

GBEREFU BEACH RESORT BADAGRY

(A Recreational Environment for Tourist)

BY



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DEDICATION

This thesis is dedicated to God Almighty, the author and the finisher of faith, who in spite of all odds in the course of this study made me a success with my pedestal on the magnitude of hope for better things to come.

To my dear wife Aderonke Ashiru for her love and encouragement and my loving son Olufemi Ashiru, my parents Chief and Chief (Mrs.) A. A. Ashiru for their financial support and inspiration, my brothers and sisters for their support and encouragements.



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DECLARATION

I, ASHIRU OLUKAYODE ADETAYO of the department of Architecture, school of post-graduate studies, Federal University of Technology, Akure, hereby make a declaration that this thesis work in its entirety, is a personal academic research exercise carried out under the supervision of Dr. Ogunsote and Arc Taiwo of the Department of Architecture Federal University of Technology Akure. And has never been presented either wholly or partially for any degree elsewhere. All sources of information have been duly acknowledged

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CERTIFICATION

This is to certify that this dissertation was carried out by **ASHIRU, OLUKAYODE ADETAYO** in partial fulfillment of the award of Masters of Technology in Architecture (M. Tech Arch) from the Department of Architecture School of Post Graduate Studies, Federal University of Technology, Akure, Ondo State.



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Ocean in her riches can never deny her appreciations to springs, rivers, creeks, streams and drops of rain for their contribution in the sustenance of aquatic domicile. Thus this thesis work seems to be incomplete if the efforts geared to make it a success go unmentioned

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'Kayode Ashiru'
June 2002

ABSTRACT

Tourism denotes the temporary or short-term movement of people to destinations outside the places they normally reside and work, and their activities during their stay, at various destinations. Conceptually, it represents various forms of short-term travel and visits and is variously defined for particular purposes with references to the motive of travel or visit, duration and other criteria.

The tourist business is a series of interrelated business serving travelers both here and abroad. Tourism links people, travel modes, accommodation, in the form of hotels, motels, condominiums, camps and facilities. It is a series of economically related business, which is inseparable from recreation. Tourism overlaps with recreations as a way of using leisure and hence it is important to stress the aspect of recreation in the concept of tourism if tourism is to thrive in any nation.

It is in this vein that the Gberefu sea beach has thus been earmarked as one of the tourists centers in Nigeria due to its natural features; sea beach, and lagoon front its historical nature and its location. The site offers the route to which the trans Atlantic slave trade was being perpetuated. First its location, beyond the lagoon and as well having a pleasant overview of the Badagry Township, makes it interesting for tourist destination.

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CHAPTER ONE

INTRODUCTION



Tourism has been a major source of activity for pleasure and recreation. It is known to be an enviable source of income for some countries like Kenya, Egypt, America (U.S.A) and some Europe countries too. Well-developed and attractive tourist centers results in avenues for pleasure and recreation to tourist and may yield a good financial dividends for the country. As far back as 1982, Global spending on tourism was estimated at \$1.3 trillion. Lundbery (1985) that figure is larger than the gross national product of most nation except for a few number of developed countries, which means that all things equal, the trade could be a dependable source of revenue for any country blessed with its potential resources.

In Nigeria, tourism has been a neglected asset whereas in addition to a rich historical and cultural heritage, there also abound in the country geographical locations of natural physical forms and features and various types and species of the work of nature, which presents a very refreshing uniqueness to the tourist and visitors alike.

One of the various reasons for the stunted development of tourism in Nigeria is undoubtedly the limited exploration of its potentials with the result that very little is known of the trade. Until quite recently and even then not much development have been made to facilitate its development.

The recent clamor for privatization by the Federal Government of Nigeria, is a positive move towards enhancing tourism; as investors will come from far and wide to invest in seemingly businesses.

It is important however to develop our resort areas to cater for the recreational and accommodation demands expected from the influx of visitors. The Lagos State Commissioner for home affairs and culture Mr. Musiliu Obanikoro affirmed that the establishment of hotels of international standards in Nigeria would facilitate the on-going drive for foreign investments in the country. Ofulue (2002) he however maintained that hotels of high standard would not only provide meaningful recreational and holiday opportunities but will also provide good homes for foreign investors.

Moreover, the business of tourism is an economically related business that is associated with leisure and recreational demands.

The economic, social, physical, health and political multiplier effects of tourism, one of the worlds fastest growing industries cannot be over-emphasized. Economist and social scientist alike are turning their attention to the direct and indirect effect that travel has on regional economies and the social impact too. Hence architects must ensure a leading role in the developmental planning and policies to avoid future chaos.

1.1 AIM AND OBJECTIVES

1.1.1 AIM

This thesis is aimed at developing a beach and lagoon front in the form of a resort conducive for relaxation and pleasure that will attract tourist and visitors alike and thus generating income to the country.

1.1.2 OBJECTIVES

The set goals can be achieved via the following objectives:

- (i) Contact with nature: Gberefu sea beach abounds in some basic natural resources; the salty beach and the fresh lagoon creek stretching without a break from lake Nokue to the Lagos entrance in the east could be developed for yachting and other related forms of recreation, that will in no doubt amuse tourist and visitors and as well generate income.
- (ii) Provision of an environment that will be well planned as to stimulate pleasure and relaxation that will be complementary to existing natural land form resources.
- (iii) Provision of a hotel complex with light sporting facilities and pool for specific purpose of accommodation and pleasure.
- (iv) Preservation of historic forms and activities that will enhance tourism in the country.

1.2 SCOPE AND LIMITATIONS

1.2.1 SCOPE

Tourism is multi-disciplinary by nature as it reaches into every avenue of man and the society at large.

The researcher however will be confined to an examination of those particular aspects of tourism and recreation, which are of decisive importance in planning.

The research will spread across the inter-relationship of tourism, recreation and leisure demands and activities, it will also indicate the various levels at which the socio-economic impacts of tourism development may be evaluated.

There may however be some constraints or limitations of study but hopefully, such limitation would be overcome in the course of the study.

1.2.2 LIMITATIONS

1. Difficulties in retrieving statistical data on tourism.
2. Mobility, far and across the country and if possible outside Nigeria.

1.3 JUSTIFICATION FOR THE STUDY

The benefits accrue from tourism based enterprise cannot be over-emphasized, if proper orientation and governmental policies are fashioned towards the trade. The main thrust of government policies on tourism is to generate foreign exchange, encourage developments, promote tourism based rural enterprises, generate employment, accelerate rural-urban integration and cultural exchange. Federal gazette (1992)

Nigeria today is faced with many economic and social problems ranging from huge debts, balance of payment deficits, low employment rate, and high crime rate as a result of low standard of living. This is because emphasis has not been geared to other forms of revenue earnings most importantly tourism. According to the former vice-president Aikhomu during the Babangida regime opines that tourism if properly developed vis-à-vis the structural adjustment programme, would be a better alternative to crude oil as a foreign exchange earner.

Our country is blessed with exciting works of nature and resort areas spread across various regions and states, and an interesting heritage, which could encourage tourist visit among other forms of tourism, and would inevitably earn her an enviable foreign exchange.

Lagos has remained the commercial hub of Nigeria, and Badagry Local Government being the earliest to experience contact with the Europeans in Nigeria, has from the time past remained a fertile field for historians, archaeologist and researchers. Hence Gberefu sea beach is very historic and needs to be developed because it offered the route for the infamous trans Atlantic Slave Trade activities. The site itself is just separated by the lagoon creek from some of the monumental buildings in Badagry e.g. the Brazilian baracoon, the first storey building in Nigera, built by Rev. C. A. Gollmer in 1845, slave port, slave relics, the official residence of early British District Officers in Badagry, the first administrative block in Nigeria and a host of others, that can provide a good scenic view from Gberefu land and will inevitably attract tourist and visitors alike hence it will enhance tourism growth in Nigeria.

The study is however justified with all the analysis above.

1.4 RESEARCH METHODOLOGY

The research is to be carried out employing a combination of several methods in order to effectively achieve the desired aim and objectives.

The first would be gathering information and related data through library research i.e. review of relevant literature, published articles, journals, magazines, and established data both local and international. Information from this literature review will highlight the standard parameters and facilities for an effective beach resort of the standard proposed.

Information will also be gathered from personal interviews with tourism officials in Nigeria to ascertain the ideal environment and types of materials suitable for the proposal.

It is important to note that case studies of existing beach resort or sea side development will be understudied intensively. And the degree of successes and failure of those case studies will be analyzed. The case studies are expected to provide some basic information to anticipated or unforeseen problems as a guide to the design proposal.

CHAPTER TWO



2.0 LITERATURE REVIEW

Tourism cannot be studied in isolation without the understanding of some basic related or interrelated concepts, which would aid the proper understanding of the subject. Such concepts include: recreation, leisure, tourist, and excursionist. These enumerated concepts above are defined and explained as follows.

2.1 RECREATION

2.1.1 DEFINITIONS

Human beings generally desire to have adventure, excitement and romance. The pursuit of happiness, the love of adventure and the need for self-actualization are the motivating forces, which for a large number of people are realized most fully in RECREATION.

Avedon (1986) defines RECREATION as "a personal sensation of well-being experienced in the process of anticipating, recalling, or engaging in any activity". This sensation of well being is a phenomenon in which physical, biological, psychological and social components are integrated to form a functional unit. And this functional unit, has properties which are not derivable from its component parts.

Lawson and Bovy (1977) opines that recreation covers broadly any pursuit taken up during leisure time other than those to which people are normally highly committed. This highly committed pursuit includes such

things as overtime, secondary work, childcare, and various maintenance jobs about the house.

Two important characteristics of recreation have been identified which are:

- (i) The desire to recreate i.e. there is no form of compulsion. It is a voluntary decision.
- (ii) It is an activity that is associated with leisure time, which is a function of pleasure.

2.1.2 CLASSIFICATION

The identification of recreational activities is in many respects subjective, but they can be grouped into five broad categories Bovy and Lawson (1977):

1. Those taking place in and around the home (watching television, listening to radio, reading books, gardening etc).
2. Activities with a high social content (entertaining, eating out, visiting inns etc).
3. Cultural and artistic pursuits (visiting theatres, concerts, art exhibition etc).
4. Active pursuit of sport (swimming, golf, tennis)
5. Informal outdoor activities (picnicking, driving for pleasure, sightseeing).

2.1.3 REQUIREMENTS FOR RECREATION

Assessment of demand for recreation presents many difficulties. Leisure is essentially a matter of individual's choice and there are many

alternatives for each type of recreation activities. However, the choice of recreation and range of varieties considered is greatly influenced by the amount of time available for leisure, and other personal factors as age, marital status, income, educational background and individuals preference.

Bovy and Lawson (1977). There is also the question of availability of suitable resources and facilities. Also is the time-distances involved and the problem of accessibility and excessive demand. While some people will prefer to recreate at a far distance places under a relatively unfamiliar environment, some may just choose a near by place because of schedule activity demand which is a function of time.

The development of recreation hinges on the provision of physical facilities, either specific (hotel, public beach) or of a more general nature (roads, telecommunications). Facilities are essential i.e 'created attraction' which are considered as resources.

The type and range of facilities provided in any particular situation will be subject to the influence of many parties, each of which will have a voice in directing the course of development.

The developers role is to shepherd the various parties involved towards a common objective.

2.2 LEISURE

2.2.1 "LEISURE" is essentially the time available to the individual when the discipline of work, sleep and other basic needs have been met Lawson and Bovy (1977) it could also be defined as "an individual's time not occupied by employment or in pursuit of essential activities".

The general idea seems to point at leisure time as the time beyond that needed for existence and subsistence.

2.2.2 NEED FOR LEISURE

The three important necessities for leisure are relaxation, diversion and development Adeyemi (1991).

- (i) Relaxation is the release of man from fatigue.
- (ii) Diversion is to free the mental magnitude of man from psychological, emotional or physical constraints.
- (iii) Development, this can be associated to self-actualization or an improvement of the mental and physical image.

2.2.3 INFLUENCES ON LEISURE

Bovy and Lawson (1977) identified the following factors, which effect leisure or the use of leisure time.

