# A TOURIST RESORT FOR ABEOKUTA - OLUMO ROCK DEVELOPMENT SCHEME: ARCHITECTURE AS AN EXTENTION OF LANDSCAPE

**BY**

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## DECLARATION

I, Ladipo, Layiwola, of the Department of Architecture, Faculty of Environmental Design, Ahmadu Bello University, Zaria hereby declare that this thesis work, in its entirety, has been a personal academic exercise executed under the supervision of my mentor, Mr. S. J. Tulpule of the Department of Architecture, Ahmadu Bello University, Zaria and has not been presented either wholly or partly for any degree elsewhere before.

All sources of information have been duly acknowledged.

15/11/88

LADIPO, L.

## C E R T I F I C A T I O N

This thesis entitled A TOURIST RESORT FOR ABEOKUTA, OLUMO ROCK DEVELOPMENT SCHEME: ARCHITECTURE AS AN EXTENSION OF LANDSCAPE by LADIPO, LAYIWOLA meets the regulations governing the award of the degree of MASTER OF SCIENCE IN ARCHITECTURE (M.Sc. ARCH.) of Ahmadu Bello University, Zaria, and is approved for its contribution to knowledge and literary presentation.

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## D E D I C A T I O N

This thesis is dedicated to:

You, Mum and Dad, for your love and guidance and for all you have done to make this a reality.

## ACKNOWLEDGEMENT

The resolution of contemporary design problems and indeed the problems of life simply lies beyond the intuitive compass of a single individual.

In this regard, I must acknowledge the precious help of my mentor Mr. S. S. Tulpule who by the transmittance of architectural knowledge ideas, advice and constructive critism have aided considerably, the success of this work. I must mention here that his kindness and interest in the work have continously spurred me forward.

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## INSPIRATION

Do not be afraid: either of your ideas, no matter how wild - or of the ideas of others, no matter how disturbing. Fear is the motive power of all intolerance, while no truly tolerant man can ever be afraid, and the artist must be uncompromisingly tolerant.

As a corollary to this, live dangerously. The mountain climber is only rewarded by the summit after having risked his life many times during the climb..... close your eyes to ads and magazines: don't ever forget that your work may make the magazines, but that the magazines will never make your work and may well destroy the faith you have in yourself.

Flout the rules as often as you can in a masterly way. Recipes are for poor cooks. Great chefs make them. The canvas of rules and codes that you have had to learn must be transgressed with vision for any art to be born.

## QUOTATIONS

Architecture should begin at the beginning, and should use those elements which are capable of affecting our senses, and of rewarding the desire of our eyes, and should dispose them in such a way that the site of them affects us immediately by their delicacy or their brutality, their not or their serenity, their indifference or their interest; these elements are plastic elements, forms which our eyes see clearly and which our mind can measure. These forms elementary or subtle, tractable or brutal, work psychologically upon our senses (sphere, cube, cylinder, horizontal, vertical, oblique etc) and excite them. Being move, we are able to get beyond the cruder sensations, certain relationships are thus born which work upon our perceptions and put us in a state of satisfaction, in which man can employ fully his gift of memory, of analysis, of reasoning and of creation.

Le Corbusier.

"That the architectural art to be of contemporary immediate value must be plastic; all senseless conventional rigidity must be taken out of it; it must intelligently serve - it must not suppress.

- L. H. Sullivan

Life is a hospital where each patient is dying to change beds. One of them would like to suffer in front of the heater; another thinks he could get better next to the window.

It seems to me I could always be better off where I'm not, and this question of moving is one of those I discuss incessantly with my soul. "Tell me, my soul, poor chilled soul, what would you think of going to live in Libson? It must be warm there, and you would be renewed, happy as a lizard. The city is near the water; they say its built of marble and that the people there have such a hatred of vegetation, they rip out all the trees. Here is a country to your taste; a landscape of light and mineral, and liquid to reflect them".

My soul does not answer "since you love to relax so much, watching the spectacle of movement, do you want to live in Holland, that beautifying land. Perhaps you would be amused in this country whose image you have so often admired in museums. What would you think of Rotterdom, you who love forests of masts and ships anchored at the steps of houses?" My soul remains mute.

"Batavia, would it be more amenable? We would find there, besides, the spirit of Europe married to tropical beauty".

Not a word my soul. Could it be dead?

"Have you then come to the point of such topor, paralysis, that you are not happy except in your pain? If it is so, let us

flee towards countries that are analogous to Death. I have it poor soul! We shall pack our trunks for Torneo, the North Swedem. Let's go further still, to the extreme end of the Baltic; still further than life, if this is possible, let's install ourselves at the pole, there the sun grazes the earth obliquely and the slow alternatives of light and night suppress variety and augment monotony, this half of nothingness. There we could take long baths of shadow, while, to give us diversion, the aurora borealis would send us from time to time their pink sheaves, like reflections of fireworks from hell.

Finally, my soul explodes, and wisely cries to me, "Anywhere! Anywhere! Only let it be out of this world.

- Charles Baudelaire.

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## I N T R O D U C T I O N

Tourism is a very broad and fascinating phenomenon covering a vast range of ideas and issues concerning the leisured society at play.

A neat and precise definition of tourism is difficult as it is by nature a very complex, multi-faceted phenomenon. Tourism may be defined as the loosely inter-related amalgam of industries which arise from the movement of people, and their stay in various destinations outside their home area.[1] It is a mass migration stimulated by social, economic, artistic and religious motives. It represents various forms of short-term movement of people to a place other than that in which they normally live and work and their activities during their stay.

The person who familiarizes himself with tourism is immediately struck by a curious paradox. Tourism is a huge multinational enterprise which is of central importance to the economies of many countries and yet it has generated few detailed research studies. This may be as a result of the conceptions about play and work in western societies. Protestant cultural prescriptions have established that the value of hard work is a spiritual or noble cause for humanity. This belief has greatly devalued play and leisure as cultural pursuits. This may be the reason for the lack of research interest on tourism. Huizing (1938) claimed that:

> "For the adult and responsible human being, play is a function which he could equally well leave alone. Play is superfluous. The need for it is only urgent to the extent that the enjoyment of it makes a need. Play can be differed or suspended at any time. It is never imposed by physical necessity or moral duty. It is never a task....."

Furthermore, since tourism is inextricably linked with capitalism, any research on it will generate criticism from concerned left-wing forces, as it will be seen as aiding the exploitation of people and degrading the environment. It is thus astonishing that the world's biggest industry cannot boast of more than a handful of books and journal articles each year.

However, tourism is now a revolutionary social expression. Ever since the paid annual vacation has spread to all working classes, ever since great masses of people have acquired the desire to see and touch great monuments of past civilization, ever since the industrial revolution, tourism has taken a new turn leading to what we have today.

International tourism, today, is the largest single item of foreign trade. The last two decades witnessed a phenomenal growth in world tourism. Tourist experts have established that the growth of international tourism is 11 percent and that of domestic tourism is 5 percent per annum. Prospects for the future expansion of the world's tourist industry, in the long term, seems almost limitless. We are now faced with an immense change which requires correct architectural and city planning expressions, the countries which will not be able to face the new realities of tourism with new solutions will be left out

of international competition.

Tourism, despite its potential as a much needed revenue earner has remained a lip-service industry in Nigeria. After so much noise, it has not been lifted above the level of mere enthusiasm.

Nigeria, the largest black nation in Africa is a heterogeneous nation blessed with rich and diversed culture. Their social life style embrace a lot of activities like festivals featuring traditional dances, music, folklore, masquerades etc. These could be developed as attractions for the tourists. Our tropical climate puts us next to nature. We are essentially outdoor people. It is therefore sheer idiocy to wring our hands helplessly and lament the poor state of tourism in our motherland, which is so blessed with all the natural complexes endowned with favourable conditions needed by a tourist industry to flourish.[2] With 44 potential game reserves, 17 major waterfalls, 13 beach areas, 45 lakes and inverine resorts, 22 hills and mountain areas, several warm and cold springs, Nigeria stands a chance of benefitting immensely from a well developed tourist industry.[3]

The role of tourism is a revenue generator, ready-made solution to balance of payment difficulties, creator of employment opportunities, training of skilled personels etc is still valid and will prove its validity as tourist experts have assertained that Nigeria stands a chance of earning ₦53 billion in next 16 years.

It is an irony of fate that many politicians, architects, technicians and spiritually immature men from all social classes for so many years have inundated our land with ugly works. Whenever newly arising needs are to be sheltered, it is done in a hasty, haphazard and ugly way, compelling men to live devoid of the fundamentals conducive to a sense of enjoyment of life. It is a cause for grief and despair to see how the land is disfigured, how our monuments, our beautiful landscape and historical heritage are not respected and protected. How can we then offer hospitality to tourists who come here for its natural beauties. How can they enjoy their vacation if we force them to live in ugliness, chaos and aesthetic barbarism?

We may become deserted and down cast, with our landscape stripped of its soul and beauty and with our monuments disfigured. We shall remain poorer than ever, without bread and water.

Therefore, the need for the development of our tourist industry cannot be overemphasized. It is time we made up our minds, to work "for what is common and what is important, to work for the essence of things so that the treasures of our mind will reflect upon our work, making it stand like a self-contained world precise, rich and deep".[4]

It is in this regard that a detailed research is carried out on tourism in view of guiding the development of Olumo rock as a model tourist resort in order to awaken and stimulate a

national tourism awarmeess and to preserve our precious (but depleting) natural and cultural environment.

Olumo rock is a sacred and historic monument which provided refuge and fortress to the Egbas during incessant inter-tribal wars in Yorubaland in the nineteen century. It marked the focal point of the 'promised land' of a people once incessantly perocecuted and torn apart by the ravages of war. Olumo rock is to the Egbas what Nile is to the Egyptians.

The importance of the rock can then not be over emphacized. But like most of the other historic landmarks in Nigeria, Olumo rock stands the danger of beign forgotten and cast aside. This prompted a proposal to develop one place as a tourist resort to bring it back, once again, to its (almost forgotten) glory.

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# C H A P T E R  O N E

## TOURISM (A BACKGROUND CONSIDERATION)

### 1.1: The meaning of Tourism

The broad nature of tourism has attracted slightly different definitions culled from the particular area of emphasis. Tourism is a phenomenon concerned with the leisured society at play. Tourism could be defined from both conceptual and technical perspectives.

#### Concentual Definition:

Conceptually, according to Professors Hunziker and Krapt "Tourism is the sum total of the phenomenon and relationships arising from the travel of non-residents in so far as they do not lead to permanent residence and are not connected with any earning activity."[1]

The above definition was later adopted by the International Association of Scientific Experts on Tourism. (IASET).

Over the years, this basic concept of tourism has been broadened to include various forms of business and vocational travels. A United National conference on travel and tourism held in Rome in 1963 proposed that tourism denotes temporary visits of at least 24 hours duration to the country visited. The purpose of the journey should be connected with leisure (including recreation, holiday, health, study, sports and religion) or business, family

visits and conferences.

The Rome conference also defined the term visitor and excurtionist.

V i s i t o r

A person visiting a country other than that in which he has his usual place of residence for a reason other than following an occupation renumerated from within the country visited.

Excurtionist:

A temporary visitor staying less than 24 hours in the country visited.

These definitions were approved by the United Nations Statistical Commission and are now widely used for the establishment of official statistics of tourism.

It is apparent, from these definitions, that a great variety of travellers are being falsely labelled as "tourists", but in order to put the records straight, it should be noted that tourism is basically linked with some form of travel but not all forms of travels denote tourism.

The temporary, short-term nature of tourism clearly distinguishes it from migration, which is a long-term movement of people from their country with a view of taking up a permanent residence in the country visited.

Technical Definition:

This refers to the particular purpose (motivation) of visit. The technical definition clearifies issues on the categories of travel which are included in a particular purpose of travel from those not included. It also defines the time element, that is, the length of stay at a particular destination and the total length of stay away from home. Thus, a time duration less than the postulated minimum of 24 hours erases any idea of tourism. This technical definition, also determines whether particular activity occuring for a particular purpose of visit may be regarded as tourism related or not.

