



## Mixed Used Developments in Nigeria. - A Review.

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### Abstract

The term, mixed-use development can be described as the act of allowing different types of use in a building or set of buildings. In planning terms, this can be described as inculcating residential, commercial, office, industrial or institutional uses into a building or set of buildings. This aids a shorter distance between one's work place, his residence, and place of relaxation. Urbanization could reduce the sufferings and hardship of man and in other ways increase the poverty rate and squalor of settlers leading to shanty settlements, the laws of urbanization and proper development need to be put in place and amended to change the status of poor urban settlements. The role of mixed used development and its principles has been explained, also this paper throws more light on examples of mixed used buildings in Nigeria have been analyzed and evaluated for a better understanding on mixed used development should look like and what has been put in place to reduce the problem of poor urban environments in Nigeria.

**Keyword:** *mixed used developments, urbanization.*

### 1. INTRODUCTION

Africa as a continent is urbanizing at a very fast pace, an estimated 89 % of inhabitants lived from their basic livelihoods which were hunting, fishing, farming, cattle rearing etc. in the 1900 (Aase, 2003:1), this implies that only the remaining 11% were urban, at the beginning of the time when African countries began to gain independence in 1957, 14% of Africans were urban. Research carried out in the year 2000 shows that 37.2 % of Africa's inhabitants were urban, and it was expected to rise to 49.3% in 2015.

In Nigeria, the society is fast becoming urban and thus has affected the city dwellers by generating urban health crises, inadequate water safe supply, squalor, poor sanitation, shanty settlements, risky transport system, solid waste management etc. urbanization in Nigeria is mainly demographically riven without keeping in mind socio-economic dividends and benefits to the urban environment.

The towns and cities have grown within a pace of 5-10% increase per annum, also cities have been expanded with an area up to 10-fold their initial point of growth and also given the fact that the growth hasn't been planned and controlled.

In 1995, 7 cities were recorded with a population of over 1 million, 18 cities with 500,000 populations, 36 cities with over 200,000 and 78 cities with over a 100,000 by 2020, it is projected that these populations of 500,000 and 200,000 will increase with rate of 36 and 680 assuming the annual urban growth rate is 5%. Over decades, we have seen the rapid increase of many towns such as Lagos, Kano, Port-Harcourt, Kaduna, Ilorin and Jos which is recorded to have more than 100% increase over the past 5 decades.

Urbanization poses major health challenges of the 21<sup>st</sup> centuries as urban areas are on the increase, leaving behind infrastructure which are not enough for settlers in the areas which has led to economic and health inequalities in urban areas. In order to eradicate these problems, mixed used development is essential as it is a kind of urban settlements that combines several uses in one building or group of structures- residential, cultural, commercial, office and entertainment use in any fusion. The functions and activities are fully integrated and provide complete pedestrian networks (Grant I.T, 2002).

Mixed used development are usually situated within the center of the city. The residents live close to where they work and where they get their leisure time too, reducing the need for a car. This goes further to explain that there will be fewer cars on the streets and more pedestrian and ecofriendly environments which will slowly reduce risky transport system, poor sanitation, and urban health crises.

## **2. LITREATURE REVIEW.**

### ***2.1 mixed use development (African analogy)***

For century's Africans have made homes from the most basic of earth's elements, stones, clay, thatch, timber, etc. The goal has always been to have a roof over their heads, not so much as bothered about comfort but mostly for survival. Nigerians particularly have thrived in this. Basic amenities such as electricity, good road network, water, internet, have only recently become main considerations in buildings construction. Over time Nigerians have incorporated their homes with their businesses. A typical example is a house in old town port Harcourt, would have a shop, bar, kiosk or restaurant in front of it, these can be likened to micro mixed use developments. This is done in order to save cost of rent, transportation, and all other expenses that could arise from having the shop at the designated trade area, people are just trying to survive. One of the prevailing problems they face are,

### ***2.2 The role of mixed use development in Nigeria.***

Mixed use development has a big role to play in the city in order to improve its formal and functional character in a way that will help the development of cities in Nigeria and also results into great demands in the future.

Mixed used development plays the following role which are;

#### ***Social role***

1. Social link and relationships are created due to the convergence of the city's people to an area.
2. Security is improved and achieved due to the securing of the permanent movement in the area.

