parks, Green Areas and Open Spaces was published and Gazetted in 2005, which states thus : "... *The Department of Parks and Recreation in the FCT has been mandated to take possession of, secure and ensure the development of the city's Green Areas, Open Spaces and designated Parks in sustainable manner and with the active participation of the private sector.*"

Policy  
Thrust of  
the FCTA on  
Parks, Green  
Areas and  
Open  
Spaces.

1.1.3. Parks and Recreation Department shall have the responsibility to enhance, ensure development, management and operation of Parks, Green Areas, Open Spaces and other recreational sites in the FCT that include Wildlife Reservations, other environmentally Historic Scenic Sites, Rock Outcrops, Green Belts and River Valleys.

Responsibility  
of Parks and  
Recreation  
Department.

1.1.4. Parks and Recreation Department shall ensure the development, management and operation of Recreational Parks; oversees the planting and maintenance of trees along road corridors and public parks; landscape and beautify Open Spaces to enhance the city's aesthetics; and encourages recreation for healthy lifestyle amongst the FCT residents.

Development  
of Parks.  
Green Areas  
and Open  
Space in the  
FCT.

1.1.5. The Abuja Master Plan and Land Use Plan predicated the Green/Garden City concept for the FCT and made provision of about 33% for Parks, Green Areas and Open Spaces which over time have been reduced due to distortions and re-design. Considering the effect of climate change on the FCT Environment, all Layout Plans of the FCT shall provide not less than 33% land for Parks, Green Areas and Open Spaces for carbon sequestration. The lost green resources of the FCT due to physical developments shall be recovered vertically on walls, horizontally on building tops.

Status of  
Parks, Green  
Areas and  
Open Spaces  
in the FCT.

All designated Parks, Green Areas, Open Spaces and other Recreational Sites which Land Uses have been changed for other Land Uses shall be recovered and reverted to Parks and Recreation Department. Some of these include redesigned/encroached Plots, Bobo Plains, Green Belts, Zuma Rock

Wildlife Park, Abuja Ultra-Modern Zoological Garden at Lower Usuma Dam, Zigakuchi Wildlife Park, Abuja Central Park Botanical Garden, Yaba Wildlife Park etc.

#### 1.2.0. VISION AND MISSION OF THE POLICY

Vision.

1.2.1. To create a humane environment in a Green/Garden City setting which will sustainably promote and provide adequate Park, Green and Open Space resources and Recreational Sites for the present and future FCT residents, visitors and tourists alike.

Mission.

1.2.2. To promote the effective planning, greening, landscaping, beautification, administration and management of the Parks, Green Areas and Open Space resources of the FCT in line with the Abuja Master plan.

Mandate of  
Parks and  
Recreation  
Department.

#### 1.3.0. Mandate of Parks and Recreation Department:

(i) To ensure the sustainable development, management and operation of all Parks, Green and Open Space resources in the FCT.

(ii) To ensure the beautification and landscaping of open spaces, roads and in premises in order to enhance aesthetic appeal and monuments in the FCT.

(iii) To ensure sustainable tree planting and maintenance along Roads, Parks, Green Areas, Open Spaces and in premises in the FCT.

(iv) To encourage recreational activities and healthy lifestyle among the Abuja residence and visitors alike.

(v) To promote the conservation of Parks, Green Areas, Open Spaces and Recreational Sites to ensure biodiversity and mitigation of Climate Change in the FCT.

(vi) To generally ensure the greening of the FCT through tree planting; development and use of recreational sites; enhancement of the open spaces to improve the city scape in conformity with set standards and international best practices.

Functions of  
the  
Department.

#### 1.4.0 Functions of the Department—

(i) To liaise with other Stakeholder Departments for the identification, planning, classification and documentation for the development and management of Parks, Green Areas, Open Spaces, other recreational sites and designated Wildlife Sites for recreation and wellbeing, biodiversity, conservation and ecotourism.

(ii) Land Titles including Certificate of Occupancy on designated Parks, Green Areas, Open Spaces, Wildlife Reservations, Environmentally Historic Scenic Sites, Rock Outcrops, Green Belts, River Valleys and all lands designated for recreation, greening and landscaping shall be issued in the name of FCTA/Parks and Recreation Department. Such Titles will be kept



in a dedicated Safe for Parks and Recreation Department with the Deed Registry of Land Administration Department. However, copies of these titles shall be transmitted to Parks and Recreation Department for records and further processing.

(iii) To collaborate with other relevant Departments in regulating the designing, landscaping, development, preservation and control of Parks, Green Areas and Open Spaces in FCT; to achieve sustainable green development.

(iv) To ensure a balance between the built and natural environment by incorporating greening concepts in all designs.

(v) To ensure tree planting and landscaping within all premises and planned Districts in the FCT.

(vi) All Parks, Green Areas and Open Spaces in the Area Councils of FCT, Mass Housing Estates, Land Swap Districts and all other planned areas shall be taken possession of and landscaped by Parks and Recreation Department for public use.

(vii) There shall be a synergy between Parks and Recreation Department and the Stakeholders mentioned in paragraph 1.4.0 (vi) above to stem unauthorized trees/vegetation removal and other unwholesome green practices.

(viii) To encourage corporate organizations, communities and other stakeholders for collaborative efforts towards sustainable development and protection of the environment in line with global best practices.

(ix) Collaborating with the private sector in promoting special events and programmes for the recreation, entertainment and leisure needs of FCT residents and tourists.

(x) Propagation of seedlings for city wide tree planting and beautification.

(xi) Establishment of Tree Banks for the storage of matured plants for replacement planting within the city.

(xii) Promotion of plant health by incorporating environmentally friendly measures for maintaining plant life.

(xiii) Enhancement of Abuja City scape by the development of gardens, sculptural monuments and other beautification elements including special decorations during festive periods.

(xiv) Identification of the existing and potential wildlife sanctuaries, refuge and corridors for capturing in subsequent spatial land use plan for the purpose of biodiversity conservation.

(xv) Encouragement, monitoring and streamlining of the activities of private plant nursery operators in designated areas in the FCT.



