

DESIGN PROPOSAL FOR:
**BADAGRY RESORT CENTRE WITH EMPHASIS ON TOURISM
DEVELOPMENT**

BY

OLUSHOGA MATTHEW OLUMIDE

[M.TECH/SET/712/2000/2001]

SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE, SCHOOL OF
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FEBRUARY, 2002

CERTIFICATION

This thesis report entitled "Design Proposal for Badagry Resort with Emphasis on Tourism Development" by Olushoga Matthew Olumide meets the regulations governing the award of degree of Master of Technology in Architecture.

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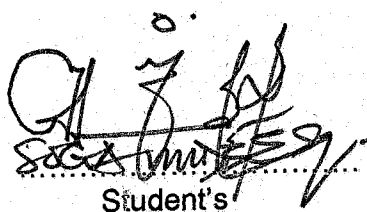
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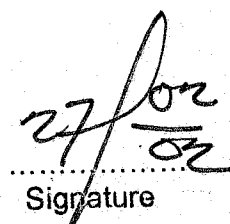
DEDICATION

This thesis is fully dedicated to the Almighty God for His Grace,
Faithfulness and His Mercy.

DECLARATION

I, Olushoga Olumide Matthew of the department of Architecture, School of Postgraduate Studies, Federal University of Technology, Minna, hereby declare that this thesis is an authentic design and research work conducted by me under the supervision of Dr. (Mrs.) Zubairu, S. N, it has no bearing or similarity to any work done by any person or group of individuals. It has not been presented either partly or wholly for the award of degree elsewhere. All information utilized and their sources have been duly acknowledged.


Student's


Signature

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My heart felt, profound and undying gratitude is extended to my daddy and mummy. You have been so wonderful to me. Although, the journey has been long, extensive and expensive but you refused to get tired, even I thought you were. I appreciate the encouragement of my junior ones.

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My reserve gratitude to Mary Amana Bright, Nike and Bro. Andrew. God bless you all.

ABSTRACT

Tourism Industry, which in fact is a good source of foreign exchange for a country, has suffered serious neglect in Nigeria.

Badagry, Lagos State of Nigeria is blessed with so many tourist attraction due to its natural configuration and effect from man-made activities. To mention a few, the Badagry Beach, the Olooge Lagoon, Badagry creek, the slave relic centre, the slave port and the first storey building in Nigeria are outstanding example of tourist attraction found in Badagry.

Badagry has a natural rolling Beach which almost a rare commodity in other states. People who wants to know about slave trade in West Africa and their repatriation troop in from all parts of the country to attest to the fact and also to see the first storey building were Bishop Samuel Ajayi Crowther translated the English Bible into Yoruba language.

As such, the Lagos state Government has made efforts in making this place (Badagry) a tourist centre. I believe this "gift of nature "can be more effectively utilized.

Judging from the present poor and fragile state of the Nigerian economy. I intend to involve myself in this research work so as to make "Badgry Resort Centre" a functional revenue generating entity.

My research intends to identify the problems of tourism development in Nigeria and proffers solution to it.

Major emphasis will be laid on the application of tourism; planning and management principles, which will suit the Nigerian society with a view to:

- Improving the existing conditions
- Enhancing effective management

- Boosting the economy of the state in particular and the country at large which will lead to poverty eradication in the state and
- Suggesting ways of opinion utilization of the "Gift of Nature" with great respect for organic Architecture.

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CHAPTER ONE

1.0 INTRODUCTION

Over the last years, African countries have been invaded not by armies but by pleasure seekers. These recent invaders come mainly from Europe. They are part of the ever-increasing flow of international tourists. Generally, they are welcome by the host African governments since they spend money. They transfer money earned in rich countries to poor African countries. Many of these poor African countries see tourists as providing money, which will encourage economic development.

Resort facilities on the other hand, are holiday elements for relaxation away from the routines of every life. They are vital pre-occupation for someone for a good and healthy living; those are avenues for constructive use of spare time.

Those who choose recreation as a career have been in this light, had responsibility to develop and manage resources in ways, which will provide the best possible experience for people. The behaviour of people, their culture, their exposure and ultimately financial capacity or resources would be observed in general terms to be responsible for the home they devote and allot to recreation.

Therefore, physical planning for recreation need not be confined to the boundaries of urban centres but need to be extended into rural hinterland.

Davidson (1989) defines tourism as the act of people been away from their own homes, on short term, temporary visits for particular tourism purpose. It has however been generally understand to simply mean a pleasurable walk, movement, away and back to home. In similar vain,

tourism, according to the encyclopedia Americana means the past time of journey from home to some other place, near or far, has become big business. The money spent in tourism constitutes the largest single item in world trade; world trade report, (1994)

Tourism is called an invisible export because many nations accumulate large forms in foreign currency by successfully encourage foreign visitors to travel inside the country. Tourism account for about 6.5% of all the export in the world. Catering for travelers from abroad is so important that some countries depend on it for half of their foreign exchange earning. Some nations that might register a trade deficit hence balance up through tourism.

However, tourism is in the hospitality industry and it has played a great rôle in all environments where its potentials are fully tapped to the maximum, in terms of socio-economy and culture.

Tourism also plays a great role in affecting other aspects of life such as creating an avenue of meeting business partners, entertaining one guest an if also offers recreation facilities for the people to renew strength.

The existence of tourist attraction in an environment attracts various visitors who bring with them, money to spend at a higher rate due to the excitement the site creates tourism industries provide amenities for the existing neighbouring villages as they gain from the use of the installed facilities in the tourist site. The industry also provides employment in various fields, skilled or unskilled.

It is on this backdrop that this "design proposal for Badagry resort centre with emphasis on tourism" is based. Lagos state government has also promised to turn Badagry into a resort and tourism area owing to its rich

historical background and its interesting landscape. However, it is of paramount important to emphasis the fact that the Lagos state tourism corporation in conjunction with the United Nations Development Programme have decided to make, out of the many others, Badagry Resorts Centre a life project of international standard.

1.1 AIMS AND OBJECTIVES

Aim: The aim of this project is the utilization, development of an existing natural potential which is embedded in Badagry to meet the taste of tourists from within and outside the country's borders.

Objectives:

- i. The design emphasis is on the relationship of public recreation opportunities to other types of space, land uses, designs as well as accessibility.
- ii. The planning will reflect a balance orientation between users needs and resources constraints.
- iii. The broad objective pf this project is that, maximizing human welfare by creating a better, healthier, pleasant and attractive resort centre in Badagry will increase the inflow of foreign exchange (invisible export).
- iv. Promote socio-economic status of the state.

1.2 MOTIVATION

The growing global awareness of the socio-economic gains of tourism as regards particularly the inflow of foreign exchange and unity through socio-cultural interaction that will be achieved at both long and short term is one of the motivating factors behind this proposal.

Tourism today has become a world phenomena; almost every country is now geared towards establishing and developing as basis for tourism development.

Interestingly, tourism has been rated third as one of the world economic boosters beside oil and car manufacturing in the world Franklin, (1989) In this light, Lagos state has shown a very deep interest coupled with community.

Although many tourist attraction centres abound in the state but, unfortunately, not all have accommodation provisions, a situation that has been a longing problem to foreigners and other tourists from across the country and abroad. This proposed design would solve for this ever-prolonged problem.

1.3 RESEARCH METHODOLOGY

The method of research to be used in embarking on this project shall be on descriptive survey research method.

Descriptive survey research method: - this is a systematic search for fact through given verbal account or portrayal of scene and event.

The procedure comprised of administration of questionnaires to people living within the study area and environs; this aimed at establishing users needs and requirement, field study in form of personal observation, interviews, use of journals and documentary from previous works through reviewing of both published and unpublished literature, plans, maps, diagrams, tables and photographs.

1.4 LIMITATIONS OF STUDY

An early warning to alert the readers of this report about the factors that may limit the accuracy of finding. Availability of data on some climatic conditions on the area such as wind, humidity, sunshine and rainfall are grossly inadequate, incomplete and some for recent years are not available. The data collected failed to include some photographs and sketches of some case studies, as officers in some of those centre would not permit such for their own security reasons.

Not withstanding, these shortcomings, it could be argued that the available data collected are adequate for the objective of this study.

CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 TOURISM: DEFINITION AND GROWTH.

In a reviewed paper, Ekpeyong (1988) defined tourism as "the emigration of people, families and group to places outside their residential area for limited period by personal choice. "

The phenomenal growth of tourism, particularly during the past twenty years can be explained by a number of factors of which the most salient are: -

- a. There is now greater affluence and more leisure for increasing number of people, particularly in the developed countries.
- b. Emancipation of the young their relatively high wages and particularly when they live with little or no family responsibilities, enable them to travel.
- c. Transport facilities are very much better and there is a high rate of car ownership.
- d. Package tours allowed people unused to making their own arrangements to travel with an easy mind, and are for very good value because of bulk-booking of transport and hotel accommodations
- e. Travel has become a status symbol; showing holiday pictures taken in a just slight more remote place is always interesting than friends' photos.
- f. World exhibition and trade fairs have become an enormously popular, ensuring the participation of millions of visitors.
- g. Conferences (social, political, and scientific) and business meeting are for proliferating and catering for them has grown into major industry.

It becomes clearer why tourism has become one of the most important basic industries of any developing countries. Some developing countries look on to it, as the universe panacea to all the financial problems. This, therefore account for some of the reason why most government especially in developing economics try to develop and help their tourist industries with subsidies, subventions, loan at low interest rate and tax breaks.

2.2 CLASSIFICATION OF TOURISM

Tourism Can be divided into two main categories

- i. Foreign, which in most countries is well chartered statistically with figures available of number, average stay, average spending per person and so on.
- ii. Domestic, for which information is carry difficult to obtain and satisfies, through availability are based on average samples of areas rather than exact information.

For the purpose of physical planning, it is necessary to consider both foreign and domestic tourism to draw distinction between various categories of tourists, in particular, as outlined below;

1. **Business tourisms:** Those traveling for business transaction either within the border or out side the borders.
2. **Specific tourism:** This include those who travel for a given or specific reason in order to fulfill an obligation or a right. Pilgrims and students on execution.
3. **Leisure tourists:** Those visiting places of interests for pleasure or out of general interests to unwind one self.

2.3 ELEMENTS OF TOURISM

There are some principal elements, which predispose towards tourism. These elements are often ^{regarded} as the "fundamental attraction of tourism". Improve communication, education, high income, freedom of movement (absent of political constraint). Location, attractiveness of the tourism industry (include tourist facilities and services), good weather, scenery, history and culture, currency exchange rate and hospitality are some of the important tourist elements.

2.4 CONSTITUENTS OF TOURISM

In Nigeria today, people are ^{becoming} become conscious of the need to take a holiday and relax their nerves before they break down. Our city is become almost unbelievable. The city has become over crowded full with hustle and bustle with consequence tension all over the place.

A tourism center is an economic venture with due regard to its social dimension. It will be set up purely as an investment with the hope of yielding monetary returns.

However, before a place could be regarded as a tourist centre, the following consistent or features should be provided, there in;

- ❖ Hotel room /chalets.
- ❖ Swimming pool.
- ❖ Telephone services.
- ❖ Museum /monument.
- ❖ Sport facilities.
- ❖ Transport system.

- ❖ Picnic area.
- ❖ Horse riding.
- ❖ Cycling.
- ❖ Boating.
- ❖ Cultural display.
- ❖ Conference centre.
- ❖ Theatre and,
- ❖ Water supply system.

2.5 THE GROWTH OF INTERNATIONAL TOURISM IN AFRICAN

Many resorts in the developed world suffer from over crowding and pollution. New tourism resorts in the developing countries especially African are still free from these problems, for this reason, the number of visitors to African has been on the increase since 1970. This success could also be attributed to many factors, which include, the proximity of the North African to European. This has encouraged the European to visit the North African countries. The three African countries, which attract by far the largest number of tourism are all within the Mediterranean sunbelt. Morocco and Tunisia are easily accessible from the populous countries of north-west European. In 1982, 75% of Tunisia's tourists. 57% of Morocco's were Europeans, mainly German, French, and British. Egypt is not so depended on European tourists as it attracts visitors from other Arab countries and from America. For many people, the major attraction of Egypt is its extraordinary history and culture rather than its sun, sea and sand, as indicated by Gamble (1992 P.5).

The September 11, 2001 terrorist attack on the United States of America has made many Americans to run for safety. This has almost grounded air and tourism in industries there, naturally killing the Americans' desire to travel.

Many pleasure seekers around the world have been invading Africa because America is now "unsafe" for tourists.

Other reasons for the growth of tourism in Africa include:

- a. A great deal of money has been put into building hotels, airports and roads for tourists.
- b. International financial support has come from organizations such as the World Bank, and UNESCO.
- c. "Sun lust tourism" has been marketed aggressively in the developed world.
- d. The low cost of many goods and services in most of Africa helps to offset the high cost of getting there.
- e. African continent has become scouting ground for football players in international sports.

TABLE 2: TOURIST ARRIVALS IN AFRICA COUNTRIES.

COUNTRY	YEAR/ POPULATION		
	1975	1985	1995
NIGERIA	297,000	328,000	487,000
BOTSWANA	115,000	250,000	322,500
CAMEROON	108,000	110,000	227,200
EGYPT	793,000	1,423,000	1,928,200
GHANA	673500	1,072,000	1,827,000
IVORY COAST	109,000	200,000	672,900
KENYA	377,000	362,000	972,000
LIBYA	283,000	126,000	241,000
MAURITIUS	74,000	128,000	291,100
NIGERIA	697,500	872,000	450,000
SENEGAL	129,000	219,000	412,00
TANZANIA	98,000	100,100	212,000
TOGO	57,000	13,1000	161,000
TUNISIA	1,014,000	1,355,000	2,497,000
ZAMBIA	52,000	117,000	278,000

Source: World tourism report on Africa 1997.

TABLE INTERNATIONAL TOURISTS ARRIVALS AND RECEIPTS FOR AFRICA

YEAR	NUMBER PEOPLE(MILLION)	OF RECIPES(&US MILLION)
1970	2.352	411
1982	6.850	2210
1988	7.126	2108
1989	7.620	2078
1990	8.000	2150
1991	9.100	3729
1992	9.850	3972
1993	10.138	4207
1994	11.210	4591
1995	15.312	4590
1996	17.418	5012
1997	22.892	5221
1998	38.921	5420.

Source: World Tourism Report On Africa 1999.

2.6 RESOURCES FOR TOURISM IN AFRICA.

Most African countries have plenty of tourist attraction. Tropical or sub-tropical locations ensure warmth and reliable sunshine. Most of the beaches in Africa are uncrowded. Therefore, many African countries can offer the resource trio of sun, sand and sea, which is vital for the sun lust tourism now forming 85% of all leisure tourism. Hotel complexes are built close to the sea to exploit these resources fully.

Africa has many other attractions. Some of the countries with sparse populations and few towns and cities still have plenty of space for viewing large animals. The spectacular big animals; the elephant, rhinoceros, hippopotamus, buffalo, and lion, have attracted many visitors to Kenya. Dramatic scenery has a similar appeal. There are now hotels clustered by the Victoria Falls between Zambia and Zimbabwe. Certain monuments of past Africa civilizations have become major tourist attractions, the pyramid of Egypt is an example. However, scenery and movements of sufficient magnetism to encourage large numbers of tourists to travel considerable distances and at great expense are widely scattered. It is the beaches, sun, and sea of the Atlantic and Indian oceans and the Mediterranean Sea which are largely responsible for recent surge of tourism in most of African countries.

CHAPTER THREE

3.0 TOURISM DEVELOPMENT IN NIGERIA.

3.1 BRIEF HISTORY OF TOURISM INDUSTRY IN NIGERIA.

In 1962, Nigeria started her campaign for the promotion and development of Tourism. The Nigeria Tourist Association was formed to pursue these goals. The Association had a status of a company but operated as a quasi-government body because of the involvement of both the government and private sector in the set-up.

TABLE 3.00: TOURIST ARRIVAL IN NIGERIA 1962-1995

YEAR	TOURIST ARRIVAL
62	6120
63	12155
64	18283
66	16876
68	23373
69	13769
70	49,368
72	256,000
73	287,000
75	697,500
80	700,100
85	872,000
90	520,100
95	450,000

Source: Federal Establishment Department (1997)

From the statistics, it will appear Nigeria Tourism Industry started very well and progressed considerably. However, the progress enthusiasms were disturbed by the civil war between 1966 and 1970. The Industry picked up just after the war simultaneously with the era of oil boom and by 1972 from a total number of 256,000 Tourists who visited Nigeria, the Country realized a sum of 10 million U. S. dollars.

In succeeding years, Nigeria's heavy receipt from the petroleum industry has outshone almost all sectors of the economy so much that the development of tourism became less significant and almost non-existent while ironically, the world-wide petroleum crisis between 1974 and 1975 spurred many advanced and even oil-producing countries into more aggressive approach to their tourist industry development as a form of alternate foreign exchange earner.

The major problem of tourism development in Nigeria during this period has been that of management. Tourism management depends on the nation's economic goals and interest; and the pace of development depends on a nation's state of economy.

The pace of development of Nigeria's tourism sector has been very slow. The reasons are quite obvious. Nigeria did not follow the normal development process, which are in three basic sequential stages in any sector of the economy namely:

- i. Agrarian;
- ii. Industrial; and
- iii. Commercial.

In the 1950s and 1960s, before the discovery of crude oil, Nigeria's economy was based solemnly on agriculture, producing cash crops like groundnut, cotton, cocoa, palm oil, and rubber that contributed substantially to her Gross Domestic Product (GDP). She had hardly accomplished the first traditional stage of economic development when suddenly crude and the accompanied increase in revenue took over scene. It successfully decreased government concern in agriculture, thereby disrupting the normal sequence in her development process.

Millions of naira were derived from oil and her spending pattern changed. The trend was reflected in the various development plans from the first to the fifth as shown below:-

TABLE 3.1: TREND IN OIL REVENUE, 1962-1990.

(BILLION N)

1 st	Development plan	1962-68	2.20
2 nd	Development plan	1970-75	3.00
3 rd	Development plan	1976-80	30.00
4 th	Development plan	1981-85	82.00
5 th	Development plan	1986-90	65.00

Source: Annual Report and Financial Statement of Nigeria 1992. (Central Bank of Nigeria).

3.2 PERIODS AND PATTERNS OF TOURISM DEVELOPMENT IN NIGERIA

Three major periods have been identified in the pattern of the development of tourism in Nigeria.

The period, according to Adejuwon, (1994) includes, the pre-colonial period, colonial period, and postcolonial period.

- i. **The pre-colonial pattern:** During the pre colonial Time, there was practically no tourism in Nigeria. This is not to say that Nigerians did not have the urge for leisure and did not know what pleasure meant to them. It was a period characterized by primary agricultural production at substance level. There devoted greater part of the day to farming or fishing and evening was mainly devoted to inter compound visits. Recreation was in the form of moonlight plays, tales, and story telling sessions and rehearsals for periodic festival activities such as wrestling traditional dances, games and other competitions. Long distance traveling was limited by technology and journeys were mainly by foot; the use of beast of border such as horse, donkey and camels were for the aristocrats and warriors. Few long distance journeys recorded were made by Moslems to Mecca at great risk.
- ii. **The colonial pattern:** there was little evidence of tourism in Nigeria during the early part of the twenties the century. During this time, foundation was laid (though it was not good enough) for the future take-off to tourism during the post colonial era.

This period was marked by increased diversification of occupational activities. The period also witnessed the influx of the colonial workers and administrators. A class of white-collar workers developed who earned wages and income. Workers in the colonial period negotiated for better terms such as annual leave and travel allowance.

The development of tourism was further enhanced by the development and introduction of vehicular transport-road, rail, sea and air transport network. For instance, the first railway line was started in Lagos in 1898 and between 1901 and 1912, it had reached Kano. In the East, another wing was started in Port Harcourt in 1916 through Jos and to Maiduguri in 1964. These various were to enhance regional movement of goods and people within and outside the country.