Tourism and recreation are ways of using leisure. Leisure is the time available to the individual when the disciplines of work, sleep and other basic needs have been met.[2] Recreation refers to any activity taken up during leisure time other than those in which people are normally "highly committed". These 'highly committed" activities include over time, secondary work, child care, home work, and other house maintenance chores.

1.1.1: Types of Tourism

To aid physical planning, a distinction between various categories of tourists is necessary as it sheds more light on both foreign and domestic tourism.

(a). Business Tourists

Those travelling for business reasons including attending conferences and exhibitions.

(b). Specific Tourists

Those whose travel motivation is specific to particular needs, for example, students, pilgrims and so on.

(c). Leisure Tourists

Those visiting places for pleasure or out of general interest, taking holidays. Excursionists form a major part of the tourist demand in places like cruise freeports.

## 1.2: Factors influencing leisure

Leisure is essentially a matter of individual choice. Leisure idiosyncrasies are shaped by different constraints facing individuals and changing over the life cycle.

Leisure activities in our era connotes physical rather than spiritual regeneration, as the urban holiday maker seldomly retreats to a monastry or undertakes a pilgrimage to holy shrines but concentrate upon sunny beaches, lake sides and mountain slopes.

The time available for leisure, age, sex, marital status, income and educational background affect the degree of participation in leisure. Other factors like availability of necessary resources and facilities,

accessibility and excessive demand also affect leisure activities.

(a). Socio-Economic Groups

These are "people whose social, cultural and recreational standards are similar"[3] The socio-economic group of an individual and his degree of educational attainment bears direct relationship with his level of engagement in leisure pursuits and the diversity of his leisure experiences. A keen interest in similar television programmes, or reading books on similar subjects, arouses and widens interest in education and culture and in sports. The pressure exerted by other social groups on leisure activities has greatly modified their design requirements which were hitherto dictated by the whims and caprices of the wealthy alone.

(b). Sex, Age and Family Groups

The level of participation in active leisure activities is least in women and it varies with age and locality. After marriage, their recreational activities are determined by those of the family group as uncommitted income diminishes and so does disposable time. The young and single adult experience the fewest constrainst. Physical capability, free income and freer time are his tools. Old age is a phase of excess leisure and recreational passivity.

There are four main cycle of activities for men.

(i). Vigorous physical recreation for young age groups like football, skiing, tennis etc.

(ii). Sports requiring reasonable high standards of skills and fitness but which can be sustained to a later age (swimming, sailing).

(iii). Less physically demanding pursuits which are more contemplative reaching a peak of interest in middle age (outdoor hobbies, gardening, golf, bowls).

(iv). Activities in which factor other than age determine choice (motoring for pleasure, walking, picnicking).

Participation in active leisure activities is favoured because it is not only a means of restoring strength and calming the nervous system, but also one of the means of preserving man's muscular and cardio-vascular systems at a proper level as a biological specie.

(c). <u>T i m e</u>

This distinguishes those activities which may be pursued locally, that is, those involving shorter time from those involving longer time and further travel away from the locality. The improvement in transportation facilitates easier access to urban areas and to rural and coastal environs.

Tourism as a distinctive aspect of human activity makes ever - increasing demands upon natural complexes endowned with favourable conditions. These demands are dependent on their time distances from the population generating urban centres.

The travel-time people may be prepared to spend to reach an attraction depends on the combined effect of "willingness" to travel on the one hand and the "need" to travel because of the lack of available alternative attraction offering similar experiences on the other hand.

Figure 1.1: Travel time decay curve.

The curve shows that though most people are location sensitive, there are always a few willing to travel relatively long distances to similar facilities. For example in New York State, people are moreesensitive to increased travel time for field and court games, ice skating and sledding than for day use activities (swimming and picnicking) and much more than for camping).

(d). The Time Budget

The following analysis explains the time budget.

(i). Total time: This is the amount of time within a specified period.

(ii). Essential time: Period of time fully committed to essential activities.

(iii). Optional time: Period of time not fully committed to essential activities.

(iv). Leisure time: Period of time relatively free of commitment.

(v). Highly Committed Time: Period of optional, but non-leisure time.

(vi). Block of time: Period of time of a specified duration

(vii). Time tie: Committed point in time.

(viii). Place tie: Committed place.

(ix). Available time: Block of time between two time ties.

(x). Travel time: Period of time spent in travelling.

(xi). Preparation time: Period of time necessary to prepare for an activity.

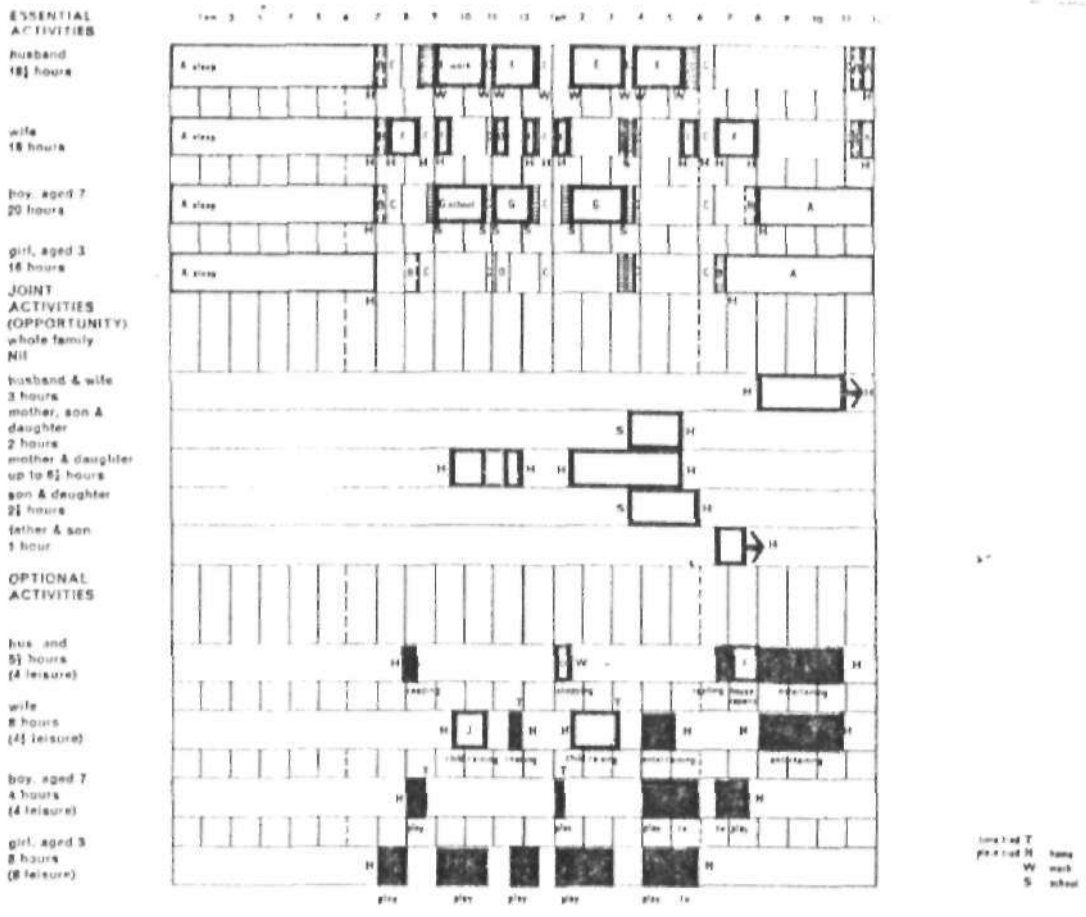
The above definitions have the following relationships.

Total time = essential time + optional time.

Optional time = highly committed time + leisure time.

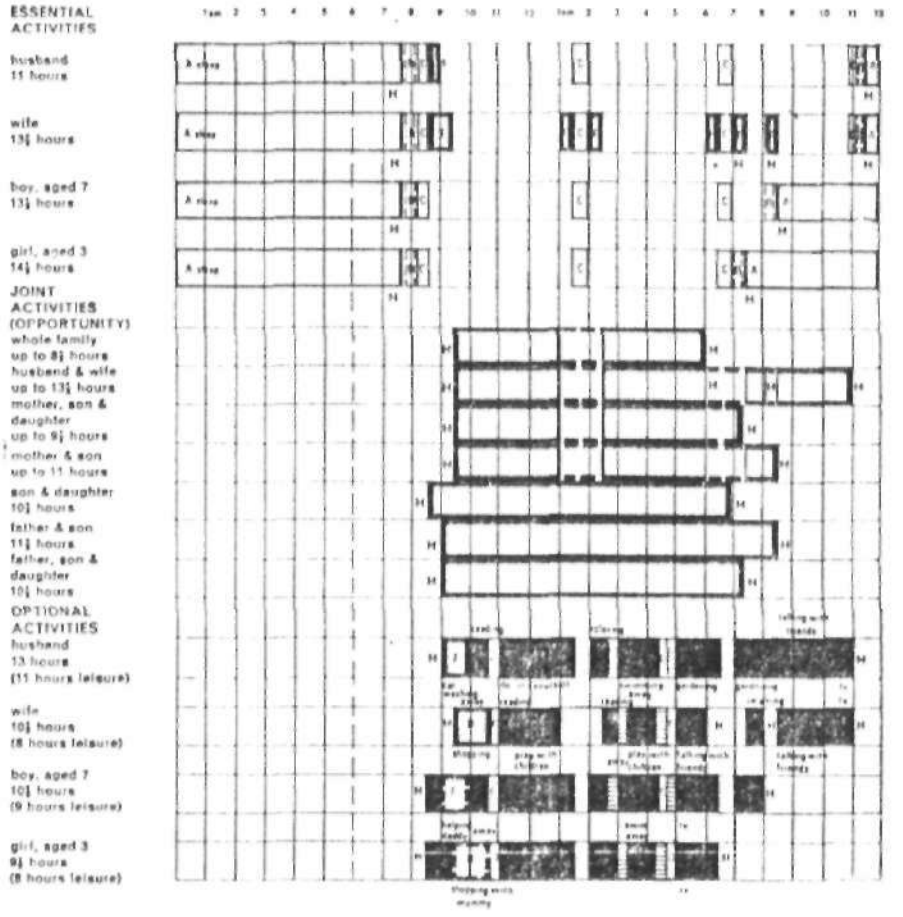
Available time = travel time + preparation time + activity time.

A hypothetical family was conceived and the way each member of the family spends his or her time during a normal workday and a Saturday. The essential and optional time components have been isolated and classified.




Source: Ekistics Vol. 31 No.184 March 1971.

Figure 1.2: How each member of the hypothetical family spends his or her time during a normal weekday.




Source: Ekistics Vol. 31 No. 184 March 1971.

Figure 1.3: How each member of the hypothetical family spends his or her time during a normal Saturday.

Duration of Optional Time

The house wife and young school boy have a variety of short and medium duration blocks of optional time, many of which are time-tied, while the husband has a few short and a number of longer blocks of time. This duration is significant in terms of the type of activity performed and distance travelled. When these blocks have no time ties or place ties, time can be saved by

eliminating travel time. Weekends and holiday periods are mostly free of time and place ties, consequently they offer considerable flexibility in terms of what people can do.

The time-budget study reveals that leisure time is significantly constrained within a relatively fixed frame work of essential activities and their associated time and place ties, particularly on week days.

(e). Institutional Factors

The cost implication of tourist facilities make their implementation difficult unless they are subsidised or implemented by the government or by wider subscriptions from clubs and other associations. National or regional organisations may be set up to promote tourism and outdoor recreation interest (for example the countryside commission in the United Kingdom). The United States Department of Agriculture, Forest Service and the National Park Services in the U.S.A. and Canada, through resources from their undertakings are also involved in providing opportunities for tourism/recreation where this could go along with their other functions.

Some voluntary groups concerned with conservation and preservation of places of historic interest or natural beauty often disallow or obstruct developments conflicting with their objectives. The Sierra club in the U.S.A., the Friends of the Earth, the Swiss-based World Wildlife Fund,

the National Trust (the largest land owner after the crown and state) which has a share of about 1% of the land area of England and Wales are examples of such organisations.