(xvi) Promotion of educational tours to parks, wild life sanctuaries and other recreational sites within the city.

(xvii) Issuance of Operating License to Park Operators.

(xviii) Identification and harnessing of all revenue generating possibilities derivable from the activities and services of Parks and Recreation Department.

(xix) To collaborate with relevant Departments for the Enforcement of Parks Policy, guidelines, standards, rules and regulations that would facilitate the orderly development and management of parks, green areas and open spaces in FCT. In this regard, the Department will use Park Inspectors in line with the Abuja Parks Regulations 2005 to monitor activities and enforce regulations in Parks, Green Areas and Open Spaces.

(xx) Reviewing periodically Parks Policies, standards, rules and regulations that would facilitate the orderly development and management of Parks, Green Areas and Open Spaces in FCT to meet contemporary needs.

(xxi) Encouraging Climate Change mitigation initiatives through tree planting, conservation and adaptation actions to create oxygen hubs for the FCT.

(xxii) The Department of Parks and Recreation shall advise the Development Control Department on the issuance of Stop Works, Quit Notice and Removal of Illegal Structures NOTICES to defaulting Operators on Parks, Green Areas, Open Spaces and other Recreational Sites in the FCT.

(xxiii) Parks and Recreation Department shall seal Parks involved in un-authorized activities including withdrawal of Operating License.

(xxiv) Imposing stipulated levies for default of FCT Parks Regulations.

(xxv) Recommend to the Honourable Minister for the revocation of Letter of Intent and Sub-Lease Agreement that have breached the terms and conditions therein.

(xxvi) Conducting actions that will enhance smooth Park operation in the FCT.

(xxvii) Co-ordinating planting, greening and landscaping of Green Areas and Open Spaces in Abuja FCT.

(xxviii) Issuance of permit to plant, prune or remove trees; and

(xxix) To grant permit to corporate organizations, multi-nationals and diplomatic communities for the purpose of exercising their corporate social responsibility (CSR) in the enhancement and greening of the City subject to the approval of the Honourable Minister.

(xxx) To initiate the periodic review of this Policy towards its improvement.

(xxx*i*) Take necessary actions that will enhance smooth Park operation in the FCT.

(xxx*ii*) And other functions as directed by the Honourable Minister.

## PART TWO

2.0.0. Green Concepts are environmentally sustainable practices that have been evolving over time in cities around the world. FCTA shall pursue the implementation of Green Concepts in line with the Provisions of the Abuja Master Plan for the sustainable development of the City.

Green  
Concepts.

2.1.0. Activities within the Green Belt shall focus on green provision for the purpose of protecting the city from environmental problems and for recreational purposes. The city will benefit from plants/trees serving as filter for obnoxious gasses, fumes and particulate matter. It will equally boost the capacity of the city to mitigate problems associated with climate change. The FCTA shall strive to protect the Green Belt which is already fragmented and depleted by seeking compensations on the fringes of the FCC for the lost areas in subsequent City plans and design. Lawn friendly activities such as sports fields, parks and urban forest amongst others shall be promoted for the wellbeing of the city within the Green Belt.

Green Belt.

2.2.0. Greenways are non-motorized integrated corridors of linear and open spaces which connect people and places together.

Abuja  
Greenways.

In view of this definition, FCTA shall seek to develop an integrated Greenway system for the City to encourage non-motorized circulation and conservation of nature through the following—

(i) To take possession of and secure potential Green Way Trails within parks, stream valleys and Road Corridors necessary for developing a comprehensive Green Way System.

(ii) The FCTA shall ensure the development of Green Ways by interconnecting parks, green areas, open spaces with road corridors.

(iii) The FCTA in conjunction with the private sector shall strive to achieve an integrated Greenway network within the FCT. This shall be for the purpose of conservation and protection of sensitive open spaces, environmental and cultural resources, wild life habitat, riparian corridors, and aesthetic values which are to control flooding and erosion with the view to provide ecosystem services and encouragement of healthy lifestyle through the provision of pedestrian and cycling access to the public.

(iv) In order to achieve an effective Greenways System, FCTA shall reclaim and preserve all stream valleys within the City and such shall be regarded as park and conservation areas.



(v) The FCTA shall ensure the identification of Greenways routes outside public parks and stream valleys which are necessary for continuity and to ensure incorporation of such segments by developing through the relevant agencies.

Green  
Infrastructure.

**2.3.0.** The FCTA shall pursue the development of green infrastructure and blue infrastructure where water is involved in order to contribute to environmental sanity and ecological balance and also provide outlet for recreation. Green infrastructure such as: swales, rain gardens, green roofs, vertical planting, native tree planting and porous pavement using environmentally friendly materials should be incorporated into landscape works — on small and large scales in all developments such as housing, industry, office, business, recreation etc. Water bodies, other man-made water bodies, streams and rivers will have a focused attention to enable them serve their ecological roles and also as an outlet for recreation. For stream and river courses, a setback distance of 25-50 meters is recommended before any development commences. These are to contribute positively to ecological balance and to mitigate climate change which are key agenda of the United Nations Climate Change Agreement of which Nigeria is signatory to.

Green  
Regeneration.

**2.4.0.** This refers to the need for regeneration of greenery through deliberate actions and activities as a result of destruction and degradation of the City's greenery. These include the following—

(i) Ensuring the planting of a minimum of 5 trees per plot meant for residential building development.

(ii) Ensuring that trees which accidentally and intentionally have been removed are replaced by such persons/organizations through the application of appropriate sanctions. Trees to be replaced must not be less than five years old or as may be recommended.

(iii) Ensuring that lawns are not indiscriminately removed or defaced. Appropriate sanctions will be applied on any persons/organizations that contravene. Permission must be obtained from the Department where there is need to remove portions of the lawn.

(iv) Where large number of trees or vegetation are required to be removed for purposes of development, such trees/vegetation will be replaced by at least twice the number/volume removed or shall be fined in line with extant laws.