#### ***Economic role.***

1. Job opportunities are created close to the homes and energy wasted in moving through a far distance from work to home is reduced.
2. The value of residence is raised.
3. Economic viability of development is enhanced.

#### ***Environmental role.***

1. Traffic congestion, air pollution, noise pollution from vehicles is reduced because there is no much dependence on cars.
2. Energy efficiency is increased.
3. The density of land use is increased as well as integration of mixed uses.

### ***2.3 Principles of mixed used development.***

There are various factors that should be considered in the success of a mixed used development, these principles are combined with an assessment of the economic and amenity synergies between prospective uses. These principles are;

#### ***1. Basic planning consideration:***

Cultural, political and social aspect of the city should be assessed first before locating the project. Sustainability, safety and issues of security should also be looked into and taken into full consideration in order to create an effective mixed-use structure.

#### ***2. Integrated theme.***

The theme of mixed used development should have unified contemporary materials, colors and design details in areas of landscaping, amenities, signage and lightning etc.

### **3. *Aesthetics and architectural development.***

The design of a mixed use development should complement and enhance the design of neighboring surroundings and houses. There should be architectural continuity.

### **4. *Effective functional design***

The design should have efficient functional layout that uses structural systems to reduce cost.

### **5. *Vehicular parking.***

The parking structure is very important in the design of a mixed used development, there should be good traffics and pedestrian circulation.

### **6. *Safety and security.***

The highest level of security feature should be seen in every aspect of planning and designs. Examples are increased lightning levels, access control, safe and inviting appearance, maximize visibility and openness, floor to ceiling heights.

### **7. *Building design.***

The principles of design should be considered and used in the overall design of buildings, this includes scale, balance, rhythm, proportion, visual order etc.,

## **3. METHODOLOGY**

This study tends to examine three mixed used developments in Nigeria namely: Eko Atlantic, Lagos state, Jabi Lake resort, Abuja, and Nestoil towers, Victoria island Lagos state. The building layout, design and its environment are examined and how these features have helped in improving the urban development of the city they are situated.

This study was done based on physical perceptual approach. This approach has to do with taking of pictures and given best guesses as to the present state of the building environment, it is gotten through visual images or through our other sensory organ. Here, both the good and bad elements of these built environments are evaluated. This method has been used to predict positive or negative evaluation of scenic quality (Bell et al, 1996).

This study is descriptive in nature and data is gotten from visual survey which examines the built environment of these facilities and compares it to the desired characteristics of other juvenile correctional facilities.

### **3.1 *Eko Atlantic, Victoria island Lagos state.***

Year of commission. 2003

Designer(s) / Architect(s): Design organization MZ Architects AR+H Architects Inhabitants

Target population: 250,000

Eko Atlantic City is an urban settlement adjacent to the commercial capital city of Nigeria, Lagos, which represents a public-private-partnership that is financed by South Energex Nigeria Limited which has also received support from the Lagos state government and federal government of Nigeria. The city is perceived to serve as a new peninsular extension to Victoria Island and conceived as a new financial and business hub with luxe residential addresses and state-of-the-art service infrastructure. The commissioning of Eko Atlantic started in 2003, and the following projects such as residential, commercial, financial and touristic accommodations in a location serviced by high tech infrastructure. The new city targets 250,000 residents and 150,000 commuters.

### ***Urban Fabric***

The master plan has been divided into seven districts: Business District, Harbor Lights, Marina District, Downtown, Eko Island, Avenues, Four Bridges, Eko Drive, East Side Marina, and Ocean Front. From the mainland, there are three access roads for (motor) traffic that connect to an internal ring road. This ring road circulates through all districts. Each district has its own identity, with the percentage of living, working, and public facilities being reflected in height, color and material use of the buildings and the public space. The city also proposes the natural layout of the sea defense revetment and sand filling that would follow the modern design philosophy for sustainable coastal rehabilitation and embrace the Dutch principle of “building with nature.”

The New Town will be connected to the mainland by public transport, ferry, and a high-speed roadway, with the likely result that Eko-Atlantic will function as a massive new business district rather than an autonomous New Town. Built on 9 square kilometers of new land reclaimed from the Atlantic Ocean, the development will be surrounded by seawalls to protect it from ocean surges. Critics have questioned the impact of the seawall, or ‘Great Wall of Lagos’, on nearby islands and low-lying informal settlements, bringing the city’s rising inequality into sharp focus.

source: <http://www.ekoatlantic.com/>



source: <http://www.ekoatlantic.com/>



source: <http://www.ekoatlantic.com/>



### 3.2 Jabi lake resort.

year of commission: 7th May, 2007

Location: situated between Jabi and Kado Districts. Abuja.