- (i) Socio-economic group
- (ii) Sex, age and family group
- (iii) Available time
- (iv) Demography
- (v) Local tradition/activities
- (vi) Car ownership
- (vii) Technological changes

2.3 EXCURSIONIST AND TOURIST

The league of nation relying on a committee of statistical experts recommended in 1937, that a tourist shall in principle be interpreted to mean any person traveling for a period of twenty four hours or more in a country

other than that in which he usually resides the committee, thus regarded the under listed categories as tourist Giwa (1999).

- (i) Those traveling for pleasure and domestic reasons including health.
- (ii) Those traveling for international meetings.
- (iii) Those traveling for business transactions.
- (iv) Those arriving in the course of sea cruise, even though they may stay less than twenty-four hours.

In the same vein, the under listed persons are disregarded as tourist.

- (i) Those people entering a country to take up a paid employment.
- (ii) Those who arrive to take up residence in a foreign country.
- (iii) Students and young persons in boarding schools.
- (iv) Those living in frontier zones and crossing the frontier to work in the adjacent foreign country.
- (v) Those who are in transit through a country even though the journey is more than 24 hours.

EXCURSIONIST are described as temporary visitors staying less than twenty four hours in the country visited, including cruise passengers. However, the crucial aspect is the time element and purpose of visit.

2.3.1 CATEGORIES OF TOURIST

Lawson and Bovy (1977) categories tourists as:

- (i) Business Tourist: Those traveling for business reasons including attending conferences and exhibitions.
- (ii) Specific Tourist: Pilgrim, students and others whose travel motive is specific to particular needs.

- (iii) Leisure Tourist: Those visiting places for pleasure or out of general interest.

2.4 TOURISM

2.4.1 DEFINITIONS

Tourism means different things to different people and may be in response to different situations. The necessity to define tourism hinges on the purpose of study, for statistical measurements, legislative, administrative and industrial reason. Giwa (1999) the concept of tourism was formulated during the intervening period between the two world wars, when the definitions by two Swiss professors was subsequently adopted by the international association of scientific experts in tourism (AIEST). Thus, tourism is defined as "the sum of the phenomena and relationships arising from the travel and stay of non-residents, in so far as they do not lead to permanent residence and are not connected with any earning activity". The definition has since been amplified to include business and vocational travel. The two basic issues in this definition relates to "non permanent residence and non-earning activity.

In 1963, the United Nations Conference on international travel and tourism held in Rome adopted the definition of visitor to describe "any person visiting a country other than that in which he has his usual place of residence, for any reason other than following an occupation remunerated within the country visited.

This definition further goes to denote two categories;

- (i) Tourist as temporary visitors staying over twenty-four hours in the country visited, for the purpose of leisure, recreation,

health, religion, business, family/associate visits, meetings and many more reason other than the purpose of occupation.

- (ii) Excursionist as temporary visitors staying less than twenty-four hours in the country visited, including cruise passengers.

In this latter definition, the crucial aspect is the time element which in effect denotes that tourism is usually of a temporary nature that must last, at least twenty-four hours or more. Various other definition have also been given by several individuals. Malontosh and Goeldner (1984) defines tourism as:

- (i) "The science, art and business of attracting and transporting visitors, accommodating them and graciously catering for their needs and wants;
- (ii) " A composite of activities, services and industry, that delivers a travel experience" etc.

And concluded finally that tourism is the sun total of tourist expenditures within the borders of a nation or a political subdivision or transportation. This concept also considers the income multiplier effect of these tourist expenditures.

2.4.2 THE NATURE AND CHARACTER OF TOURISM

The nature and character of tourism have been recording fundamental changes in recent times, at least on the global scene. Even locally in Nigeria, while in the past, foreign travel had been confined to the affluent and articulate society, today, because of government policy aimed at encouraging tourism, tourists come from a wide social background with varied tastes, derives, and

aspiration. The general wide spread patronage among other factors is due to increase in level of disposable incomes.

Tourism reaches into every avenue of man and society and tends to touch and affect the daily life of almost every body. As a multi-dimensional phenomenon, varied activities, which contribute to tourism, though separate, are nevertheless interdependent. These varied activities are responsible for the great migratory movement of human beings as witnessed in this present twenty-first century.

The tourism industry is primarily service oriented, for most of the people actively engaged in it are employed in tertiary occupations such as catering, transport and travel agency. It is also marked by a fairly distinct seasonal rhythm. While the seasonality in Nigeria is not necessarily that deriving from seasonal weather changes, since virtually it is hot almost throughout the year. Contrarily, it may well relate to cultural festivals, events, history and economy as a result of business opportunities as seen in the recent privatization program of the president Olusegun Obasanjo administration.

Tourism is also characterized by a ceiling or saturation point; as there is always a limit to the carrying capacity of any tourist resources, save for the improvement in international banking services in the form of transfers and credit cards. Tourism is also very vast in its demand for accommodation facilities, recreational and social amenities. Finally, tourism often promotes the integration of people of different colors, culture, creed, level of wealth and values.

Irrespective of the aspect of tourism that may be emphasized, five main characteristics features of tourism can be identified. Giwa (1999)

- (i) Tourism relates to movement of people to, and their stay in various tourist destinations.
- (ii) The journey to the destination, together with the stay, and the activities at the destination feature prominently in all types of tourism.
- (iii) The journey and stay take place outside the usual place of abode and work, such that tourism leads to activities that are different and distinct from those of the residents of the destinations.
- (iv) The movement to destinations is of temporary short-term nature with the intention of returning within a few days, weeks or even months.
- (v) Destinations are visited for purposes different from taking up permanent residence or employment.

2.4.3 TOURISM DETERMINANTS AND MOTIVATIONS

Several factors that are interdependent are important as determinants in the type, location and level of sophistication in tourism development. These are; increase leisure time, affluence, mobility, taste, age, education, social class, and cost. These various factors are looked at in greater perspective below.

(i) Increased Leisure Time

The wide field of leisure is composed of holidays. Tourism can only be engaged in when the time is available and there is the interest too. The gradual reduction of the working hours, the incidence

of public holidays, paid holidays and reduction of working days all indicates availability of more leisure time for tourism to take place.

Worldwide, most countries observe 1st of January as public holidays; some countries also observe their independence day as public holidays. e.g. Nigeria; October 1st, Ghana 6th of March, United States of America, July 4th. There are also specific days regarded as public holidays in some countries. Which would encourage the desire for tourism pursuits.

(ii) Affluence

Tourism could be said to be a function to wealth, because some of the tourist experience, will be achieved or enhance by value of his bargaining power. The choice of his destination, taste and selection is a function of his wealth. Thus affluence is also a major determinant in tourism.

(iii) Mobility

Bukart and Melik (1974) define tourism as "as a composite phenomenon that embraces the incidence of a mobile group of travelers. Thus mobility is also a strong determinant in tourism because one vital factor in tourism is accessibility. Improved road and transport system will enhance mobility if not through private vehicle ownership but by public means of transportation system.

(iv) Peace and Political Stability

Peace and political stability will also influence the drive for tourist visits. A peaceful and political country is likely to attract tourist for investment and holiday purposes.

(v) Taste

Taste is an important factor in tourism development and is tied to the type of motivation for tourism and in much respect to the environment's resources. For example, if physical motive is the primary propelling force for one to engage in tourism, it may then be the quest for relaxation, participation in sporting activities, desire to engage in health deriving activities, thus the areas to be visited must have tourist resources that will meet or satisfy these demands. In such a case, tourist, looking for specific medical treatment may wish to visit a warm spring site, or beach that has been reported to have medicinal properties or shrine.

For tourists who are culturally motivated, the guiding drive may be the wish to travel so as to learn about other countries culture or even one's own country. e.g. visiting the riverine areas, knowledge to be gained may be in art, literature, folklore etc. Status and prestige motive may permit the desire for business travel or professional interest.

(vi) Age and Sex

This also affects demand. The tendency is that the elderly because of increasing infirmity and reduced income are less prone to tourism activities than the working class. Though the particular

resource is a function of the age and sex of the tourists. A tourist resource that veers on adventure is more patronized by the youths than the elderly. Moreover, sex is also a determinant, because the female folk are prone to having much responsibilities (household, childcare, statutory) that much of their leisure time is devoted to such demands. Thereby hindering them from tourism participation.

(vii) Advertisement

These factors apart from the available tourist resources in terms of location and character must be known to potential tourists, hence advertisement is a vital factor in the scale of development of tourism. Except one knows the existence of a tourist attraction, one is not likely to visit it. The advertisement as a factor is demonstrated by the on-going drive for in Nigeria. Such giggles or advert will encourage business tourists.

2.4.4 MOTIVATION

When condition which makes it possible for people to engage in tourism are created, it is necessary to consider why people wish to become tourist i.e. the drive or motivation to tourism.

The prime motivation to engage in tourism is to be elsewhere. Two main and distinct motivations may be postulated as dominant. These have been described by professor Gray, as Wanderlust and Sunlust. Olotuah (1985).

Wanderlust explains the drive to exchange the known for the unknown, to leave things familiar for the pursuit of unfamiliar adventure.

Sunlust produces a type of travel which depends on the existence elsewhere of better amenities for a specific purpose than are available in the domicile.

Adeyemi (1991) also categorize the motivation into 2 distinct categories i.e. sightseeing and sojourn.

However, the motivation can be further broken down to include

1. Relaxation
2. Health
3. General Interest
4. Religious reasons
5. Business and professional motive

2.4.5 FACTORS INHIBITING TOURISM

Nickerson (1996) explained some barriers to tourism acceptance to include:

1. Increase in crime wave in a country
2. Introduction of high level of undesirable activities such as prostitution, religious fanatics, etc.
3. High level of pollution: water, land and noise can debar tourism.
4. Build up of racial tension especially when differences exist between guest and hosts.
5. Decline in cultural pride
6. Upheaval of the community's status quo with the "feast or famine" experiences of seasonal tourism.
7. Increases in cost of food, accommodation and transport.

Five main factors may also be noted thus; expense, lack of time, physical limitation, lack of interest and psychological deterrents.

2.4.6 TOURISM IMAGES AND PRODUCT

Images and products are important factors in both tourism and recreation every visit to a new destination leaves some memorable impression which is different from previous experiences. The attraction of tourist destination arise to a large extend from the images they present, an image is in fact the expression of all objective knowledge, impression, prejudices, imagination and emotional thoughts with which a person or group judges a particular object or place.

The tourist image of a destination is of utmost importance in tourism development; a choice of destination is usually not made objectively but according to the image projected. Where prices are comparative, this is often the decisive factor in selection even though similar attraction and facilities may be available elsewhere.

One of the main tasks of tourist resorts and of national or regional tourist organizations is to define, promote and advertise the most attractive images possible. Tourist images ought to have the following character and considerations Bovy (1977).

Tourist images have to be:

1. It as to be as original as possible, (tourist facilities and the way they are operated) must add to the unique character and particular attractiveness of the region or site concerned.

2. Truthful: either as a reflection of the original character-if retained-or of the resources made available.
3. Capable of being implemented at a cost appropriate to their attractiveness and to ensure competitiveness with other similar tourist destinations.

2.5 THE TOURIST PRODUCT

This is the concrete expression of the tourist image; its components may be classified in three categories.

1. Resources at destination (inherent attraction)
2. Facilities at destination (accommodation, catering, sightseeing, recreation, local transport, handicrafts, information and assistance etc).
3. Transports to Destination.

The product is an amalgamation of these components referred here as package. This package is clearly seen in the case of an inclusive tour in which the tour operator or other organizers bring all the element of a holiday together and offer them for sale at one inclusive price.

David Telfries pointed out, 'all tourist buy packages whether or not they use travel agents. In other words, whether a tourist buys the components separately or as an inclusive tour the end result of all the purchases is a package. The Irish tourist board also suggests that each tourist product should have: primary ingredients (motivating factor as regards to choice) and important attributes (identified with the product in the mind of the potential customer). These ingredients and attributes provide the focal points around which the integrated product is developed.

Some tourist products may be distributed all over a region or country e.g. circuits of US national parks, sites of antiquity in Greece, Dutch museums and historical towns and French medieval churches and famous vineyards. In other cases, complementary resources and facilities may be grouped together giving an area a specific character.

2.5.1 TOURIST DESTINATION

Historically, resorts have been the main centres of tourist destinations and this is still the case today.