(v) Green verges are the major corridors of green lawns along roads and highways and serve as protective barrier between vehicular traffic and pedestrians and the adjoining Land Use as well as for aesthetics. They shall not be put to other uses such as driving, parking, barricading for personal or religious uses; violators shall be fined in line with extant laws.



**2.5.0.** In pursuing the Green Policy for the city, Green Car Park is to be incorporated for parking lots within commercial premises for an ambient environment. Trees for other types of parking lots are emphasized.

Green Car  
Park.

**2.6.0.** These are encouraged within the city to make up for the loss of green in parks and other developments. The Department will liaise with relevant Departments towards the achievement of this concept which include the following—

Green on  
Buildings.

- (i) Green roofs.
- (ii) Vertical planting.
- (iii) Green walls.
- (iv) Trellis.

Where necessary, FCTA will liaise with other MDA's and Corporate Organizations in achieving this objective.

**2.7.0.** The FCTA shall ensure the protection, preservation and classification of trees in the FCT as follows—

Trees and  
Natural  
Features  
Protection  
and  
Preservation  
Sites.

(i) *Trees* : Trees in excess of 10 years in age and considered to be of cultural and amenity value shall be identified, tagged, preserved, given special care and classified as site for observation and research. Any person that fells or cuts down any of these trees shall be liable to a fine in line with extant laws. Any person that prunes or mutilates any of these trees without the permission of the Department shall be liable to a fine in line with extant laws.

(ii) *Natural Features* : Other natural features like rock outcrops, giant ant hills considered to be of tourist value shall be identified, tagged, preserved, given special care and classified as a heritage site for observations and research. Any person that blasts, defaces or mutilates such features shall be liable to a fine in line with extant laws.

**2.8.0.** The Department of Parks and Recreation shall issue License to Park Operators to regulate their activities in accordance with the Abuja Parks Regulations 2005 [CAP. 128 LFN, 1990].

Park  
Operating  
License.

**2.9.0.** Parks and Recreation Department directly or in collaboration with relevant specialised institutions shall do the following—

Skill  
Acquisition  
on Parks,  
Green Areas  
and Open  
Spaces in the  
FCT.

(i) Develop a syllabus on special skills for the development, management and operation of Park; propagation, plants, management and maintenance of tree ; landscaping, beautification and maintenance of open space or static site; development of the right attitudes towards the protection, preservation and conservation of natural resources in the FCT.

(ii) The Department in collaboration with FCTA Education and Agriculture and Rural Development Secretariats or any other relevant Secretariat or Department shall set up a Training Unit with the necessary facilities. Staff

of the stakeholder Departments and others shall attend the training to acquire special skills towards the effective and efficient development, management, enhancement, maintenance and operation of Parks, Green Areas and Open Spaces. The training shall among other things be aimed at inculcating in them the right attitude towards the protection, preservation and conservation of natural resources in the FCT.

(iii) For the purposes of obtaining the special training, educational background shall not be a hindrance except the inability to read and write.

(iv) To ensure that all Park Operators show evidence of having undergone such training without which their operating license will be withdrawn.

(v) Successful stakeholders that participated in the special training shall be issued Certificates of Participation that qualifies for the sub-lease, development, management, enhancement, maintenance and operation of Parks, Green Areas and Open Spaces in the FCT.

### PART THREE

#### 3.0.0. DEFINITION, CLASSIFICATION AND DEVELOPMENT OF FCT PARKS AND GREEN AREAS

Park. 3.1.0. For the purposes of this Policy, Parks are defined as follows—

(i) A publicly owned land within a planned area usually developed with grasses, trees, paths, picnic areas and other facilities for recreation and relaxation such as sports fields and playgrounds.

(ii) An area of land in a planned area reserved and managed so as to remain un-spoilt, undeveloped and conserved as natural as possible ; and

(iii) An area of privately owned or leased land in a planned area developed to offer recreation or amusement for certain considerations.

Green Area. 3.2.0. Green area is a space of land or green corridor in a planned geographical location which can be conserved in its natural state or enhanced with both natural elements and recreational facilities to serve as “lungs” for the city or made available for recreational purposes.

Open Spaces. 3.3.0. Open spaces are pieces of land resulting from physical planning processes that can be landscaped to enhance the cityscape.

Requirements for Parks, Green Areas and Open Spaces in the FCT. Abuja: 3.4.0. Requirements for Parks, Green Areas and Open Spaces in the FCT, Abuja—



Parkettes.

**3.4.1.** The size is determined by the role it is expected to play in the community. A Parkette is a relatively small Open Space in a planned area that can be enhanced to provide visual relief, small doses of nature, opportunity for rest and a break from the day's activities for workers, shoppers and residents. Parkettes should have easy pedestrian access as well as visual impact in non-residential areas. Parkettes should be well landscaped with sitting and resting spots, shrubs and floral beds. Children's play equipment may however be included in the residential areas. The distribution of Parkettes in the Territory is to serve as part of the "green" system as enshrined in the Abuja Master Plan.

(a) *Facilities* : Fencing, sitting and resting areas, shrub and floral displays, lights, few play equipment and special focus for children, paved walkways, confined cycle tracks, litter bins, park furniture, steps and ramps.

(b) *Activities* : Provide visual relief and aesthetic qualities for informal active and passive recreation such as sitting, reading, gardening, children's play, family activities, meetings area for small informal groups, walking and jogging.

**3.4.2.** Neighbourhood Parks are designated parks for recreational activities at the neighbourhood level.

Neighbourhood Parks.

Neighbourhood Parks shall continue to provide minor structured facilities such as walkways, tennis courts, football pitches, volley ball courts, basketball courts, gazebos and children's playground, view centre as well as unstructured areas (mainly made up of lawns and trees) such as children's kick-about and picnic grounds at a local level.

The design of Neighbourhood Parks shall be with the objective of better relating unstructured and structured areas so as to increase free and natural areas.

(a) *Facilities* : Fencing, football pitches, basketball and tennis courts, playground equipment, paved and lit walkways, tuck shop, meeting areas, litter bins, cycling tracks, Park Furniture, Picnic Sheds, Open Lawn, Adventure Playgrounds, wading pools, barbecues, concessioned signage, rest room (for male, female, physically challenged) and park administrative office.