Trade unions and worker's co-operatives also influence leisure by:

(i). Securing shorter working hours, longer paid holidays and opportunities for recreation during normal working periods.

(ii). Providing or supporting the provision of recreational facilities for workers through financial contributions.

(iii). Encouraging workers to participate more in leisure activities.

(iv). Changing traditional attitudes amongst workers towards recreation.

(f). <u>T e c h n o l o g y</u>

Technological development over the years have played significant roles in the degree of participation in leisure pursuits. Recent advances in environmental improvrements such as drainage, reclamation of marghland, re-use of waste gravel and clay pits, railway track, have enhanced the avenue of participation in leisure activities. Improvement in landscaping techniques (e.g. large scale ground moulding), replacement of native grass by tougher varieties which allow greater intensities of use in picnic area, substitution of

natural resources by artificial ones (all weather playing pitches, solarium, etc) have all broadened the outlook of leisure.

Developments in transportation has also brought about significant changes to tourism and recreation by:

(i). Making it easier and faster for the urban population to travel to areas of natural beauty.

(ii). Changing nature of activities from passive sight seeing to active participation due to greater time available at the destination.

(iii). Congestion, due to car parking demands which lead to congestion in destination areas and in feeder roads fed by the main highway links have negative impact on recreation and tourism.

## 1.3: Growth of Tourism

Tourism has slowly geared it's importance into the sphere of human activities and into the branch of the national economy of many nations. Between the decade of 1958 and 1968 the number of tourists increased three-fold in Greece, visitors to the national parks of the U.S. have also increased by such amount. More and more people are travelling throughout the world to experience its outstanding cultural and natural delights. Much larger streams of tourist are expected in the future. Main flows

is now from affluent countries to those of high attractiveness. The highest being from North America and Europe.

The International Labour Organization (ILO) at its first convention in 1936 adopted a motion to promote paid holidays, recation and tourism. The Manilla declaration on World tourism conceived at the world tourism convention in Manilla, Philipines in September 1980, declared at its central theme, the development of leisure and paid holidays. This was given prominence at the World tourism Conference in Acapulco, Mexico in August 1982. It was conceived here that every worker has the right to leisure, rest and leave with pay. This stand has gone a long way in dail aiding the growth of tourism.

The annual growth rate of international tourist visits average 5.7 percent during the period 1966 to 1975 with a corresponding growth rate of 11.1 percent in tourist receipts.

The potential growth of tourism in the future may lead to many problems if care is not taken. In this regard, the caretakers of natural heritage of different countries decided to ration the number of tourists entering specific areas to prevent the beauties they have journeyed to see and enjoy, from being destroyed. For example the U.S. National Park service is considering limiting the number of buses permitted to enter yellow stone national park.[4]

Statistics for 1974[5] show that the escalation of cost of

fuel, (showing the dependency of tourism on transportation) coupled with the super imposed effect of economic recession and changing currency values have made a marked change in international tourism.

Since tourism is concerned with the desire to be elsewhere and transportation is the only means of realising this desire, the development in transportation has greatly influenced the growth of tourism.

(i). Development in Land Transportation

During the decade 1966 - 1975, the number of passenger cars in use doubled in most developing cities and almost five-fold in major tourist destination areas. Transporation by motor cars is much more than by coach or bus to tourist destinations. Only 2.3 percent of travellers in the U.S.A. (1974)[6] and 14 percent in Britain used bus or coach to get to their destination. A high proportion of these tourists were from low income groups. The viability of the motor car as a component of tourism has become greatly extended with improvement in high way network and the inclusive car hire facilities at tourist destinations. Rail transportation, however, account for a minor percentage of tourist transportation.

Development in transportation has made placed hitherto in accessible to be accessible, and has markedly reduced

travel time thus facilitating the use of more time at tourist destinations.

The motor car is now a component of tourism itself as it is used for sight seeing and rally driving.

(ii). Air Transportation

The International Civil Aviation Organizations, air travel statistics compiled in 1975 showed that 434 million passengers (105 million on international flights) were carried on schedule airlines (excluding China and USSR).[7]

The decade 1966 - 1975 witnessed significant increase in the number of passengers on scheduled flights. An annual average increase rate of 9.1 percent was recorded on domestic routes and 9.4 percent for international traffic. Long distance travels also increased by 12.6 percent.

In the last 25 years, air crafts have been designed to carry more people, cruise at higher altitude, speed more, after greater comfort, reliability and safety. This, consequently, has led to enormous increase in tourist potential but has also been accompanied by huge investments in infrastructure and facilities. Land requirements and relative cost of development have influenced the location of new international airports far away from cities.

(iii). Sea Transportation

The development of fly-cruise holidays on the popular mediterranean and caribbean resorts form a steady attraction to tourists. The construction of ships for cruise traffic is very expensive (about 3 times the cost of equivalent hotel rooms) making it impossible for cruising to become a very important leisure activity.

Water transportations are also used in torusm development in the following ways.

- sight seeing trips within the destination area.
- sailing, associated with ports and marina facilities.
- inland water transportation and pleasure cruising such as on the Nile, the Rhine and the Danube.

(iv). Packaging

Developments in economic air transportation has led to improvement in packaged tour operations. Packaging has met with the demand of a wide range of social groups for holiday abroad without the difficulty of geography, customs and travel formalities. This form of holiday arrangement is becoming more popular compared with individual, independent travel abroad. In 1971, about 91% (19.2 million passengers) of all charter traffic formed part of inclusive tour services.[8] The International Air Transport Association (IATA) regulation 810D[9] has been

changed to allow schedule airlines to sell packaged holidays.

The packaging phenomenon is becoming increasingly applied to meet special travel requirements such as educational and cultural tours, interest in sport activites and convention meetings.

(v). Generating and tourist destination areas

Participation in international tourism is highest in Europe which account for three out of four international visitss. The middle east and Asia/Australasia show the fastest growth rate as tourist destinations.

Changes in the scale and distribution of tourism are shown in the table below.

TABLE I

| Regional Destination | 1950 (millions) | Percentage share of market | 1975 (millions) | Percentage share of market |
|---|---|---|---|---|
| Europe | 16.8 | 66 | 151.5 | 71.1 |
| America and Caribbean | 7.5 | 30 | 47.0 | 22.2 |
| Africa | 0.5 | 2 | 3.5 | 1.6 |
| Asia, Australasia and Pacific | 0.2 | 1 | 8.0 | 3.8 |
| Middle East | 2 | 1 | 3.0 | 1.4 |
| | 25.2 | 100 | 213.0 | 100.0 |

Developments around the mediterranean(in Spain, Turkey, Cyprus, Yugoslavia, Tunisia) have shown spectacular increase in tourism.

Political unrest, war or terrorism has led to dramatic reduction in the number of tourist arrivals in countries like Egypt, Israel, Cyprus, Northern Ireland, Portugal and Lebanon.

In 1975, about 85 percent of international tourism was generated in 12 countries and 48 percent of the total of international tourist expenditure (excluding international fares) of 31.9 billion US dollars came from two countries: West Germany and the U.S.A.

(vi). Present Trends

Trends in the continual change in tourism and choice of destinations are summarised as follows:

TABLE I.2

| Change | Examples |
|---|---|
| From passive sight seeing to personal experience | Recreated historical settings, themed parks, wild life parks, contact with nature living museums, folk museums. |
| Packaging for specialised interest | Educational and cultural tours. Sports hotels, indoor sports facilities. |
| Emphasis on activity fitness, health and sport | Provision of business halls, exhibition facilities, meeting rooms. |
| Resort facilities catering for convention business | Regional recreation development sailing, climbing, golf, skiing |
| Increase of second holidays and long weekends | |

| Change | Examples |
|---|---|
| Changes in character of | Purchase of second homes, effect of retirement, development of condominiums, change from board to self-catering accommodation. |
| Conservation of country side improved access combined with planning and protection of resources | National and state parks, scenic routes, picnic sites, and specific facilities for recreation. |

## 1.4: Basic Considerations in Tourism Planning

The provision of some physical facilities and infrastructure as essentially "created attractions" district from the "inherent attractions" is vital in the development of tourism. The type and range of such facilities is dependent on the image sought for the resort and the specific objective for development.

### 1.4.1: Market Influence

A tourist resort is the place where the market (tourist, excursionist) comes into contact with a resource (the attraction). The purpose of a resort is expressed only if it is associated with a resource and is provided for a definite market. A resort can prove its attraction (its resource) only if it is accessible at reasonable cost.

The interest and preference of the potential dientele is very important in siting a resort. The

type of tourism, that is, either mass or individual tourism is a very important consideration when accessing the market potential of resorts.

1.4.2: Intermediaries

Intermediaries are those bodies, agencies or operators who establish links between the actual facilities and the potential clientele. They are in direct contact with the clientele and play significant role in influencing tourist activities. Most are however not involved in direct operation of actual resort facilities. Tour operators, travel agencies, air and ground transporters, real estate agents, clubs de vacances, caisses de voyage, specialised press and promotional agencies etc are regarded as intermediaries.

In recent years, intermediaries widely advertise and promote packaged tours and offer transportation, accommodation, guides and specific facilities to tourists. They influence tourism by:

(i). Giving useful advice to potential developers on tourism requirements and the phasing of development programmes.

(ii). Ensuring provision of appropriate facilities for their clientele.

(iii). Investing in the actual development (finance, management and marketing expertise, purchasing power etc).

(iv). Subsequently selling the facilities provided.

Their impact is felt more in the field of leisure tourism than in business travels and conventions.

### 1.4.3: The Developer

Developers play prominent roles in determining the facilities to be provided in a resort. The developer may be a private enterpreneur, the federal or state government, regional or municipal authority, an intermediary (e.g. a holiday club, a social tourism agency), national organization, trade union, ministry and so on.

The motivations, interests and objectives of a developer to a large extent affect the character of a tourist resort. This is expressed in the table below.

TABLE III

| Main categories of developers | Possible motivations | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Avoid degradation of environment, etc. resources | Attract foreign currencies | Create employment and regional development | Create facilities for social domestic tourism (or health care) | Make the country known abroad | Diversify the national tourist offer, image | Revival of abandoned areas, villages, old towns | Real estate development | Make profit by investing capital in real estate | Create facilities for subsequent management by developer himself | Create working opportunities during development stage |
| State | ● | ● | ● | ● | ● | ○ | ○ | | | | |
| Regional municipal authorities | ● | | ● | | ● | | ● | | | | |
| Trades unions, etc, co-operatives | | | | ● | | | | ○ | ● | | |
| Air and other carriers, tour operators | | ○ | | ○ | | ● | | ○ | | ● | |
| Private developer, bank, investment fund | | ○ | | | | | | ● | ● | | |
| Real estate agent, engineer, architect | | | | | | | | ○ | | | ● |
| Hotel keeper, tradesman | | ○ | | | | | ○ | ○ | ○ | ● | |

1.4.4: Tourist Image

The image of a resort makes or mars the resort as the choice of a destination is usually not made objectively but is dictated by the image projected by the attraction. Every new attraction visited give some memorable impression which differ from perivous experiences. Direct or related experience, information and publicity help in conjuring the image of a resort.

An image is, infact, the expression of all objective knowledge, impressions, prejudices imaginations and emotional thoughts with which a person or group judges a particular object or place.[11] In the case of resorts with comparative prices, attraction and facilities, the image becomes the decisive factor in selection.

A worthwhile tourism planning should capitalize on promoting and advertising the most attractive images possible. In image consideration the following are very important.

(i). Facilities provided should not be at war with but must complement the unique character and particular attractiveness of the site or region in order to make it as original as possible.

(ii). The cost of implementation should compare with the level of attractiveness of the resort and should be within the financial reach of

the clientele. It should also be able to compete with similar tourist destinations.

(iii). The original character of the resort should be expressible and should not project a misleading image.

1.4.5: Tourist Product

The tourist product expresses the tourist image of a resort. Its components may be classified as follows.