A major factor in the development of tourism during this period was the establishment of recreational centres and sports grounds. Aliens and colonial administrators who had been used to recreation at their home countries became pacesetters in tourism with the establishment of these facilities in their various provincial or divisional headquarters. Sooner, they were to engage in inter-provincial or divisional visit, which were later, extended to counterparts in other parts of the country.

On the whole, colonial era constituted a major turning point in the pattern of recreation and tourism from being traditional to modern.

- i. **The Post-Colonial Pattern:** Nigeria attained independence in 1960. During the post-colonial period, six factors of economic circumstance have been identified as either singly or jointly conducive to the development of tourism in Nigeria.

- a. Relatively rapid industrialization of the economy because of which an increasing number of workers became engaged in non-agricultural jobs, particularly in manufacturing and service sectors of the economy.
- b. A phenomenal rise in the real income level of the inhabitants, especially since independence through which there was an increase of disposable personal income.
- c. Reduction of the number of working from six to five in a week for workers government and other parastatal establishments.
- d. Increased mobility of the inhabitants with the use of vehicular transport, a sizeable proportion of which is owned on a personal basis.
- e. Use of labour saving gadgets by an increasing number of Nigerians thereby making available more leisure hours and.
- f. The growth in the number and function of urban centres, which sustain tourist facilities.

After 1960, Nigeria, like other developing nations had to respond to increased demand of international tourism, mainly generated by industrialized countries, especially in the late 1960s and 1970s.

Accordingly, by September 1962, the Nigerian Tourist Association (N. T. A.) was set up to superintend the tourism industry in Nigeria. This was superseded by the formation of the Nigerian Tourist Board in 1976 backed by Federal Government's Decree No. 54 of 1976. The aim among others was;

- i. To encourage domestic and international tourism.
- ii. To encourage research in the field of tourism.
- iii. To encourage the provision and improvement of tourist facilities and

- iv. To assist in the development of both natural, man-made and historical site and attractions.

3.3 TYPES OF TOURIST CENTRES

Tourist centers could be said to have existed in Nigeria as far back as the nomadic times. The development of tourist centres in Nigeria has been enhanced by the growth of the hospitality industry (HOTEL).

Today many other tourist centres have spring up in different parts of the country. Some developed while others are still under-developed, exhibiting great potentials.

Tourist centres in Nigeria can be categorized as follows:-

- a. Water and Wetland tourist centres.
- b. Topographical/Geological tourist centres.
- c. Vegetation and Wild life tourist centres and
- d. Man-made tourist centers.

3.2.1 WATER AND WETLAND TOURIST CENTRES.

It is also known as flow tourist centres. It comes in a continuous and predictable stream; the water in the stream, lake, sunlight, climate, wind and tide. Water based tourism centres in Nigeria includes:

S/NO	TOURIST CENTERS	LOCATION
1	Lake Chad Sanctuary	Borno State
2	Qua Falls	Cross River State
3	Oguta Lake	Imo State
4	Badagry Beach	Lagos State
5	Gurara Falls	Niger State
6	Ikogosi Warm Spring	Ondo State
7	Esun Ijsha Water Falls	Oyo State
8	Kura Falls	Plateau State
9	Nike Lake Resort	Enugu State
10	Arunggun Festival Village	

1.3.2 TOPOGRAPHICAL/GEOLOGICAL TOURIST CENTRES

These include hills, rocks, caves, erosion or land shades. They could also be referred to as fund tourist centers. They include.

S/NO	TOURIST CENTERS	LOCATION
1	Agulu Nanka Erosion Gully	Anambra State
2	Milikui Hill	Enugu State
3	Kpata Rock Of Bussa	Kogi State
4	Obudu Cattle Rauch	Cross River State
5	Oban Hill	Cross River State
6	Arochikwu Cave	Abia State
7	Mambila Plateau	Gongola State
8	Baguda Rock Castle Resort	Kano State
9	Zuma Rock	Niger State
10	Olumo Rock	Ogun State
11	Idanre Hill	Ondo State
12	Bobo Plain National Park	Abuja
13	Ogburuko Cave	Anambra State

1.3.3 VEGETATION AND WILDLIFE TOURIST CENTRES.

There are tourist centres or attractions based on vegetation and Animals. The only known developed one in Nigeria today is the Yankari Games Reserve in Bauchi State.

Occasionally, this type of tourist center may inter mingle with both water tourist center (flow) and topographical (fund) tourist centres. Yankari Game Reserve for example, comprises of vegetation, Animals, flow and fund. This is also known as composite tourist centers.

1.3.4 MAN-MADE TOURIST CENTRES

Man-made tourist centres are quite distinct from other natural ones. They fall under composite group of tourist centres and usually have predictable economic life. These includes building of historical importance, hotels, parks, abandoned mine site, industries and museum.

S/NO	TOURIST CENTERS	LOCATION
1	Sheraton Hotel, Nicon-Noga Hilton Hotel	Abuja
2	Metropolitan Hotel	Cross River
3	Concord Hotel, Oguta/Lake Hotel	Imo
4	Durban Hotel, Hamdala Hotel	Kaduna
5	Catering Rest Hotel	Kano
6	Nri Museum	Anambra
7	Oba's Palace Old City Hall	Edo
8	King Jaja of Opobo's Grave	Akwa-Ibom
9	Lamido Palace, Yola	Adamawa
10	Emir's Palace, Zaria	Kaduna
11	Bishop Ajayi Crowther's House Ilorin	Kwara
12	National museum Onikan	Lagos
13	Badegry Slave Trade	Lagos
14	Oshun-Oshogbo Shine	Osun
15	Isaac Boro Amusement Park	River
16	Usman-Dan Fodio Tumb	Sokoto
17	Kaduna Tomb of the Shehus	Borno

3.4 TOURISM LAW IN NIGERIA

Tourism in Nigeria has never been a serious issue. It used to be a section under the federal ministry of trade and was not based by any law until 1976, when Nigerian tourist board was established. This establishment was backed up by a decree, which recommended that each state should have a tourist committee. In 1987, tourism was elevated from every low level and merged with the trade ministry of the federal level. Today, most state has their own tourism boards and a separate ministry for trade and tourism.

In 1990, a national tourism in Nigerian was launched and declared a preferred sector.

In 1992, Decree 54 of 1976 was repealed and the Nigerian Tourism Board abolished through decree 8 of 1992, which established the Nigerian Tourism Development Corporation (N T D C). The outfit, which is to be run by a board and executive director, is structured into four zones comprising zonal offices at Lagos, Calabar, Bauchi and Kano with Abuja serving as the national headquarter.

The functions of the Nigerian Tourism Development Cooperation among others include:

- a. To encourage people living in the country to take their holiday there and also encourage visitors (tourist) from abroad to visit Nigeria.
- b. To encourage the provision and improvement of amenities and factors in Nigeria including the development of hotels and auxiliary facilities,
- c. To register, classify and grade all hospitality and tourism enterprises, travel agents and tour operators in such manners as may be describe,

- d. To assist in the development of museum and historic site packs, game reserved, beaches, places of natural beauty, holiday resort, and entertainment industry.
- e. To publicize tourism

3.5 GENERAL PROBLEMS OF TOURISM IN NIGERIA

The problem of tourism differ from one country to he other depending on the level of development and socio economic background of the each country. Concerning tourism development in Nigeria, because Nigerians are not particular about recreation, they do not bother to inquire and even discover the various resources, which the country is blessed with. This imperfect knowledge of the available resources has made the industry of tourism very unpopular.

The followings are the major obstacles facing the development of tourism in Nigeria:

- i. Low level of demand - mainly caused by poor mental image of Nigeria, which is a result of inadequate publicity and negative report by the Western media.
- ii. Lack of tourism policy with clearly defined objectives to bring in the private sectors
- iii. Lack of funds
- iv. Lack of tourism facilities, site and supporting infrastructure.
- v. Lack of trained personnel in the tourism sector.
- vi. Problem of land use - inadequate land space and problem of land acquisition.

- vii. Inaccessibility of tourist site to tourist
- viii. Lack of data and statistics on tourist arrival and receipt, and
- ix. General apathy of Nigerian towards tourism.

3.6 POSSIBLE SOLUTION TO TOURISM DEVELOPMENT IN NIGERIA

In time past, major steps were taken to developed national economy in order to encourage tourism but at long run, all failed.

Aside all problems faced by the tourism development, the following are possible solution to develop tourism in Nigeria:

- a. Creation of jobs that will earn workers more money
- b. Provision an efficient transport and communication system.
- c. Provision of standard hotels around potential tourist centres.
- d. Provision of adequate security and
- e. There must be stability in Government.

Tourism will developed at both long and short run, when the above mentioned be put in place.

3.7 TOURISM AS A STRATEGY FOR DEVELOPMENT

Many authorities believed that the key to development lay in increasing the production of people at work. There were several ways of doing this: new investment in modern industrial machinery, training and education programme, developing mineral and other resources, including agriculture and developing transport network. All could contribute to raising standard of living and getting rid of the desperate poverty.

Unfortunately, the very poverty of many people meant that they have little or no money to invest. Poverty seems to be a vicious circle, which prevent the saving, and investment that will enable countries to become prosperous. Nevertheless, how could the vicious circle be converted into a virtuous one, a situation in which economic growth once started could steadily be gain momentum? To develop tourism poverty must be addressed among the low income earning class. Government must also, deliberately invest in this sector.

DIAGRAM

Figure 2: The vicious circle of poverty

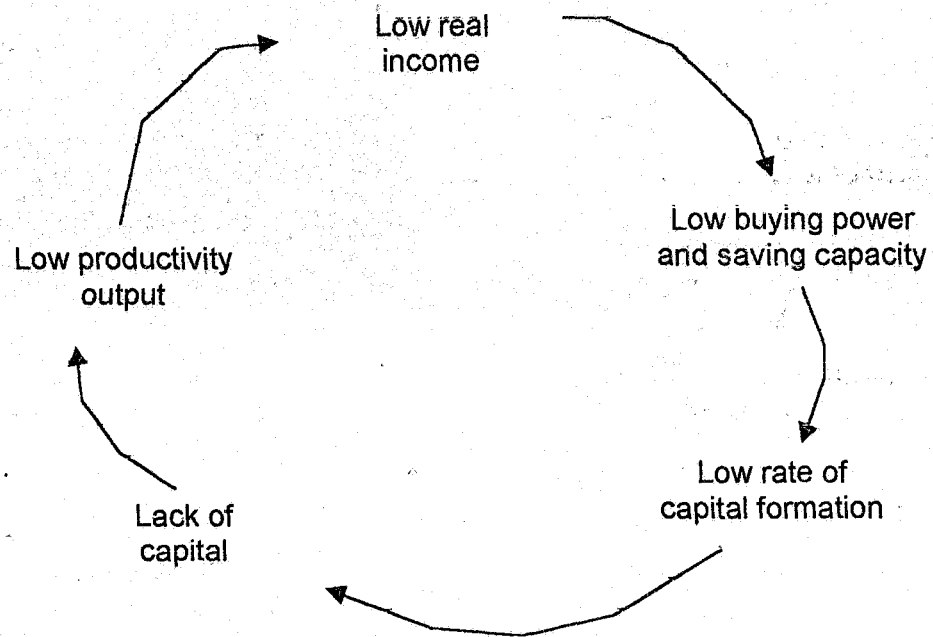
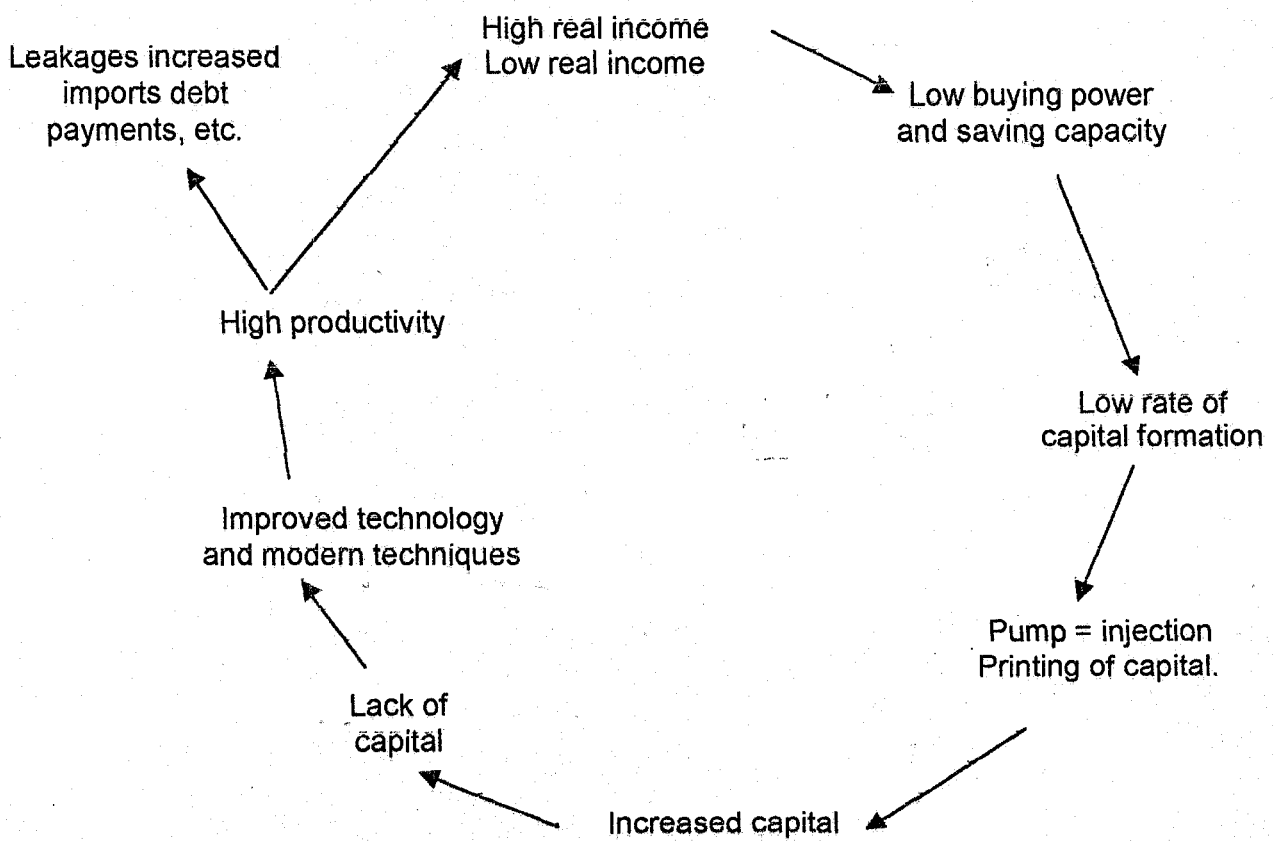


Figure 3: The virtuous circle of economic development



CHAPTER FOUR

4.0 CASE STUDIES

4.1 INTRODUCTION

The range of facilities, which are common to all tourism resorts, includes provision for recreation, social and cultural activities, entertainment and sports, sleeping, administrative, technical and other auxiliary services.

These facilities can be divided into two main categories:

1. Those which are common to all types of resorts wherever they may be located, providing for general tourist needs such as accommodation, entertainment, leisure and relaxation and provision of basic infrastructure for resort operation.
2. Those, which are identified with particular localities utilizing the resource of the site and surroundings for more specific pursuits in recreation, which characterise the nature of the resorts.

The following tourism resorts, have met the above needs and challenges of the site in their own specific and essentially different ways as to warrant an examination of their features.

4.2 BOWER'S TOWER TOURIST CENTRE.

IBADAN.

4.5.1 BRIEF HISTORY/LOCATION

Bower's tower tourist centre is located in Oke are, the south west of Ibadan.

The tourist centre was designed and built in the honour of the first residence and traveling commissioner of Yoruba land in 1893 - 1897.

The centre was completed in 1936 and named after the commissioner, Ross L. Bowers.

4.2.2 DETAILS

LOCATION: OKE-ARE IBADAN.

DESIGNER - LARRY OWNING - LONDON

CLIENT - OYO STATE GOVERNMENT

YEAR OF COMPLETION 1936.

YEAR OF COMMISSION. 1940.

4.2.2 ARCHITECTURE.

Local bricks were used to build the tower. The walls are made to carry the weight of the tower. The upper part of the tower is rectangular in nature to resist wind. A big ~~is~~ hollow is created to maintain stability of the structure.

4.2.4 MERITS.

The tourist centre is strategically located in Ibadan to allow for easy accessibility.

There is enough space for future expansion. Adequate parking space for tourist provision of Amphitheatre shows culture of the people through courtyard provisions.

4.2.5 DEMERITS.

There is no facility to accommodate visitors outside the ancient city. No provision is made for active leisure facilities

4.2.6 FACILITIES

Gate House

Parking Area

Ticketing Area

Administrative Block

Toilet

Cultural Hall

Tower

Amphitheatre.

4.3 HASSAN KATSINA PARK KADUNA.

4.3.0 LOCATION/BRIEF HISTORY

This park is located at Kabilla at village close to GRA. It is popularly called Gamji Gate, and was the first camp of Lord Lugard brought to Kaduna in 1954 after fifty years of stay in Zungeru, Niger state.

It was renovated and renamed in 1996 after Hassan Katsina and was formerly handed over to a private firm known as Imani Business ventures (IBV) Limited.

This is a man - made Leisure Park. It is pivoted in History, Keeping alive the memory of the first Gate made by Lord Lugard in the Northern part of Nigeria

4.3.1 ARCHITECTURE

The aesthetics of the structure on the site are impressive. They are old buildings but they are properly maintained. The planning is good and it exhibit proper feature of accessibilities and functions.

4.3.2 MERIT

- a. Good landscape and effective site planning technique was adopted from Lord Lugard Park in Lagos.
- b. Strategic location of the site makes it easily accessible and the road leading into the park is carried.

Good scenery - Aesthetically pleasing to pleasure seekers

4.3.3 DEMERITS.

- a. Sporting facilities are not provided.
- b. Swimming pool provided is not to standard.
- c. There is no provision for visitor's recommendation
- d. The size of the site is grossly inadequate for future expansion..

4.3.4 FACILITIES

- Toll Gate
- Amusement area.
- Restaurant
- Lord Lugard Foot Bridge
- Art Galley
- Swimming Pool
- Fruit Orchades.

4.40 JULIE USENI AMUSEMENT PARK ABUJA

4.41 BRIEF HISTORY/LOCATION

Julie Useni Amusement Park is Located in Abuja, at Area 1, Section 1, directly opposite area one shopping Complex. It is bounded on the Eastern side by residential Buildings, on the Southern by an open ground, and on the Western by Garki Express way (Festival Road). Presently, the park is at completion stage and has not been commissioned. It is mainly meant to be patronized by Youngsters and Knowledge seekers.

4.4.2. ARCHITECTURE

Set in the beautiful tropical environment, the use of masses of reinforced concrete structure offers tourist and visitors opportunities for active and passive recreation in addition to restaurant facilities on the site.

4.4.3 MERITS

- a. **Strategic Location:** The park for leisure activities is strategically located. It is accessible from any part of the federal capital territory.
- b. **Good Architecture Design:** The design is functional, and the use of modern material given room for flexibility which made a good design.
- c. **Aesthetically Pleasing Site :-** The aesthetic of the structure on the site is impressive.

4.4.4 DEMERITS

- a. **No provision for accommodating visitor on the site**
- b. **There is no space for future expansion on the site.**

4.4.5. FACILITIES

Administrative/ticket room.

Fountain

Cafe

Shops

Business centre

Monkey arena

Pigeon house

OUTDOOR RECREATION

- Merigo-round
- Children horse ride
- Car Jam. etc.

4.5.0 INTERNATIONAL CASE STUDIES

Owing to the fact that the area of emphases in this thesis is on ‘

TOURISM DEVELOPMENT IN NIGERIA’

In order to do great Justice to the research work, a look into how some Africa countries developed there tourism Industry will give insights into how similar Industry could be developed here in Nigeria.