(b) *Activities* : Sport, Picnics, Children's Play, children's parties, aerobics, meetings, receptions, walking, jogging, cycling, sitting, reading, water games, family outings, and for small informal groups, jogging, table games, native board games ("Dara", "Ncho", "Ayo"), etc.

**3.4.3.** District Parks service a cluster of neighbourhoods. They provide for major outdoor recreation of a more planned nature. They also provide opportunities for various individual groups and community social contact, thus serving as focal points at the community level.

District Parks.



District Parks shall be planned to be centres of major Structured Facilities in the Community.

The design of District Parks shall be with the objective of better relating unstructured and structured areas so as to increase free and natural areas.

(a) *Facilities* : Fencing, floodlit sports field, swimming pools, tennis court, fitness center, major playground equipment, free play and relaxation areas, picnic area, wooded areas, small preserved natural area, Park furniture, paved walkways, steps along slopes, concessioned signage, rest room (for male, female and physically challenged), tent of approved size and number, park administrative office, police outpost, emergency clinic and waste bin.

(b) *Activities* : Specialised activities by individuals, families, communities and large groups such as sports, children's play, children's parties, aerobics, jogging, cycling, sitting, reading, walking, fishing, swimming, water games, picnics, rallies, open lectures, meetings, open air concerts, watching shows or movies, table or native board games ("Dara", "Ncho", "Ayo") and other permissible recreational or amusement activities on a large scale for the District.

#### Regional Parks.

**3.4.4.** Regional Parks are large Green Area defined in the Landuse Plan that service a cluster of Districts. They provide for large outdoor recreation of a more planned nature. They also provide opportunities for various individual groups and community social contact, thus serving as focal points at the regional level.

Regional Parks shall be planned to be centres of major Structured Facilities in a region of the FCT.

The design of Regional Parks shall be with the objective of better relating unstructured and structured areas so as to increase free and natural areas at a very large scale.

(a) *Facilities* : Conservation areas, botanical gardens, zoos, wildlife parks, sanctuaries, refuges, nature reserves, waterway system, creeks, air field (air strip), forest, lakes, Amphitheatre, camp grounds, comfort stations, concession signage, playgrounds, tuck shops, litter bins, sporting facilities, rest room (for male, female and physically challenged), park administrative office, emergency clinic, police and fire service outpost, emergency management services, green conference centres, park lodges, games viewing tracks, cable cars, communication centres, aviaries and wildlife trophy museums, audio-visual centres and other permissible amusement and recreational facilities.

(b) *Activities* : Specialised activities by individuals, families, communities and large groups such as sports, children's play, children's parties, aerobics, jogging, cycling, sitting, reading, walking, fishing, swimming, water games,

picnics, rallies, open lectures, meetings, open air concerts, watching shows or movies, table or native board games ("Dara", "Ncho", "Ayo") and other permissible recreational or amusement activities on a large scale for the Region.

**3.4.5.** These are large Green Areas that provide for day outing for families and individuals within the city. They serve as open green areas which give the city overall visual impression and identity as well as tourist attraction.

City/Theme/  
Amusement  
Parks.

(a) *Facilities* : Fencing, Large lawn, picnic stands, trail, fair grounds, major sports facilities, structured and unstructured facilities, lakes, preserved unique historical, cultural or natural areas, mini amphitheaters, camp grounds, band stand, comfort stations, park furniture, concessioned signage, tea/coffee and local soft drink e.g. Kunu, Koko, Dambu, Fura da Nono and Danwake, cyber café, library, art gallery, souvenir shops, 'bukateria', fruit shop, 'suya'/barbecue spot.

(b) *Activities* : Specialized activities by individuals, families, communities and large groups for day outings and events, e.g. picnic, rallies, open lectures, open air concerts, film shows and viewing centre.

**3.4.6.** Linear Parks consist of Parks, Green Areas and Open Spaces along major highways and road intersections. They help to separate pedestrian from vehicular traffic. They also provide physical and visual linkages to the entire city's green system.

Linear Parks  
and Park  
Connectors.

Park connectors consist of trails that connect Parks, Green Areas and Open Spaces to one another, to home, commercial and other areas of the city.

(a) *Facilities* : Park benches, cycle tracks, trails and walkways, litter bins, horse feeding boxes and other compatible facilities.

(a) *Activities* : Sitting, reading, resting, cycling, walking, jogging, bird watch and horse riding.

**3.4.7.** Parks and Recreation Department shall plan and implement the landscaping of buffer zones/road setbacks along major arterial road and expressways traversing the city like Airport Expressway, Outer Northern Expressway, Outer Southern Expressway, etc.

Special  
Facilities  
Parks/Green  
Area.

These buffer zones/road setbacks will prioritize lawn friendly recreational activities which will provide an overall pleasant visual impression.

(a) *Facilities* : Specified landscaping as required, concessioned facilities, concessioned signage, litter bins, mini-sport fields, play courts, park benches, trails, cycle tracks, and horse trails.

(b) *Activities* : Jogging, sports activities – lawn tennis.



## PART FOUR

Classification,  
Permissible  
and  
Combination  
of Facilities  
for Parks.

**4.0.0.** The Abuja Park Regulations 2005 (Section 24) classified Parks into TWO Broad groups, namely: Active Parks and Passive Parks. While Active Parks are more intensively developed with natural elements and more recreational facilities for large number of persons, Passive Parks are less intensively developed with less recreational facilities intended to attract low number of persons. The size, location and purpose of Parks are vital factors that determine the classification of Recreational Park into Active or Passive. In terms of size: larger Parks are Active and Smaller ones are Passive generally.

Designs for Parks in the FCT shall consist of soft and hard landscaping elements. Therefore, designs for FCT Parks shall be guided by the Classification; Permissible Structures and Facilities and; Combination of the Elements and Facilities detailed in Tables 1, 2, 3 and 4.