(i). Inherent attraction (resource of the destination)

(ii). Facilities at attraction (accommodation, catering, recreation, local transportation, information, assistance etc).

(iii). Transport to destination.

The amalgam of the above listed components is the product which in an inclusive tour is offered by tour operators or other organisers for sale at an inclusive price. Each tourist product, according to the Irish Tourist Board" should have primary ingredients (motivation factor in the choice of a holiday) and important attributes (associated with the production in the mind of the potential customer). The integrated product is then centred on these ingredients and attributes.

Tourist product may be distributed over a region or grouped together in an area to give it a specific

character. The product may be designed or chosen for every type of holiday in the following ways.

(i). The Garden of Eden: Mild climate, preserved natural surroundings, exotic and interesting flowers and fruits, wild life, open air restaurant, peacefulness and rest.

(ii). The mountain wilderness: hard climate, climbing long walks, game, refuges etc.

(iii). The desert: Infinite spaces and dunes, oases, small vaulted hotel rooms, traditional religions sites and markets, shopping, photography etc.

Two main elements worth considering in designing tourist products are:

(i). Attractiveness of the image projected and its impact on the market concerned.

(ii). Cost of the product: This must bearsome relation with the financial capability of the clientele concerned and should compare reasonably with similar attractions offered elsewhere.

For marketting purposes, the creation of a new original image is preferable and should be formulated around.

(i). A detailed analysis of the motivations and preferences of each tourist flow.

(ii). This should form the basis of drawing up lists of features and product of original character at the destination.

(iii). To determine which of the product will provide.

Uniquely new attraction, not available anywhere; an outstanding quality; or price competitiveness.

The above list of features and products must be compared with resources and facilities offered by competing destinations.

1.4.6: Implementation and Marketing

To assess how planned facilities could be integrated into the total tourist activity, a good knowledge of the mechanism of tourism is very important. This mechanism shows the stages in implementing and commercialising tourist products and the parties concerned (as indicated in the diagram below).

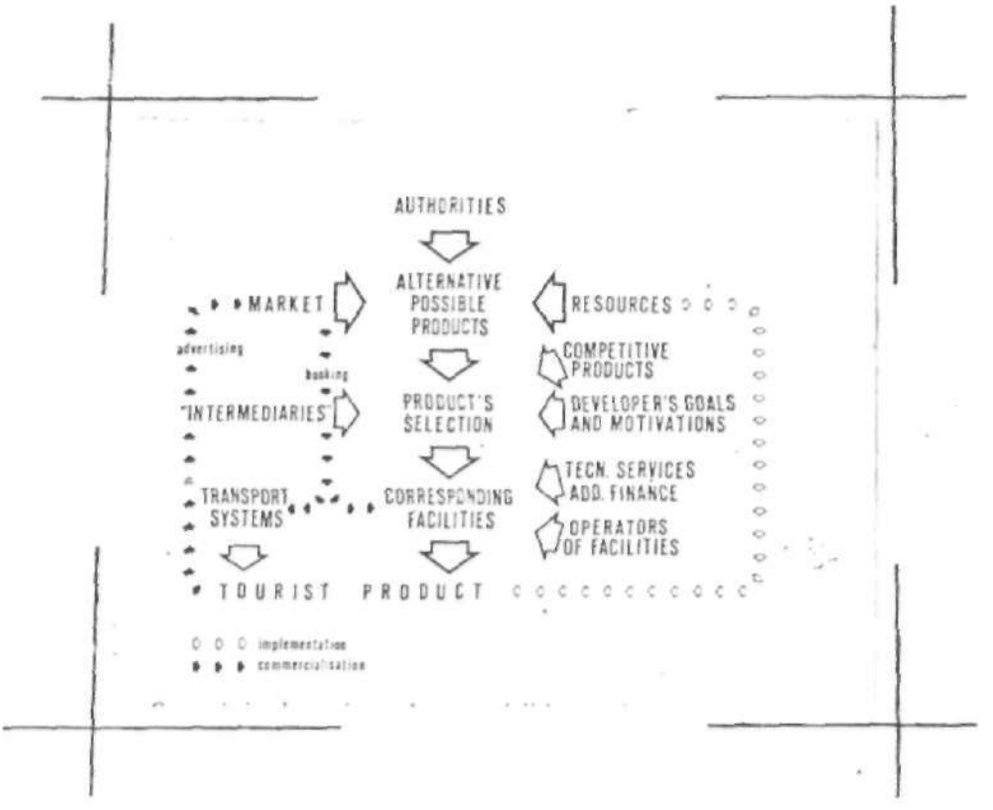



FIG 1-4.

Stages in implementing and commercialising tourist products and the parties concerned.

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# CHAPTER TWO

## 2.0: TOURIST BEHAVIOUR

### 2.1: Tourists, Tourism and Tourist Psychology

#### 2.1.1: Geographical Studies

Why is it that similar regions have different tourism statistics? Why does Spain receive twelve times as many tourists as Greece and Austria five times as much as the Soviet Union? It is evident, that spatial and locational factors influence the tourist flows of the world. Publicity and the creation of a favourable image also shape tourist flows of the world.

Several research methods have been developed to document the images of tourist destination areas. These methods fall beyond the scope of this work.

Images of tourist destinations are dependent on the sample of tourists chosen. Age and class differences account for these images. Some tourists favour peripheral locations, they want to go away to distant places removed from the urban and industrial areas they are used to.. This observation is true for resorts dependent on natural resources (the seas, mountains and so on) and where the travel motivation is partly to escape urban life.

As it takes time and money to get to these distant locations, they are initially patronized by the aristocrats.

If the means to reach these locations become extended to the middle class, the sole aristocratic patronage looses its hold. Commenting on nice which used to be an aristocratic tourist centre, Nash (1979) observes that "with the arrival of increasing number of people of doubtful reputation (Nice) began to loose some of its aristocratic cachet"[1].

Other resorts that have fallen off this strong aristocratic grip are Acapulco, Blackpool and Majorca, to mention a few. The introduction of package tours enabled even the working class to visit the places that used to be mainly aristocratic haunts.

This process of successive class intrusion operates both in regional and international levels. In extremely attractive cities like London and Paris, the aristocrats buy their social distinctiveness by staying in the more expensive hotels located in the best part of the city.

### 2.1.2: Anthropological Studies

Anthropologies concern themselves mainly with the human side of tourism particularly the impact of tourist on the host community. Smith (1978a) observed in this regard that 'when the people in the host nation are poor and technologically unsophisticated the advent of large numbers of tourists can generate discord, exploitation and social problems'.[2] This is true for a number of c countries around the world. For example it was noted

that Tongan children beg from tourists who come to the pacific island of Tonga on large cruise ships. Prostitution and homosexuality with the crew members and tourists became rampant, while the quickly generated tourist dollars fostered drunkenness and crime in the port towns. In this regard, Turner and Ash (1975) noted that Seychelles islands promoted to tourists as "islands of love" because of their traditionally uninhbited sexual standards, now have "rampant" and "ferocious" rates of veneral diseases".[3]

Anthropologists have also studied the influence of tourism on the culture of the host community. Waters (1966) claims that; this cultural renaissance is taking place all the way from the grass roots at the village level to the top councils of national governments..... With a modest amount of help, the native craftsman practising a dying art finds a new demand for his product and then employs young apprentices, thus teaching his trade to a new generation".[4]

The interest of tourists in the culture of the host community can lead to what is termed "cultural involution" which is an increased awareness of established forms and practices. For example in Balinese society, cultural expressions like wood carvings, dragon and witch displays are getting more widespread than before. The dancing and craft skills are now introduced into the school's curriculum.

In order to sell the local culture to the tourists the symbolic and spiritual importance attached to such culture need be adequately understood by the consuming tourist. Without an understanding of the cosmological significance of cultural activities such as Aboriginal corroborees or Indonesian burials, tourists will merely see these events as "quaint" or "pretty" customs (Crystal, 1978; Pittock, 1967).[5] This makes what is held in high esteem by the locals look trivial to the tourists and the opportunity for greater cultural understanding is thus laid to waste.

### 2.1.1. Sociological Studies

Tourism has profound sociological consequences on the host communities as it alters people's working habits and encourages new form of social stratification.

Tourism, no doub thenages the occupational structure inherent in the host community. It create employment opportunities for many people and improve their living conditions. In some communities the opposite is the case. Kent (1977) believes that job substitution rather than job enrichment is the case. Said he:

> For the working people of Hawaii, the widely acclaimed "age of abundance" has never materialised; tourism has only brought the same kinds of low paying menial, deadend jobs that have always been the lot of the local workers. The setting of a luxury hotel may be a world away from the sugar plantations, but in terms of the degradation and oppression of human labour, it is probably a good deal worse.[6]

Managerial jobs meants for the middle class also tend to be allocated to foreign experts.

The sociological implications of this form of economic discrimination cannot be over emphasised. The locals may develop a hostile or even violent attitude towards the tourists thereby forcing the attractiveness of such a resort to go with the wind.

Sociological researches have also come up with some reasons why they feel people travel. Travel is seen by most tourists as a means of escape (mentally and physically) from the pressures of a technological society. Thus travel provide a means for the nurturance and cultivation of human identity. This involves an appraisal of each travel experience with reflections on the degree of satisfaction and dissatisfaction in each case.

In a situation where the tourist is dissatisfied with the setting he may adapt to the situation just as he does to the normal boring reality of everyday life. He may setting distance himself from a staged by mocking it while briefly conforming to its demands. Thus he uses the situation to demonstrate his own perspicacity, comparing the real with the unreal and using the whole holiday to manipulate his mental well-begin.

## 2.2: Tourist Motivations

Many motivational theories and explanations have been generated to account for travel behaviour. In order to fully study travel motivation, it is important to first analyse the current psychological theory in the motivation field and then proceed to review historical forces which have influenced people's view of the purpose of travel and also market surveys.

Ditcher (1967) commenting on the study of travel motivation warns that:

> Anyone concerned with the motivation of travel has to realise first that he is reaching deep into one of the major conflicts of the human mind: a desire for sameness, the return to the womb, if you wish; conflicting with the motivation to reach out and discover the world. In a sublimated fashion, a trip is therefore a form of birth or rebirth.[7]

Whichever way we look at it, emphasis has to be placed on the importance of the forces which direct and underlie behaviour. The "psych analytic theory of Freud and the drive reduction theories of Hull" centred on this. The psychoanalytic theory is consistent with the belief that all behaviour is motivated. An alternative view maintains that some behaviours are products of reflex actions, habits and external forces. Such behaviours are not accounted for in this motivational analysis.

However, tourist behaviour is under long-term rather than short term motivational control. Tourist build up plans for their travel long before the journey and reflect on their travel experience long after the journey.

It is also postulated that tourist behaviour does not stem from only one single motivation but is a multi - motivational inclined experience.

2.2.1: Travel Motivations - a historical approach

Political stability is an important prerequisite for leisure travel. The Romans, particularly successful in creating a politically stable world (in Europe) had virtually unlimited territories to explore. Affluence is also a prerequisite for travel. The Roman citizen, benefitting from the wealth of occupied countries had great mobility and purchasing power. The wealthy members of the Roman society owned summer resorts which they visit annually to escape the stifling heat of the main cities. Souvenir - hunting was another motivation for travel. In those days, opopular items were paintings by great masters, mutilated limbs of saints, and Asian silks.

In the middle ages holy pilgrimages to sacred places accounted for travel motivation. According to Hill (1965):

> The fundamental conception is always in the idea that the deity resides or exercises some peculiarly powerful influence in some definite locality, and to this locality the devout repair either in reverence to their God or in quest of his assistance or bounty.[8]

Nature of pilgrimage changed over the years Merry-making and feasting became important facets of the travel. Pilgrims also collected items to demonstrate their achievements. Mark Twain (1869), appraising this collection seven centuries later said. 'We find a piece of the true cross in every old church we go into and some of the nails that held it together. I would not like to be positive but I think we have seen as much as a keg of these nails.'[9]

A feature in this era that is not apparent in ancient travel is that it created a definite sublime goal at the end of the journey. The spiritual, non secular nature of the pilgrimage raised the importance of travel in an individual's life, it became a goal.