4.6 TUNISIA: A CASE STUDY IN MASS TOURISM.

4.6.1 BACKGROUND

Tunisia is the smallest country in North Africa with an area of 164,000km². It is located in Latitude 33° 30'N - 36° 50'N and Longitude of 9° 21'E - 10° 11 'E. It has her independence from France in 1956 under the leadership of Habib Bourguiba. President Bourguiba was the leader of the Destourian socialist party until 1987. His party has governed Tunisia since her independence. Consequently, Tunisia is seen as one of the most stable state in Africa. The party has consistently encouraged private enterprise and a free and open market economy. Overseas investment and foreign are welcomed. This brought about rapid growth into Tunisia economy. Despite its Arab Moslem culture, Tunisia is one of the most Westernized states in North Africa with a tolerant and relaxed attitude towards the lifestyles of foreign visitors and residents.

4.6.2 DEVELOPMENT

In 1959, the Tunisian government included international tourism in its development plan to diversify the economy and increase foreign exchange earnings. Tourism industry created jobs and assisted in the process of social change.

Tunisia was divided into seven tourism-planning regions. The Tunisia National office was formed to prepare regional and national development plans, carry out research, regulate development and give advice. This organisation is still the main body promoting and regulating tourism in Tunisia. It has offices and personnel in the main Tunisian tourist centres and in several major cities in Europe.

The industry also has the capacity to accommodate about 3,000,000 tourists a year. However, the occupancy rate of the annual hotel capacity has never exceeded 60% and has sometimes fallen as low as 40% (Gamble J.P, 1994). This inability to fill the hostels through out the year underlines one of the inherent problems of tourism - its seasonality. The capacity of hotels has to allow for the expected peak season numbers even though many will be virtually empty or closed during the low season.

Most European visitors to Tunisia are seeking reliable sun and low rainfall, so is hardly surprising that there is a marked preference for the summer months, with nearly 50% of tourists arriving between June and September. There is also sub - peaks of Christmas and Easter, coinciding with the European holiday period but, on the whole, the winter months are relatively quiet.

The outcome of this is a variable demand for goods and services. In higher summer, the hotels are congested. In August 1995, some three star hotels (The most popular with European tourists) were so heavily booked that the extra beds were placed in many rooms. In winter the hotels are often partially closed, staff are laid off, especially in the kitchen, and the restaurants and many other tourist enterprises are similarly under used. (John, 1998).

4.7.0 THE KENYATTA CONFERENCE / TOURIST

CENTRE - NAIROBI

4.7.1 BACKGROUND

Kenya has a diversified tourist product based on both the beach and the safari.

The major tourist initiative in recent years has been to develop Nairobi as a major international conference centre. Because of its excellent air communications, Nairobi is the most accessible city in East Africa. It also enjoys a very congenial climate and the nearby National park is a major attraction for most visitors.

4.7.2 FACILITIES

The Kenyatta conferences / tourist centre was opened in Nairobi in september, 1973. The 100m high tower of impressive building dominates the Nairobi Skyline. The centre can accommodate the largest international conferences as it has a plenary hall, which will hold up to 4,000 delegates, a simultaneous translation facility for 700 people plus other meeting rooms, restaurants and offices. An international link - up can be arranged through the Earth satellite station of moving longonot.

4.7.3 THE KENYATTA CONFERENCE/TOURIST CENTRE AS AN INSTRUMENT OF DEVELOPMENT

Use of the centre fluctuates from year to year. However, it has attracted some major, prestigious conference organized, for example, by the WORLD Bank, the international Monetary Fund; (I M F), UNESCO and the united Nations conference on trade and Development (UNCTAD).

However, the benefits exceed the actual income earned by the centre. Conference delegates are among the highest spending tourist and usually stay at the more expensive hotels, they also visit tourist centre around. They travel on scheduled flights, including those of the national carrier. The

conferences provide free publicity for the host nation. Nairobi has established itself along with Rome and Geneva as a conference centre of global importance.

4.8.0 THE SEYCHELLES: A CASE STUDY IN TREND SETTING TOURISM.

4.8.1 BACKGROUND.

The Seychelles is located in the Indian Ocean, about 1500km off the coast of Kenya. They are small and fragmented with four main Islands and numerous smaller coral Islands. Most of the population of 64,000 (1993) was found on the largest island of "Mahe". The islands have only been inhabited since 1770. Until the 1970's, the leading export was copra grown mainly on plantations. A small french-speaking elite known as the "grand blancs" owned the plantations. The plantation workers were of mixed African, Indian and European descent and spoke creole, which was based on french but had many dialect words. The islands were administered as a British colony, with English as the official language.

The Seychelles tourist Board asserts that the islands are "unique by a thousand miles". It hints that they are the original Garden of Eden, "Unhurried, Uncrowded, Unspoilt", where you can enjoy the holiday of your dream, since whatever holiday you dream of, the Seychelles can make it a reality. The isolation of the islands is itself an attraction.

4.8.2 DEVELOPMENT

The income derived from copra, vanilla cinnamon and patchouli (used for perfumers), the traditional exports of the Seychelles, steadily declined from the mid 1950s onwards because of falling demand. Rising unemployment caused by a rapidly growing population, the return of servicemen from overseas and a stagnating economy, were linked with social problems of drunkenness, petty larceny and family instability. Many of those who had the means, including some of the grand blancs, emigrated. Towards the end of the 1960s, tourism was seen as a way in which the economy could be revived. Money was made available to build an international airport on Mahe so that the islands could be reached quickly by international tourists.

4.8.3 IMPACT

On the small islands, the economic and social impact of tourism can be sudden and far reaching since tourism has replaced plantations as the dominant export sector in recent years.

Tourism contributed about 60% to the Gross Domestic and provided 30% of government revenue and 10% of waged employment in 1993, (The Central Bank of Seychelles' annual report 1995). The rise and fall of tourist arrivals is now used to gauge the health of the economy rather than harvest and market for cash crops. (John, 1998).

A study conducted by Roma (1999) has revealed that tourism dominates the commercial economy. It earns and employs more than any other sector. The construction boom, from 1969 to 1974, which launched international tourism, created jobs for able-bodied men. Many women found

work in the new hotels. Unemployment disappeared in the space of couple of years. He further revealed that make unemployment reappeared because of the decline in construction and the tourist industry tends to shed labour rapidly when the number of arrivals dropped.

Stability in government encourages investors. This brought about a large flow of capital into Seychelles. Tax concessions also encouraged the inflow of international capital as much of this money was used to buy land suitable for hotels, restaurants and other tourist facilities. By 1999, over 62% of the land was owned by foreigners, as were all major hotels, game fishing boats, charter yachts and car rental agencies.

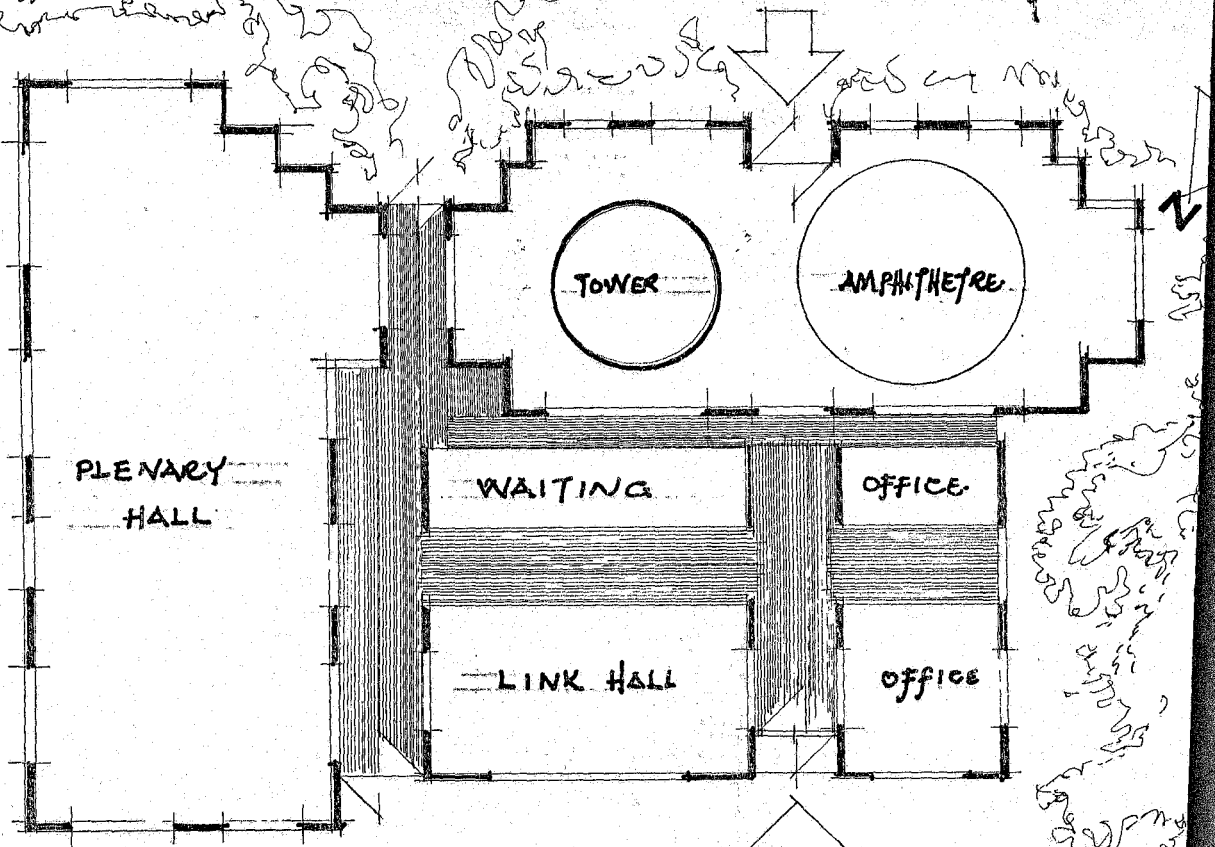
4.9.0 DEDUCTION

The case studies show how several African governments have consistently supported tourism. It was deduced that tourism is now a significant sector of the national economy of many countries in Africa. Each country is operating on different type of tourism; mass sunlust tourism in Tunisia, Safari tourism in Kenya, Trend setting and sun tourism in the Seychelles. These are consequences of the original tourist appeal of each country and its accessibility from Europe, the main source of Africa's tourists. Today, sun, sand and sea are Africa's outstanding attractions in the eyes of most tourists.

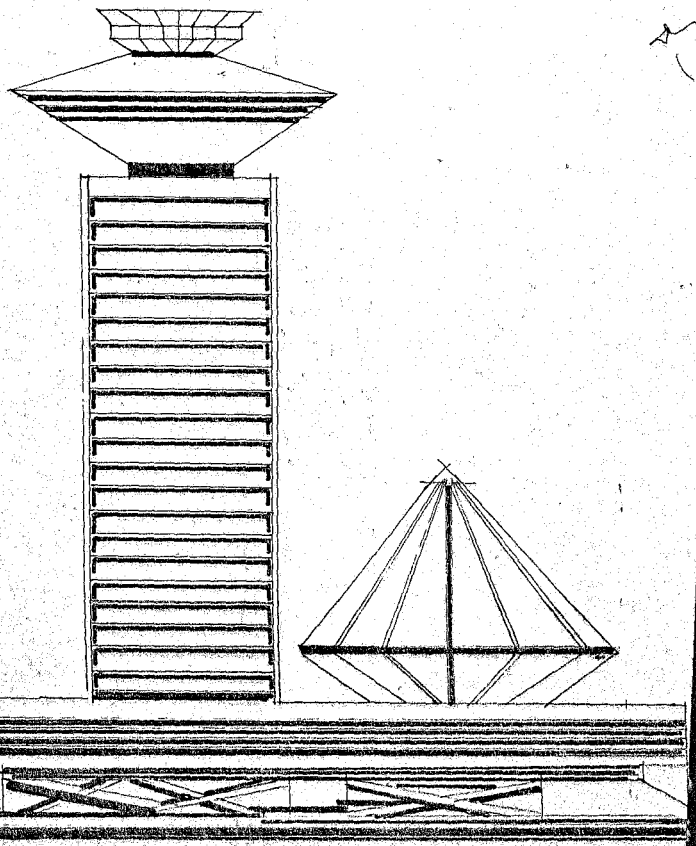
International tourism is believed by many economic planners to be a relatively easily created and reliable source of foreign exchange if a suitable attraction exists.

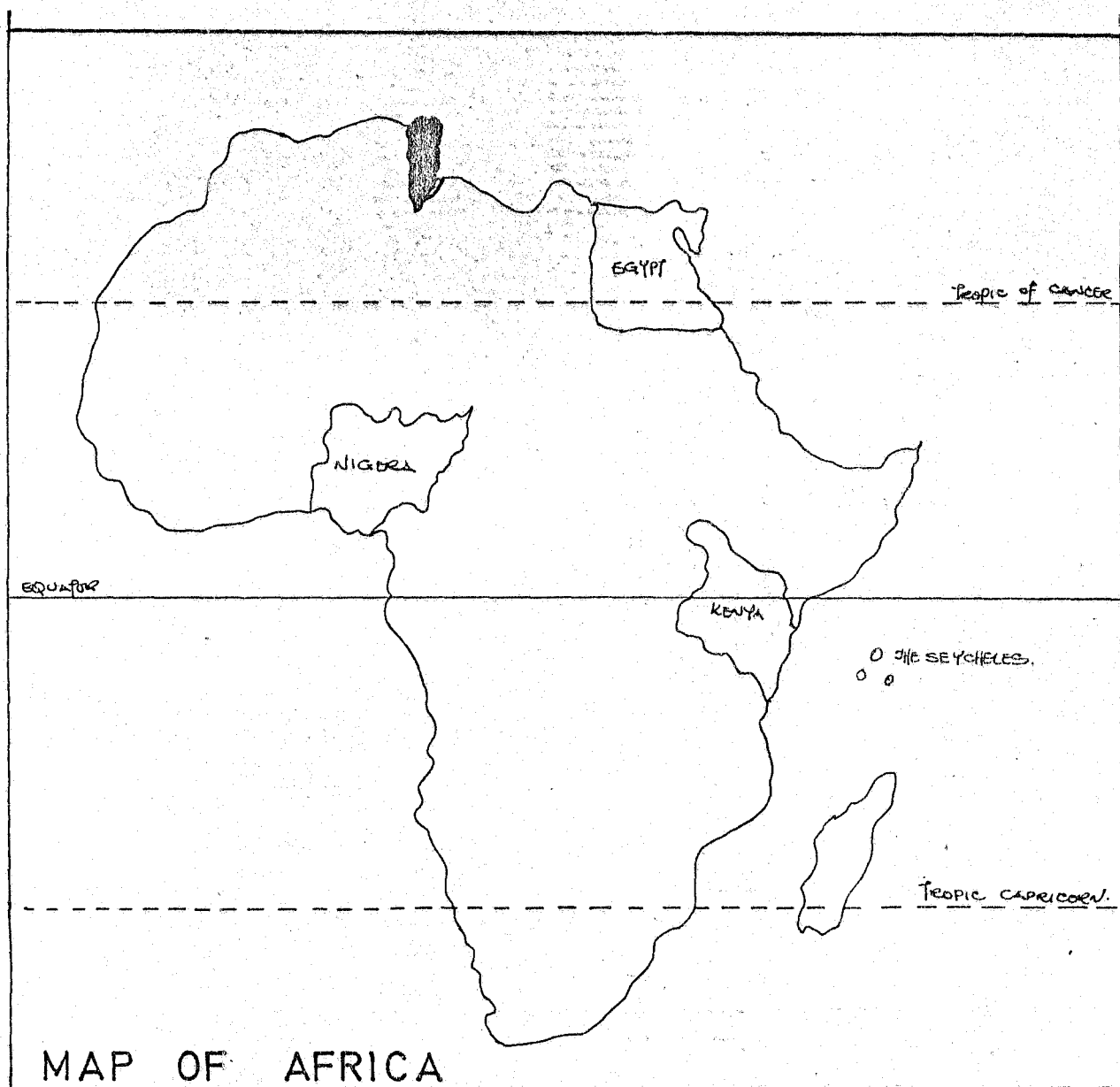
Mathieson and Wall (1989) observed, "It is ironic that the destinations with the most to gain from tourism also appear the most vulnerable to its undesirable consequences." Tourism provides foreign exchange creates employment diversifies the economy, and assists regional development. Tourism has helped many African countries hold and stabilized her fragile economy.

THE KENYATTA TOUR



GROUND FLOOR PLAN

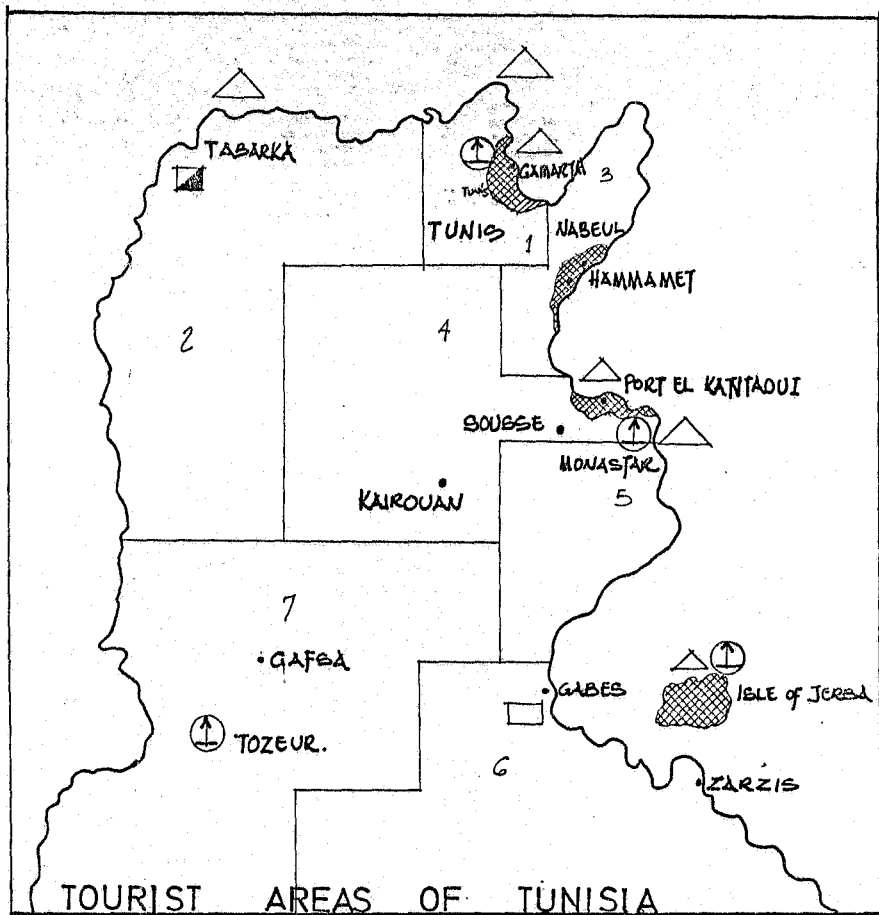




ARRIVALS BY NATIONALITY IN TUNISIA.										
NATIONALITY	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
FRENCH	132	366	378	361	371	401	612	719	837	979
GERMANY	154	307	320	299	212	278	299	402	517	691
BRITISH	61	144	151	100	68	100	211	319	401	493
ITALIAN	28	68	72	65	69	83	192	200	281	315
SCANDINAVIAN	32	53	44	43	60	68	100	377	415	412
SWISS	26	39	41	46	35	29	45	60	79	85
BELGIUM	27	40	36	33	30	26	40	57	63	72
DUTCH	18	40	36	34	23	45	20	75	92	93
OTHER EUROPEAN	24	84	65	78	48	56	39	67	85	92
AMERICAN	52	200	219	201	256	217	277	307	492	500
ALGERIAN	59	422	487	156	200	275	179	177	200	234
LIBYAN	100	14	22	88	82	92	72	62	102	124
ARABS	200	64	67	94	90	97	178	300	307	122
REST OF THE WORLD	99	72	87	102	100	101	200	400	517	672

SOURCE: THE TUNISIAN NATIONAL TOURISM REPORT 2000 EDITION.