TABLE 1: FCT PARK CLASSIFICATION

<i>S/N</i>	<i>Space Classification</i>	<i>Type</i>	<i>Size range (Hectate)</i>	<i>Population served</i>	<i>Area Service</i>
1.	<b>Parkette</b> (Home-Oriented)	Family or Home Oriented Play Grounds and Garden	Less than 1 Hectare	500-2,500	Within the radius of 0.5km
2.	<b>Neighbourhood Park :</b>	For Neighbourhood	1 - 8 Hectares	2,501-10,000	Within the radius of 0.5-1km
3.	<b>District Park :</b>	Park for Neighbourhoods in a District	9 - 20 Hectares	10,001-50,000	Within the radius of 1.1 - 2km
4.	<b>Citywide Park :</b> Including Resorts and Open Space linkages	Park for the FCC	Over 20 - 50 Hectares	50,001 and above	Within the radius of 2.1 - 5km
5.	<b>Regional Park :</b> Including Wildlife Park	Park for the Whole FCT	Over 50 Hectares	Serves entire population	Over 5km radius
6.	Linear Park connectors	Part of FCT Greenway Master Plan		Entire population	



TABLE 2 : RECOMMENDED PARK THEMES

1. Amusement (Rides, Indoor Games, Aqua Garden, Rock Garden, Slides, Game Simulators).	15. Cultural.
2. Golfing (Mini Golf Range, Golf Range, Golf Lounges, Golf, Accommodation).	16. Events.
3. Children Playground.	17. Hiking.
4. Fitness.	18. Nature Trail.
5. Games/Sports.	19. Sculpture Garden.
6. Picnicking.	20. Mini Museum.
7. Nurseries.	21. Arts and Craft.
8. Jogging.	22. Health and Fitness.
9. Walking/Trailing.	23. Leisure.
10. Hunting.	24. Music Garden.
11. Fishing.	25. Amphi Theatre.
12. Ornamentals.	26. Reading.
13. Water.	27. Boating.
14. Flower Garden.	28. Bird Viewing (Aviary).
	29. Zoo
	30. Wildlife.
	31. Dog Park.

TABLE 3 : FCT PARK DESIGN ELEMENTS, STRUCTURES AND FACILITIES

1. Soft Landscaping Elements (82% Minimum)	2. Hard Landscaping Elements (18% Maximum)
(a) Tree	(a) Kerb
(b) Shrub	(b) Trim
(c) Lawns/Turf	(c) Walkway
(d) Ground Cover	(d) Driveway (in restricted areas)
(e) Ornamental Plant	(e) Green Car Park (peripheral)
(f) Creepers/Climber	(f) CCTV and Security
(g) Artificial Grass	(g) Rock Boulder
(h) Topiary	(h) Monuments/Sculptures
(i) Garden Light	(i) Park Structures - <i>Select from List '3' Below</i>
(j) Litter Bin	(j) Park Facilities - <i>Select from List '4' Below</i>
(k) Signage	

**3. Park Structures :**

- (i) Fence (Block/Stone/Iron Rails/Picket)
- (ii) Gatehouse/Security Post/Watch Tower
- (iii) Barricades (Static/Movable)
- (iv) Public Convenience
- (v) Park Bench
- (vi) Administrative Block
- (vii) Ticketing Room
- (viii) Souvenir Shop/Stand
- (ix) Restaurant
- (x) Gazebo
- (xi) Snacks and Soft Drink Outlet
- (xii) Pergola
- (xiii) Water Fountain/Pond/Water Features
- (xiv) Bridges (Concrete/Iron/Wooded)
- (xv) Retaining wall (Concrete/Rocks/Gabion)
- (xvi) Fishing Pad
- (xvii) Jettyx
- (viii) Viewing Platform
- (xix) Cultural Hall/Amphitheatre
- (xx) Arcade/Gallery
- (xxi) Resort (Eco/Green Lodges)Other Acceptable Structures Proposed

**4. Park Facilities :**

- (i) Amusement Equipment
- (ii) Water Park
- (iii) Children Playground
- (iv) Picnic Ground
- (v) Polo Club and Turf
- (vi) Golf Course and Club House
- (vii) Jogging Track
- (viii) Nature Trail
- (ix) Racing Track
- (x) Sport Facilities
- (xi) Gymnasium
- (xii) Swimming Pool (secluded area)
- (xiii) Cable Car
- (xiv) Aviary
- (xv) Aquarium
- (xvi) Botanic Garden/Plant Nursery
- (xvii) Zoo/Zoological Garden
- (xviii) Wildlife/Game Reserve/Sanctuary/RefugeOther Acceptable Facilities Proposed

TABLE 4 : COMBINATIONS OF ELEMENTS, STRUCTURES AND FACILITIES  
FOR FCT PARKS

<i>Park Type</i>	<i>Active Park</i>	<i>Passive Park</i>
<b>Parkettes</b> (Home-Oriented): Size: Below 1 Hectare	<b>Parkette Parks are not Active</b>	<b>Soft Landscaping Elements :</b> Items : <i>a-e</i> and <i>i-k</i>  <b>Hard landscaping Elements :</b> Items : <i>a-j</i>  <b>Park Structures :</b> Items : <i>i-v</i> and <i>xi-xvi</i>  <b>Park Facilities :</b> Items : <i>iii, vii, xiv, xvi</i>
<b>Neighbourhood Park :</b> Size : 1 - 8 Hectares	<b>Soft Landscaping Elements :</b> Items : <i>a-k</i>  <b>Hard landscaping Elements :</b> Items : <i>a-j</i>  <b>Park Structures :</b> Items : <i>i-xix</i>  <b>Park Facilities :</b> Items : <i>iii, iv, vii</i> and any TWO of : <i>xiv-xviii</i> (Relevant to Park Theme)	<b>Soft Landscaping Elements :</b> Items : <i>a-k</i>  <b>Hard landscaping Elements :</b> Items : <i>a-j</i>  <b>Park Structures :</b> Items : <i>i-xix</i>  <b>Park Facilities :</b> Items : Items : <i>iii, iv, vii</i> and any ONE of : <i>xiv-xviii</i> (Relevant to Park Theme)
<b>District Park</b> (Community Park): Size: 9 - 20 Hectares	<b>Soft Landscaping Elements :</b> Items : <i>a-k</i>  <b>Hard landscaping Elements :</b> Items : <i>a-j</i>  <b>Park Structures :</b> Items : <i>i-xix</i>  <b>Park Facilities :</b> Items : Items: <i>iii, iv, vii</i> and any THREE of : <i>x-xviii</i> (Relevant to Park Theme)	<b>Soft Landscaping Elements :</b> Items : <i>a-k</i>  <b>Hard landscaping Elements :</b> Items : <i>a-j</i>  <b>Park Structures :</b> Items : <i>i-xix</i>  <b>Park Facilities :</b> Items : Items : <i>iii, iv, vii</i> and any TWO of : <i>x-xviii</i> (Relevant to Park Theme)