The nature of resorts has been changing as a result of some recent developments. Rapid growth of individual means of transport, most resorts have lost their local character; many have become bases for touring within their districts. In contrast, many hotels have greatly extended the range of their amenities to cater for all or most requirements of their guests and become resort in themselves e.g. El conquistador hotel Punta Gorda, Puerto Rico and hotel Tahara'a intercontinental as well as Bagauda lake hotel kano and Nike lake hotel Enugu Nigeria. Comprehensive recreation centres in the form of holiday villages have also been created elsewhere Olotuah (1985).

The geographical areas visited by a tourist may be a self-contained centre, a village or a town or even a city or an Island. These geographical units may be described as 'the tourist destination'. Throughout the year, its amenities serves its residence and working populations, but at some or all period there are also temporary users – tourist who are away from their normal place of residence after which may return after a short period of time.

The measure of importance of a geographical unit as a tourist destination or potential tourist destination is determined by three prime

factors; attraction, accessibility and amenities. These are called 'the tourist qualities of a destination' (Olotuah (1985)).

There are two categories of attraction in a tourist destination, the site attractions that may be climatic, scenic and historical. And secondly event attraction (congresses, exhibitions and sporting events) both of these, have a gratifying influence on tourist.

Accessibility is a function of distance, which enables a destination to be reached. It constitutes tourist market with respect to transport and communication.

Amenities at the destination comprise accommodation, catering and hospitality, entertainment among others. Amenities thus contribute much to many established resort as tourist destinations, in contrast to areas, which lack adequate accommodation for visitors.

2.6 THE RECREATIONAL PRODUCT AND IMAGE

Recreational images tend to be focused on the activities that generate interest in participation and may emphasize the originality and uniqueness of this experience.

Like the tourist products, recreation may take the form of an inclusive tour, such as the day trip or weekend package tour to visit places of interest or to attend competition and other events. More commonly, the recreation product is a matter of individual arrangement, compared with tourism; the recreational product usually differs in two respects.

1. Profit-making intermediaries play a very minor role but municipalities have an important influence.

The demand at popular times is often specific and in excess of the resources available (there is usually little competition between recreation facilities).

2.6.1 INTER-RELATIONSHIP OF TOURISM AND RECREATION

Boundaries between recreation and tourism are indistinct, often sharing the same facilities and competing for space and finance, exotic leisure facilities such as parks may be deliberately provided to attract tourist; also provision in the form of skating, rinks and golf course may be made to compensate for inadequate natural resources to extend the tourist market interest; local demand for new recreational facilities may be generated by consumers experiences as tourist abroad; recreational interest necessitating long distances of travel may include weekend accommodation and holiday use. Steps taken to improve the environment, conserve and restore the national heritage (national parks, monuments etc) benefits both recreation and tourism.

Outdoor use of leisure time (recreation may be considered as)

- i. Daily recreation, essentially using urban facilities for short periods during the day or after work.
- ii. One-day recreation, which includes excursion to the fringe of urban areas or into the country within easy reach.
- iii. Weekends and short holidays may be spent relatively near to the town in secondary homes, or weekend accommodation or a tourist resort patronized by foreign and domestic tourist as well as excursionist.

- iv. Long holidays either in the country or abroad with distinctions between the two main, and sometimes complementary motivations sightseeing and sojourn Lawson (1977).

2.7 SPECIFIC FACILITIES FOR SEA SIDE RESORT

These also apply to other resorts in which the primary interest is centered on water. Such as lakeside resort, and resort along major rivers and estuaries. The particular aspects, which should be considered in relation to the recreational development of the area, include:

(1) Beach

- (a) Materials (granulometry, colour, homogeneity, purity, absence of silt etc)
- (b) Stability (erosion through wind, sea, currents, disturbance)
- (c) Depth and length
- (d) Gradient and regularity of slope
- (e) Material and Stability
- (f) Distance to which bathers can walk in the water
- (g) Risk of danger from tidal movement

(2) Country around

- (a) Natural attraction, extent of development and infrastructure scope for excursion and extended interests.

Resort with an image of 'solitude', located in remote districts away from the main generating areas should adopt the density of a high standard resort. Consideration must be given to the number of residents in the resort (40 – 70 percent of whom may be on the beach simultaneously as well as non residence coming from neighboring areas whose numbers will tend to increase as the facilities improve.

CASE STUDIES

3.1 INTRODUCTION

The aim of the case studies is to have an insight into the various commendation or condemnation of existing tourist resort areas, reasons with respect to their success and failure to aid the design proposal.

3.2 EKO TOURIST BEACH RESORT AND AMUSEMENT PARK, AKODO, IBEJU-LEKKI.

Commencement Date Jan. 12, 1998.

Contract Completion Date August 31, 1998.

3.2.1 BRIEF HISTORY OF THE RESORT

The concept for the development of the Eko Tourist Beach Resort was initiated by the then government of Lagos State, consequently, Coplan Associates was commissioned through a letter on the 13th of October, 1997 to propose a design for the development of Eko Tourist Beach Resort and Amusement Park, Akodo, Ibeju-Lekki. The project was considered imperative by the Lagos State Government in view of the realization that tourism is a vast and profitable economic and social factors of development and as well making Lagos State the main tourist destination in Nigeria and a major medium of foreign exchange earning for the Nigerian economy in general because of the vast tourist potential that abound within the state.

3.2.2. CLIENT

The client as earlier mentioned is the Lagos State Government under the governorship of retired Brigadier General Mohammed Buba Maruwa, sponsored as an attempt to developing the coastal components in Lagos State.

3.2.3 SITE AND LOCATION

The project is situated at Akodo village in Ibeju-Lekiki Local Government Area of Lagos State. The site is strategically located with availability of attractive beach, good access, proximity to electricity, telephone and other services, and a breezy country atmosphere, adequate sunlight with natural habitats. And the site is relatively flat.

3.2.4 THE DESIGN PROJECT

The physical development of the project comprises the construction of seventy-five units of tourist resort accommodation facilities of mixed development, renovation of an existing party house to serve as the admin/multi-purpose building, an amusement park with six different types of rides and the development of the beach coastal area that include relaxation huts, lightings along the beach and the provision of safety swimming limit indicators in the sea to caution swimmers.

Other facilities available include the provision of infra structural facilities like paved entrance and service roads, internally connected walkways, car park, borehole/water treatment plant unit, electrification and water reticulation. Other utility facilities available include police post, public toilets, standby power generating plants, and security posts. Etc.

3.2.5 SCOPE OF THE CASE STUDY

The resort consists of accommodation facilities in the form of chalets, admin and multipurpose hall, recreational and support facilities.

3.2.6 ACCOMMODATION

This includes

- 75 units of twin resort chalets in categories A, B, C, D and E.

TYOLOGY

DESCRIPTION

Type "A" Chalets	-	One bedroom + Toilet + Kitchenette
Type "B" Chalets	-	One bedroom + Toilet + Dressing + Kitchenette
Type "C" Chalets	-	One bedroom + Sit-out + Toilet + Kitchen
Type "D" Chalets	-	One bedroom + Living room + Toilet + Kitchen
Type "D" Chalets	-	Two bedroom + Living room + Toilet + Kitchen

3.2.7 RECREATIONAL FACILITIES PROVIDED

The active recreational facility provided is the amusement park that is separated entirely from the administrative and accommodation wing it comprises of six different types of rides.

3.2.8 APPRAISALS

It is important to make an appraisal of the resort (positive and negative if there is) in order to understand some salient principles in the design of other resorts.

The resort is conceptualized as a holiday and recreational resort evident from sprawling cluster chalets to cater for the accommodation requirement and provision of an amusement section. The typologies are arranged in clusters and linked by paved walkways. Owing to some factors,

the amusement wing has been temporarily short down and the management of the resort has been contracted to private hands (Kik & Kem Investment Company). Reasons for this will be discussed subsequently.

Basically, at the moment, the resort caters for groups and private holiday visit in a quite and secluded environment for weekends and holidays.

MERITS

1. **Planning:** The building typologies are grouped in cluster categories to achieve a desirable ventilation pattern. Each cluster is staggered to take the advantage of the air movement.
2. **Circulation:** The vehicular and pedestrian circulation is separated and well planned. There are internally connected walkways made of inter-locking stones to prevent people from moving along the soft landscaped area (grass and shrubs).
3. The environment, offers a quiet zone for holiday use.
4. There are restaurant and relaxation huts by the beach coast for entertainment and relaxation.

DEMERITS

1. There are no shading devices provided for the chalets hence there is a direct sun penetration into the building, causing discomfort. More so some of the clusters are located such that their longitudinal axis (the longer site) is along the north-south direction there by exposing the longer side to direct sunrays.
2. Some of the natural vegetation on the site (coconut grooves) ought to have been retained at least to prevent the sun glare experience at the

resort in the daytime. Although this was well achieved at the beachfront where there are restaurants and relaxation huts.

3. The amusement section of the resort is rigidly separated from the entire complex. Hence the planning is not done to enhance both combination i.e. literally, the resort is like a traveling distance to the amusement section. And also the amusement park was rigidly cut off from the beach view, hence, there is low level of social interaction and the amusement section has to be closed down, because of low patronage.

3.3 SUNTAN BEACH RESORT

The Suntan Beach Resort is a tourist landmark located at kilometer 67 along Lagos/Seme Expressway, Sakpo-Badagry. The resort covers an area of 10 hectares of sandy coconut grove and is owned by Badagry Local Government. It was developed by the Owolabani's administration for the promotion of tourism and leisure activities in Badagry Local Government Area. The resort offers facilities for lodging, relaxation, entertainment, shopping and vast clean sandy coconut grove ideal for family pick nick and other recreational activities. Presently, the resort is being managed by Badagry Tourist Resort Limited, and is under the auspices of Badagry Local Government.

3.3.1 APPRAISAL

The facilities offered by the resort includes:

1. 20 units of chalets
2. 30 round huts (for beach view and relaxation)
3. Beach Restaurant

4. Exclusive Bar (indoor)
5. Arts and Crafts Shop
6. Stage for promotion and entertainment
7. Vast sandy ground dotted with coconut trees in an almost regular pattern
8. 500m stretch of beachfront
9. Police post for security

MERITS

1. The abundant coconut trees on the site were preserved for utility purpose, offering shade to the open concert area and as well reducing the overall heat gain in the environment.
2. The round hut design seems to celebrate our traditional architecture and the roofing materials made of raffia palm produces a feeling of sympathy with nature.
3. The indoor bar/restaurant was centrally located within the chalet for easy access from the various chalets.
4. The location of the chalets was separated from other public facilities but not absolutely in a rigid manner, hence you still feel integrated to the beach environment. This was achieved via the use of low-level fence and as well locating the units relatively closer of the beach facilities.
5. There is provision for a beach restaurant that will cater for the tourist entertainments.
6. The art and crafts shops provided tend to promote our indigenous culture and sales of artifacts.

DEMERITS

1. The general car park is not well planned or arranged.
2. There is no planned pedestrian circulation from the gate and within the resort except for the accommodation or lodging area.
3. There are no forms of active man-made recreational facilities except for the 30 round huts provided for relaxation.

3.4 WHISPERING PALMS

3.4.1 BRIEF HISTORY

Whispering Palm is a resort cited along the Badagry Creek. The name-whispering palm came about as an attempt not to forget about the whisperings of the palm tree branches when the site was still virgin.

3.4.2 SITE AND LOCATIONS

The site is located along Iworo village, about 12km from the Lagos-Badagry expressway. The site as earlier mentioned is located along the Badagry Creek offering a design proposal for lagoon front.

3.4.3 APPRAISAL

The facilities provided are accommodation facilities in the form of chalets, recreational facilities to include indoor games, mini zoo, lawn tennis court, outdoor restaurants, swimming pool, min gulf coast, foot ball pitch and a relics. Other facilities include a gatehouse for security and circulation control, laundry, confrence hall and administrative/reception area. The description of the resort is such that the entrance/drive into the resort was constructed with local materials (palm cannal nuts) a bye product from palm cannal seed which is used for palm oil. And the layout is such that the active

recreation area is cited close to the entrance. The first building to be seen is the administrative/reception block and behind the block are the chalets and restaurants. The restaurants are semi open and situated close to the lagoon to have a feel of nature.