The collector mentality inherent in the classical era was further reinforced by the pilgrims desire to demonstrate the success of his journey through the items he collected.

The emergance of the "Grand Tour" principally designed to train young and wealthy members of Elizabeth I's court, marked another era of travelling. The grand 'Tourist' (between the ages of 14 years and 20 years) was typically the grandson of an aristocratic family with the time and affluence to afford a 2-3 years excursion. He is normally accompanied by a tutor who sees to his moral development and a servant who attended to more menial matters. By the end of the eighteenth century, such tours which initially were just flippant adventures, became an ideal finishing school for a youth's education. The educational merits of such

tours is, however, questionable. Adam Smith (1775) complained th that the tourist returned home 'more conceited, more unprincipled, more dissipated and more incapable of any serious application either to study or to business, than he could well have become in so short a time had he lived at home.'[10]

Other more striking feature associated with products of the grand tour is the change in their vocabulary and mannerisms.

The grand tour came to the end of its own journey due to three main factors. The Napoleon Wars stopped travel in Europe for 30 years creating a break in the tradition. A wealthier middle class more interested in travelling abroad was generated as a result of the increasing affluence of Britain. The introduction of rail transport created overland mass transport possibility finally ended the grand tour.

In the nineteenth century, two reasons altered the history of tourism and travel motivation. Firstly, Thomas Cook organized and supervised tourists groups which he led to Europe and the middle East by making travel easily accessible to them. The second was an increasing awareness of the beauty of the natural world which led to 'environmental tourism'.

After the first world war, changes in the global social and economic structure greatly affected travel. Regular paid holidays and major developments in transportation made travel affordable and less cumbersome. The use of air transport as a mass transport

system (after the second world war) and the treatment of tourism as an industry reshaped travel.

Presently, holidays have become a cult, a principal object of life which is saved and planned for and enjoyed in retrospect when they are over. Tourism is now a worldwide phenomenon.

An important feature of this historical analysis is that tourists may define their travel motivations by drawing comparison with earlier travels. This notion of retrospective social comparison implies that some motives may not be linked to the rewards of the present activity and its future outcomes but may be particularly related to perceived images of the past.

## 2.2.2. Travel Motivation (contemporary approach)

To advance a thorough account of the travel motivation of tourists a considerable sensitivity and a host of motivational issues need to be considered. Some research pieces discussed here are quite specific and may be seeking only particular kinds of motivational - informations.

One such research was carried out by the Canadian Government Travel Bureau in 1972. It used a group discussion and interviewing technique in eliciting motivational informations from tourists. This approach,

though offers some insights into travel motivations, has some misgivings. For instance, it is unlikely that many people would advance deeply personal reasons for travelling in this situation, but might agree with socially desirable motives like travelling for cultural enlightenment, escape, features of the destination and so on. This analysis excludes what travel actually means to each individual. For example, a tourist may see the surf and sand of oceans and beaches as entertainment for children, the other may see them as an avenue for social and possibly sexual encounters. This difference is important both theoretically and for market purposes.

Another study, a market research study of travel motivations carried out by Goodrich, 1979; Woodside and Sherell, 1977; Thompson and Cooper, 1979; analysed two travel groups. One was interested in historical places and event while the other was not particularly interested.

This study revealed that those travelling for historical as opposed to a historical reasons were more concerned with educational value of vacations. This group also tended to stay longer in places visited and were more concerned with family solidarity and happiness during holiday periods.

Though this study unlike the previous one interrelate traveller characteristics, it pays little attention to long term goals of the traveller.

From the two examples of market research advanced here, it is difficult to develop a truly psychological motivational approach to tourism. To do this, a more subte, more theoretical and more intra-individual approaches are needed. Other studies with emphasis on the intra-individual forces that promote travel behaviour propose the concept of escape as the main motive behind travel.

Dan (1977) argues that escape may be usefully understood through the concepts of anomie and ego-enhancement. Talking about anomie he said:

> The connection between "what makes tourists travel" and the anomic society from which they come thus acts as a hall mark for the current theoretical perspective. It is claimed that a possible push factor for travel lies in the desire to transcend the feeling of isolation obtained in everyday live, where the tourist simply wishes "to get away from it all".[11]

This clearly shows the individual's whhhto belong to a caring, closely interconnected, emotionally rewarding community.

Travelling may also provide the individual with a new social position which he may exploit for person needs of power and recognition. This is ego-enhancement and could be aptly described by the concept of self-esteem needs.

Dan's motivational framework is limited as it does not consider other complex travel needs such as self-actualization.

Crompton (1979), in his research into the intra-individual

forces which promote travel behaviour, said that both predictive and explantory uses of the concept of motivation involve different degrees of specificity and forms of measurement. He adopted the sociopsychological motives in his research and concluded that escape from a perceived mundane environment, exploration and evaluation of self, relaxation, prestige, regression, enhancement of kinship relationships and social interaction were the seven motives for travelling.

It could be argued here that, tourists are not motivated by the specific qualities of the destination but rather by the suitability of the destination to meet with their particular psychological needs. In this regard, Hill (1965) observed that:

> The holiday is psychologically a period during which the individual is hoping to take in and store "internal goods" with which he will return enriched, regenerated and recharged to his own environment. From this point of view the environment in which the holiday is taken has to be perceived as rich in that all these imports are available.[12]

The representative examples of current market research analysis described here offer some useful and insightful contribution to travel motivation but still do not give a fully adequate account of travel motivation. Is it still true that we don't know why tourists travel? The above discussion has mapped out some requirements to be met to arrive at a convincing answer to this question.

## 2.3. Tourist - Host Contact

This tourist - host contact analysis, is concerned with the social processes at work in tourist - host encounters. It aims at explaining general processes and forces which account for the perception and behaviour of people in contact. Interpersonal forces (the number of people present, the context of the meeting) and intra - individual forces (attitudes, motives and social skills of the individuals) are considered to achieve this aim.

### (a). Culture Shock:

The introduction of a traveller into a community with an entirely new culture is accompanied by an early phase of excitement followed by a period of disillusionment and then an adaptation stage. Pearce (1982) said, the term "culture shock" may be seen as a generic expression which subsumes numerous types of problems and difficulties induced by shifting from one culture to another.[13] The return to the home culture, a "reentry crisis" also involves a difficulty of adapting to the home culture.

Culture shock is most appropriate in long-term contact situations as occurs in migrants or in foreign service.

The personal relationships involved in this contact situation are transitory and oriented towards

immediate gratification, the host's services on the one hand and the tourist's money and status on the other. There is also a noticeable cultural distance separating the participants.

This contact may achieve both positive and negative results. Positive if there is tolerance between the parties, the visitor enthusiastic, interested and generous and the host competent in providing services. Negative, when the desire for immediate gratification afflicts both the tourist and the host and when there is suspicion and mistrust.

The cultural distance separating the host from the tourist is due to the language differences, economic and political structures and the size and formality of the contact cultures. In a situation where many different cultures are visited in a short time, the abruptness of change also affect culture coping. There is a high possibility of negative transfer of training if some aspects of one culture interfere with those of the other. Thus tourists on a short South American tour may vainly speak in the language of one country, count in the number system of a second and pay with the currency of a third.

This cultural gap will widen considerably if, for example, a strict well ordered individual finds himself in a community with scant regard for punctuality such as African communities with their salient "African time" syndrome.

The problems of coping with another culture can be alleviated by fellow tourists and tourist guides. The camaraderie and

sense of shared purpose developed by tourist groups help in shaping tourist-local contact. Commenting on the advantages of such groups, German (1979) said:

> At lunch in Germany the few individuals with little knowledge of German became indispensable instrumental leaders, buffers between the group and the outside world in negotiating wine and dessert selection..... In Frane.... we were saved by the French language capabilities of a very shy woman previously very marginal.... shifting environmental contigencies meant that virtually every group member had a turn at controlling crucial resources and performing indispensable functions.[14]

Tour guides, couriers and chaperones, mostly employed in package tours, play more prominent roles in mediating inter group cultural exchanges. They offer ready made solutions to tourist interaction difficulties and anxieties. The relationship is somewhat like a teacher - student and parent - child relationship. It take a good guide to make the travel worthwhile for the tourists. According to Pearce (1982). "A good guide, working in the correct context provides a relatively safe and secure context for the tourist to collect those authentic experiences which fulfill the individual's motivation for travel."[15] A poor guide can ruin the entire travel experience through insensitivity, communication problems or an authoritarian style projected at the wrong time.

## 2.3.1: Improving Tourist-Host Contact

Most guide books recommend the conformity approach or behavioural compliance when the tourist is confronted with new cultural norms, as small incidents of impolite or in appropriate behaviour will hightan tourist-host friction.

This recommendation bears semblance with the saying that "when in Rome, do as the Romans do". Consequently, tourists are expected to change their clothing style, eating habits, topics of conversation so as not to offend their hosts. The Travel Book (p.107) offers the following counsel to male tourists in the Middle East: Western men accepting hospitality should not expect to be introduced to the female members of their host's household and it is bad manner to inquire after or refer to them."[15]

The tourist is also expected to develop a new way of thinking about and interpreting other cultures. Hall (1955, 1964) commenting on how different cultures interpret and use time as a symbolic device said:

> "Be there at 7" may mean "be there at 5 minutes to 7" in Japan or "Be there at 7.30" in America. Similarly, "let us do it nex tweek" may mean "let's think about it" in Anglo-Saxon cultures and "the arrangement is off or indefinitely postponed" in Latin American communities.

Another approach to improving tourist host contact is formed "culture assimilators" and social skills training. This entails the knowledge of what the cultural rules are and how to conform externally to the situation. It is a questionaire - type training programme in the form of hypothetical incidents in the host culture. The trainee is expected to go through the questions, at his own pace, and select an appropriate answer from the multiple choice provided. The incidents highlighted in the questionaire are supposed to exemplify potential problem areas in the to-be-visited culture. The example below (Pearce 1982) illustrates the culture assimilator approach:

> A New Zealand female student travelling through Asia spent three days staying at the family home of a Thai student friend she found her friend's parents polite and enjoyed conversing with them. She also greatly enjoyed the food and said so to her speaking skills in Thai she visited the kitchen on the second day of her stay and chatted to the servants about the food and living conditions in the country. That night her Thai friend asked her to leave a day earlier than expected on account of a family sickness. That night at dinner it was apparent that no-one was really sick.

The following alternatives were given as the possible reasons why she was asked to leave.

(1). Young females are not expected to participate in conversation with older Thai couples.

(2). It is an imposition for an acquaintance as opposed to a family member to stay more than one night in a Thai home.

(3). Showing excessive enjoyment of food is considered to be vulgar for women.

(4). Conversing with servants on equal terms is considered to be insulting and demeaning to family.

The correct answer is provided or another page with explanation of why the learner's choice is correct or incorrect. The correct answer here is no 4 because crossing status boundaries is not acceptable in Thai culture. This approach improves people's cross-cultural interpersonal relations.

The culture assimilator approach does not consider dynamic or emotional feel for the host culture, as gesticulation, tone of voice, and space and time relationships are important components of "anthropology of manners".

Morris (1977) commenting on this, said:

> "..... an American visiting Sardinia may be considerably embarrased to find that the O.K. gesture can be interpreted as a symbol of homosexuality".[16]

A knowledge of the meaning of such symbolic gestures would ease tourist-host contact.

2.3.2: Host's Perception of Tourists

Host's perception of tourists could either be positive or negative. The economic status between the host and the tourists influence this perception. In a case where the status is approximately equivalent, the host's perception of tourists are rarely embittered.

For example in 1978 the English Tourist Board sampled Londoners perception of tourist and found out that only 8 percent wanted a cut in the number of tourists. 14 percent complained of overcrowding in transportation and shopping. Many expressed satisfaction with the presence of tourists as it gave them a sense of pride in their city.