<i>Park Type</i>	<i>Active Park</i>	<i>Passive Park</i>
<b>Citywide Park :</b> Size : Above 20-50 Hectares	<b>Soft Landscaping Elements :</b> Items : All  <b>Hard landscaping Elements :</b> Items : All  <b>Park Structures : All</b>  <b>Park Facilities :</b> Items : <i>iii, iv, vii, xvi, xvii</i> and 5 others (Relevant to Park Theme).	<b>Citywide Parks are not Passive</b>
<b>Regional Park :</b> Size : Above 50 Hectares	<b>Soft Landscaping Elements :</b> Items : All  <b>Hard landscaping Elements :</b> Items : All  <b>Park Structures : All</b>  <b>Park Facilities :</b> Items : All (Multi-Themes)	<b>Regional Parks are not Passive</b>

#### REQUIREMENTS FOR PARK STRUCTURES :

(i) 82% minimum of Park land must be dedicated for soft landscaping without structures

(ii) 18% maximum of Park land can be dedicated for structured developments

(iii) Park Structures should be permanent structures made of cement blocks, concrete, iron materials and modern roof.

(iv) Temporary structures are not permissible on FCT Parks.

(v) Neighbourhood Parks shall have not more than 2 structures.

(vi) Structures should be of appropriate shapes and the sizes sum total shall fall within the 18% area for structured developments.

(vii) Driveways; walkways and parking lots excluding planting areas shall fall within the 18% area for structured developments.

#### REQUIREMENTS FOR PARK FACILITIES :

- (i) Park Facilities should be installed according to manufacturers' specifications and accompanied with operational manuals to be available on the Park always for inspection by officials of the Department.
- (ii) Park Facilities should have all safety measures put in place.
- (iii) Moveable Park Facilities should not exceed 10 years in any Park from the date of installation.

#### ACCEPTABLE ACTIVITIES IN FCT PARKS :

All recreational, amusement and leisure activities specified by any subsisting FCT Park Regulations.

#### NON-ACCEPTABLE ACTIVITIES IN FCT PARKS :

Non-recreational, illicit and other illegal activities proscribed by any subsisting FCT Park Regulations or Laws of Government

### PART FIVE

#### 5.0.0. PARK BRANDING.

##### 5.1.0. Naming and Branding of Parks, Green Areas and Open Spaces.

##### 5.1.1. *Naming* : General policy on naming of Public Parks :

(i) Shall be in accordance with Geographical, Historical or Ecological features indigenous to the park site.

(ii) Parks may be named after an individual where the individual has made a significant contribution to the development of Parks or Nigeria.

(iii) Parks may also be named in memory of individuals or events that have a direct bearing or major turning points in the life of the city or in the repositioning of Park operation in the city or Nigeria.

5.2.0. Minimal branding shall be allowed in Parks and green areas. Branding shall be done in such a manner as not to deface or upset the natural serene environment peculiar to a site.

Naming and Branding of Parks, Green Areas and Open Spaces.

Branding of Sites.

### PART SIX

6.0.0. The Department of Parks and Recreation shall promote and regulate the use of Parks, Green Areas, Open Spaces, Road Reservation Gardens, Recreation Centres/outlets, easements, Monuments, Listed sites and Reservation Areas in the FCT. The purpose is not only to conserve the scenery, the natural and historic objects and wildlife reservations but to also provide for the enjoyment of users in such a manner and by such means as will leave the sites unimpaired for the future generations.

Green Areas under Focus.



Parks with  
Certificate of  
Occupancy.

**6.1.0.** Parks which have Titles including Certificate of Occupancy issued on them before the commencement of this policy shall be required to submit their working drawings in accordance with the requirements of the Policy, Guidelines, and Development Control standards through Parks and Recreation Department for onward transmission to the Department of Development Control for approval.

Maintenance  
of Green  
Strips by  
Adjoining  
Property  
Owners.

**6.2.0.** Parks and Recreation Department shall ensure the landscaping and maintenance of green strips adjoining properties as stipulated in the "2009 FCT Policy Guidelines for the Maintenance of Green Strips by Owners of Adjoining Properties".

Property  
Owners.

**6.3.0.** This policy shall ensure that owners of properties i.e. residential, commercial, institutional and industrial enhance and maintain their premises in accordance with the Parks Policy, Guidelines and Regulations. Parks and Recreation Department shall ensure that owners who contravene would be sanctioned.

Also, the greening, landscaping and maintenance of Open Space between the property lines and the pedestrian walkways shall be carried out by owners of the property.

Energy  
Management  
in Parks.

**6.4.0.** Appropriate allocation and use of all energy resources is very important in order to meet the needs of the citizens, as such the Parks and Recreation Department shall be involved in the planning and management of Park facilities, recognizing that inter-related issues of energy, economics and the environment have a profound effect on the delivery of parks and recreation services.

Responsible energy management must be an integral component of Park planning and operations. The following shall therefore be the policy regarding energy conservation and management—

(i) Emphasis on energy intensive recreational facilities shall be discouraged. The use of renewable energy such as solar, wind, water and biofuel shall be encouraged.

(ii) Periodical review as necessary to implement energy conservation measures.