3.5 HOTEL OBEROI

Bogmalo Beach, Goa, India

Architect: Uttam C. Jain

Client: Tradewinds Ltd

Engineers (Structural and Services): Tech consults

THE SITE: The hotel is situated on a narrow strip of land 15-30m wide on One of the most picturesque stretches of Goa's coastline' with steep hill slopes on the eastern side of Vasco De Gama and five minutes drive from Dabolim Airport, which is an hour flight from Bombay.

The village of Bogmalo adjoins the site to the north. The history of Goa goes back to antiquity; it has a warm tropical climate; covers 361sq km with a population of some 626000. The area has a wealth of archaeological remains and architectural monuments. The site is one of exceptional natural beauty and the wide sandy bay with the background of rocky hills covered with exotic vegetation is a unique setting for a beach holiday resort.

DESIGN AND LAYOUT: A series of design solutions for the hotel were considered, the three main alternatives were:

1. A series of units cascading down the hill slope,
2. Vertically stacked units,
3. A building with a 'contra-slope' in section with the upper floors projecting over the lower ones.

The latter solution was finally adopted. To quote the architect 'we got the final clue from the palm trees on the site itself, the palm's bending trunk rising contra-slope hold the top mass while allowing free flow of the breeze in between. The clients required 120 guests' rooms, these are arranged on six upper floors paired in six set of twenty. There are 114 twin-bedded or studio type rooms and six suites, one on each floor, all with bathrooms.

The ground floor contains reception, lounge, restaurants, shops health club and other public amenities. The administration offices, conference rooms, etc are at mezzanine level. Storage, staff facilities, plant and other service accommodation is at basement level. The outdoor swimming pool and terraces overlook the beach' and the Arabian Sea to the west.

CONSTRUCTION AND MATERIALS: The main structure is shutter finished *in situ* reinforced concrete, with low height wings built of local clay bricks. Other finishing materials were chosen for their natural colour and texture that required little maintenance. Similar materials are used to the interiors to echo the regional flavor of the Konkan coast, of which Goa is part, and to create an open and casual atmosphere.

3.5.1 APPRAISAL

The design of this hotel is a bold attempt to build in a positive style on an exceptional site. The solution adopted does the least damage to the challenging tropical landscape. Any building on this site would have been an intrusion but the completed building using the contemporary idiom and its original cross-section adjusts surprisingly well to the natural environment.

The overhanging bedroom floors facing the seas are also very practical as they provide much needed shade to bedroom windows and the broad balconies have fine views. The design makes use of even the mildest sea breeze and allows it to flow through the building. The architects conceived the hotel not only as one with all the normal comforts but also as a place where visitors are closely related to the natural environment.

While the west façade of the building is very successful as an architectural composition, the east elevation is spoiled by the heavy stair tower. The open shaded gallery access to the bedrooms with wide planted flower boxes is a pleasant feature well detailed and practical.

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CHAPTER FOUR

SYNTHESIS OF STUDY



4.1 BACKGROUND INFORMATION ON BADAGRY

The town Badagry (more correctly, Agbadarigi or Agbethegreme) is situated on the north bank of the coastal lagoon in what is today southwestern Nigeria. It is one of the twenty local governments in Lagos State and a community whose pre-colonial history is of interest from several perspectives. First it was at various periods an important centre for European trade, initially a fish farming settlement and later a slave port. And from the 1820's a palm oil depot. Second and largely, because of this commercial importance, it became a recurrent factor in the struggle for power among rival African States in the region. The control became an object of contention not only between the neighboring lagoon settlements of Port Novo and Lagos, to the west and east respectively, but also among the dominant states in the adjoining interior, Dahomey to the northwest and Yoruba Kingdom of Oyo to the northeast. The same was also true of the European powers particularly the Portuguese, British and the French who wanted to control its trade and impose their colonial policy.

Badagry was extremely heterogeneous community, comprising elements of disparate origins – the whemenu, Whla, Wheda and the Ga/Ewe displaced from their original homeland by the expansion of Dahomey in the early 18th century; and Badagry's initial heterogeneity was compounded by the subsequent infiltration of alien groups. Its political organization reflecting this

heterogeneity of origins was extremely fragmented and unstable; yet they function as a political entity and even develop a sense of common identity.

Apart from their common historical origins as victims of Dahomean aggression, the principal factor tending to create a sense of common ethnicity among the Ogu communities was probably the lagoon side environment that they had settled. The system of lagoon running parallel to the coast formed a network of navigable waterways, which linked up the various communities of the area. While also giving them a distinctive economy in which fishing, boat making and salt production were prominent. Masewaku (2001).

The town was said to have been founded in the fifteenth century, precisely 1425 by a man called Agbethe wno's original home was linked to GBEREFU SEA BEACH (Badagry Slave Coast). The name Badagry according to historical facts and oral evidence was derived from the founders' name-Agbette or Agbada. His farm was called Agbethegreme or Agbadagre by the indigenes and was later corrupted by the Europeans to Badagry. Agban

4.2 THE PROJECT SITE AND SELECTION

Gberefu sea beach is among the stretch of Sandy Island that separates the lagoon creek from the sea thus making them run parallel.

The site is situated at the south bank of Badagry, which lies, on latitude 6.25° north and longitude 2.53° east and situated on the narrow south western plain of Nigeria.

Access to the site was initially via water transportation. The construction of the Lagos-Badagry expressway with a bridge running over the lagoon makes vehicular access possible.

Recently, the Federal Government has graded a route from Sakpo Sea beach to Gberefu beach as part of a desperate attempt at developing the beach for tourism. The site from the expressway via Sakpo beach is about 7km and crossing the lagoon is 250m. And another 3km to Badagry hinterland.

The site offers numerous factors, which makes it suitable and ideal for the proposal. Ranging from the natural breezy and refreshing sandy beach which are lined with beautiful coconut groves, the fresh water lagoon, to the historical relics and monuments left behind by the infamous slave trade activities and their earliest contact with Christianity which are mere distances from the site, separated by the lagoon.

Starting from the Oba's palace, visitors/tourist could be shown round the Royal Museum, the tomb of the first slave merchant, the site of the fallen Agia tree, down to the first story building in Nigeria, the first administrative block, relics of the trans-Atlantic slave trade as well as the slave port, and climaxing at the slave route at Gberefu Beach were tourist and visitors could be entertained, accommodated and offered recreational services via the proposal.

Moreover, the black heritage festival comprising of African in Diaspora which is held yearly constitute a demand for an original slave route to be developed for recreational and hotel purposes for accommodation of some of the participants, hence Gberefu Sea Beach was earmarked by the Federal Government to serve both domestic and international tourist alike.

4.3 CLIMATIC CONDITIONS

4.3.1 CLIMATIC COMPONENTS: The relevant climatic components include temperature, humidity, wind, rainfall, and sunshine.

I. TEMPERATURE AND HUMIDITY

Temperature in the area, particularly the maximum temperature and the diurnal temperature range, are greatly influenced by the cloud cover, which is associated with the dry and wet seasons.

The highest temperature in Lagos occurs during the months of February and March, which could be as high as 34.2⁰c See Table 1.1. While relative humidity is high all over the year and found to be between 60% - 80% in Badagry Masewaku (2001). A remarkable aspect of its climate is the cooling effect of the sea breeze from the Gulf of Guinea.

II. WIND

Seasonal shifting of pressure belts influences the wind direction in the area. The tropical continental air mass is formed over the Sahara Desert and thus the wind blows from North East to Southwest direction from November to March. This air mass is dry and laden with dust and is also known as harmattan (evenings and mornings are usually very cold).

The tropical maritime air mass is formed over the Atlantic Ocean and is warm and moist. Blowing from Southwest to Northeast direction from May to September, which as well creates the rainy season. The months of April to October are transitional months between the dry and wet seasons.

III. RAINFALL

The rainy season in the proposed project state starts from April and ends by September, thus enjoying sufficient rainfall that ranges from 109.40cm-374.80cm annually from March to September. See Table 1.2.

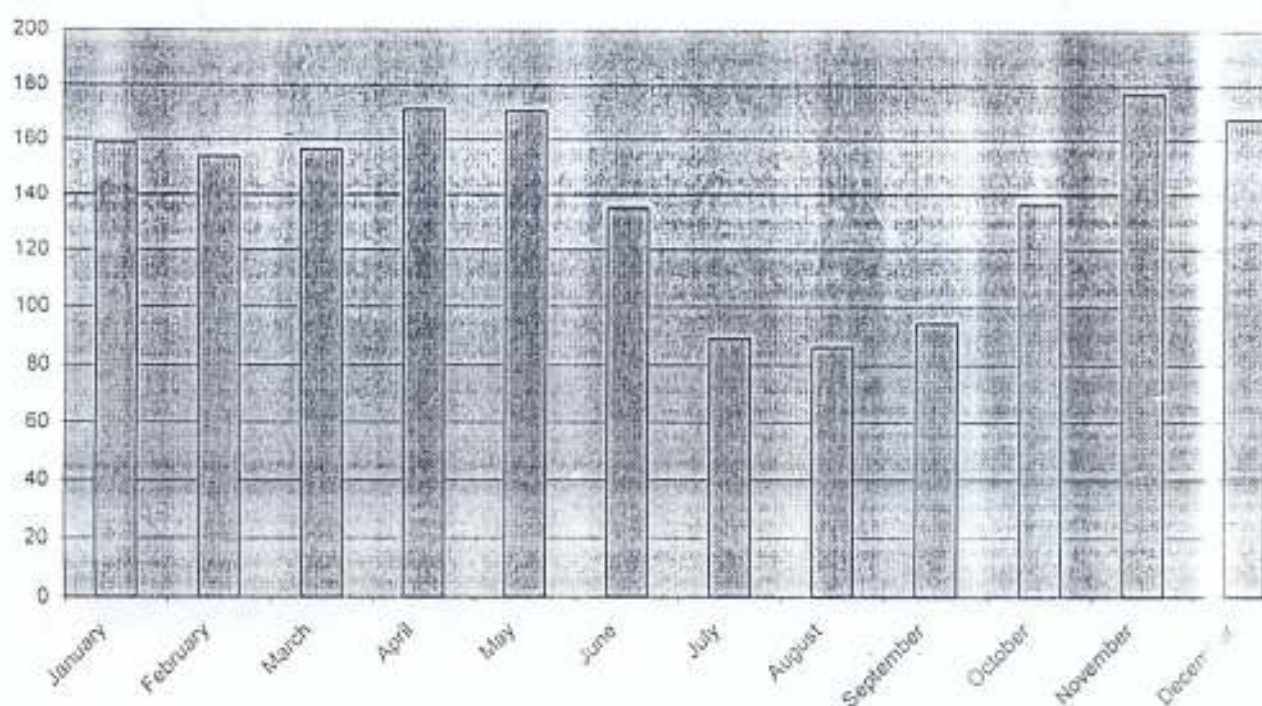
IV. SUNSHINE

The atmosphere of the earth receives solar radiation; the amount received goes a long way in determining the climatic condition and vegetation growth. The amount of solar radiation received by the earth surface is a function of the cloud situation and duration of the day.