Occasional positive perception of tourist is also noted in small technologically unsophisticated communities. Contact with more sophisticated tourist is seen by the locals as an opportunity to broaden their views of the world. In a case where such small communities are visited instead of a nearby more industrialized communities, the locals see it as enhancing their self-esteem and identity.

Positive perception occur mainly when both groups are tolerant, non exploitative and sincere to each other.

Negative perception of tourist stem from infrequent transitory contacts with opportunities for exploitation and interaction difficulties due to culture variation.

These negative traits are mostly noticeable where the host community is relatively unsophisticated. In his study of a small catalan community in Spain, Pi-Sunyer (1978) noted that two decades ago, the host

perceived tourists with dignity, respect and enthusiasm, the degeneration of the ethnic attitudes is attributed to the advent of mass tourism in the late 1960s which resulted in transitory tourist-local contact, loss of privacy and less respect for the catalan way of life. Locals perceived all French people as pushy and bad mannered, all Germans as stingy and all Italians as untrustworthy. Prices of goods and quality of services is basically attuned to these perceptions.

It is apparent that with considdrable increase in the number of tourists, the easy going rewarding tourist - host contact diminishes.

A careful governmental montoring programme to the number of tourists incident on a small community will prevent this degeneration of ethnic attitudes.

2.3.3. Tourist's perception of the local people

Research studies are more concentrated on host's reaction to tourists than on tourists reaction to their hosts.

The study carried out by British Tourist Authority (1972) showed that the tourists country of origin influence his perception. Thus Americans perceived the British as polite and helpful and praised their cultural accosiation and scenery. European tourists in Britain

were neutral about the British people and their ways of life but praised the interesting city and its museums.

25 percent of Brazillian visitors to Britain didn't see anything particularly attractive about it (BTA 1973).

Shipka (1978).also conducted similar study on America as a holiday destination for Europeans. They found Americans friendlier than imagined, and America is safer than its image connoted and prices are inexorbitant.

2.3.4. Tourist Attitude Change

Studies on tourist attitude change revealed that this change depends on the confidence with which such attitudes are held since those likely to change are held less confidently.

A study carried out on Britons visiting Greek and Morocco showed some significant changes in beliefs held prior to the journey. The Greek were seen as less suave, more religious and less affluent than they did before the journey. The returning Britons saw their countrymen as more affluent than they did before the holiday experience. This is due to a direct comparison with the situations in Greece.

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The Moroccans were seen as poorer, more conservative, more talkative, more musical more tense and shared more

mercenary and greedy characteristics than imagined. They see their fellow country men as more affluent and less tense than before the journey.

This attitude change is mainly due to travelling because a control group (fed by questionnaires) showed no attitude change at all.

In general terms, when pre-travel attitudes are favourable, more positive evaluation are obtained but when pre-travel attitudes are slightly negative, more unfavourable assessments evaluation are obtained.

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## CHAPTER THREE

## THE ROLE AND PLACE OF TOURISM IN THE NATIONAL ECONOMY

### 3.1: Tourism in Nigeria (a background consideration)

Tourism in Nigeria is still in its infancy, yet to take its first tottering steps. The growth of tourism in Nigeria has been along-side that of the political development, the precolonial era, the colonial era and the post colonial era.

#### 3.1.1: Precolonial

The Nigerian economy during this era was mainly controlled by peasant farmers and nomadic pastoralists. There was no fixed working hours not leisure hours as most time was spent on the farm. Recreation has however been an integral part of social life in Nigeria, which generally took place at home among peers.

Festivals of social and spiritual significance predominated and consisted of singing, dancing, drumming, and so on. Mode of transportation was very slow and mainly on foot or horseback. People hardly travelled. Travelling was like a fetish as belief and traditional environment did not allow Kings, Obas, and so on to travel.

#### 3.1.2: Colonial Era

Colonization brought better living standards, white collar jobs (which attracted people away from their farms)

and also improved modes of transportation (rail, road and air).

The colonial masters built clubs, recreational centres (like the Ibadan recreational club), government rest houses to aid administration which involved a lot of official touring. Parks, zoological gardens, botanical gardens, museums, forests and games reserves were also established.

With variety of places to carry out one's leisure pursuits, interest was aroused towards travelling and outdoor activities.

Regular working hours and paid annual leave were introduced, senior civil servants were even allowed to go overseas at government expence.

3.1.1: Post Colonial Era

There was marked improvement in the nation's economy between the sixties and seventies. With the improvement in transportation, and paid annual leave, there was both money and time to engage in various leisure activities.

People migrated, enmasse, into towns. This was annexed by pressures on the urban communities which necessitated the urban dwellers to seek temporary escape from these pressures, thus creating a market for a tourist industry.

Government intervention in the creation of the necessary infrastructure needed by the tourist industry could give the nationaa giant stride towards economic advancement.

## 3.2: State of the Nation's Economy

Commenting on the deplorable state of the nation's economy, Alabi (1983) observed that:

> One thing that should bother every patriotic Nigerian today is the state of the nation's economy and how the country can survive without mincing words, we found unearned wealth and we spent prodigally. We must all be prepared to pay for it. No economy pundit, or analyst, none of our parapsychologist foresaw the situation in which there would be no buyers for our oil.

Osagie (1983) a Professor of Economics, University of Jos also observed that:

> Recent worldwide economic difficulties have created an atmosphere of uncertainty, gloom and despiar in many countries. In Nigeria, the economic problem attained crisis proportions in the first half of 1982. There was massive spending on imports of all sorts of goods and services, while the market for petroleum was progressively weakening and in consequence the level of international reserves held by the Central Bank of Nigeria was declining rapidly. In 1981 the foreign exchange inflow was ₦11.574 billion or a monthly average of ₦964.5 million while the out flow was ₦14.567 billion or a monthly average of ₦1.214 million. Implying a run down of International reserves by ₦2.994 billion or a monthly average of ₦247.4 million.

Ever since then, the nation's economy like a sinking boat in the midst of a turbulent water has taken a downward turn, heading for the abyss of despair. We are now grappling with massive debts.

It is certainly time to review the overall performance of Nigerian economy and adopt for reading measures aimed at revamping the economy. It was in this regard that Osagie (1985) advised that:

"In addition to encouraging agriculture which can generate a lot of revenue, Nigeria is now looking into other lucrative sectors which has been hitherto neglected. One of such areas is undoubtedly tourism. The huge potential of tourism as a money spinner has not been noticed and utilized."

In 1955, our tourist earnings was ₦1.0 million and rose to ₦6.6 millions, in 1963. There was a decline due to the civil war but the earnings rose from ₦4.6 millions in 1970 to ₦20.6 millions in 1976. In 1977 due to the influx of people for FESTAC ₦63.0 millions was recorded.[1]

TABLE 1:1: The earnings from International tourism between 1970 and 1981

| Year | Earnings in ₦ million | Remarks |
|---|---|---|
| 70 | 4.6 | |
| 74 | 6.0 | Influence of oil boom |
| 75 | 18.4 | " " " " |
| 76 | 20.6 | " " " " |
| 77 | 63.0 | Influx of visitors during FESTAC |
| 78 | 83.63 | |
| 79 | 95.63 | |
| 80 | 105.74 | |
| 81 | 115.73 | |

Source: Federal Ministry of Commerce, Federal Republic of Nigeria.

From available statistics, 2.5 million Nigerians went on holiday abroad in 1980 and about ₦1.2 billion was spent on foreign exchange. The money spent on basic travelling allowance (B.T.A.) increased by 85.3 percent between 1980 and 1981.[2]

It is very evident that valuable millions were wasted on foreign travels alone. The cut in the basic travellers allowance and the present state of the economy, the rise in cost of overseas trips, have made Nigerians to look inwards for their leisure. Public interest in domestic resorts should therefore be aroused to create a sizable market needed to boost the tourist industry.

This will definitely create the needed impetus for economic advancement through tourism.

## 3.3: Towards Tourism Development (The Federal Government Set-up)

### 3.3.1: Tourist Spots in Nigeria

Nigeria is a country blessed with numerous natural complexes endowned with high scenic values and also many historic monument that could be developed into tourist resorts.

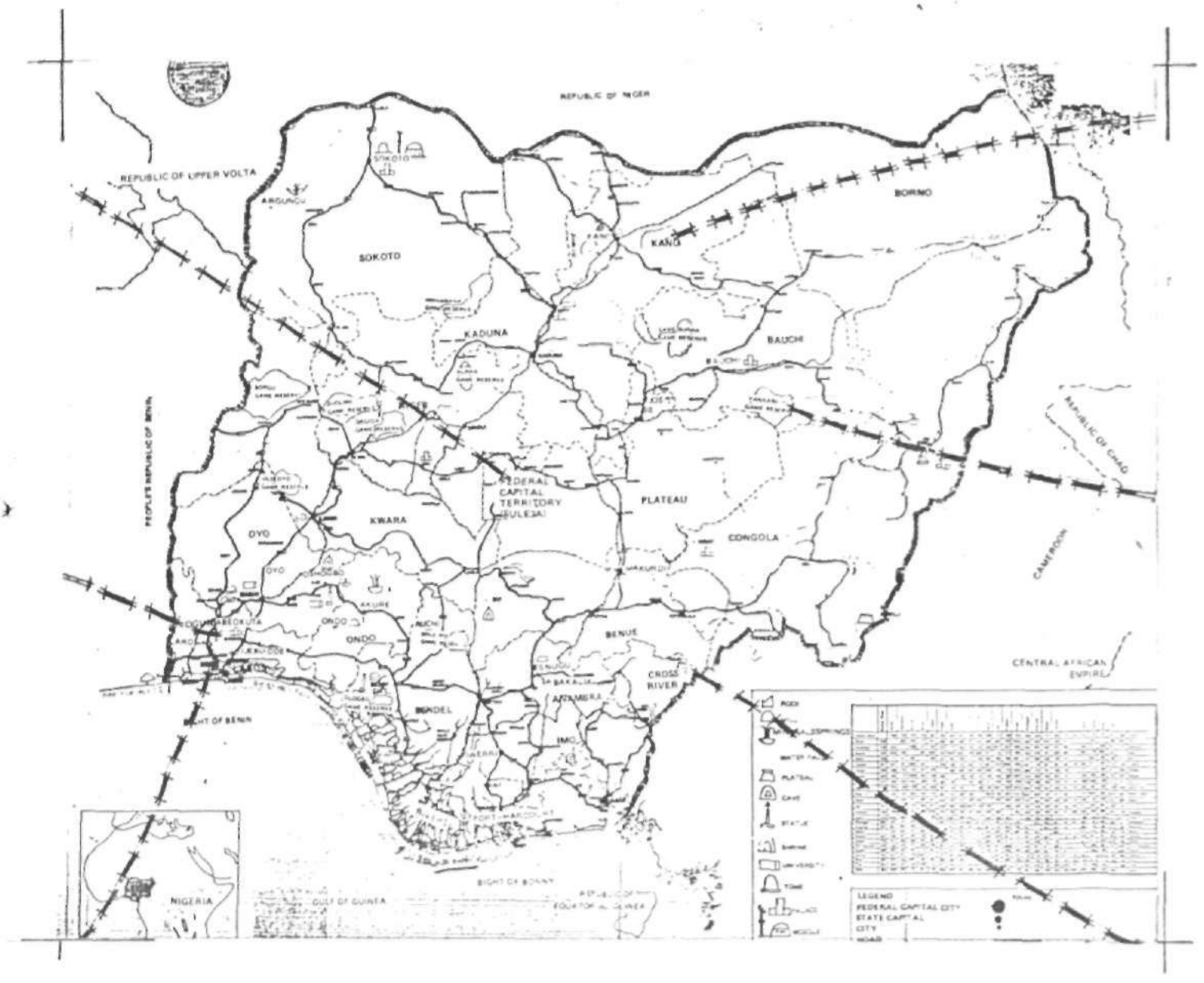



Figure 3.1: Tourist Spots in Nigeria

The Federal Government has come to realise the physical and human resources of the country for tourism.

Ministries now have departments in charge of tourism and cultural festivals.

The Federal Government set up in 1958, an advisory committee to look into means of promoting tourism in Nigeria. During it's first seating in February 1958, the committee gave the following recommendations:

(i). to look into ways of improving hotels and catering industry.