A = A CASE STUDY IN MASS TOURISM DEVELOPMENT



DEVELOPMENT.

TUNISIA WAS DIVIDED INTO SEVEN TOURIST PLANNING REGIONS.

THE TUNISIAN NATIONAL TOURISM OFFICE WAS FORMED TO PREPARE REGIONAL AND NATIONAL DEVELOPMENT PLANS, CARRY OUT RESEARCH, REGULATE DEVELOPMENT AND GIVE ADVICE.

EACH TOURIST REGION WAS OPENED AND ACCESSIBLE TO PLEASURE SEEKERS THROUGH THE PROVISION OF AN AIRPORT.

ADVERTISING OF THESE TOURIST FACILITIES WERE PAID ATTENTION TO IN ALL MAJOR CITIES IN EUROPE.

CHAPTER FIVE

5.0.0 DATA COLLECTION

5.0.1 LOCATION CHARACTERISTICS OF BADAGRY TOWN

Badagry town is located in the south western extremity of Lagos state. It is situated 19 kilometers away from the international border between Nigeria and republic of Benin, and 80 kilometer west of Lagos along the water.

Badagry featured through a differences phases of Nigerian history and served as the headquarters of Badagry division which was one of the five administrative division in Lagos state.

Badagry lies at on latitude 6 25N and longitude 2 53E.

5.0.2 CLIMATE CONDITIONS

The climate of Nigeria is influences mainly by the wind system. One is the rain bearing southwest monsoon, which blows, from the ocean. The other is the dry dusty northeast trade wind that brings harmattan, which comes from the Sahara desert.

It was necessary to collate the relevant climate data for the project since an effective comfortable living environment level is dependent on maximizing the aspect of climate. The factor consist rainfall, relative humidity, temperature, wind and sunshine.

5.2.1 RAIN FALL

Badagry experiences a hot humid climate condition with an average annual rainfall of about 1600 mm. The region follows the usual tropical pattern with the rainy season scanty about March and ending around

November followed by a dry season ushered by the prevailing winds for approximately four months. Usually throughout the year, sunny weather is enjoyed during the day while a fairly cool one is experienced in the evening and at night.

5.2.2 HUMIDITY

This is generally high in the rainy season sometimes reaching 90% in June. The mid-day relative humidity rarely falls below 80%, the reason for this is due to the movement of the maritime air mass. Land and sea breezes are also experienced on the site area.

5.2.3 TEMPERATURE

There exists two major seasons which are:

- i. The dry season
- ii. The wet season

The dry season, which prevails from November to March every year while the wet lasts for eight months, from March to October every year. The average daily temperature ranges between 21°C and 32°C respectively with the highest temperature recorded around February /March. While from December to February each year, the temperature falls considerably.

5.2.4 WIND.

Winds are predominantly northwesterly to Easterly (330-090 the North.) during the season. While in the raining season it is southern to westerly (180-270) from the north. These are illustrated in table 5.00 for January and July.

Mean wind speed during the dry season is 2-5 knots (1-2m/s) but during the dry season, it could be persistently high at 5-10 knots (2.5-5m/s) from the North -East. Night times are usually calm. In the rainy season, winds are generally light with a speed of less than 5 knots at the onset and cessation of the rains, gusts, during line squally may be experienced. At such times wind speeds of 15-40 knots or 7.5-20m/sec are common.

5.2.5 SUN SHINE AND EFFECTIVE TEMPERATURE.

Effective temperature may be defined as a measure of physiological comfort or discomfort due to high /low temperature and relative humidity.

An hour of sunshine is a factor, which may be attributed to the effective heating power of the ambient air under relatively calm (wind) conditions. It is therefore the key to estimating a simplified index of comfort for any given environment.

Combining the temperature and relative humidity value to yield comfort index the effective heating that human body is subjected to in Badagry and Environs is at the maximum during the dry season with a diurnal range of 11°C to 15°C . During the rainy season, the range reaches its lowest value of 3°C in July.

5.3.0 VEGETATION.

Since the project location falls within the temperature Rain Forest Zone, it shares the characteristics of this region viz: Broad leafy deciduous trees and ever-greens which form a canopy above shorter grasses and shrubs.

Rainforest and thick bush found in south of Badagry province, gives way in the north to undulating savanna and deciduous forest.

One is fascinated by the presence of the tall palm and coconut trees that have emerged amidst the rock outcrops which not only provides a partially shaded environment but produces a pleasant openness while offering a good scenery in between the fairly thick foliage. This thick vegetation also confirms the wondrous work of God in this place and the dictum that life still exists here.

On the Northern area of the site is Ologe lagoon, which is consolidated.

5.4.0 GEOLOGY AND TOPOGRAPHY.

Badagry lies on a geological base of undifferentiated complex of mainly gneiss and migmatite. To the north east of the town a more or less continuous, steep outcrops of sedimented organic body forming rock.

About 50% of the total land mass is covered with trees and grasses. There is also evidence of good soil as reflected in the green bed and shrubs thriving luxuriantly because of the dominantly wind from the Atlantic Ocean. The remaining 45% is covered with lagoon, and sea (water body) and its surrounding sands.

Badagry is adequately and naturally protected against flooding by its natural gentle slopes toward the lagoon and the surrounded sea. While gutters runs across the relatively flat area.

Trees within the town serves as wind break and shade against excessive sunshine

5.5.0 SOCIO-CULTURAL LIFE.

The ancient town of Badagry in Lagos was founded very early in the 15th century (around 1425) by a famous farmer called "AGBETHE". This the town was called "AGBETHEGLEMEN" meaning Agbethes farmland. At the arrival of the white men, they could not pronounce this name very well. They erroneously called it BADAGRY. Thus, the small ancient town become Badagry.

Badagry is the first town in Nigeria to easily boast of a story building built in 1845. Gateway to Christianity and the Canterbury of modern Nigeria, where Christianity was first preached in 1842 and it is the place where English bible was translated into Yoruba Bible. This ancient town is the exit point of the African in Diaspora through slave trade.

Egun, and Awori are the traditional languages of the people of Badagry. Their main traditional occupation is fishing and farming while enslavers travel from Europe, America, and Brazil to the shores of "GBEREFO" beach in early 16th century for the infamous transatlantic slave trade in Badagry.

Coming into Badagry, one of the first thing you will discover is the vast coconut plantation and the outcrops of rock.

Badagry has rich history, vegetation, sea, sand and sun; a potentials factor of tourism.

5.6.0 ECONOMY AND COMMERCE.

It is no news that Lagos is the commercial and industrial capital of Nigeria. This is due to the fact that Lagos is easily accessible from any part of the world through her road network, air line transport, Railway line transport and water way transport system. These allow free flow of people within and outside the country.

5.6.1 ECONOMIC BASE

The economic base of the study area (Badagry) can be grouped as follows:

- a. Agricultural Activities
- b. Industrial Activities
- c. Commercial Activities
- d. Recreational and tourism.

5.6.2 AGRICULTURAL ACTIVITIES

There are three principal participants that are associated with agricultural activities. These being the Lagos State Government, Private Agricultural firms and private individuals.

The Governments direct involvement in farming, include large-scale plantation, fish farming, palm tree, cashew plantations. Piggeries, poultry and crops. Individuals undertake other small-scale activities, autonomous of government support.

5.6.3 INDUSTRIAL

Purely private individuals undertake industrial activities.

The industries existing in the area do not depend on the input of local raw materials as in most cases raw materials obtained locally are not sufficient and some are too expensive.

Example of such industries/ firms includes

1. Timmy jacks woodwork Industry.
2. Time frame aluminum manufacturing industry.
3. Tiger batteries.
4. Adewuyi Lighting And Electrical Company Ltd.

Moreover, the town is dominated with many cottage industries.

Examples are soap industries, coconut oil industries, Tie and Dye, cloth weaving, mat weaving and metal work cottage industries.

5.6.4 COMMERCIAL

Commercial activities are largely informal. Exchange of commodities occurs on small scale. People engaging in trading activities are Local men and women living in the area with few exceptions. Goods sold are mainly local products such as mat, coconut, cassava, coconut oil, fish, palm oil, gari, soap and crafted works (ranging from furniture's to kitchen fittings), Agbalata market centrally situated in Badagry is the only functioning market in the area, some restaurants are established along market street in Badagry. Hotels and Bookshop are also being developed.

Opportunities for intensification of trading activities are given with the existence of institutions like Administrative staff college of Nigeria (ASCON), Military Barracks, Lagos State University (LASU) and Lagos State College of Education (LACOED). The implementation of the proposed Lagos state technical college and multi-specialist Hospital with mostly likely attract big commercial firms.

5.6.5 RECREATION AND TOURISM

Badagry has natural and man-made potentials for recreation and tourism. It is an area of natural beauty and is attractive for local recreation as well as for the enjoyment of local and foreign pleasure seekers.

The general physiography of Badagry shows large domes of deciduous tree, extensive rolling beaches and lands covered with coconut groves. At present, these features are underutilized hence; its contribution to the economy of the area is marginal. There is a need to maximize these potentials.

Some examples of the types developments permitted includes:

- Hotels/motels.
- Resort cottage.
- Small beat harbor
- Game fishing
- Charter yachts
- Golf courses
- Botanical garden zoo's amusement park and
- Leisure centers.

Reserves planned around the Ologe lagoon, Badagry Beach includes high intensity recreation, and there is a need for a port at Badagry.

5.7.0 DEMOGRAPHIC DATA

POPULATION FOR BADEGRY LOCAL GOVERNMENT AREA OF LAGOS STATE

YEAR	POPULATION ESTIMATES	GROWTH RATE
1980	56,200	
1981	57,324	
1982	58,470	2%
1983	59,640	
1984	60,833	
1985	62,049	
1986	63,290	
1987	64,556	
1988	65,847	
1989	67,163	2.5%
1990	69,179	
1991	71,254	
1992	73,393	
1993	75,594	3.25%
1994	77,861	
1995	80,	
1996	82,603	
1997	85,081	3.75%
1998	87,634	
1999	90,263	
2000	100,321	4.00%

NB: Project figure.

Source: National Population Commission in Badagry Local
Government Office.

5.8.0 TRANSPORTATION AND TRAFFIC FLOW

THE ROAD NETWORK PATTERN

The road network proposed has been drawn in such a way that it enables each settlement to perform functions without much constraint.

Four classes of roads overall have been proposed and distributed on hierarchal basis.

The road proposed are as followed

- a. 90 metre road reservation.
- b. 60 metre road reservation.
- c. 45 metre road reservation.
- d. 18 metre road reservation.

5.8.1 90 METRE ROAD RESERVATION (LAGOS/BADAGRY EXPRESS ROAD)

The 90 metre wide road runs across the area in an east to West direction. This road is the regional express road, linking the area to other parts of the state. It is also the major road connecting the country with other parts of West Africa Via republic of Benin.

The importance of this 90 metre width road is the attraction of industries, commercial activities that can lead to growth of the area.

This road is also known as trunk A road. This means that the road is owned, maintained, constructed, repaired and serviced by the Federal Government for users utility.

5.8.2 60 AND 45 METRE WIDTH ROAD RESERVATION

These roads provide major road system connecting settlements. These roads facilitate movement of goods, commercial activities and people.

These roads are classed under trunk B road.

It was constructed by the Lagos State, and maintained by the state.

5.8.3 18 METRE WIDTH ROW RESERVATION

The 18 metre width Road form the major internal roads connecting one residential area to the other.

This is a local government owned road. It is called trunk C ROAD.

5.8.4 AIR TRANSPORTATION.

Air service is given a boost by the presence of both international and local airports in the state, which are used to receive visitors to the city from within and outside the state.

5.8.5 RAIL WAY LINE TRANSPORTATION SYSTEM

The railway line system is also a means of transportation within and outside the state. It links the state with other major city and state in Nigeria.

5.9.0 EXISTING LAND USE AND FUTURE TRENDS

5.9.1 THE INTERIM LAND USE PLAN

The interim land use plan takes into consideration the goals and objectives of Badagry area.

These include plans to foster the growth of Badagry to discourage further expansion of already congested metropolitan Lagos, to encourage the development of socio- economic activities in Badagry, and to exploit the natural potential of Badagry as an area capable of being developed for recreational activities and tourism.

5.9.2 THE LAND PATTERN

The various land uses, identified include residential, commercial, industrial, institutional, recreational, public and agricultural use. The percentage coverage of each land use is reflected below in table 5.1.

ANALYSIS OF EXISTING LAND USE OF AREA

LAND USE	AREA OF LAND	PERCENTAGES OF
	(HECTARE)	TOTAL.
Residential	951.53	2.92%
Industrial	39.06	0.12%
Institutional	968.68	1.97%
Commercial	31.25	0.09%
Agricultural use	4,434.38	10.28%
Recreational/open spaces	26,129.51	13.63%
Total	32,554.41	100%

Source: Lagos State, Badagry local government urban planning office.

5.9.3 DEDUCTION

From the collected data, the followings were deduced.

- a. The site is very good for leisure and tourism activities.
- b. The topography and the geology of the site encourages organic design.
- c. The site is strategically located.
- d. The traffic flow within the site is well organised hence, harmonious planning is encouraged.
- e. The project is a life project and it conforms with the land use pattern of Badagry.

CHAPTER SIX

6.0 SITE ANALYSIS

6.1 LOCATION

The proposed site of this project is located on the southwestern area of Lagos State under the Badagry local government area.

The site is actually located within the Ologe lagoon development scheme. The Lagoon is the site boundary on eastern side of the site. The site is about 500m away from the Lagos-Badagry expressway.

6.2 CRITERIA FOR SITE SELECTION

The choice of the site selection of the proposed resort as been associated with several factors that makes it more preferable. These factors among other include:

- i. Macro-selection factors
- ii. Micro-selection factors

6.2.1 MACRO SELECTION FACTOR

The macro selection factor stems out from these followings reasons.

- i. The site is presently and is very ideal for a resort facility of the size and native being proposed offering the quietness, solitude, anonymity, contact with nature, seclusion and privacy in addition to pleasant views which a resort is expected to provide. Such is the sand, sun and sea.
- ii. The study area (Badagry) has a very rich historical and cultural background.

- iii. Presently, it is a propose life project.
- iv. Its proximity to republic of Benin and Lagos central Business District will attract foreign pleasure seeders into the site.

6.2.2 MICRO SELECTION FACTOR

The micro selection is back-up reason that is expedient to the selection. These are the infrastructure the site is privileged to enjoy. These are

- Good tarred road
- Electricity
- Possibility of telecommunication
- Pipe borne-water

6.3.0 SITE CHARACTERISTICS

In order to achieve a functional environment, there is a need to carefully take cognizance of the implications of its proposed physical context, the building site, its geographical location, topographic, climate, peripheral condition and orientation.

These factors also affect the choice of building structural design and its materials and construction method. The appropriate siting of a building can help inn controlling natural light, heat, view, wind and other environmental elements.

To enhance functional and structurally sound facilities, these influencing factors shall be fully analyzed

6.3.1 TOPOGRAPHY

The topography of the site generally allows for easy access of the site.

There are water bodies on the north-east and south-west.

6.3.2 VEGETATION

There are coconut trees on the site and around the site. Lagos is grouped under fresh swamp forest.

6.3.3 SOIL

Alluvial sandy soil was seen around the shores on the site. This gave way for ferrallitic red-yellow soils of humid tropical as one moves deep into the site, away from the lagoon.

6.4.5 LAND USE

This particular site is not presently used for anything, since it is a government owned land, meant for recreation and Leisure Park.

6.4.0 ACCESS AND CIRCULATION

6.4.1 ACCESS

The site is strategically located. The main access into it is a dual carriage express road of 40 metres right of way linking Lagos-Republic of Benin highway.

condition of the site and the availability of the material are also prevalent in the decision to use in choosing the materials.

Building materials are characterized by distinct property of strength, stiffness, and elasticity, density, hardness and resistance to wear caused by physical or chemical action. Economic consideration has been made for maintenance cost durability. Amongst other consideration to be made is the standard size to which building materials are manufactured to avoid wastage during construction.

In addition, the method of fastening and finishing materials will be given careful consideration; keeping in mind the various functions the building shall be used for.

Some of the basic materials employed in the design and construction of this project are briefly discussed below.

a. **Masonry:**

These are man-made units, formed and hardened into modular building units (e.g. block and brick). They are laid up in such a way as to enable the entire masonry mass to act as entity, because of the relatively weak nature and of the mortar that bonds them together.

Masonry is structurally effective in compression this is graded according to compressive strength. The mortar, which is used to bind the units together, is also graded according to required compressive strength in a proportional ratio.

The appearance desired is one of the factors to be considered in the choice of the type of masonry unit.

Steel may be heat treated or altered with adhesives on its manufacture to develop special properties of strength, hardness or ductility, expansion, resistance or workability. These include stainless steel, nickel steel, chromium steel and copper bearing steel.

Normally, ordinary steel is subject to corrosion and should be painted, galvanized or chemically treated for protection against corrosion.

e. **Non-ferrous metals**

i. **Aluminum:** Naturally, it is light in colour, may be dyed a number of warm and bright colours during anodizing process. It is often used as secondary building material such as windows, doors, roofing, flashing, reflective insulation, trim and hardware. Care is usually taken to insulate aluminum from contact with other metals to prevent galvanize action. It is also protected from alkaline materials such as net concrete, mortar or plaster.

ii. **Copper:** It is used in construction where corrosion resistance, ductility, or high electrical and thermal conductivity is required often in sheet form for roofing and flashing.

iii. **Lead:** It is a soft, malleable, plastic, corrosion resistance used for fastening and piping.

f. **Glass**

Glass is chemically inert, transparent, hard, but brittle material. Used commonly in building construction in various terms. Glass is used commonly to glaze building windows and slight openings. There are three basic types of glass: sheet, float, and plate glass.

The variation of these three types are many and include: heat absorbing glass, tempered glass, safety or laminated glass, wired glass, insulating glass etc. As glass wool for acoustical control, and thermal control, through the use of glass block, to control light transmission.

g. Wood

Wood in addition to its strength offers durability lightweight, and easy workability, natural beauty and warmth to sight touch. There are two major classes of wood: Soft and hard wood.

Soft woods are the 'evergreens' and are used for general construction.

Hard wood comes from deciduous or broad-leaved trees and is used for flooring, stairs, paneling furniture and interior form.

Plywood is laminated panel wood venires, laid with their grain direction at right angle to one another, bonded together at high pressure either with water resistance or waterproof adhesive. It is manufactured with finished appearance weather resistance, controlled moisture contents and size availability.

h. Paint Finishes

The purpose of a finish is to protect, preserve or visually enhance the surface to which it is applied. Paints generally refers to an opaque or clear film forming materials that act as shield or barrier between the building materials and these elements or conditions that adversely affect or deteriorate it.

Colour is a psychological aid to learning. Tastefully used, it can enhance environment engendering a cheerful, receptive mood. Bright, warm colours stimulate excitement and action in the gymnasium; soft cool colours create a quite atmosphere in places of study.

Selection and use of paints are influenced by surfaces preparation, type of paint, film thickness, and coverage, method of application and drying.

i. **Roofing Sheet**

Corrugated sheet materials may be used as structural, self-supporting roofing, spacing between linear support members long span aluminum, corrugated sheets will be used for the purpose of the design and the manufacturer will be consulted for material specification, sizes, finishes, colour, spacing capacity and application details. The support system will consist of steel selection and expansion joint requirement, appearance and colour all depends on material used.