TABLE 1.0: MEAN MONTHLY SUNSHINE IN HOURS (1986 – 1999)

MONTHS	MEAN SUNSHINE (HRS)
January	158.7
February	153.9
March	156.5
April	17.0
May	170.5
June	135.5
July	89.2
August	86.3
September	94.3
October	136.4
November	177.0
December	167.4

FIG. 1.0 SUNSHINE GRAPH FOR LAGOS STATE (1988 - 1999)



MEAN MONTHLY SUNSHINE FROM (1986 - 1999)

TABLE 1.1: MEAN MONTHLY MAXIMUM AND MINIMUM TEMPERATURE CHART (1986 - 1999)

MONTHS	MEAN MAXIMUM (°C)	MEAN MINIMUM (°C)
JANUARY	32.0	22.4
FEBRUARY	34.2	23.9
MARCH	34.0	24.2
APRIL	33.3	23.9
MAY	31.9	23.2
JUNE	30.7	23.0
JULY	28.6	22.3
AUGUST	28.6	22.3
SEPTEMBER	29.6	22.5
OCTOBER	30.9	23.5
NOVEMBER	32.1	23.0
DECEMBER	32.5	23.1

FIG. 1.1 TEMPERATURE GRAPH FOR LAGOS STATE (1986 - 1999)

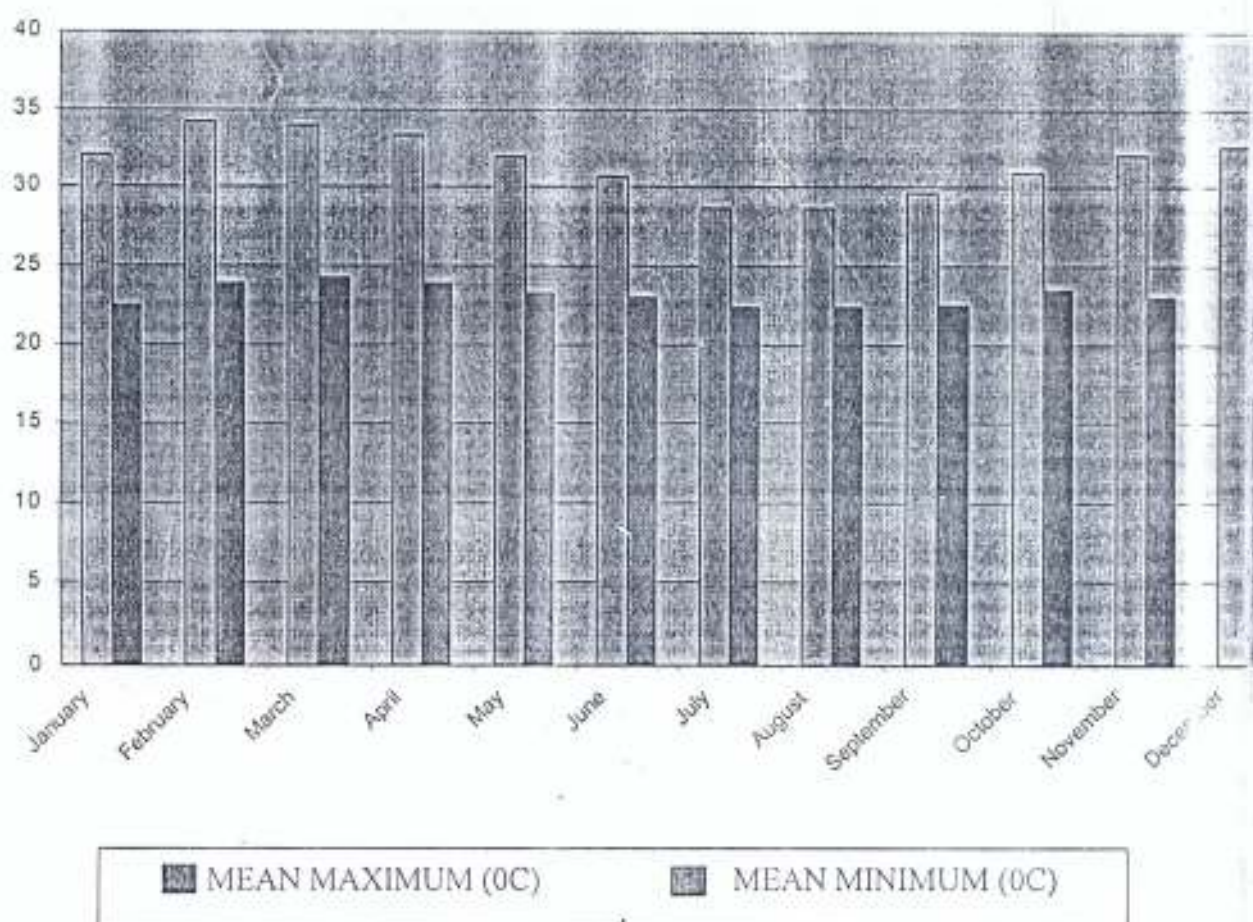
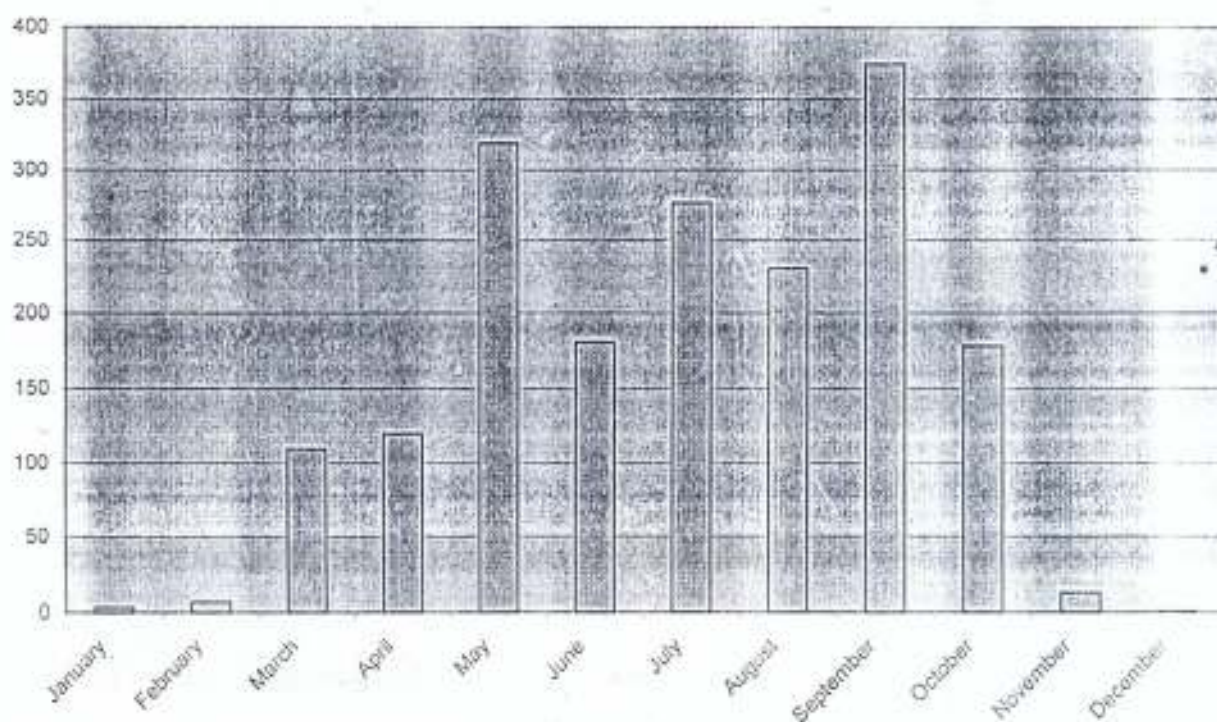


TABLE 1.2: MEAN MONTHLY RAINFALL (mm)

MONTHS	MONTHLY RAINFALL (mm)
JANUARY	3.5
FEBRUARY	6.8
MARCH	109.4
APRIL	119.8
MAY	318.5
JUNE	180.6
JULY	276.1
AUGUST	230.0
SEPTEMBER	374.8
OCTOBER	178.1
NOVEMBER	12.9
DECEMBER	1.1

FIG. 1.2 MEAN MONTHLY RAINFALL GRAPH FOR LAGOS STATE



4.2 SOIL AND VEGETATION

SOURCE: METEOROLOGICAL DEPARTMENT
FEDERAL MINISTRY OF AVIATION LAGOS.

The soil in Badagry varies according to the ecological terrain, which stretches from the coastal beach to the lagoon. The coastal beach region in the project site is characterized by vast sandy soil and as one moves away from the shoreline, a more stable soil stratum is observed, but along the creeks are organic hydromorphic soils, which are only good for cultivation of crops i.e. agricultural purposes.

The type of vegetation cover observed on the site are bushes which are to be cleared for construction purposes and the entire beach coast lined with beautiful coconut grooves some of which are to be retained in sympathy for the site and climatic condition i.e. shading means.

4.4 RELIEF AND DRAINAGE

Badagry is characterized by low, flat coastal plains, generally below the sea level.

Although Gberefu land is a bit high with a steep slope downward to the beach shore i.e. the land area is higher, 10m higher than the beach shore thus the area is one of the highest points in Badagry, over-looking the Badagry township. Hence, the drainage is towards the Beach shore and the lagoon. Although the general layout of the site could be said to be relatively flat.

4.5 DESIGN RECOMMENDATION

Layout: Long axis east-west (due to direct sun rays)

Spacing: Open spacing for breeze penetration

Air movement: Single-banking, permanent ventilation

Size of opening: Large, 40-80% of wall area

Protection of opening: Protect from rain and direct sunlight

Walls and floors: Light, low heat capacity

Roofs: Light reflective surface and cavity

Out-door sleeping: No provision for out-door required

Rain protection: Protection from heavy rainfall needed

CHAPTER FIVE

5.0 DESIGN SYNTHESIS AND PROPOSAL

5.1 THE NATURE OF THE SITE

Gberefu Sea Beach is among the stretch of Sandy Island that separates the lagoon creek from the ocean, thus making them run parallel as earlier mentioned. The site terrain is relatively flat and natural though drainage is towards the beach and the lagoon i.e. two way drainage. Features on the site, includes thick vegetation cover comprising shrubs, bushes, large trees with long and thick branches which are common features at the lagoon front and vast coconut grove towards the beach. Man-made features on the site include the slave symbol at the beach, existing public toilet, and a Jetty by the lagoon.

Access to the site is mainly via water transportation from the lagoon. The construction of the Lagos-Badagry expressway with a bridge over the lagoon makes vehicular access possible from the adjoining beach. The site is relatively high, over looking Badagry inter-land beyond the lagoon such good scenery, will inevitably attract tourist, and development on the proposed site will make a landmark and produce a good mental image.

5.2 DESIGN CRITERIA

5.2.1 TOPOGRAPHY AND DRAINAGE

The nature of the soil on site (sandy soil) does not retain water, nevertheless it is advisable to construct a network of drainage systems that will

collect run-off water and keep the site from being water log during rainy seasons.

As earlier mentioned, the topography is relatively flat hence offering less constraints in design. Except that the proposal has to exhibit the features of the site topography, especially for proposal at the lagoon front.

5.2.2 LANDSCAPE

Landscaping is an integral part of the design of a resort since tourist will prefer a beautifully landscaped area that will direct their movement and relaxation pattern.

The site generally abounds in vegetation that will constitute the primary soft landscape materials. Some the tall huge trees and coconut trees that do not obstruct construction would be left to provide shade to the outdoor area and even acting as sun shading devices especially those along the north and south direction.

Other form of planting will be necessary as additions to properly direct circulation and to create spaces.

5.2.3 SUPERSTRUCTURE

The existing construction on site will be retained and phased to a derived requirement, and to conform to the new proposal.

The tourist hotel shall be designed in such a way as to overlook the environment where tourists can recreate and amuse themselves by having 'close' to direct contact with nature. Hence the hotel complex will be sighted relatively close to the lagoon. And the existing access (jetty) on the lagoon will be developed as to encourage water based recreational activities.

5.2.4 TRAFFIC PATTERN

- (i) Access to the site will be via the vehicular entry
- (ii) As much as possible, vehicular and pedestrian circulation will be separated,
- (iii) Pedestrian movement is to be controlled by landscape elements.

5.3 CONCEPTUALIZATION

5.3.1 DESIGN CONCEPT

The design of this resort is to be guided by the need to satisfy the tourist recreation demands. Hence the structures in the environment are to be designed to stimulate recreation both passive and active such that the tourist will be literally 'addicted' to the environment.

On a secondary note, some of the structures are conceptualized in response to the historical event that distinct the resort area thus the landing access (jetty) from the lagoon (an existing site structure) will be systematically designed in shape of a boat to connote the medium of transporting the slaves from Badagry hinterland via the lagoon to the beach. More so the hotel, which accommodate the tourist, shall reveal interlocking shapes and arrow, pointing towards the beach to depict the sequence of the slavery activities. The cultural and relics exhibition attached to the complex via a covered concrete canopy explains the brain drain, cultural exchange and values that were stolen away as a result of the slave activities.