(ii). provision of entertainment facilities.

(iii). improvement of transport facilities in Nigeria.

(iv). publicity campaign on scenic views and attractions.

Tourist agents were invited and they advised that:

(i). Nigeria should join holiday association so that exchange of data and ideas could be made easy.

(ii). Nigeria should intensify publicity campaign.

(iii). Nigeria should concentrate on preservation of natural features, local customs, crafts in addition to game reserves. Suitable sites recommended include Jos, Bussa, Lagos and Kano.

(iv). Improve transportation

(v). Proper organization of entertainment facilities.

(vi). Training of personel for catering trade.

The Federal government took the following steps after receiving these recommendations:

(i). It established Nigerian Hotels Limited in association with Nigeria Regional government and operated hotels in Kano, Jos and Lagos.

(ii). Tax relief on hotel industry was granted and incentive in form of loans, remissions on taxation for 5 to 10 years was also given. Hotel keeping was declared pioneer industry under industrial development (income tax relief) ordiance 1958, which led to the establishment of first class hotel in Victoria Island Lagos.

(iii). Catering rest houses were established.

(iv). Co-operation with international tourist bodies and provision of Nigerian tourist data to them and vice-versa, for example, world touring and automibile association (WTAA) and Alliance International de Tourme (A.I.T.).

(v). Basement of immigration formalities and allowing visitors from United States of America and United Kingdom to stay for up to one month without prior notice to the Federal government. (This is now scrapped)

(vi). Campaign on cultural preservation was embarked upon.

(vii). Sale of handicraft and souvenirs.

(viii). Establishment of motor transport firms and co-operations.

(ix). Personel training for tourist industry was embarked upon.

(x). Publicity brochures such as "fly Nigeria" and "this is Nigeria" were distributed by Federal Information Services in conjuction with Nigerian Airways and British Overseas Airway Corperation now British Airways.

The Nigerian Tourist Association (N.T.A.) was established in 1962 to aid the development of the tourist industry. In 1976 the Nigerian tourist board decree No 54 established the board and was charged with the following functions.

(i). Encourage Nigerians to take their holidays in the country and foreigners to visit Nigeria.

(ii). Providing and improving tourist facilities and amenities including development of hotels and ancilliary facilities.

(iii). Providing advisory and information services.

(iv). Promoting and undertaking research in the field of tourism.

(v). Undertaking the grading and classification of hotels and

(vi). Rendering financial assistance to the states in the field of tourism.

The decree also enjoined the state government to work in conjunction with the board and directed them to set up their own

tourist boards to complement the efforts of the board (N.T.B.).

The Federal government through the board has

(i). commissioned research and feasibility studies on several potential tourism projects (including Olumo rock).

(ii). given financial assistance to states to develop viable tourism projects in their states.

(iii). entered into joint ventures with the state governments in the development of viable projects.

(iv). embarked on Federal tourism projects all over the country.

In the fourth National development plan 1981 to 1985, encouraging provision were made for the Nigerian tourist board. A sum of N115 million was allocated during this period for its implementation. The N.T.B. was also to do the following.

(i). Establish Nigerian Institute for Tourism.

(ii). Establish holiday resorts in each state of the federation.

(iii). Carry out circuit tourist development. Four circuits were identified and they are:-

- South Western and South Eastern tourist circuit
- Northern tourist circuit.
- Niger - Benue tourist circuit.
- Bauchi - Chad tourist circuit.

A sum of N35 million was earmarked for the development of these circuits.

(vi). A model tourist village was planned for each state of the federation. A sum of N9 million was allocated to this. (No such village exist now).

(v). Tourism development at the federal capital was also allocated N20 millions.

It is however sad to note that despite the measures outlined by the federal government to promote the tourist industry, today tourism has not yet been lifted above the level of mere enthusiasm.

These programmes were met with some obstacles due to the following reasons.

(i). Lack of adequate transport facilities which hinder the easy flow of goods and services.

(ii). Lack of enough funds to carry out earmarked projects.

(iii). The ministries lack the executive capability to translate the commendable government policies into tangible and useful result.

(iv). Unnecessary bureaucracy.

(v). Hotel rates are too high and not in consonance with the services rendered.

(vi). Lack of information about tourist attractions in hotels.

(vii). Lack of communication facilities in hotels. Tourist should be able to communicate with relatives and friends within and outside Nigeria.

Commenting on the factors militating against tourism in Nigeria Jason (1984) observed that:

> Nigeria in the perverted name of security become the inhibited and in some cases even xenophobic for tourism to thrive as an industry. It is unbelievable that today one cannot even taken the photograph of the National theatre without being harassed or arrested for security reasons. And yet we talk of tourism. Surely if the West Minister Abbey or the Tower of London housing the crown jewels are in Nigeria, chances are that they would be under lock and key for security reasons. I can take a guided tour of white house or the space centre in Houston, yet I dare not go near Dodan Barracks or look beyond the gates of the Federal government guest house. What a tourist may wish to see is where our head of state lives, where our traditional Obas, Kings, Emirs and so on live. These are historic landmarks that can give a tourist a helicopter view of the countries heritage.

All these have contributed immensely to the present deplorable state of tourism in Nigeria and unless something is done now, the rosy future promised by tourism will be unattainable.

## 1.4: Economic impact of tourism

Over the years, tourism has made a significant contribution to the national income of nations with a developed tourist industry. The effect could be seen in the growth of tourism recepts in these countries.

Table 3.2: The growth of international tourism receipts during the period 1958 - 1974

Receipts from International Tourism

(thousands of millions of U.S. dollars)

| Year | Receipts | Annual growth rate |
|---|---|---|
| 1958 | 5.4 | |
| 1959 | 5.8 | 7.4 |
| 1960 | 6.8 | 17.2 |
| 1961 | 7.3 | 7.4 |
| 1962 | 7.8 | 6.8 |
| 1963 | 8.3 | 6.4 |
| 1964 | 9.6 | 15.7 |
| 1965 | 11.0 | 14.6 |
| 1966 | 12.5 | 13.6 |
| 1967 | 13.4 | 7.2 |
| 1968 | 13.8 | 3.0 |
| 1969 | 15.4 | 11.6 |
| 1970 | 17.9 | 16.2 |
| 1971 | 20.9 | 16.8 |
| 1972(r) | 24.2 | 15.8 |
| 1973 | 27.6 | 14.0 |
| 1974 | 29.0 | 5.1 |

Source: International Monetary Fund

3.4.1. Tourist Expenditure

Tourist expenditure varies widely depending on local prices, shopping facilities and type of visitor, that is, whether 'mass tourist' or sophisticated traveller. Food and accommodation account for over half of tourist expenditure.

A full knowledge of the spending pattern of tourists and its impact on world trade is necessary for the effective planning of tourism development.

Table 3.3: Breakdown of International tourist expenditure

International Tourist Expenditures

(millions of US dollars) or millions of SDRS)

| Nations | 1970 | 1971 | 1972 | 1973 | 1974 |
|---|---|---|---|---|---|
| Algeria(a) | 25.0 | 17.0 | 24.0 | | |
| Chad (a) | 7.0 | 8.0 | 7.0 | | |
| Ethiopia(a) | 8.0 | 7.0 | 7.0 | | |
| Kenya | 19.32 | 11.9 | 14.2 | 30.8 | 36.7 |
| Nigeria | 50.1 | 42.0(a) | 44.0(a) | | |
| Brazil | 160.3 | 171.0 | 216.0 | 263.0 | 314.0 |
| Canada | 1,410.0 | 1,479.0 | 1,231.0 | 1,742.0 | 2,022.0 |
| Lebanon | 52.0(a) | | | 65.1 | 81.6 |
| Australia | 220.0 | 240.0 | 388.0 | 429.0 | 491.0 |
| Japan | 315.0 | 509.0 | 774.0 | 1,251.0 | |
| Thailand | 62.3 | 62.2 | 63.0 | 69.7 | 78.5 |

(a) I.M.F. figure in million of SDR

Source: International Monetary Fund

### 3.4.2. Tourism and the balance of payment

Nigeria, like most developing countries, face serious balance of pyament difficulties. This can definitely be reduced by tourist receipts.

It should be noted that the desire to travel abroad by the inhabitants of a country bears no relation to the capacity of that country to attract in turn, tourists from the country visited by its nationals. Nigeria's overall balance of payment can be improved by promotions designed to increase tourist receipts and also by cutting the foreign travel expenditure of its nationals.

The table four shows how the tourist sector of a country affects its international transactions. (If should be noted that the figures are approximate).

TABLE 3.4: TOURISM AND BALANCE OF PAYMENTS 1973
(in millions of US dollars except where otherwise indicated)

| Country | 1 Tourist receipts | 2 Tourist expenditures | 3 Tourist Balance | 4 Balance A goods and services | 5 Balance A Tourism Balance | 6 % Tourist receipts Balance A - Tourism balance | 7 % Tourist expenditure Balance A - Balance tourist expenditure |
|---|---|---|---|---|---|---|---|
| Algeria | 11.0(a) | 38.0(1) | -27.0 | -651 | -624 | 1.77 | 6.09 |
| Canada | 1,304.0 | 1,742.0 | -438 | -775 | -337 | 386.95 | 516.92 |
| Brazil | 58.5 | 263 | -204.5 | -1,498 | -1,293.5 | 4.53 | 20.34 |
| Ethiopia | 12.4 | 8.0(1) | +4.4 | +42.1 | -37.7 | 32.90 | 21.22 |
| Mexico | 794.2 | 94.0 | -145.8 | -1,310 | -1,164.2 | 68.22 | 80.75 |
| Nigeria | 9.2 | 50.0(1) | -40.8 | +65 | +105.8 | 8.70 | 47.26 |
| Spain | 3,091.2 | 270.5 | +2,820.7 | -711 | -3,531.7 | 87.53 | 7.66 |
| United Kingdom | 1,677.0 | 1,683.0 | -610 | -1,544 | -1,538 | 109.04 | 109.43 |
| United States | 3,276.0 | 5,407.0 | -2,131.0 | +9,824 | +11,955 | 27.41 | 45.23 |
| Sierra Leone | 1.7 | 3.1(1) | -1.4 | -29.8 | -28.4 | 5.99 | 10.92 |

(1) IMF: Balance of payments yearbook Vol. 26 (1969 - 1973) in millions of special drawing rights.

Source: GATT: World Trade IUOTO/WTO.

It is evident that tourism had aided in the balance of payment problems of many nations. With a developed tourist industry Nigeria's problems in this regard will be considerably alleviated.

3.4.3: Tourism Receipts and National Income

Determination of the percentage contribution of tourist activities to national income formation is presently impossible due to lack of information to do so. But the analysis of receipts from international tourism will give an idea of the importance of tourism in various countries.

Table 3.5: Share of receipts from International Tourism in National income 1973

| Country | Receipts(1) from international tourism C £ millions | National(2) Income £ millions | %(1) (2) |
|---|---|---|---|
| Austria | 2,189.6 | 25,195 | 8.7 |
| Canada | 1,446.0 | 105,138 | 1.4 |
| Fed. Rep. of Germany | 2,212.5 | 312,345 | 0.7 |
| Italy | 2,372.9 | 126,155 | 1.9 |
| Kenya | 68.0 | 2,089 | 3.3 |
| Morocco | 317.8 | 4,548 | 7.0 |
| Nigeria(1) | 9.2 | 12,593 | 0.1 |
| Spain | 3,091.2 | 56,000 | 5.5 |
| Tanzania(2) | 16.3 | 1,674 | 1.0 |
| Tunisia | 167.2 | 2,388 | 7.0 |
| United States | 3,276.0 | 1,168,630 | 0.3 |

(i). The twelve months beginning on 1 April of the year indicated.
(ii). Tanganyika only.

Source: GATT World Trade IUOTO/WTO

From the data considered, it is evident without mincing words that tourism receipts account for a significant share of national income.

3.4.4: Socio-Economic Impact of Domestic Tourism

Domestic tourism is a supplementary factor which, if properly organized, can improve the profitability of existing tourist installations.

