Title of Article: Densification as Sustainable Urban Policy: The case of Ikoyi, Lagos, Nigeria
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Abstract: With constantly increasing population in Lagos State, Nigeria, the vision of the government is to create a compact city with increased population spread over different densities, complimented by mixed-use developments. This led to the developments of Model City Plans (MCPs) for different areas of Lagos, Densification, an aspect of the compact city concept, has become a global urban development and regeneration strategy aimed at achieving sustainable and efficient land use as well as increased access to social amenities and urban infrastructure. The success of the plan, especially in terms of densification is however yet to be investigated. Using Ikoyi within the Ikoyi Victoria Island model city as a study area, this paper examines the salient features of the Model City Plan concept and identifies examples of completed and ongoing densification projects with a view to ascertaining its various dimensions and characteristics. Observations of the study area were made to ascertain conformity with the MCP. Interviews were also conducted to investigate the motivations behind the new projects as well as implications of the new projects. The study found that densification is taking place within the study area in the form of increased building heights, increased number of residential units per residential plot as well as increased number of commercial and mixed use developments. Implications of densification with respect to infrastructure and other needs are also examined. The study recommends more stringent measures to ensure that the land coverage stipulated in the MCPs are adhered.
Keywords: Densification, Ikoyi-Lagos, Urban development, Urban land use.