Construction

The selection of materials for a building construction for a project like this demands many constructional considerations. Economic criteria, mechanical properties and aesthetic qualities are the prime factors.

Construction on the site will details no considerable amount of cuts and full as the contour is fully utilized to enhance creation of levels, hence no special construction techniques is required. The vegetation in site consists of mostly shrubs and grass with very few clusters of trees. Some of the trees would be retained as landscape elements for shading and screening.

a. **Foundation**

The foundation system of a building, the substructure is the roof of the building and regarded as the most essential part of the building. It serves as an element, which transport the load from column and walls to the ground. Bearing directly on the soil, the foundation system must both distribute vertical load so that settlement of the building, is neither negligible nor uniform under the part of the building, and the super structure of the building against uplift and racking forces. The most critical factor used in determine the foundation system of the building is the type of the soil and bearing capacity of the soil on the site. Other considerations that have to be in mind are:

- Lateral load from both ground pressure and wind.
- Uplift forces and other forces
- Settlement and soil bearing capacity etc.

Recommendation For The Foundation

Strip foundation is recommended for this proposed project owing to the nature of the soil.

Walls

Walls are the primary vertical planar elements of structural system. They are composed of linear elements (columns and beams) with both structural panels distributed to fill in between them. Not only do they serve as shielding devices against external environmental factors, they serve as support for the roof and floors alone and also provide openings for ventilation flow through doors and windows or screens. One of the most effective uses is to demarcate a large unit into smaller function cells. How these walls and columns supports either floors or roof systems above and how they are

supported in turn by wall, floor or foundation system below is determined in the structural compatibility of these systems and the types of connections and materials used. Rigidity is a critical factor in the design and construction of these joints.

External walls should shield the interior against the exterior conditions thus; it has to be durable, resistance to wear, and elements (sun, wind, and rain). Depending on its orientation on the site, a walls heated transmission properties, its reflectivity and absorbitivity, should be important factors in the choice of a wall system

Internal walls and partition however, may be either load bearing or non-loaded bearing and service as dividers and defining elements of space, visually and acoustically. As such, their surfaces will be designated to be durable and near resistant and the desired finish, colour, and texture will be compatible with the wall system used. Walls elements also serve a useful purpose in accommodating the vertical and horizontal travel of mechanical and electrical lies as well as their outlets.

The choice of the wall types in this design and considering the function or purpose of the wall, durability, cost, strength, maintenance, and aesthetics are all worthy of consideration.

Doors And Windows

Doors and windows provides for physical, visual and light penetration into and though a building interior while enclosing interior space and maintaining continuing of the building slim doors provide means of physical access into a building's interior from the exterior and inter-space passage between interior spaces. Exterior doors and windows must provide weather-light seals when closed, have insulative value and be free from condensation.

The doors must be large enough length to allow for easily circulation of people, equipment and interior furniture. Ease of operation, privacy security and possible need for light, ventilation and view must also be considered in the performance of doors and windows.

Interior doors provide for passage, visual privacy and sound control between interior spaces. Doors into closets, storage spaces are primarily for visual screening although ventilation may also be a requirement.

Doors and windows are of various types and sizes, and their choice affect not only the physical appearance of a building but as well, the natural lighting, ventilation, view potential and spatial quality of the building's interior. External doors and windows are vital compositional and scale-giving elements in a building's façade. The manner in which they break up building's surfaces affects the massing, visual weight, scale and articulation of the building's major planes. The sizes, proportion and location of doors and windows have been carefully planned for keeping in mind the obtainable standard sizes form the manufacture. The choice of materials are carefully makes as well considering factors such as durability, security, maintenance cost etc.

Roof and Ceiling

An efficient roof should, as well as keeping out rain, and wind, be designed to prevent an excessive loss of heat through it. It should also be structured to carry its own weight as well as wind loads. The roof system should be made to resist fire. The roof system is a primary generator of building loads. Therefore, it must be compatible with the wall and/or column system through which its loads are transferred down to the foundation.

In this design proposal, all the functions of roof system are taken care of; care in the choice of bricks and mortar, and clamp proof course intelligently built-in will limit the possibility of damage to parapet walls by rain and frost.

The roof system is potentially the most expensive of a building because of its varied functional tasks spread over a large area. Economy of erection, maintenance, durability and potential heat loss or gain should be considered in the choice of a roof system and its materials.

Finishes and Fittings

External wall due to the conditions they are exposed to must have their surfaces whether resistant, durable, and relatively maintenance free. Interior walls and partition should be water resistant and easy to clean. All floors should also be safe, warm, non-slopping, and durable against heavy traffic wear, choice of ceiling should depend on its strength, size, acoustically properties, thermal conductivity and fire-resistant etc.

For the purpose of this project, finish materials are considered primarily based on durability, maintenance and cost, considering the users and nature of the facility. Other factors considered for vital appearance are colour, textures, and pattern. Scale, modular characteristics and their jointing and edge conditions.

Structural System

The structural system is the concrete posts and beam system with the beam transferring the loads from the structure to the post, which then transfer it to the foundation which is a combination of pad and ground beam or pile foundation due to the general soil condition of the university.

The roof structure is steel (for durability), pitched and covered with corrugated aluminum roofing sheet. Roof gutters are employed because of the building height in order to reduce the effect of rain splashes on the walls during time of heavy rains.

Material: Summary

The general uses of material have follow a pattern of concrete post and beam for the structure, brick in-fill exterior and interior panels to give a warm atmosphere and homely look. It also helps to harmonize it with other existing structures.

Wood for doors and aluminum for some internal partitions.

Glass will be used for windows and timber for window and doorframes. Simple interiors to reflect a basic education program; this is to discourage complexity and reduce maintenance cost.

Dividing walls between the ground of rooms are block work with celotex ceiling boards used for covering the ceiling.

Landscaping elements are done with trees and shrubs while walkways are done with pre-cast concrete slabs.

Colours coding will be done on all metal elements in the lecture rooms, and this; colour coding will be used to enhance and defined distinct territories among various departments.

All the materials used will be chosen not only for their appropriateness to the locality, but also for their durability.

The intention is to use good quality, traditional materials detailed for minimum maintenance.

Space Requirements

A special programme structure based on resort of observation, survey, and interviews conducted as well as on the peculiarities of the physical characteristics of the site. This has served as a guideline for the nature of the spaces required for this project.

The programme is thus divided into five major components as listed below:

MAJOR COMPONENTS	SUB-COMPONENT	FLOOR AREA M ²	REMARKS
INTELLECTUAL			
1. SECTOR			
a. Main Entrance	Entrance Foyer		
b. Exhibition gallery	Permanent Gallery		
	(Art Exhibition Hall)		
c. Museum	Local Craft Museum		
	<ul style="list-style-type: none"> • Local Craft Museum • African Museum Of Modern Art. • Lobby • Information/Reception • Museum Guides • Storage • Cataloguing 		
d. Documentation	Office		
	Research Room		
	Office Dark Room		
	Security		
	Delivery Bay		

e. Conservation	<p>Analytical Lab</p> <p>Workshop</p> <p>Treatment Lab</p> <p>Chemical Store</p>		
2. Resource Sector			
a. Library/Archives	<p>Liberian</p> <p>Reading Area</p> <p>Storage</p> <p>Head Of Unit's Office</p> <p>Seminar/Slide Room</p> <p>Convenience</p>		
3. Cultural Theatre	<p>Seating Area</p> <p>Rehearsal Room</p> <p>Changing Room</p> <p>Storage</p>		
3. Social Sector			
a. Restaurant	<p>1</p> <p>Indoor eating</p> <p>Outdoor eating</p> <p>Upper level terrace</p> <p>Kitchen</p> <p>Store</p> <ul style="list-style-type: none"> • Cold store • Dry store <p>Supervisory office</p> <p>Cloak office</p> <p>Delivery bay</p>		

b. Indoor Recreation	Entrance Foyer		
	Ticketing		
	Reception/Waiting		
	Snooker Pool		
	Table Tennis		
	Gymnasium		
	Squash		
	Stores		
	Computer Game		
	Leisure Pool		
	Change		
	Business Centre		
	Judo		
Children Pack	Outdoor Park		
African Villages			
2 Bedroom			
1 Bedroom			

4. Accommodation			
a. Self Catering Chalets			
2 Bedroom Chalet	Sitting Room		
	Lobby		
	Bedrooms		
	Bathroom		
	Toilet		
1 Bedroom	Living Room		
	Kitchen		
	Bedroom		
	Toilet/Bathroom		
	Sitting room		
	Bedroom		
Modern Homes	Bathroom/Toilet		
2 Bed room	Sitting room		
1 Bed room	Bed room		
	Bath room/Toilet		
	Dinning		
	Kitchen		
5. Administrative Unit			
	Security		
	Phone		
	Entrance Foyer		
	Reception/Information		
	Waiting Room		
	Archives P. R. O. Office		

	Tourism Director Manager Marketing/Advertisement Computer Room Conference Room Auditor's Office Account Office Secretaries Maintenance Director Convenience		
6. Miscellaneous	Car Park New Stand Suya Sport Tea Sport Clean Up Coconut Park		

CHAPTER EIGHT

8.0 DESIGN SERVICES

8.1 ELECTRICITY AND LIGHTING

Power Supply

The main source of power supply to the proposed buildings is from the NEPA MAINS. Due to the fluctuation in power from NEPA, it will also be connected to an alternative power source.

Power outlets sockets in the complex will be provided for the theatre, offices, restaurant and amusement hall; where needed. In areas they are provided, circuit breakers will be installed in order to avoid damage to the entire systems.

Electrical conduits will be run within concrete floor systems and walls for convenient access to floor and ceiling outlets. Light fixtures and wall switches are usually the most visible parts of an electrical system and they will be located for convenience, easy access and in co-ordination with visible surface patterns. Walls plates for these devices will be provided in a good location on the site for the installation of a stand-by generating plant to serve as alternative power supply.

8.2 HEATING, COOLING AND VENTILATION

Mechanical

Proper solar orientation will be ensured to minimize heat gain within the built environment. Nevertheless, for more environmental comfort to be ensured, artificial means of regulating ventilation will be provided.

The environment comfort factors that can be controlled by mechanical means includes: the temperature surrounding air, the mean radiant temperature of surrounding surfaced, the relative humidity, air motion, dust, and odour

There will be need for the installation of air-conditioned unity in the administrative offices, tourist chalet and leisure hall. Fans will also be provided in char let and area were a not sensitive to temperature charge.

There will be a well-equipped mechanical workshop to keep up to the anticipated machines maintenance.

8.3 WATER SUPPLY

The main supply of water is from the state water board. However, adequate underground and over-heated tanks are provided to ensure adequate water storage and wastewater disposal in time of water shortage within the site.

There will be provision for water treatment plant for drinking water and other domestic task within the tourist center.

Waste and surface water are to be channeled into the municipal storm water drainage mains.

8.4 DRAINAGE AND SEWAGE DISPOSAL

Drainage conditions around the proposed site are fair being surrounded on all sides, one of which is very large concrete channel, which collects the bulk of the waste water channeling it to the main drainage.

Easy and natural flow of sewage is owed to the gentle slope of the site.

8.5 REFUSE DISPOSAL

Equipment such as storage containers; metal refuse container and bulk refuse container will be placed at strategic location for effect refuse disposal or collection, from within the environment. These will be later emptied into the wastes control centre where sorting is done for recycling and burning in the incinerator as the case may be.

8.6 ACOUSTICS

Effective control of external noise begins by good site planning, zoning, screening out all access roads control from the source remains the best.

The source of sound or noise within the site is basically human activities, rolling beach and water hammer.

However in summary, good sound control will be taken care of by planting of trees, placing recreational areas away from quiet area, selection and use of acoustics materials for construction and good sound absorbent materials for interior finishing; viz to acoustic ceiling, sound absorbent tiles and surfaces etc.

8.7 FIRE SAFETY

Fire accidents in buildings are always man-made due to errors or negligence. The principle aims of fire precautions is simply to safeguard lives and properties.

This is achieved by:

- i. Reducing fire incidences.
- ii. Controlling fire propagation and spread

- iv. Providing adequate means of escape to occupants of buildings.

The architectural role in the prevention, detection and combat of fire is through appropriate designs, specifications and choice of materials amongst others and this has been greatly underestimated in Nigeria.

The use of fire resistant or high rating materials is one of the best methods to control the spread of fire. Materials such that are inflammable, able to withstand high temperature without disintegrating and low heat conductivity remains the best for to protect a building form devastating fire accident.

In spite of all precautionary measures taken in the design, and construction stages, the risk of fire is not totally eliminated there is a need to there is a need to have in-built fire equipment like fire alarms, smoke detectors and fire fighting equipment to complement the efforts of the mobile fire fighters.

8.8 SECURITY

This proposed project would have its own security measure. Zoning security parameter is only its identification.

The use of security circuit television and monitor will also be employed in monitoring pleasure seekers and workers with expensive but important equipment.

8.9 COMMUNITY

The proposed project will not conflict with the culture and custom of the people rather; it will enhance the culture of the community.

Harmonious planning with the existing buildings and adjoining properties will be ensured.

8.10 MAINTENANCE

Although, the choice of material must satisfy low maintenance cost; still periodic checking will be done to ensure good maintenance culture.

By definition, maintenance is any work undertaken in order to keep, restore, or improved every part of the building to ensure acceptable standard of utility and value of such facility.

Reasons behind Maintenance

1. To ensure the safety of lives and properties on and around the site.
2. To maintain services – lighting air conditionings, fire alarm system and security circuit system.
3. To maintain decorative surfaces and carry out adequate cleaning.
4. To prevent deterioration of the fabric (any material used) of the structure.

Components of Maintenance includes:

Planned maintenance, preventive maintenance corrective maintenance, running maintenance and restoration maintenance.

CHAPTER NINE

GENERAL APPRAISAL, CONCLUSION AND RECOMMENDATIONS

The aesthetics of a resort center is also very important after effective planning and structures. There is a need for a blend in a general form and composition of the whole master plan.

Aesthetics begins with the rightful choice of construction material coupled with the final finishes applies to it. The interior decoration is carefully made to complement the attention catching potential of the exterior.

The external façade of most buildings in the interplay of indentations and projections, which present a play of light and shadow pleasing to behold. On the whole, the buildings have achieved invitation in their physical compositions and severity in their psychological effect on the users where answer the invitation as presented by the external facades.

9.11 EXTERNAL WORK AND LANDSCAPING.

External work for this proposed project called for special attention and came to detailing. This is because the interior of each unit should be insulated from external noise and should also be protected from dust, pollutants, insects and fungi.

Car parks are to be kept away from accommodation units, indoor sporting hall, and theatre to keep away automobile fumes that may otherwise infiltrate into the interior.

Any environmental condition that irritates any fire senses should avoid in the external works and landscaping of the proposed project to allow for effective, dynamic and functional resort centre.

Trees particularly good specimen will be preserved to compliment the environment.

9.1.2 ROOF SCAPE

Adequate considerations were given to the scaping in order to respect the goal and principles of this design. With this, the design will be able to achieve its success co-ordination to give the entire design a good roof scape

9.3.1 GENERAL APPRAISAL

The proposed Badagry Resort centre was designed to be like being enwrapped in a pleasurable cocoon, a self contained little world where life's unpleasant realities are forgotten. The designer has used his unfailing sense of functionality and aesthetic in the planning of space within the site. The first impression is a landscape of soft green meadow, with the frame of tall trees, and tarred road ended with wild and cultural flowers. The air is scented with wild ear ender and the only sound is the song of the birds. The car part to the left with trimmed hedges protected by concrete kerbs, the helipad for privileged rich visitors.

The first structure that ushers pleasure seekers is the elegant looking gate and ticketing house. The pronouns parallel horizontality of windows of the administrative building offers a paranomic view of the country and Badargy beach by the right immediately after the gatehouse.

Charters room and suite, eclectic and elegantly mix, suggests a world where the visitors can find a privacy not always accessible in the flow and pressures of daily lives. The interiors have creeping plants, which brings nature close to the visitors. All this alone is a powerful incentive to return, but so is the tranquility of the setting, which is strongly conducive to relaxation.

The indoor sport hall housed variety of indoor sports ranging from snookers, table tennis, gymnasium, squash, judo and leisure pool which are good physical meliu to computer games which is also a mental meliu against stress.

Further down the road in the site, to the left is a sophisticated magnificent structure of the Restaurant and casino complex. The concept of the architectural form is from the analogical concept of the cone African thatch roof hut.

This magnificent structure form an integral part of the site, built partly into the foot of the Oologe lagoon and surrounded by landscape of tall trees.

The cultural center and African museum are found very close to the restaurant.

A building on site appear to from the site and along the shape of the site with the minimum damage to the site, they are harmonized with surroundings, that nature might be made manifest.

9.4 CONCLUSIONS AND RECOMMENDATION

CONCLUSION

A successful implementation of this project will integrate into a whole the diverse resort and leisure opportunities that are presently being operated in isolation within Lagos state and its environs. It will ensure an accomplished resort that will constitute a major point of attraction and relaxation, a tourist enclave, as well as a social/ entertainment center. Bearing in mind the growing global interest attached to this aspect of industry, tourism and its observed quick financial returns and

foreign tourism balance, the utilization the of a naturally endowed area like Badagry, justifies the project and there is no doubt, it will remain variable when accomplished.

Proximity to international boarder is also one of the justification which will ensure invisible trades; tourism. It will therefore bring inflow of liquid cash: money into the state, which will be used to support the economy.

This project will create job opportunities to the eligible youth and alleviate poverty within the state.

RECOMMENDATION

As a matter of urgency, the Lagos state government should show adequate commitment. In developing tourist centre in the commercial and industrial state of Nigeria. In order to develop tourist center in Badagry, I would like to propose to the state government to set a body comprising of able and notable indigenes of Badagry residing home and abroad, and many others who would not only be proud of getting it on focus but who be able to assist the state government in the area of finance and they would be saddled with responsibility of maintaining all the facilities with a high sense of commitment.