(iii) Optimize the management of natural, human and built energy systems and ensure energy efficient operations.

(iv) Non-vehicular mode of travel to Parks shall be promoted.

(v) Provision of Educational opportunities regarding energy conservation and management shall be encouraged.

(vi) Parks and Recreation Department shall monitor as necessary and enforce the implementation of appropriate energy planning, conservation and management practices.

**6.5.0.** This policy is to help enhance the quality and safety of facilities provided in Parks, green areas and open spaces within the FCT. The protection of human life is the primary objective of providing security in Parks. It is however instructive to note that this responsibility rests with the Park operators and users alike. The strength of security operative manning each park will depend on the nature of the Park as well as the number of visitors to the Park. The Park Inspectors of the Department of Parks and Recreation and other authorized security agents shall be responsible for ensuring security and safety in public Parks.

Provision of Security and Safety in Parks.

Also the Department will carry out routine maintenance inspection and recertification of all facilities within all parks, open spaces and green areas from time to time to ensure safety.

**6.6.0. Fire Prevention and Fighting Measures :**

Fire Prevention and Fighting Measures.

(i) Park operators shall invite FCT Fire Service Department according to their approved standard to conduct appropriate training on fire prevention skills for workers in the Parks.

(ii) Park operators shall provide fire-fighting equipment according to the FCT Fire Service Department's recommendations such as fire extinguishers, sand buckets, etc.

**6.7.0. Prevention of Accidents in Water Bodies :**

Prevention of Accidents in Water Bodies.

(i) Life jackets shall be provided where there are water bodies in a Park.

(ii) Life Buoys shall be provided near water bodies where swimming takes place.

(iii) Floating signals or buoys shall be provided in water bodies for recreation.

(iv) Trained life guards shall be available always around water bodies.

**6.8.0. Safety of Play Equipment in Parks :**

Safety of Play Equipment in Parks.

(i) All equipment shall meet the standards set by the Standards Organisation of Nigeria (SON) and comply with manufactures' specifications.

(ii) All parks should keep and maintain First Aid Box. While District parks, City parks and Regional parks should be equipped with functional clinic.



Security:

**6.9.0.** The introduction of human and electronic devices including Close Circuit Television (CCTV) cameras for the monitoring of Parks and green areas shall be encouraged to enhance security in such places.

Internally  
Generated  
Revenue.

**6.10.0.** The Department shall exploit all available avenues toward Internally Generated Revenue (IGR) from the lease, rental, concession, branding, development, management and operation of Parks, Green Areas and Open Spaces in the FCT. Accordingly, the following charges and fees shall apply.

(i) Non refundable pre-qualification fee to obtain Expression of Interest Form for the purpose of gathering information on the applicant ;

(ii) Non refundable fee for processing of application of qualified applicant ;

(iii) Management fee for the monitoring of physical development for compliance with Park Themes ;

(iv) License fee is to be paid after approval of grant of sub-lease by the Honourable Minister. It is a requirement for the operation of Park as contained in the Abuja Parks Regulations 2005 ;

(v) Contravention fees are charged for contravention of Abuja Parks Regulations 2005 ;

Where necessary, a schedule of fees governing the above charges shall be approved by the Honourable Minister FCT from time to time.

## PART SEVEN

Sub-lease of  
Parks, Green  
Areas and  
Open  
Spaces.

### **7.0.0. SUB-LEASE OF PARKS, GREEN AREAS AND OPEN SPACES**

**7.1.0.** Parks and Recreation Department shall be responsible for the sub-lease and management of all Parks (Regional, District, Neighbourhood), Green Areas and Open Spaces etc. for public use.

Adequate budgetary provisions should be made for the management of such Parks/Green Areas/Open Spaces. In the event of lack of adequate fund to cater for the large scale development of Parks in FCT, the Department can partner with public, private, NGOs, CBOs and individuals. In this case, the Department can sub-lease the Parks/Green Areas/Open Spaces etc. to these organisations for the benefit of the general public and also to fast track the development of FCT.

The sub-lease process is as follows :

(a) Purchase of Application form with the prescribed non-refundable fee and subject to review from time to time.

(b) Submission of duly completed application form accompanied with the following :

(i) Certificate of Incorporation or Certificate of Registration and Form C07 from the Corporate Affairs Commission (CAC).

(ii) Three Years (Recent) Tax Clearance Certificate.

(iii) Company Profile.

(iv) Technical competence and Financial capability.

(v) Schematic Concept Plan.

(c) Forwarding of list of successful applications for sub-lease to the Honourable Minister, FCT, through the Land Use and Allocation Committee (LUAC), for Ministerial Approval.

(d) Issuance of Letter of Intent for sub-lease by Parks and Recreation Department.

(e) Upon approval of the Honourable Minister, there shall be payment of non-refundable Letter of Intent (LOI) fee commensurate to the Park size (rate charged per hectare) and location.

(f) Parks and Recreation Department shall initiate the process with the Legal Secretariat and the Deeds Registry of Lands Administration Department for the obtaining of Deed of Sub-Lease Agreement.

## PART EIGHT

### 8.0.0. DESIGN APPROVAL FOR PARKS, GREEN AREAS AND OPEN SPACES

8.1.0. The Development Control Department shall in conjunction with Parks and Recreation Department and other stakeholder Departments vet and approve Drawings for the landscaping, enhancement and development of designated Parks, Greens Areas, Open Spaces and other recreational sites.

Vetting and Approval of Drawings for FCT Parks.

8.2.0. Design Approval Process for Parks, Green Areas and Open Spaces :

Design Approval Process for Parks, Green Areas and Open Spaces.

(i) Designs, Reports and Documents required for approval purposes over Parks, Green Areas and Open Spaces shall include: Planning, Architectural/ Landscape Architectural and Engineering Designs; Environmental Impact Assessment (EIA); Site Analysis Report and Plan (SAR&P).

(ii) Designs, Reports and Documents for approval purposes over Parks, Green Areas and Open Spaces shall be submitted to the Parks and Recreation Department for onward transmission to the Development Control Department for approval.