5.3.2 SITE CONCEPT

The site design concept shall be based on the dual demand for the beach and lagoon front development. It is envisaged that the recreational activities at the beachfront will be in the daytime; hence provision is made for beach sport, beach huts and beach restaurants. And subsequently, activities at the lagoon front will be both day and night hence a floating bar is provided at the lagoon clubhouse hence tourist can enjoy pleasant contact with nature and the physical environment. Based on the psychology that one feels when you are directly on top of water, which is an unusual sensation.

5.4 THE PROPOSAL

5.4.1 INTRODUCTION

The proposed Gberefu beach resort is a design proposal that is specifically aimed at creating a conducive and interactive environment for the choice destination of the tourist and local visitors or excursionist. Hence the recreational demand both passive and active and the tourist services cannot be over-emphasized in satisfying tourist demands which is bagged up with purchasing power thus yielding income and making the project economically viable. And inevitably promoting tourism in the country.

As earlier mentioned in the previous chapters, the site is blessed with abundant water bodies (beach and lagoon), which has a unique effect to attract visitors and tourist. The historical monuments located just across the proposed site, beyond the lagoon is a sensitive factor that the proposal complements to give a desirable environment for tourist.

The proposal, is schedule such that the initial landing from the lagoon (jetty) is destructed to welcome tourist that will prefer water base recreation activities their flow is further directed in a sequential patterns to a floating bar and boating activities to sensitize interaction with nature in a natural environment. Although this is not before they must have paid a token at the ticket area.

Moreover, the vehicular access also provides a direct drive from the entrance to the general car park and the tickets in this case are received at the gate house to avoid caos. The drive thus further leads to the hotel complex were supplementary parking are provided for those checking in.

The proposal is in three phases; (i) the beach front development, lined with coconut trees, beach huts, restaurant and beach games.

(ii) Lagoon front which provides the lagoon restaurant, outdoor relaxation, mini gulf and boating facilities (Yatch).

(iii) The hotel complex comprising of guest bedrooms, letttable shops and offices, function rooms, and service rooms. Also attached is the cultural and relics exhibition to promote our culture via trade of indigenou goods and historical preservation of events and activities.

5.4.2 FUNCTIONAL UNITS

1. HOTEL COMPLEX

This is the lodging area of the tourist it is designed to also cater for the hospitability of the visitors/tourist.The bedrooms, are cleverly designed in typologies ranging from single bedrooms to family suit and at the topmost

level the executive sites. The suites are all designed with private balconies, ensuite closets, reading/writing spaces etc. There is also a provision of a floor deck at each level of the accommodation wing to encourage interaction and passive recreation. Since all the wings, cannot be protected from direct sun ray, via orientation hence shading devices in the form of both horizontal and vertical were used to control the direct light effect into the rooms. As much as possible, the hotel is having the public functions at the ground and first level and the rooms taking subsequent levels to avoid noise and disturbances.

Other facilities provided in the complex include the cultural and relics exhibition to promote sales of our indigenous goods and historical preservations, Indoor games, and outdoor games, and a swimming pool to climax the recreation demand of the tourist.

2. BEACH HUTS

These are provided as shelter point for tourist and visitors while enjoying the uniqueness of the beach water and stretch of sandy soil. This is designed as mere shelter without floors but provisions are made for rentage of mats so that the tourist can be closer to the earth enjoying the whisperings of the water wave and the coolness and occasional warmness of the beach sand. The roofing of the huts is further finished with thashed materials found on site.

3. BEACH RESTAURANTS

Circular beach restaurants are provided at strategic locations to cater for the entertainment demand of the bathers this are designed as circular huts but floored because of the type of activities that is envisaged.

4. LAGOON RESTAURANT/CLUB HOUSE

As earlier mentioned, the lagoon restaurant was conceptualized as boat anchored on arrival at the lagoon shore hence depicting the original means of transportation to Gberefu land and as well a reminder of the medium through which the slaves were transported to that point which is popularly called "point of no return" before they are filed on a journey to the sea shore and taking away to different countries.

Thus the lagoon clubhouse, more correctly conceptualized as (Yemoja Club House) provides for water base sports, different bars and restaurant

The circulation patterns of the tourist on arrival are being cultured and monitored via the design. The floating bar is provided to give a different and unique sensation it is suspended by pilotis/columns on the lagoon; and a terrace is also provided round it to stimulate tourist and make them 'addicted' to the resort.

5.4.3 CONSTRUCTION METHODS AND MATERIALS

FOUNDATION - The foundations of buildings bear on, and transmit loads to the ground. Thus the foundation is that part of walls, piers and columns in direct contact with, and transmitting loads to the ground.

The principal foundation types are strip, pad, raft and pile foundation. Due to the poor or uncertain load bearing capacity of the site, being sandy in most areas and has the characteristics to compact under the compression of the foundation loads hence causing differential or undue settlements and thus causing building failure, it is however advisable to use pile foundation.

Pile foundation, is used where the subsoil is poor or uncertain bearing capacity or where there is likely to be appreciable ground movement or where the foundation will be deeper than 2m it is often economical to use piles. A pile is a column of reinforced concrete either cast in or driven into the ground to transfer loads via the poor bearing soil to a more stable stratum. Thus supporting reinforced concrete beams off which load bearing walls are built. Specification of the reinforcement sizes and actual depth will be to structural engineer's detail.

FLOOR SLAB - The floor slabs shall be constructed with reinforced concrete of appreciable thickness, suspended on a network of columns and beams based on the design grid pattern. This will be done to withstand the loads (dead and imposed) that will be applied and to meet the prescribed sound insulation standards.

WALLS - Sand Crete brick walls will be used to fill the spaces left after the skeletal construction of interconnecting beams and columns. This will however be plastered, and finished to give a pleasant look.

DUCTS - Pipes will be collected through the advantageous spaces/basement provided by the pile structure. And will be linked out to various waste collections. The basement section will only be along the lobby, linked via a service stairs. Ventilation pipes will be provided, supplied from the central air conditioning system as a supplement to the natural ventilation systems. These pipes will be concealed at service floors above the suspended ceilings with regulators/control units in each room.

Note: The hotel complex is in grid for convenience and easy location of columns and beam connection.

ROOFING: The roofing materials will comprise of steel roofing, concrete deck in some areas of the hotel and transparent Perspex roofing around the circulation area of the hotel to transmit direct light transcending through the various floors.

5.5 FIRE PRECAUTIONS

The Fire Precautions Act 1971 makes provision for adequate means of escape and related fire precautions in places of public resort which includes hotels and boarding houses although it is for the fire authority to be satisfied that the means of escape in case of fire and other fire precautions are adequate. In planning the hotel, it is necessary to define 'protected routes', or routes for persons escaping from fire which is, separated from the remainder of the building by fire resisting doors and by walls, partitions and floors which are of fire-resisting construction.

TRAVEL WITHIN ROOMS

In rooms with only one exist, no point should be more than 9m from the exit. In rooms of high fire risk such as kitchens and boiler rooms, this distance should not exceed 6m. This also applies to compartments within rooms where in addition a clear vision panel should be provided in a suitable position between inner and outer room except where consideration of privacy is paramount.

Where a room has more than one exit leading to an escape route, but which leads to safety in one direction only, the distance from any point in the

room to the nearest exist should not exceed 9m or 6m in rooms of high fire risk. In large rooms, drawing rooms, ballrooms etc. there should be not less than two exits leading by separate routes to a place of safety.

In a large room, distance from an exit should not exceed 18m. This can be increased to 30.4m if there are at least three exits. Alternative exits should be provided so that means of escape in two separate directions from any one point in the room, the angle between the lines drawn from any point in the room to alternative exits is not less than 45°.

TRAVEL FROM ROOMS TO A STAIRWAY OR FINAL EXIT

The maximum distance from an exit from a room to a point of access in a protected route, to an external route, or to a final exit should be:

Rooms with only one or more exits and with alternative routes there from to a separate enclosed staircase, external route, roof exit, final exit or a combination of these 18m from any exit.

Ground floor rooms into an exit giving immediate access to a place of safety. No limit to any internal route.

Room where only one route is available from exit (i.e. cul-de-sac corridors) 7.6m

CORRIDORS

Main corridors should not be less than 1.2m wide. Cul-de-sac corridors should not be less than 1.06m. Where corridors exceed 18m in length, fire resisting self-closing doors should be provided at intervals of not more than 18m.

TRAVEL WITHIN STAIRWAYS AND TO FINAL EXITS

Regarding travel within stairways and to final exits, a single stairway in a building is acceptable if the stairway is enclosed with fire-resisting construction, access to the stairway is through two sets of fire-resisting self-closing doors (except in the case of lavatories) and at ground level, the stairway discharges directly to or via a protected route either a safe place in the open air or to alternative routes to separate final exits.

Where these conditions cannot be achieved, the building having only one floor above ground floor, a single stairway may be acceptable if a roof exit or other external escape route is provided. In addition, the single staircase should be screened at the upper floor with fire-resisting construction so that the occupant of the upper floor can reach the alternative exit without having to enter the staircase enclosure. Alternatively the distance from the farthest room door on the upper floor to the final exit should not exceed 18m and the fire escape route must be protected throughout its length.

In case of two stairways, the individual escape routes must be separated by fire-resisting construction.

GENERAL

Attention should be given to the possible effect on ventilation systems regarding the spread of fire, smoke or hot gases from fire. Also clear instructions must be displayed as to the exit routes. Some form of emergency lighting should be provided to illuminate staircases, routes of exit and directional signs, sufficiently to enable persons to make their way out of the premises. In ballrooms, conference rooms and other rooms where large numbers of people assemble, and in all associated escape routes, the

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emergency lighting must be kept on when the room is in use and when there is insufficient natural light.

In all premises, means of giving warning in case of fire should be installed, and all premises should be provided with means for fighting fire for use by persons in the building. Except in the case of small premises, hose reels should be provided. Where these are not provided, hand fire extinguishers should be provided in sufficient numbers to give adequate cover to the premises. Appropriate steps should be taken to ensure that information about the action to be taken in the event of fire is readily available to all guests.

5.6 THE ARCHITECT'S BRIEF/SCHEDULE OF ACCOMMODATION

The architects' brief is a comprehensive list of all function to be provided in the design. It is a comprehensive list of all functional spaces provided in each of the building designed on this site. These are further broken down as follows:

A. HOTEL COMPLEX

SPACES	No PROVIDED	m ² /SPACE
Lettable Shops	11	21.6
Lettable Offices	12	21.6
Main Dinning	1	205.74
Bulk Store	1	64.8
Wine Store	1	43.2
Main Kitchen	1	108.0
Grill Room	1	32.4

Coffee Shop	1	118.8
Lounge	2	43.2
Conference Hall	2	129.6, 108
Nite Club/Restaurant	1	243.0
Indoor Games	1	129.6
Banquet hall	1	217.89
Laundry	1	86.4
Furniture Store	1	64.8
Family Suite (Bed Room)	26	43.2
Single Suite (Bed Room)	156	21.6
Executive Suite (Bed Room)	8	108.0

B. LAGOON CLUBHOUSE / RESTAURANT

SPACES	NO PROVIDED	M²/SPACE
Indoor Games	1	116.13
Restaurant	1	116.13
Floating Bar	1	76.68

CHAPTER SIX

6.0 RECOMMENDATION AND CONCLUSION

6.1 RECOMMENDATION

Comprehensive planning is essential for the preservation of the natural and physical assets of our planet. In the developing countries, the opportunities or benefits to the communities through the use of natural resources such as climate, scenery, wild life and ancient cultures can be developed to generate employment, higher living standards and greater wealth for the local population.

If however, such development is unplanned, haphazard and uncontrolled, the benefits can rapidly deteriorate into disadvantages. Unplanned and inadequately conceived tourist development of any kind can place an unbearable strain on any national economy, in particular where the alternative growth areas are limited.

The design team; the Architect, town planners, engineers, cost adviser, conservation experts, geographers and even economist all have a part to play which will vary in degree according to the size and location of the project. An important element in the plan is the role of the government of the host country via the appropriate ministries such that the inherent attraction are identified through a comprehensive master plan to enhance a proper research and an enviable proposal that will satisfy the end-users. Hence, it is important that the three components that constitute the tourist product as discussed in the early chapters must be evaluated. And it is on this note that the following recommendations will be made.