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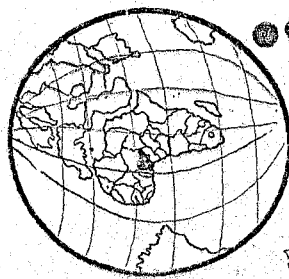
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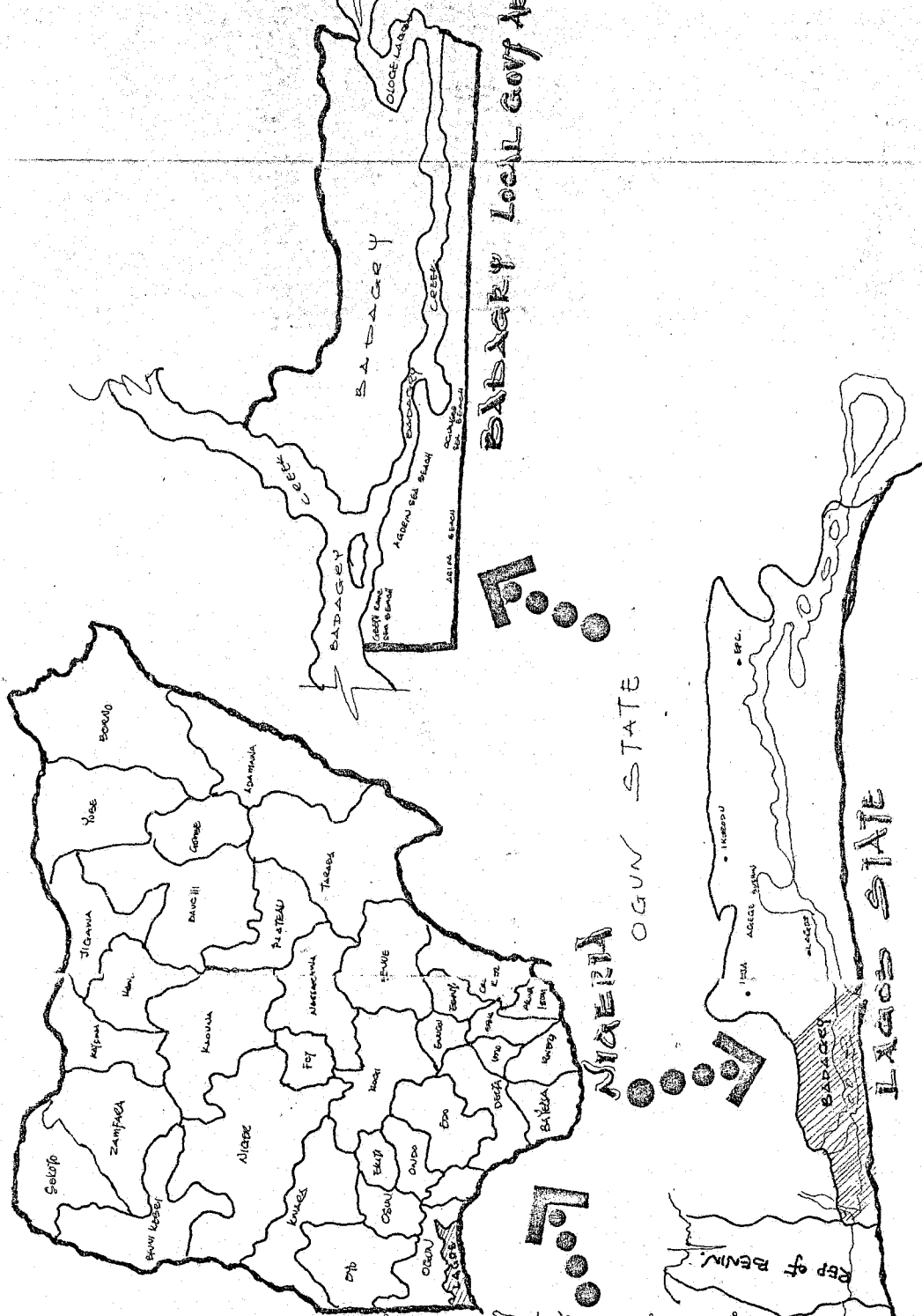
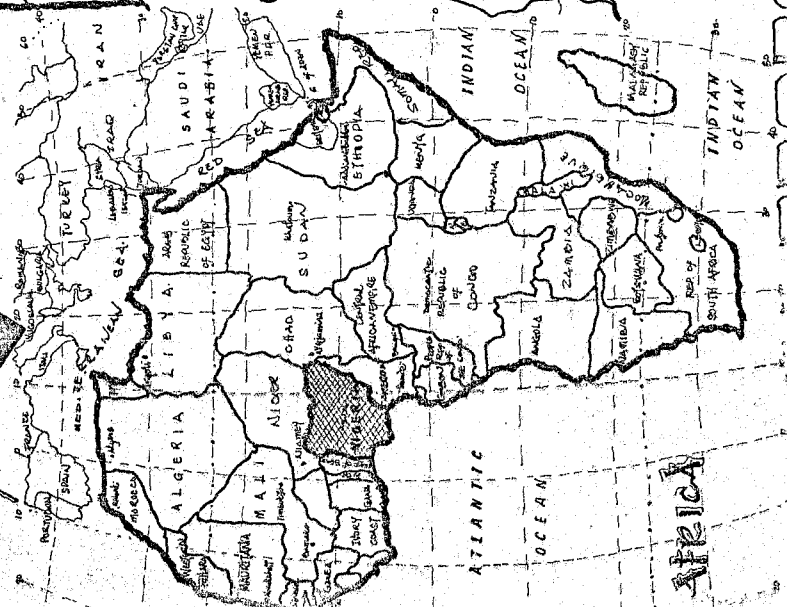
Master Plans

- Badagry land use map - Lagos State publicity Corporation
- Badagry Street map - Lagos State publicity Corporation
- Seychelles Mahe Millennium 2000 Tourism map. - Seychelles's Tourism Board.

LOCATION MAP



WORLD



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NIGERIA

...

AFRICA

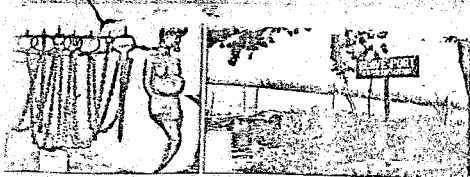
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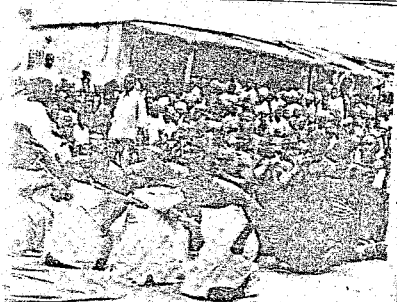
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ADAGRY CRADLE AND CANTERBURY OF CHRISTIANITY IN NIGERIA



VEGETATION

THE NATURAL VEGETATIVE COVER OF THE SITE IS SWAMP FOREST. PALM TREES AND COCONUT TREES ADORN THE SITE. GRASS PATCH IS NOTICED AROUND.

SOUTH WEST MONSOON

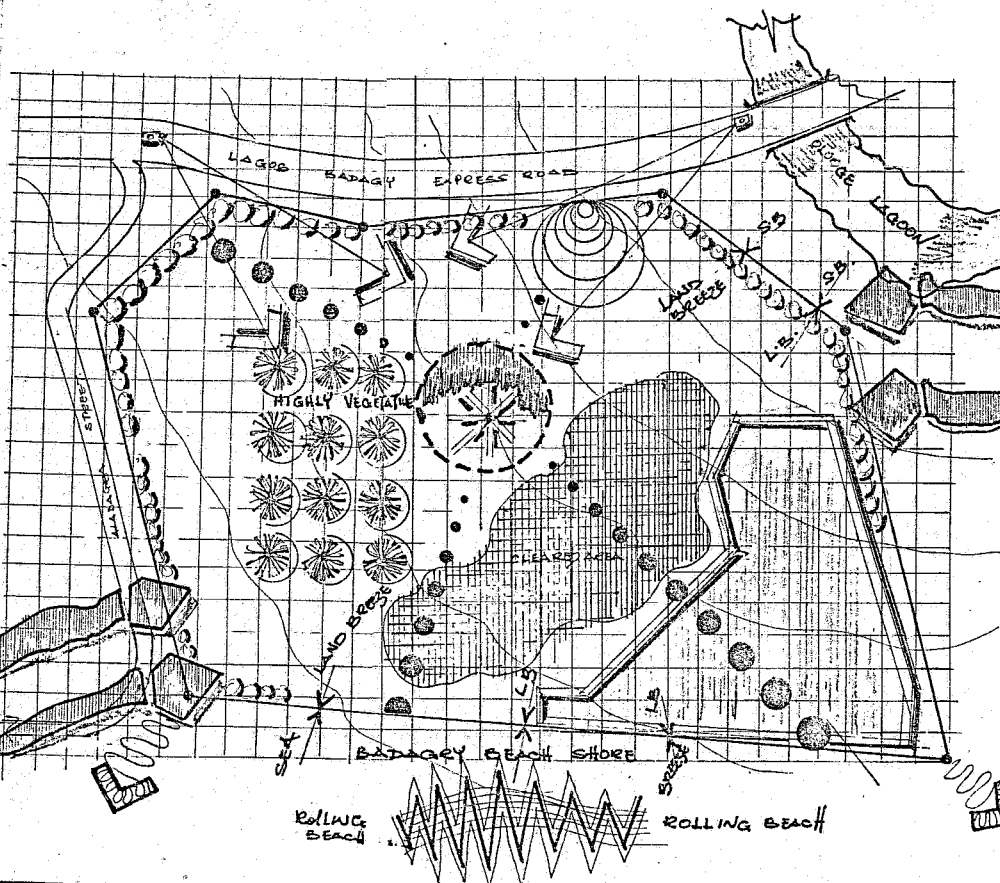
SOUTH-WEST MONSOON IS CHARACTERIZED BY WARMTH, HIGH HUMIDITY AND RAIN DURING THE MONTHS OF MAY - OCT.

TOPOGRAPHY

THE PROPOSED SITE FOR THE PROJECT IS RELATIVELY FLAT, THOUGH IT SLOPED SLIGHTLY TOWARD THE 20M LEFT OF WAY. IT ALLOWS EASY, NATURAL DRAIN OF RAIN WATER INTO THE WATER BODIES AROUND.

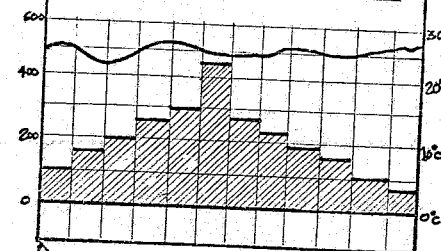
LOCATION

BADAGRY-LAGOS, NIGERIA IS ON LAT $6^{\circ}25'N$ AND LONG $2^{\circ}52'E$. THE SITE IS LOCATED IN BADAGRY ALONG LAGOS-BADAGRY EXPRESS ROAD ABOUT 42KM AWAY FROM NIGERIA-BENIN INTERNATIONAL BORDER.



CLIMATIC GRAPH

BADAGRY-LAGOS STATE NIGERIA



NORTH EAST TRADE WIND

NORTH-EAST TRADE WIND IS CHARACTERIZED BY COOL AND DUST KNOWN AS HARMATTAN OCCURS BTW NOV-MAR.

ATTRACTIVE

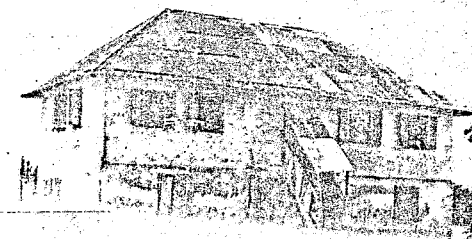
- BADAGRY BEACH
- FIRST STORY BUILDING
- SLAVE RELIC CENTRE
- SLAVE PORT
- LAGOS STATE UNIVERSITY
- LAGOS STATE COLLEGE OF EDUCATION
- ASCON
- INTERNATIONAL MARKET
- AIR FIELD
- BAG AND SHOE VILLAGE

GEOLOGY

- RELATIVELY SANDY
- BADAGRY BEACH
- ANIMAL SHELLS ON-SHORE
- SEDIMENTARY OF COPE

PROBLEMS

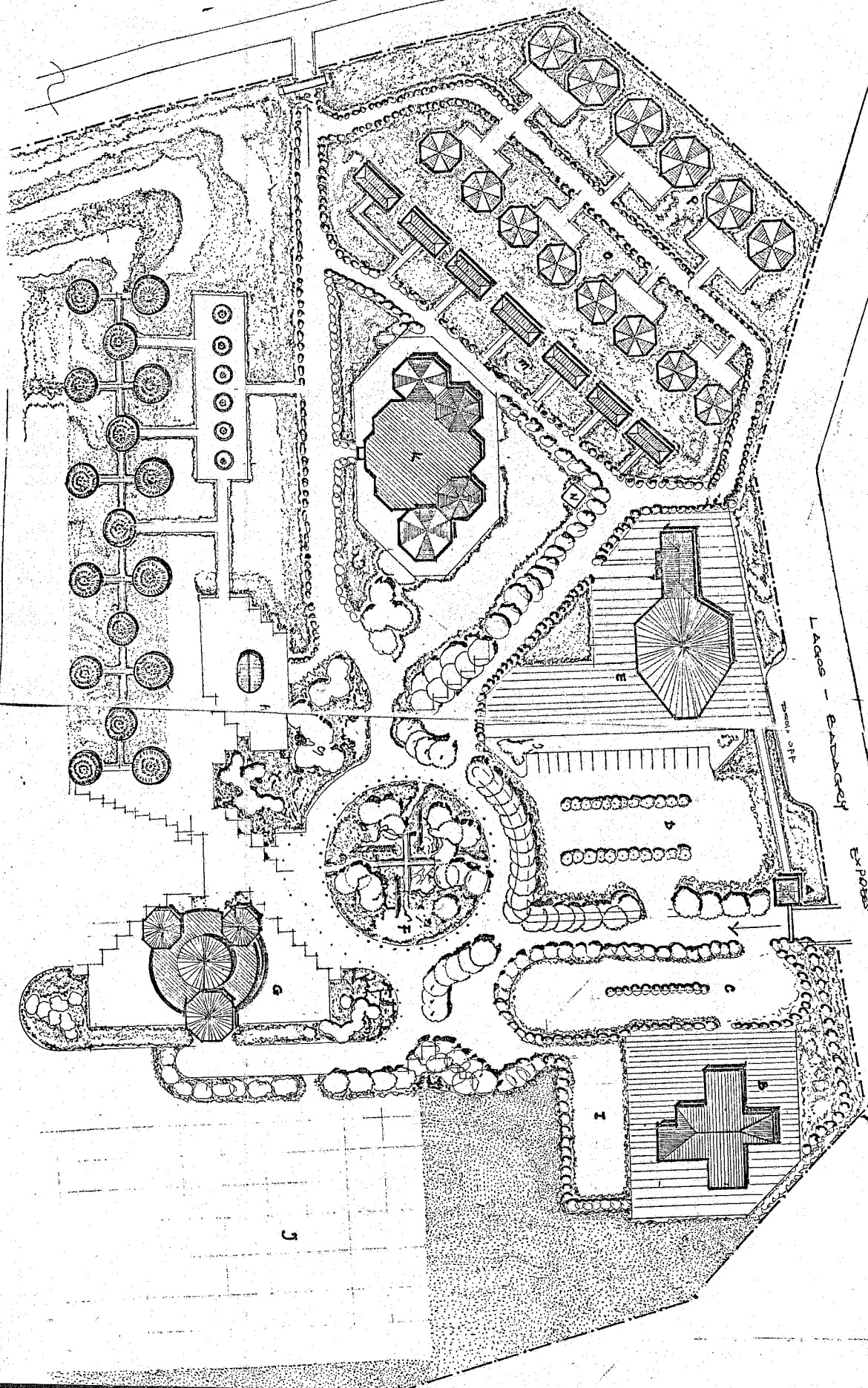
- VEHICULAR NOISE
- BEACH NOISE
- SEA BREEZE
- OCEAN SURGE