(iii) A copy of the Approved Drawing shall be returned to Parks and Recreation Department for documentation.

(iv) Parks and Recreation Department in conjunction with relevant Departments shall initiate the process for the granting of Sub-lease Agreement.



(v) Approved Parks shall be developed in accordance with the Park Themes and the approved drawings.

Park User  
Provisions  
and  
Prohibited  
Acts.

**8.3.0.** For the proper operation of Parks in the FCT, the Abuja Parks Regulations, 2005 shall apply to all Park Operators and Users.

Additional  
Provisions  
for Parks.

**8.4.0. Additional Provisions for Parks :**

(i) *Food Sanitation.*—All food services facilities and operations in all Park sites must meet Abuja Environmental Protection Board (AEPB) food safety requirement.

(ii) *Restriction on Lodging.*—No person shall reside or lodge within a designated Park except parks designated as holiday resorts.

(iii) *Authority to Order Persons to Leave.*—Relevant provisions of the Abuja Parks Regulations shall apply.

Other  
Provisions  
for Regional  
Parks.

**8.5.0. Other Provisions for Regional Parks :**

(i) Animals within regional parks have the right of way within and around buffers.

(ii) Motorists are not allowed to horn within and around the conservation areas while vehicles are restricted to defined parking areas.

(iii) Indiscriminate bush burning is prohibited within Parks.

(iv) Encroachment in any form by human activities capable of altering the natural setting is prohibited.

(v) Poaching is prohibited, only sport hunting can be allowed by licensed individual.

(vi) Acquisition, introduction of wildlife specimen and their enclosures shall be with the approval of Department of Parks and Recreation.

(vii) Keeping of wildlife pets and vendors alike within parks shall be with the approval of the Department of Parks and Recreation.

(viii) Wildlife, wildlife trophies trafficking within the parks and especially the conservation areas is prohibited.

(ix) Grazing, logging and lobbing in conservation areas are prohibited.

(x) The Department shall control and regulate all forms of equestrian activities as well as keeping of other social animals such as dogs within the Parks.

(xi) In the stocking of life animals in Parks, they shall be acquired through donations, loans, purchase, natural species reproduction, intentional breeding, trade, capture or rescue. All animal transactions shall be done in accordance with all extant rule and regulations conducted in a manner that ensure the welfare of the animals.

## PART NINE

**9.0.0.**—(1) This policy is aimed at encouraging Corporate Organisations, Schools/Institutions, Civil Societies, Volunteers/Religious Institutions to participate in the development of green areas and open spaces in the following areas :

- (i) Park Development.
- (ii) Vegetable gardening (urban gardening).
- (iii) Nurseries.
- (iv) Orchards.
- (v) City-wide tree planting programs.

2. The Department of Parks and Recreation shall partner with Corporate Organisations and Non-Governmental Organisations (NGOs) in the promotion and delivery of recreational activities in the FCT.

Involvement  
of  
Community  
Based/Non-  
Governmental/  
Corporate  
Organisations  
on the Basis  
of Corporate  
Social  
Responsibility.

## PART TEN

**10.0.0. GLOSSARY**

Glossary.

10.1.1. *Park*—for the purposes of this policy, a Park shall be defined as follows :

(i) A publicly owned area of land, usually with grass, trees, paths, sports fields, play grounds, picnic areas, and other features for recreation and relaxation.

(ii) An area of land reserved and managed so that it remains un-spoilt, undeveloped and as natural as possible ; and

(iii) An area of privately owned or leased land, or developed to offer recreation or amusement to paying customers.

(iv) Such lands are as designated by the Master Plan or Land Use Plan of the FCT.

10.1.2. *Green Area*—is a space of land or green corridor in a geographical location which can be conserved in its natural state or enhanced with natural elements to serve as “lungs” for the city.

10.1.3. *Open spaces*—are pieces of land that results from physical planning processes which can be landscaped.

10.1.4. *Structured*—Facilities such as buildings, Gazebos, walkways, swimming pools, basketball court, volley ball court, lawn tennis, children’s playground etc.

10.1.5. *Unstructured*—Areas mainly made up of lawns and trees, allowing for self-determined recreation activities.

10.1.6. *Park furniture*—Lighting, park benches and tables, litter bins, signage etc.



10.1.7. *Site Clearing Certificate*—Is the certificate to be issued by Department of Parks and Recreation in respect of the clearing of trees in all land uses.

10.1.8. *Environmental and Social Impact Assessment (ESIA)*—is the assessment of the positive and negative impact that a proposed project is to have on the environment and suggested mitigation measures. The impacts often assessed are environmental, social and economic.

10.1.9. *Tree Survey*—is the survey carried out to enumerate trees on a particular site.

10.1.10. *“Lungs of the City”*—natural environment where trees take in carbon dioxide and release oxygen for breathing of human beings and other living things.

10.1.11. *Life Jackets*—specially designed wear that makes people float on water.

10.1.12. *Life Buoys*—they are devices that you put on in case of emergency that will allow you to float on water.

10.1.13. *Floating Signal*—Signals in water bodies or walling path through the country side designed for pleasure and leisure or walking.

10.1.14. *Trails*—defined recreational pathway on the ground which connect parks, green areas and conservation corridors (for the purpose trekking, jogging, cycling, and horse riding).

10.1.15. *Eco-Tourism*—visiting of an ecologically fragile and protected area by tourists.

10.1.16. *Horticulture*—it is the art of cultivating plants, flowers, ornamental plants, fruits and vegetables.

10.1.17. *Arboriculture*—the art of cultivation and management of shrubs, trees and other perennial woody plants.

10.1.18. *Arboretum*—a defined area planted with many types of trees for conservation, study.

10.1.19. *“Dambe”*—Local boxing in Hausa community.

10.1.20. *Draught*—a type of board game (“Dara” in Hausa; “Okwe” in Ibo; “Ayo” in Yoruba).

10.1.21. *Concessioned Signage*—signage which is made available for use for a fee for advertisement.

MUHAMMAD MUSA BELLO  
Honourable Minister  
of Federal Capital Territory