1. Inherent attraction that constitutes, the tourist destination should be well identified via master plan showing the extents and the location of the features for easy planning and implementation.
2. Facilities at destination should be upgraded to international standards (accommodation, catering recreational facilities etc) to give a mental image of an internationally accepted tourist destination.
3. Good infrastructure, such as good roads, comfortable transport systems, electricity and water supply will attract tourist especially business and leisure tourist.

6.2 CONCLUSION

Demand for outdoor recreational facilities arises mainly from densely inhabited areas with a higher per capita income. This demands, which in large cities is increasing at a faster rate than the number of inhabitants, has a strong impact on natural sites and more generally, on the rural areas within easy reach of cities and large urban communities. Physical planning for recreation cannot, therefore be confined to the boundaries of urban areas but must extend into the rural hinterland.

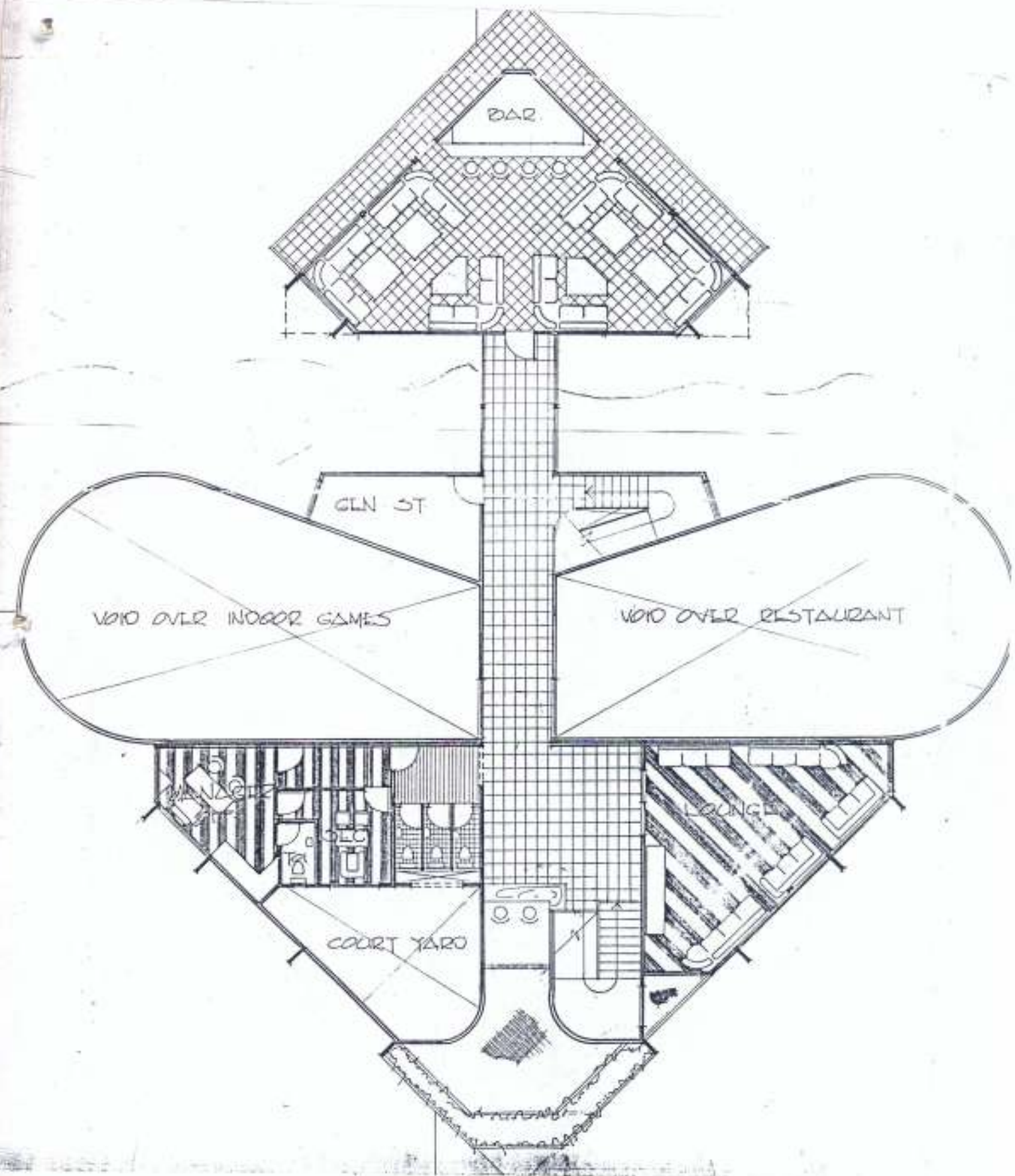
Boundaries between urban and recreation and between recreation and tourism are indistinct, often sharing the same facilities and competing for space and finance: exotic leisure facilities, such as themed parks, may be deliberately provided to attract tourist, provision in the form of golf courses may be made to compensate for inadequate natural resources to extend the tourist market interest;

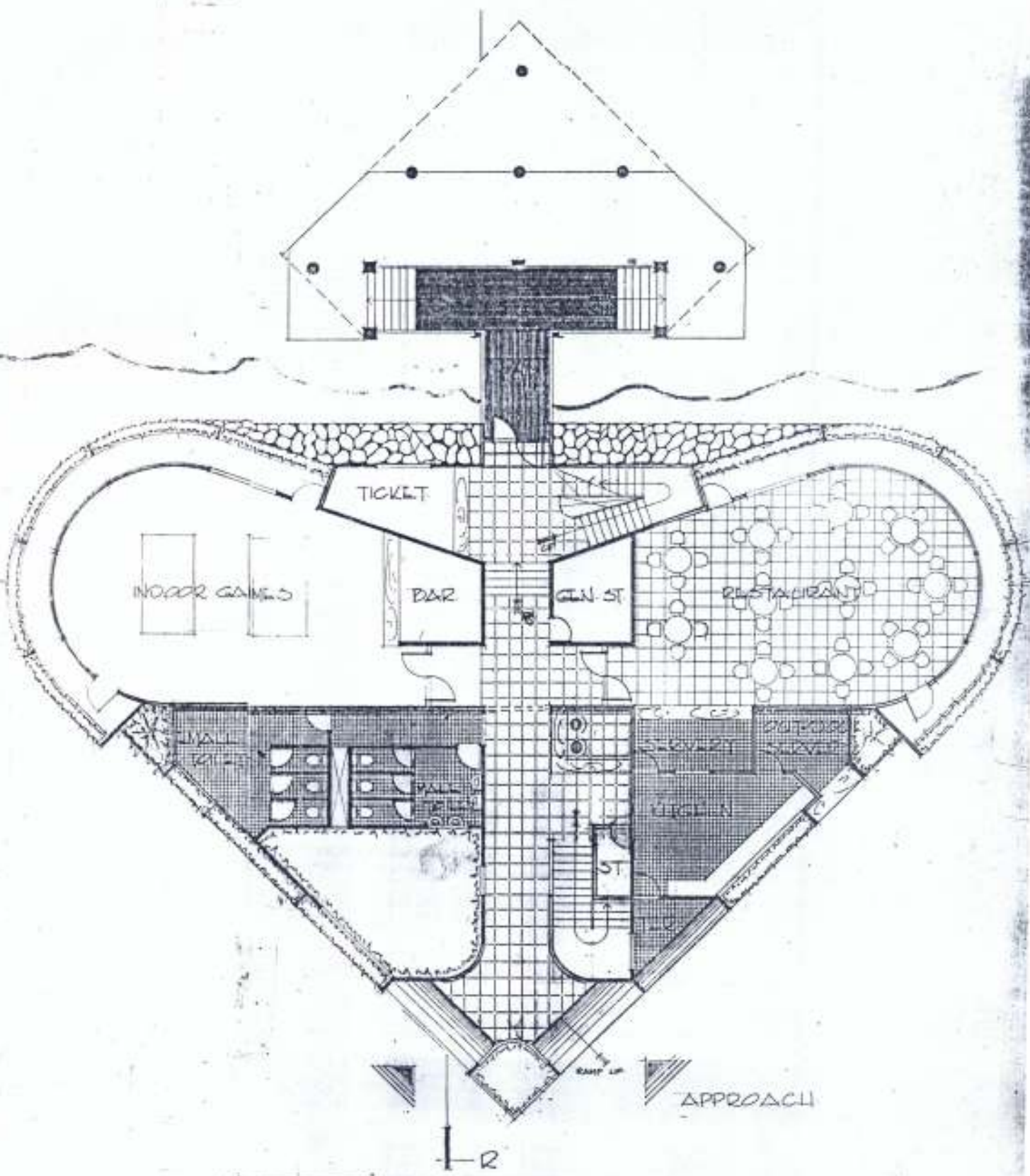
Recreational interest necessitating long distances travel may include weekend accommodation and holiday use (hotels, Caravan sites etc) steps taken to improve the environment, to conserve and restore the national heritage, benefits both recreation and tourism.

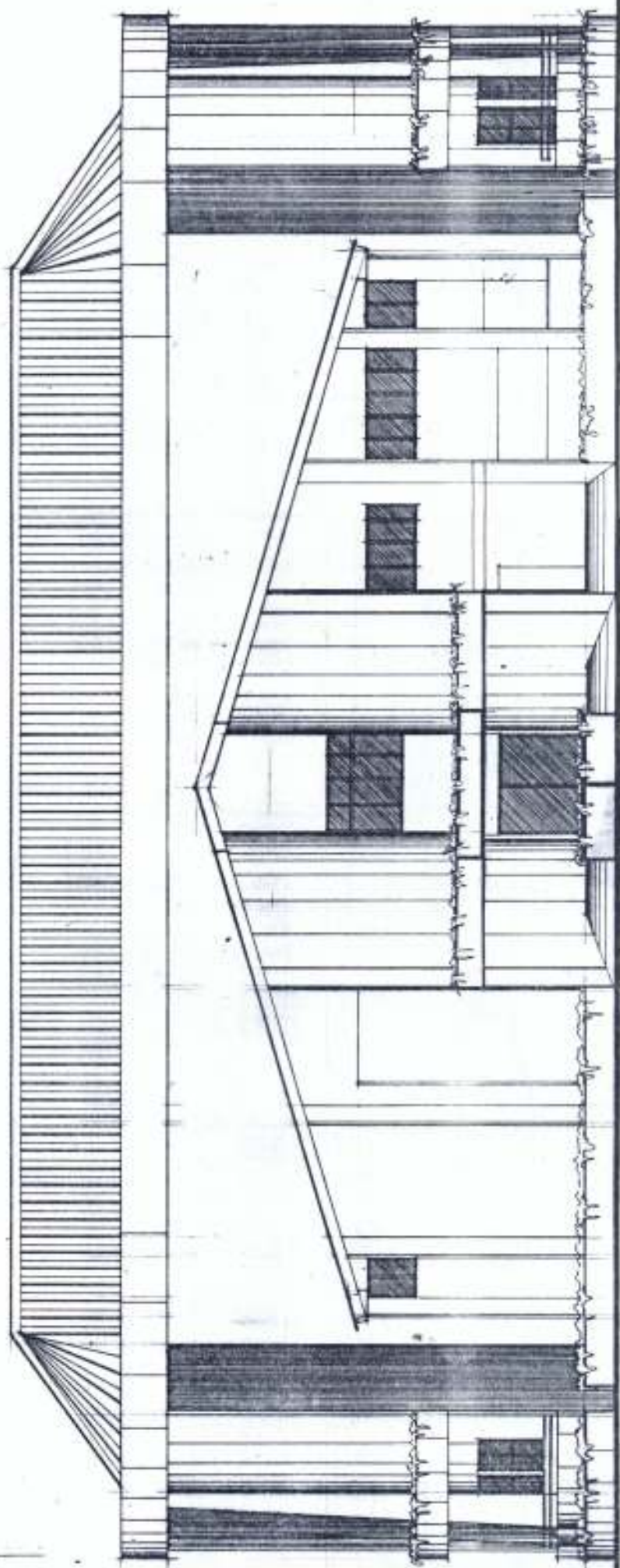
As a broad classification, outdoor use of leisure time may be considered as,