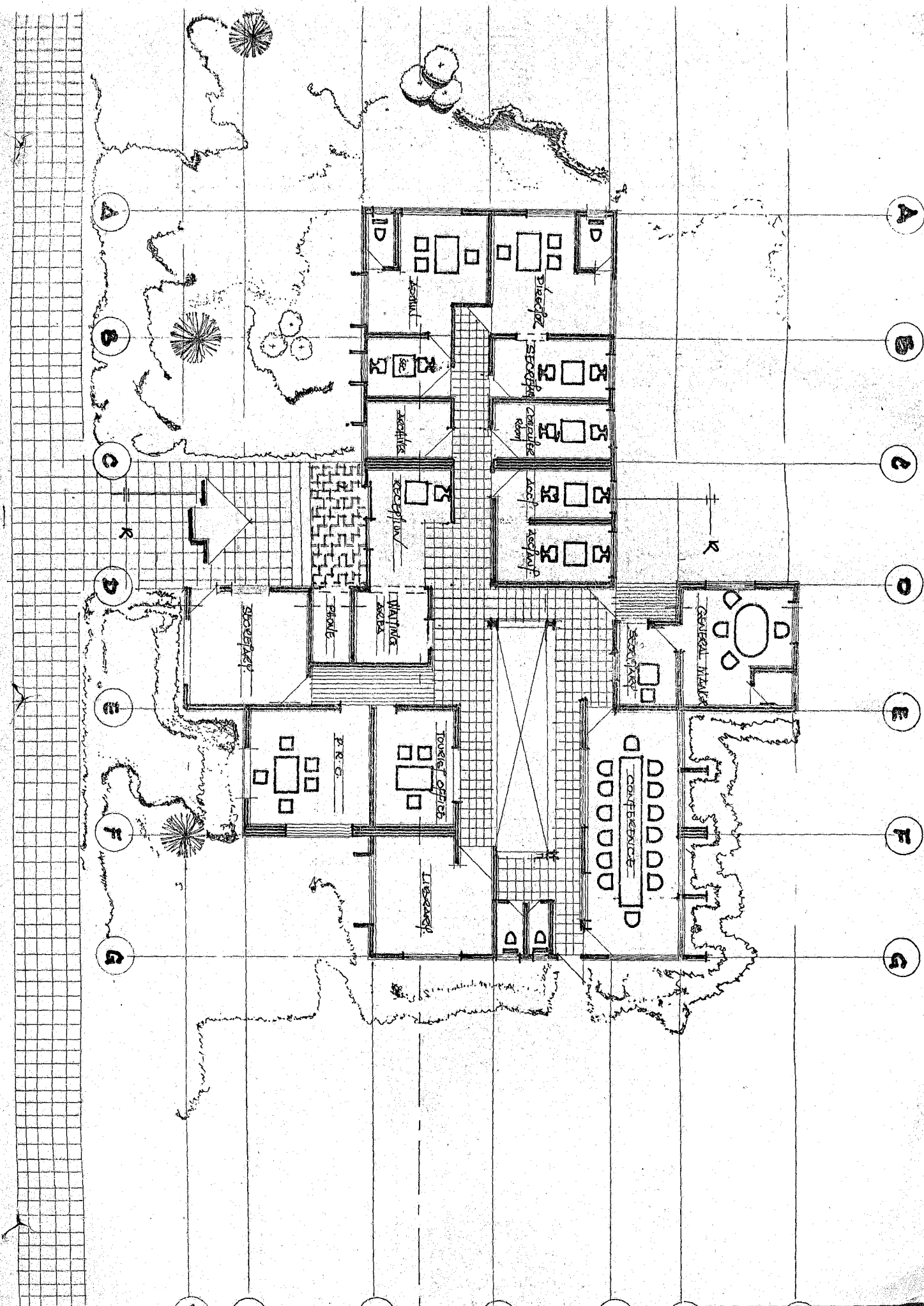


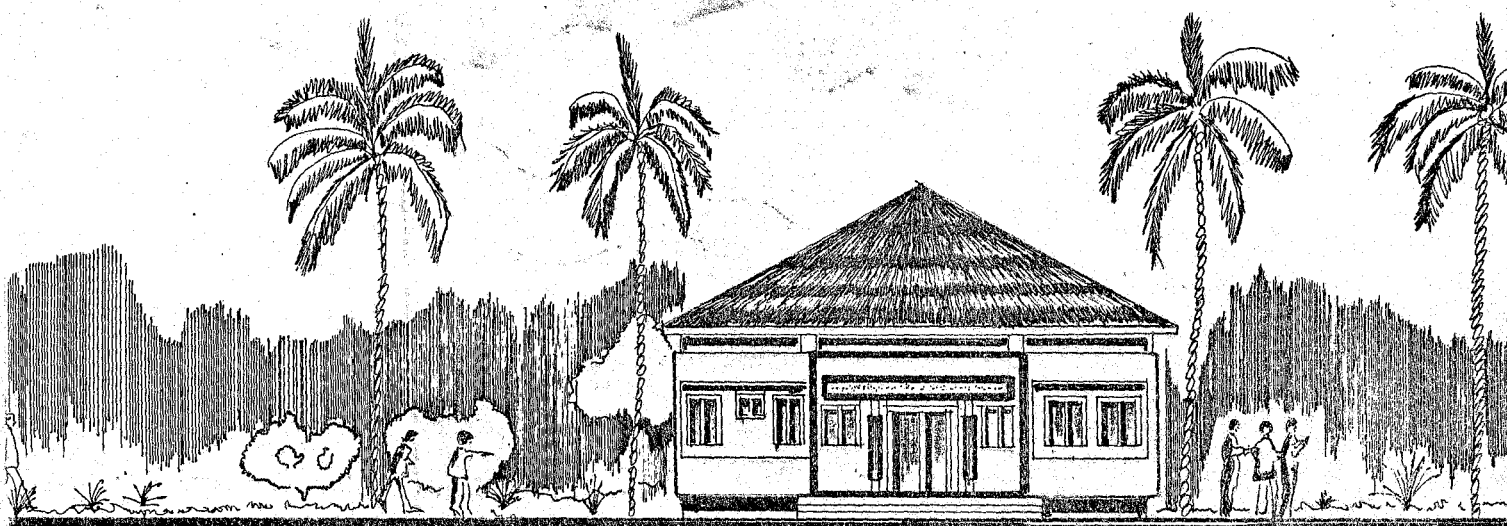
SITE PLAN

1:2500

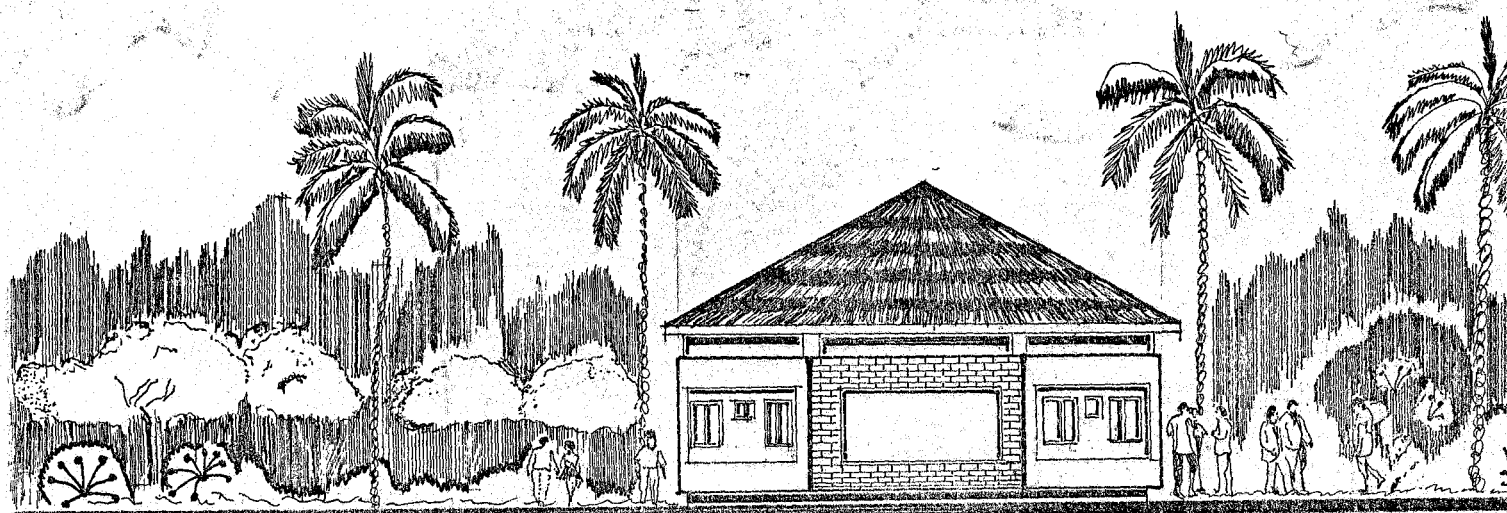
LAGE - EADGARY
EXPRESS ROAD





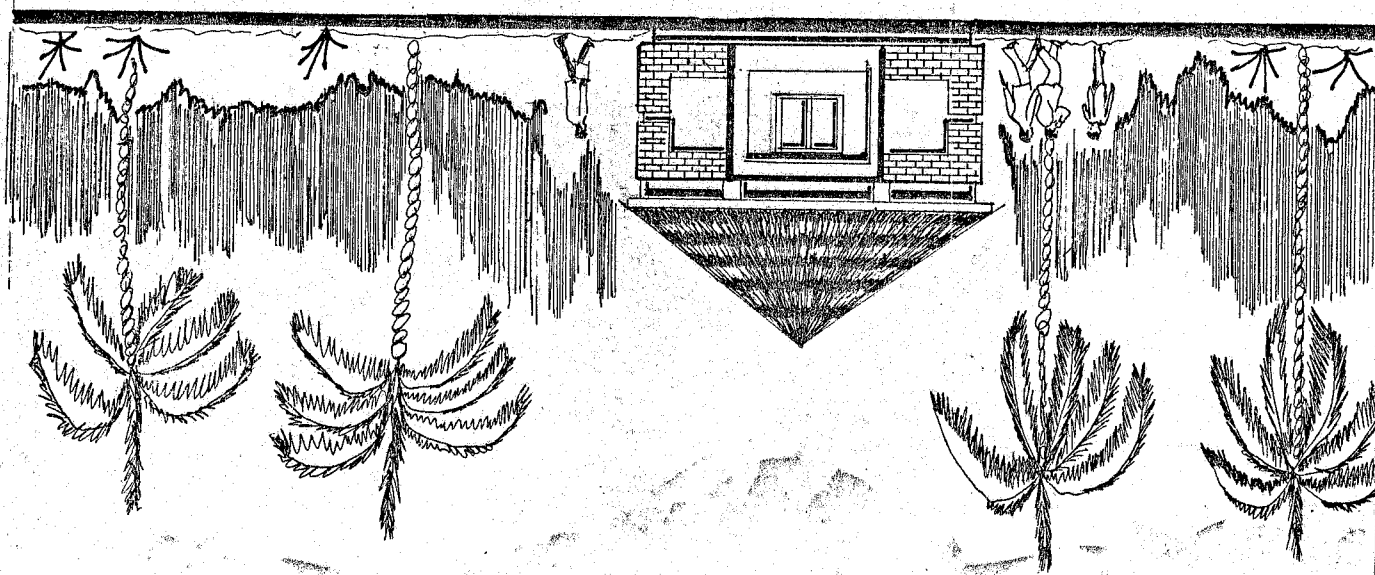



FRONT ELEVATION

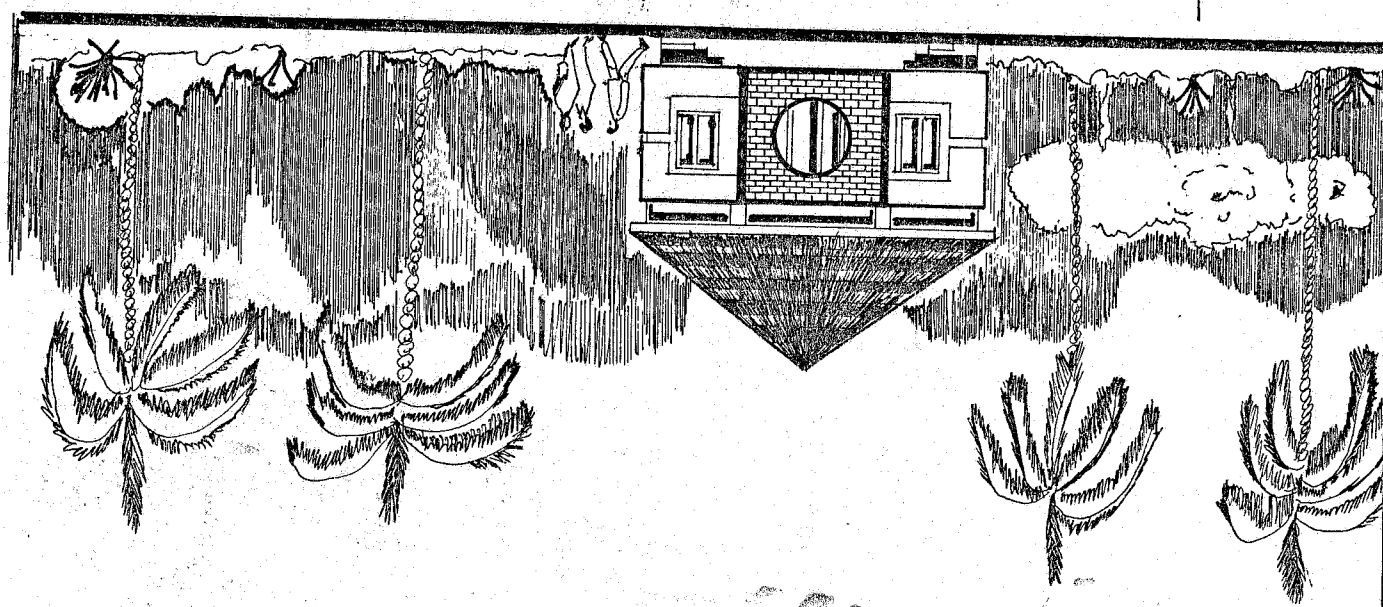



TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

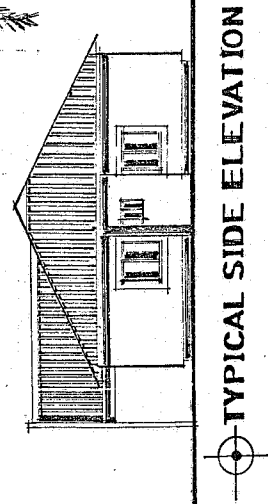
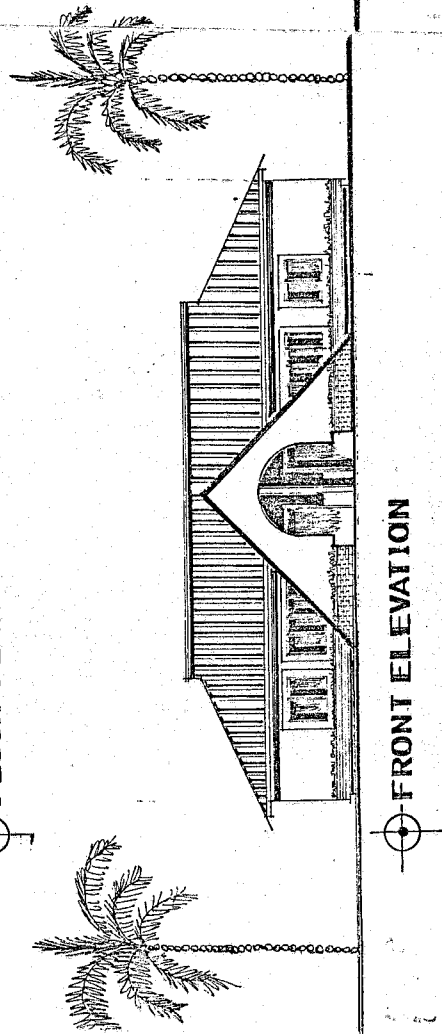
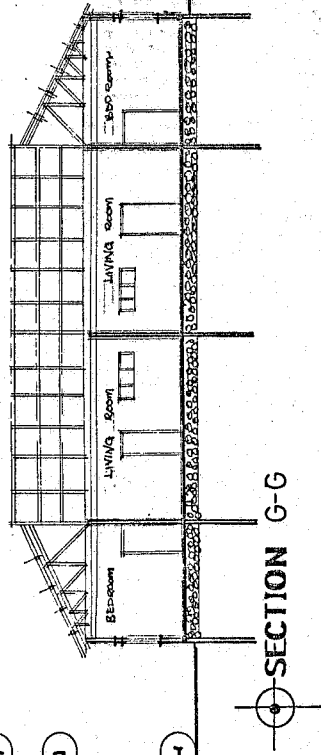
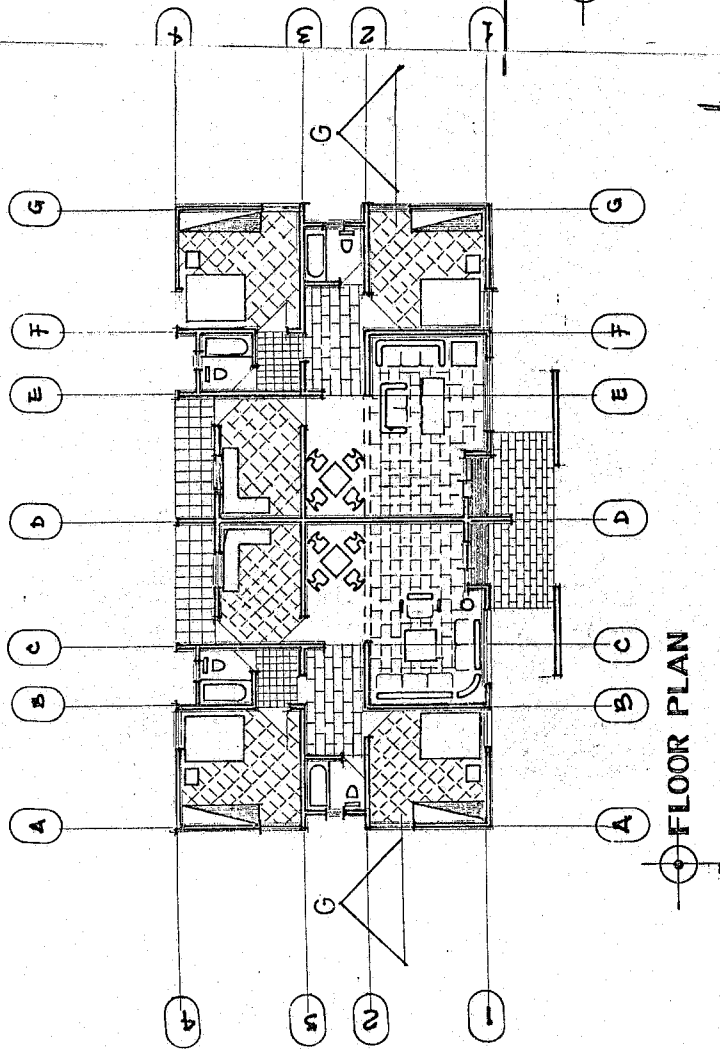


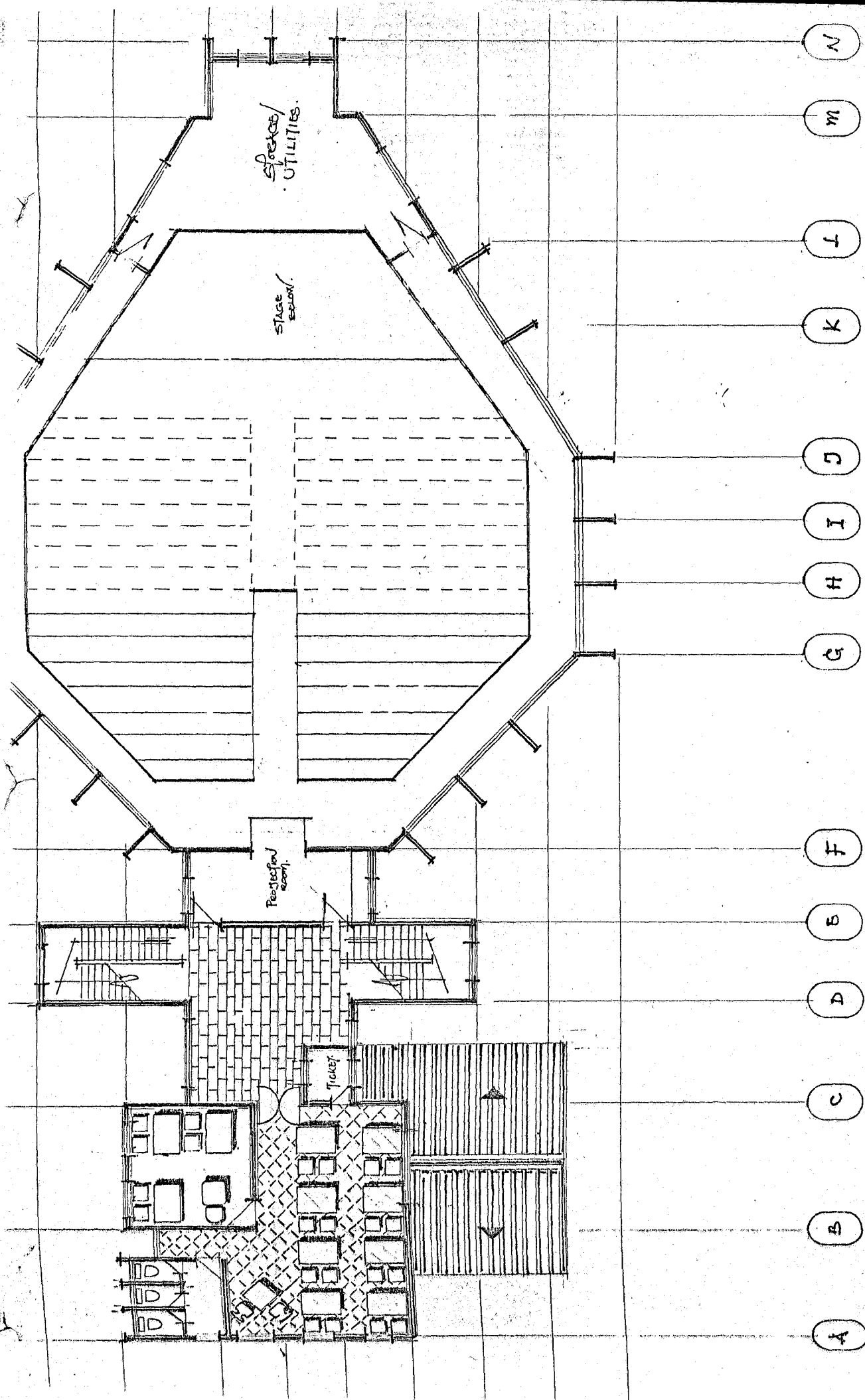
FRONT ELEVATION



REPORT CHARLEY :-

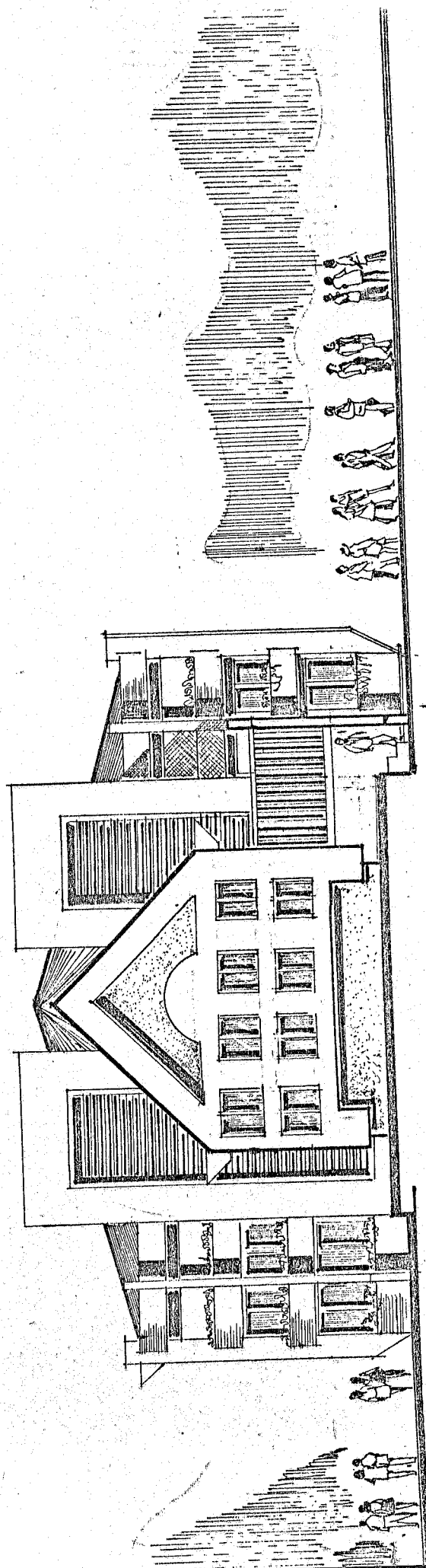
ALTERNATIVE B.