Contractors: Old Mutual Investment Group, Dural Properties Limited, and Louis Karol Architects.

Year of completion: still in construction.

The lake is an artificial lake which is about 10minutes drive from the city of Abuja. It's still in its conceptual stage as only the lake is a bit developed, the project is proposed to be a leisure, recreation themed resort. The development consists of short stay luxury chalets, fountain garden, restaurants, shopping and recreation center, outdoor sport and culture park, offices etc.

the resort is said to take Abuja to the next level in promoting tourism and also generate the required revenue to augment budgetary allocation from the federal government upon completion.



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### 3.3 Nesoil towers.

Year of commission:2013

*Location: Victoria island, Lagos*

*Contractors:* Designed by ACCL Architects from Lagos and constructed by Julius Berger Nigeria Plc,

*Year of completion: 2016.*

Nesoil tower is one of the well-known commercial developments in Nigeria which is has been recently completed in Victoria island Lagos state.

It is a fifteen storey mixed-use development which consists of 7,500m<sup>2</sup> office space, 3,50m<sup>2</sup> residential space, a multi-storey parking space as well as a recreational facility.

### ***The Building***

Unique office space in the heart of Lagos

The Nestoil Tower is a one-of-a-kind office development strategically located at the intersection of two major business districts (Akin Adesola Street and Saka Tinubu Street) in Victoria Island, Lagos, with a panoramic view of Eko Atlantic City and the Atlantic Ocean.

The development is targeted at dynamic businesses, multi-national industries, financial institutions that require top brand positioning and desire to be at the very heart of their target market.

*Source: The Nestoil Tower – Nestoil Tower*

### ***Building features.***

- Raised Floor for underground cabling, and flexible configuration of office spaces.
- Double Glazed Curtain Wall Systems to minimize solar heat gains;
- Plug and Play Internet Facility;
- Borehole and Water Treatments;
- Dedicated Transformer with 2 units of 1.3mVA and 1unit of 910kVA Generating Sets;
- Total of 4,110 Square Meters of Premium leasable Office Areas available;
- 10 premium residential apartments
- Flexible floor plate from 231m<sup>2</sup> to 810m<sup>2</sup>
- Kitchenettes and storage rooms available per floor
- 8 restrooms per floor (including disabled toilets).
- 4 passenger lifts/Elevators.
- Car Parking Facilities for over 225 cars on 18 split levels;
- Restaurant/Café/Coffee Room, etc.

*Source: <http://nia.ng/project/nestoil-towers/>*





*Source: The Nestoil Tower – Nestoil Tower*



*Source: The Nestoil Tower – Nestoil Tower*

## 5. DATA FINDINGS

From the visual survey conducted, it can be deduced that Jabi lake resort, Eko atlantic and Nesoil towers are used examples of mixed used development in Nigeria. The project consists of different mixed building uses which will be beneficial to residence around and also solve the problem of over population in this location as one doesn't need to move so far to access other useful services.

This development will also help in the reduction of urban health crises, inadequate supply, poor sanitation, shanty settlements spread all over the land, risky transport system and solid waste management as this project are properly planned and constructed.

## 6. RECCOMENDATION AND CONCLUSION.

In Nigeria, the society is fast becoming urban within a pace of 5-10% increase per annum, also cities have been expanded with an area up to 10-fold their initial point of growth and also given the fact that the growth hasn't been planned and controlled. Which explains that mixed-use development such as Eko Atlantic and Jabi lake resort which has already been commissioned should be completed in no time. These project shouldn't be a case of the government taking things slowly or abandoning it as the rate of people in urban cities is on a high increase.

Also, the government should try to make spaces provided in this project affordable for the average man in the society so it won't just lead to the rich getting access to this services alone.

If the country provides these mixed-use developments in states where urban population is on the rise, such as Lagos, Port-Harcourt, Kaduna, Abuja etc, issues that arise from poor urban planning will be eradicated and people will leave a healthier and simple life.

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