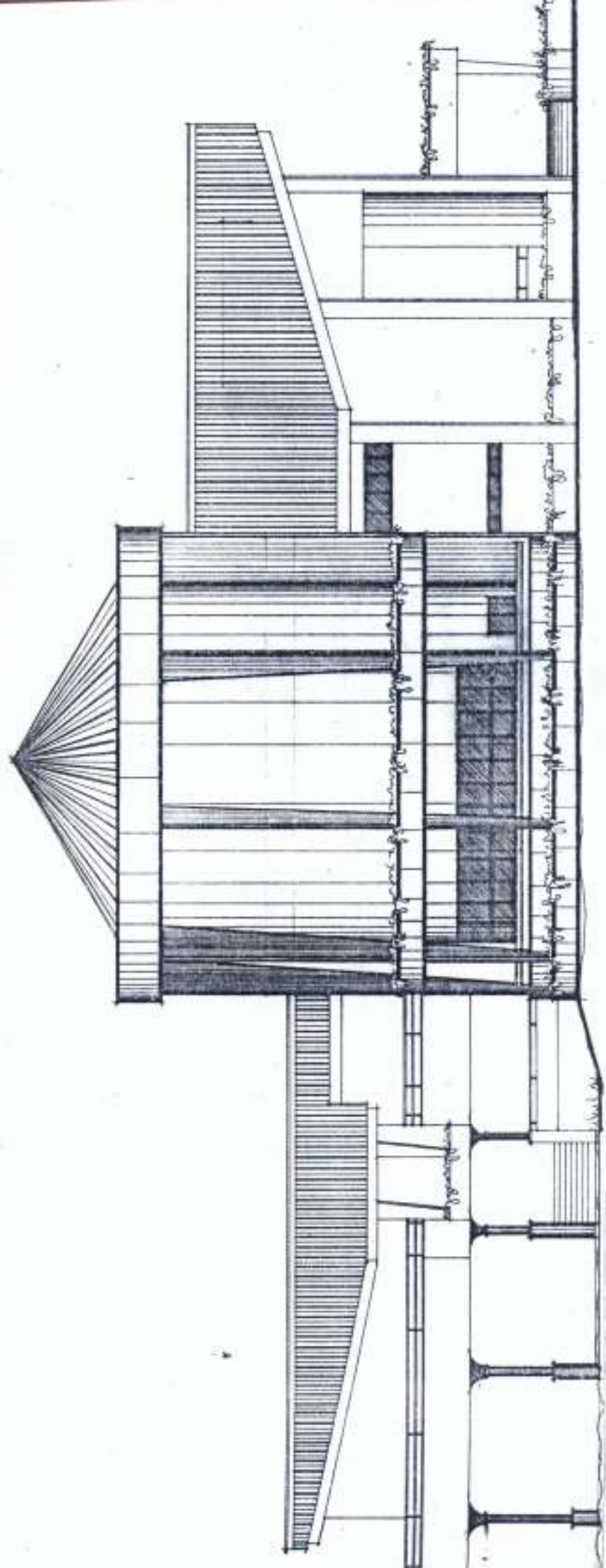
1. Daily Recreation: essentially using urban facilities for short periods during the day or after work.
2. One-Day Recreation: includes excursion to the fringes of urban areas or further into the country within easy reach.
3. Weekends and short holidays may be spent somewhere relatively near the town, in secondary homes or weekend accommodation, or a primarily tourist resort patronized by foreign and domestic tourist as well as excursionist.
4. Long Holidays: either in the country or abroad with distinction between the two main, and sometimes complementary motivations; sight seeing and sojourn.



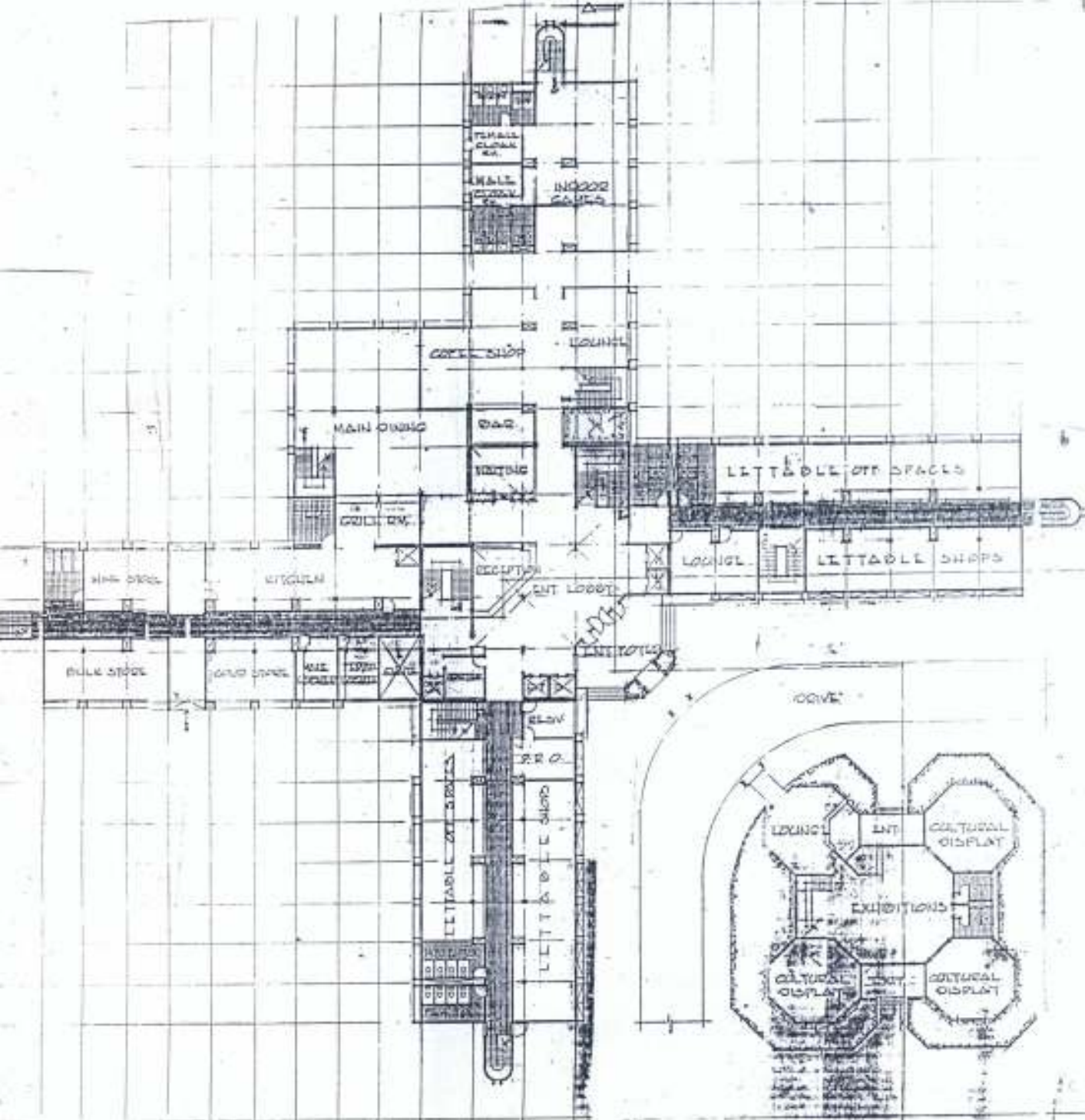


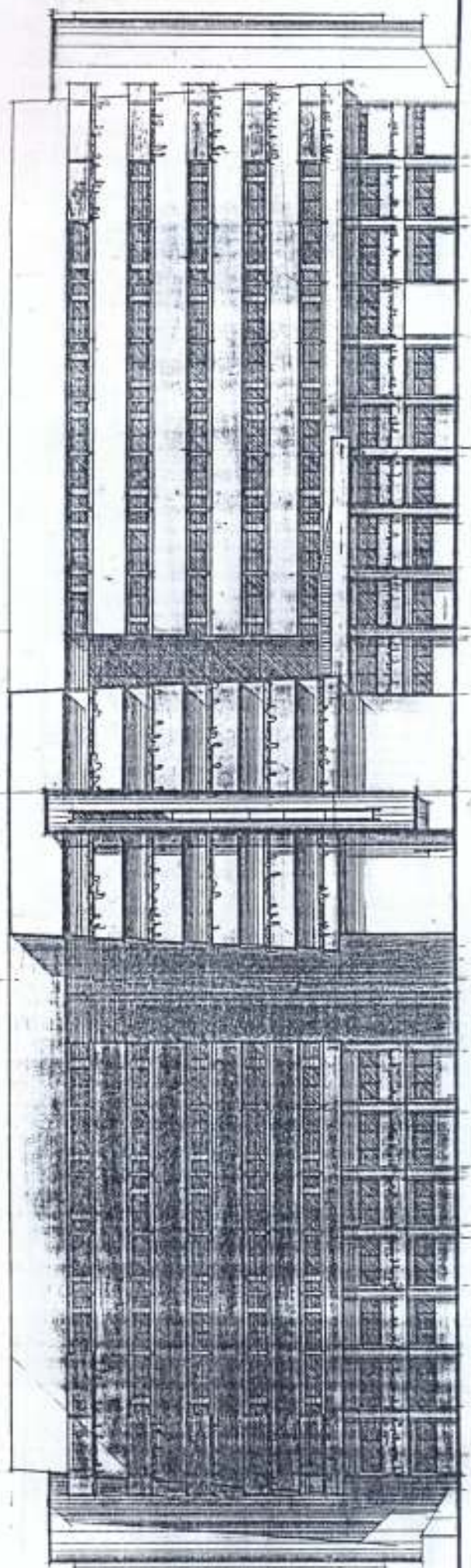


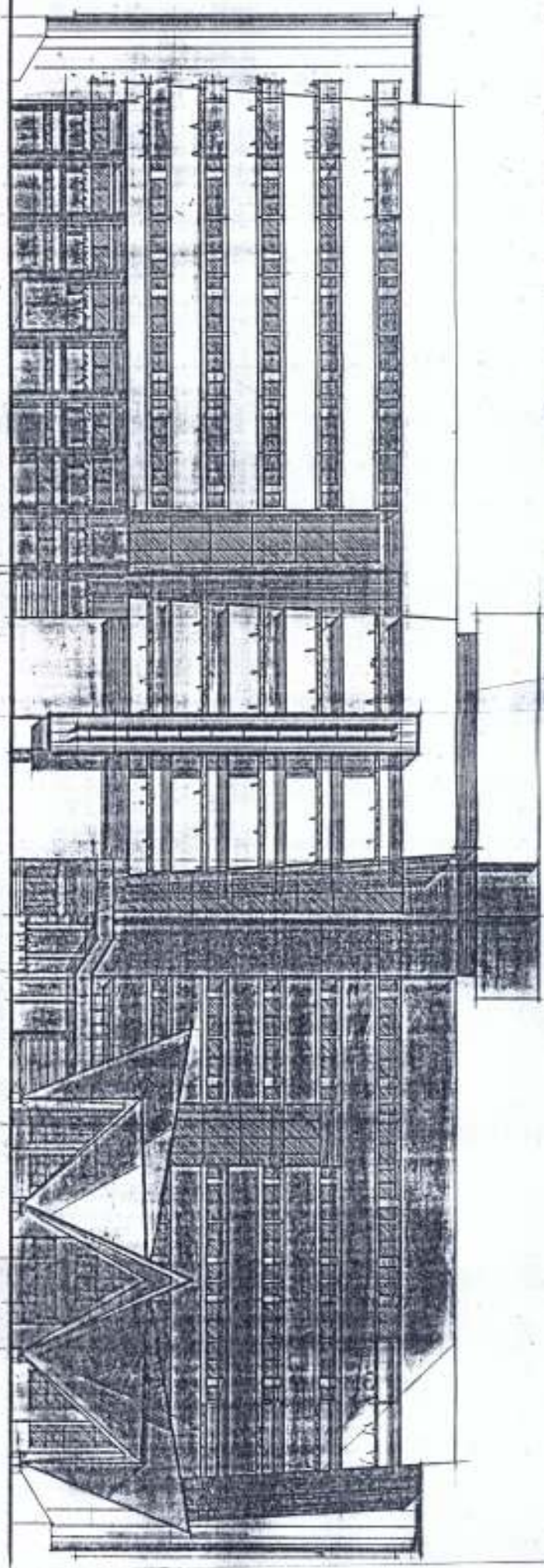




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