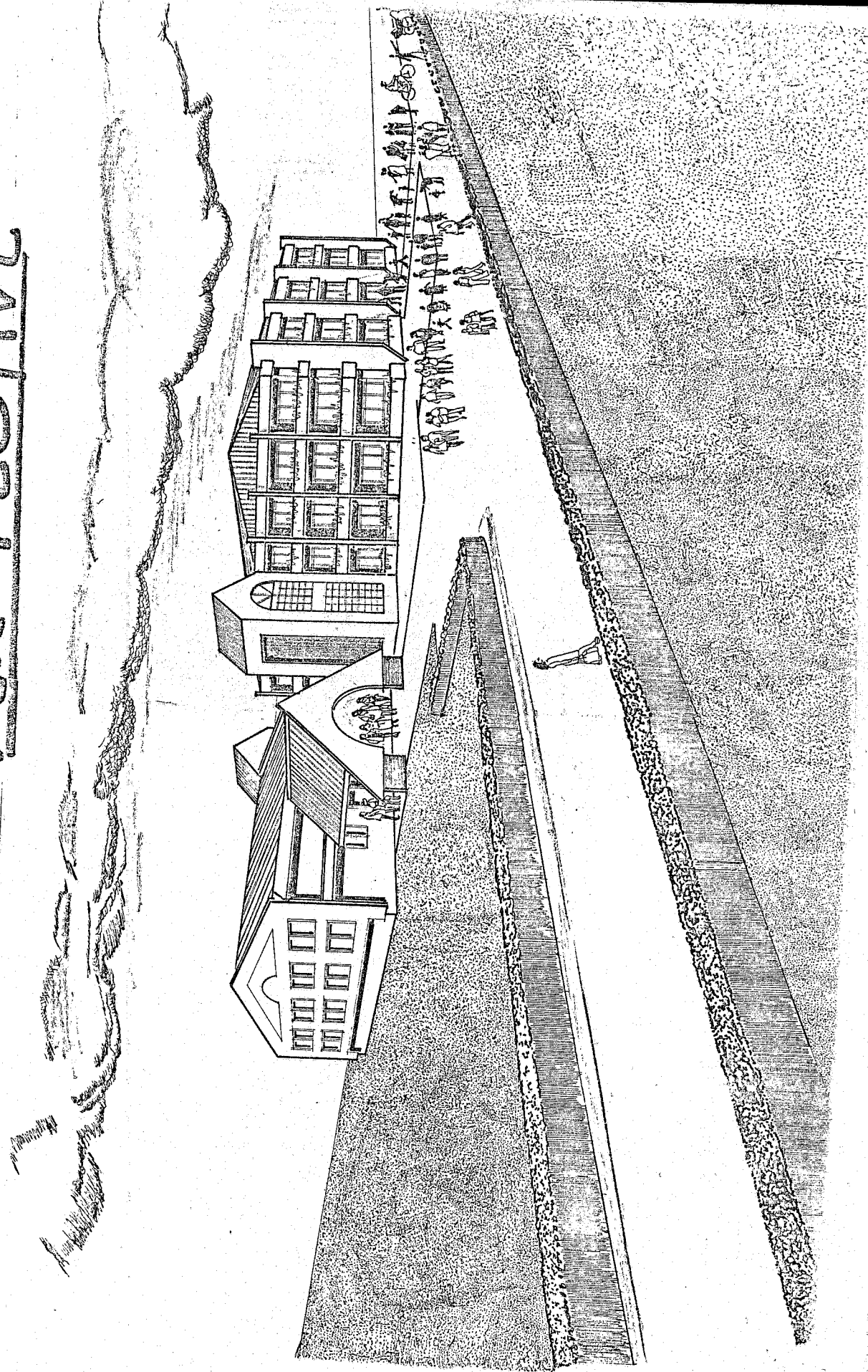
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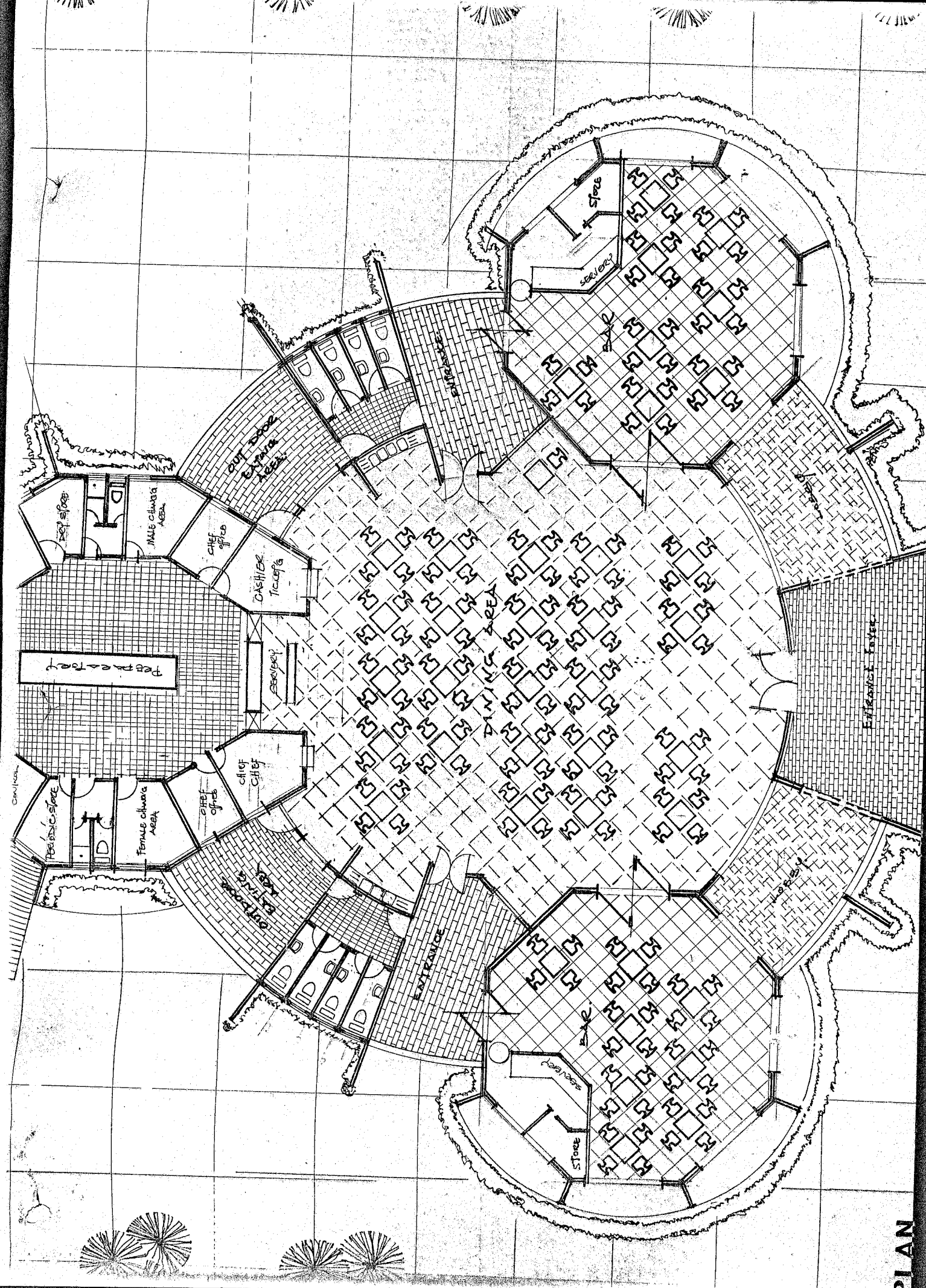
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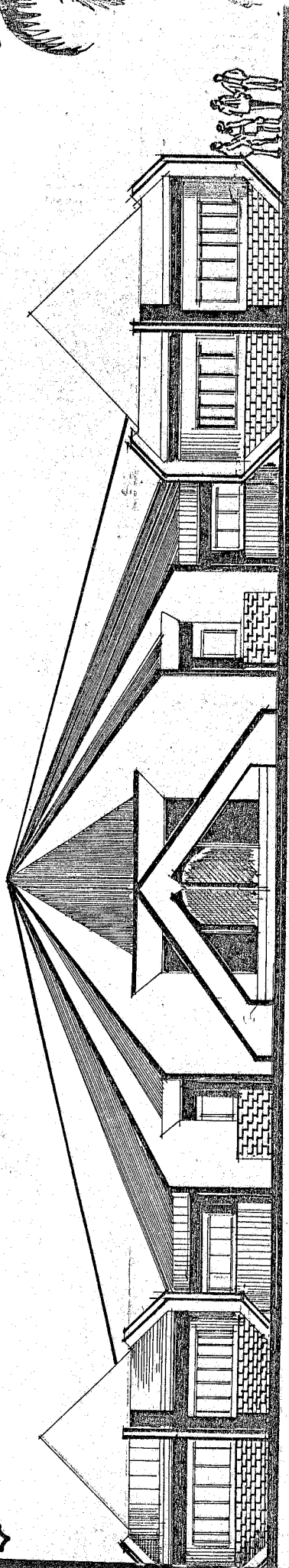


ROYAL FOREST CENTRAL WITH EMPHASIS ON TOURISM DEVELOPMENT

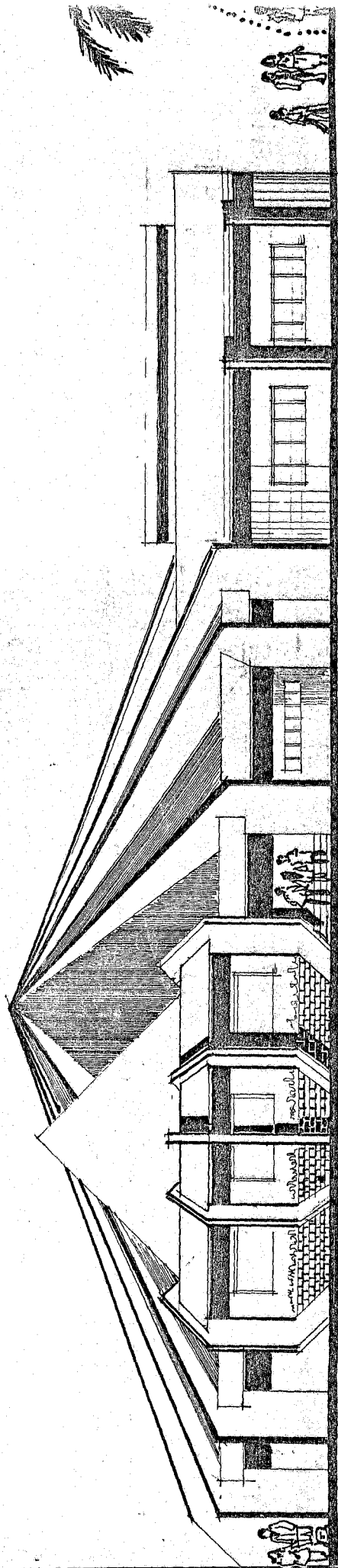
PERSPECTIVE







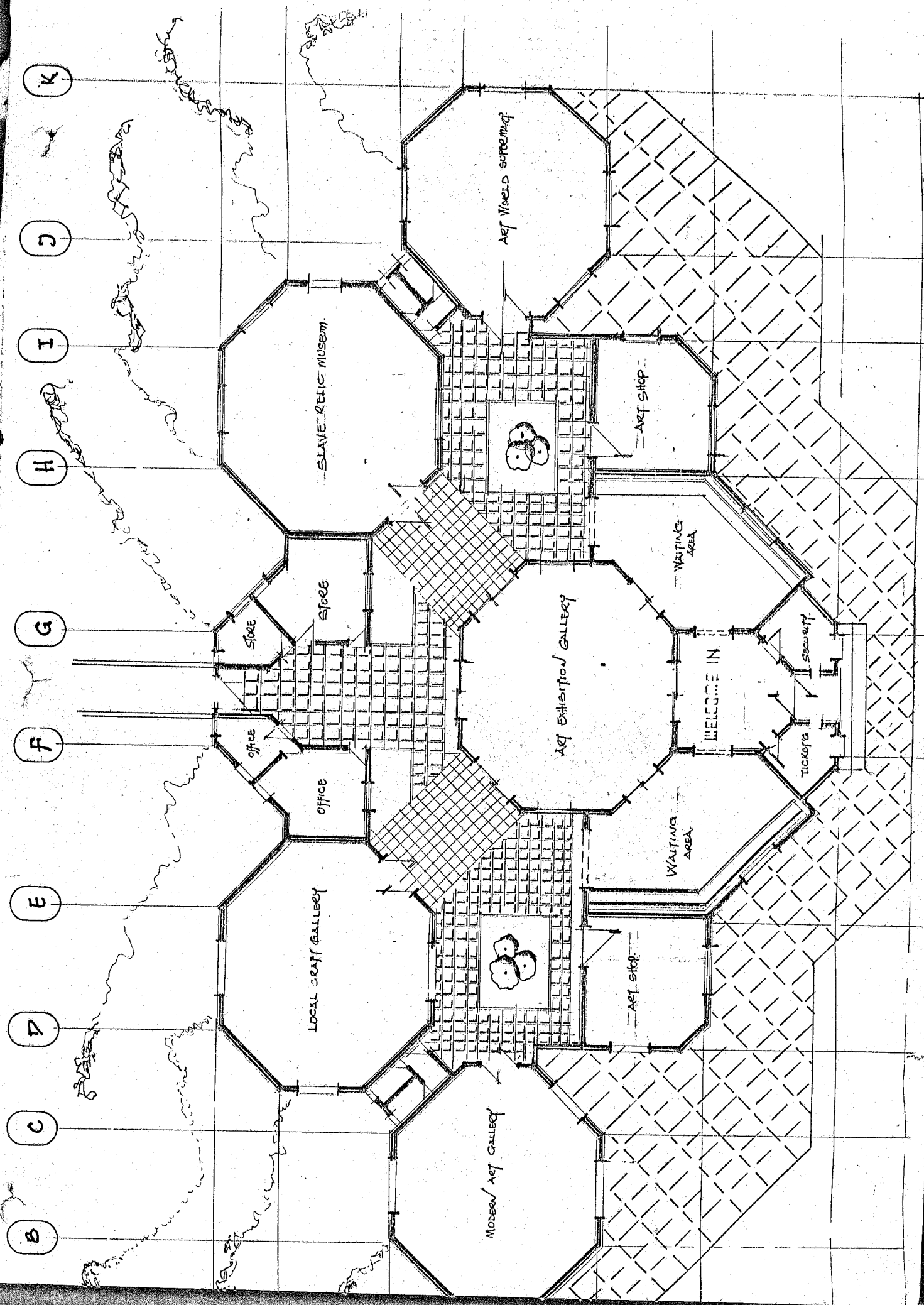
ONT ELEVATION

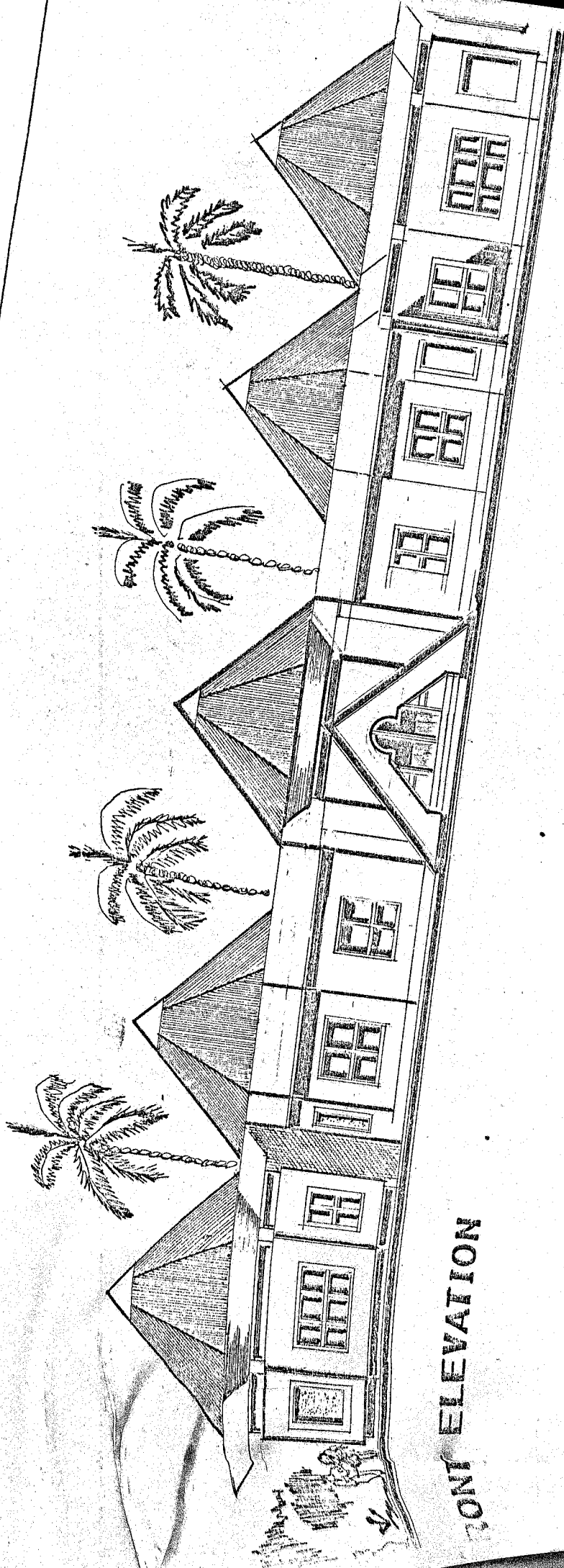


SIDE ELEVATION

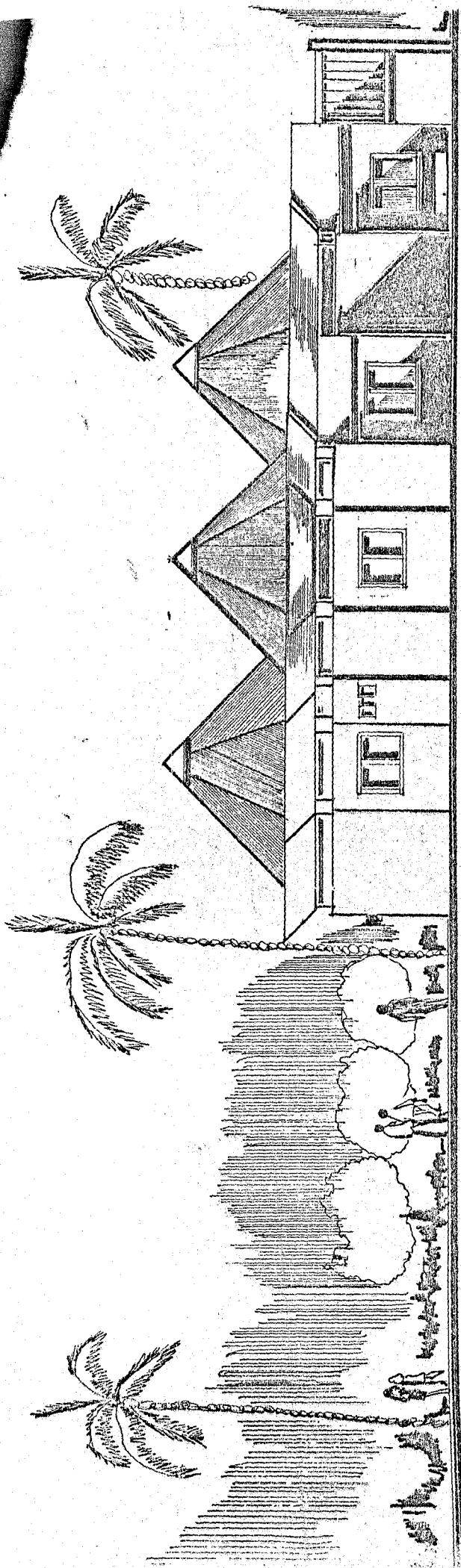
ROYAL FORT
WITH EMPHASIS ON TOURIST DEVELOPMENT

B C D E F G H I J K





FRONT ELEVATION



⊙ TYPICAL SIDE ELEVATION

SIGN PROPOSAL FOR
BADAGRY RESORT
 WITH EMPHASIS ON THE