Nigeria, like other developing countries see tourism mainly as a source of foreign exchange, thus it concentrates more on international tourism as tourist receipts in local currency is of lesser importance. However, tourist expenditure in local currency contribute to redistributing incomes in favour of the less urbanised regions.

International tourism is highly seasonal, depending on the legal holiday periods in the tourist generating countries. As such, the occupancy of accommodation establishment for foreign visitors is uneven. This results in:

(i). operating difficulties, owing to the low annual occupancy rate and heavy overheads.

(ii). a high rate of seasonal unemployment.

(iii). deterioration of equipment.

Domestic tourism contribute to increasing demand and in conjunction with international tourism improve both the

commercial and social returns on tourist plant.

In order to boost domestic tourism, the following measures are suggested.

(i). encourage Nigerians to take their holidays within Nigeria.

(ii). provide special fares to enable national tourists to visit resorts at reasonable cost.

(iii). promotional campaigns highlighting the importance of domestic tourism which include better knowledge of the country, its economy and culture, leisure and enrichment of one's personality.

(iv). establishment of an appriopriate organisation in the field of domestic tourism, especially social and youth tourism.

3.4.5. Importance of domestic tourism

(i). It makes for a shift in consumption to the receiving regions.

(ii). It contributes to a better distribution of the national income.

(iii). It supplements international tourism in the receiving nations by raising the utilisation of tourist plant and stabilising employment.

(iv). It contributes to the creation of jobs and facilities of benefit to the whole community.

(v). It enables people to know their country.

The development of domestic tourism should in no way be isolated, but harmonized with that of international tourism within the frame work of overall economic tavfets.

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# CHAPTER FOUR

## TOURISM IN OGUN STATE

### 4.1. Ogun State - a profile

The momentous, nation-wide states' creation embarked upon by the Murtala regime in February 1976 lead to the birth of Ogun State. The then Federal Military Government merged both the Abeokuta and Ijebu provinces into a single, full-fledged state within the federation of Nigeria. Ogun State lies within the tropics and is bounded in the west by the Benin Republic, in the south by Lagos State and the Atlantic Ocean, in the east by Ondo State and in the North by Oyo State. It covers an area of 16,409.26 square kilometers.

Ogun State is a homogeneous state people predominantly by the Egbas, Egbados, Egun/Aworis, Ijebus and Ijebu-Remos, all belonging to the Yoruba ethnic group which is one of the largest and longest established ethnic groups in the African continent.

The 1963 census puts the population of the state at approximately 1.5 million but the present figure is approximately 2.8 million which is due to the population explosion within the last decade and the influx of returnees from Ghana, and from other parts of the Federation shortly before and during the civil war.

The tropical pattern of climate prevails in Ogun State with the rainy season starting from March and ending in November, followed by a dry season.

Extensive fertile soils (suitable for agriculture), savannah land in the Northern part, (suitable for cattle rearing), vast forest reserves, rivers, a lagoon, rocks, mineral deposit and an ocean front form part of the state's natural resources. The mineral resources include extensive limestone deposits, chalk, phosphate, high quality clay, kaoline, high quality stones, gravels and tar sand.

4.2: Abeokut - a unique ancient city

The ancient city of Abeokuta, now the capital city of Ogun State is located 80 kilometers south west of Ibadan, (capital of Oyo State) and about 96 kilometers from both the Murtala Mohammed Airport (Ikeja, Lagos) and the country's leading Lagos port. It is also 740 kilometres from Abuja, the new Federal Capital Territory.

Abeokuta (which means under the rock) is amidst a group of granite rocks of natural formation and is at a height of about kilometers above sea-level. These rocks are small bare domes and contain large grains of a pinkish material (feldspar) quartz and flasky mica. They are geologically stable rocks which do not break down easily but commonly display onion-skin fractures and cappings of boulders.

The effect of weathering over the years have produced

the rolling land-scape characteristic of the town and its surroundings. The weathered materials have given rise to various types of soils including clayey, moisture retaining agriculture productive soils.

The Aro quarry, fed by the granite of Abeokuta, is the largest stone quarry in Nigeria. It was opened in 1904 and supplies large quantities of broken stones to Ogun State and other neighbouring states. The occurrencies of clay has led to the production of cement, clay-lime bricks and so on. Pegmatites are ready sources of feldspar for industrial purposes, such as at Lafenwa in Abeokuta. There is a high possibility of the occurrence of tin and columbite which are commonly associated with pegmatites in various parts of the country.

History: Several years ago when there was scarcely and shelter for men but cares, when there was no other pursuit than hunting animals, whose flesh provided food and skin clothing, some oriental hunters emigrated from Tapa and settled at Oyoro either to escape from a neighbourhood too much infested with gigantic wild beasts, which at one time peopled the earth more thickly than men, or because the number of original cave dwellers have surpassed the number of cares. The head of this immigrant was Oduduwa (Odu ti o da wa - a self existing personage) who had seven children from his wife Omonide (child is brass). Five of the children became founders and Kings of Ibini (Benin), Ketu, Ake, Ila, and Sabe.

The Alake was brought to settle in Egba forest by Ako-Agbo (a ketu hunter). The hunters off-springs are now known as the Ikagbe tribe of Abeokuta. Omonide, Alake's mother, came to settle with the Alake. She brought with her native jar of medicine from which she fed her off springs in infancy. The jar is still to be found at Ake today.

During the reign of Oranmiyan as the Alafin, the Lord of the whole Yoruba empire, it was decreed that every Yoruba town should pay annual tribute to the Alafin. His power surpassed that of any other King in the empire and was regarded as the next to God. (Iku baba yeye, igbakeji orisa). He became truculent and oppressive. The Egbas under the leadership of Lisabi rebelled against the payment of tribute and as a result killed all the tribute collectors (the Ilaris) in Egba forest. About 600 people were reportedly killed in one day.

This incident was regarded as gross insurbodination and a threat to the sovereignty of the Alafin. He therefore sent an army of 2000 people to end the rebellion and put the Egbas under perpetual servitude. Lisabi defeated them and thus became a hero. Ever since he has been regarded as the father of the Egbas. To this day, all Egbas are nicknamed "omo-Lisabi" - children of Lisabi: It is believed that Lisabi did not die but just disappeared, at an old age at a place known as "Igbo Lisabi" (Lisabi's forest).

The arly part of the nineteenth century witnessed incessant intertribal wars within the Yoruba empire. After the victorious war with the Maye's army, the Egba's sought for a secure place for settlement. They first moved to a sport near Ona River but this place had little to offer as regards security. Sodeke, the then leader of the Egbas, having heard of Abeokuta sent that the earth from thence be brought. The oracle was consulted which forwaw prosperity. Thus, around July or August 1830 he marhced the Egbas into Abeokuta.

The Egbas found refuge and fortress under the rock which was later named 'Olumo' meaning the Lord has put an end to our wandering and incessant trouble against enemies. The Olumo rock have since been regarded as the protecting shring and annual sacrifices are made to it up till today.

After settling down in Abeokuta, the Egbas organised themselves into a harmonious and democratic community, with the Oba as the symbol of authority. The chiefs and elders held the reigns of government, with the Ogboni's playing prominent roles. They are chosen from different sections of the town and are loyally devoted to the cause of their fatherland. They are responsible for the selection of the Oba from candidates presented by the various ruling houses. The Ogboni are very influencial and stood as arbiter between the Oba and his subjects, adjusting the balance between them and warding off any attempt at depotism on the Oba. The Egbas are the earliest in Yorubaland to have

perfected the monarchial institution and established an efficient machinery of democratic government.

The town is divided into five municipalities each with its own sectional Oba with the Alake occupying the central position. The other Obas are the Oshile of Oke Ona, the Agura of Gbagura, the Olowu of Owu and the Olubara of Ibara. The old enemies of the Egbas - the Ijebu and the Ibadan tried all they could to destory the town before it became too powerful but to no avail. After the Owiwi war of 1832 and the Arakanga war of 1835, the Egbas established their supremacy on the west bank of the Ogun river and became a power to reckon with en-route to the coast.

The missionaries visited Abeokuta around 1842 and were impressed with what they saw. They likened Abeokuta to "sunrise within the tropics" and pursued a policy which safeguarded it as the 'cradle of civilization' in Yorubaland. The first newspaper in Yorubaland, the 'Iwe Irohin' began publication in Abeokuta in 1859.

4.3: Tourist attractions in Ogun State

Ogun state like some other states in the federation is blessed with a natural environment endowned with scenic beauties and attractions suitable for tourism development. Ogun state with its numerous tourist attractions, cultural monuments, traditional festivals and hotels stand to

benefit tremendously from a well developed tourist industry.

4.3.1: The Olumo Rock

'Huge Rock' we come to thee
We come, please shield us well,
Here with thee, we all pray to see
The end of our plights stark and fell;
Be now our bond of unity in peace and grace
And the joy and pride of our succeeding race.[1]

The Olumo rock is a sacred and historic landmark synonymous to the Egbas. Officially known as AT3, Olumo rock is located off Alatise Street, between Ikija and Ikereku neighbourhoods of the town. The highest point on the rock is about 137 metres above sea level.

Olumo rock, to the Egbas, is a monument of faith in unity and also a source of national strength and unfailing protection and sustenance from the supreme being who led their ancestors through the perplexities of life safely to Abeokuta. It marked the focal point of their 'promised land' where the were free from incessant persecution and fears of annihilation. Ever since, Olumo rock has been regarded as the protecting shrine of the Egbas and annual sacrifices are made to its deity.

The importance of the rock goes with the saying that Abeokuta was the gift of the Olumo, as Egypt was the gift of the Nile. This is in consonance with the predictions of the Ifa oracle which, when consulted, had assured the Egbas of becoming a great nation under the rock's protection. Today the Egba's demonstrate their pride in their origin by singing annually in its honour a special anthem captioned "I SHALL REJOICE ON THE OLUMO ROCK" ("EMI O MAYO LORI OLUMO"). Placed inside the rock is the 'Orisa Igun' (God of longetinty) worshipped annually by women. The thirty-day worship celebration is marked by the sacrifice of goat, ram etc. The traditional ceremony heralding the commencement of the yam harvesting season is regularly performed at the rock site. In fact, no programme of 'national' celebration is ever regarded complete without being preceded by the booming of guns, by the traditional hunters from the top of the Olumo Rock.

Several mysterious tales have been told about events that took place in the vicinity of the rock. It was said that when an attempt was made to blast the rock, pus and blood gushed out, and the spot was quickly sealed up. In fact, there is a cemented spot right at the peak marked A.T.3. The removal of the Holy Trinity Church from its location near the rock was due to incessant molestation of the place by all sorts of 'imps' and spirits from the rock at night.

Remains of the materials used by the arly settlers are preserved in a small cave by the rock side. There are many caves in the rock that provided protection for the Egbas during the war times.

4.3.2: Birikisu Sungbon Shrine

(Oke-Eri Tourist Centre)

The Birikisu Sungbo shrine is located at Oke-eri near Ijebu-Ode some 125 kilometres from Abeokuta, 50 kilometres from Ibadan and 100 kilometres from Lagos.

Birikisu Sungbo, the woman after whome the shrine was named is believed to be very mysterious and enourmously powerful. Whoever visits her shrine and asks for anything will definately receive such desires.

Her existence is shrouded by different tales as no one has claimed to have ever met with her. One can think of her in two ways. She could be seen as a part of history (as Sopin was history) or myth (as Oduduwa was myth).

One account claims that she is the biblical queen of Sheba. She was said to have met King Solomon with whom she fell in love and later married. She later returned to Oke-eri in her old age where she died and was buried. Shw was a prolific traveller who covered thousands of miles visiting many places. She was believed to have travelled in whirlwind or rode on the back of an eagle.

The other account has it that, Birikisu Sungbo was a wealthy woman who was a leader of a group of women potters at Oke-eri. She had many slaves and lavishly

hosted many important visitors from far and near. She travelled extensively too, probably to return the visits made to her.

She was acredited with supernatural powers. She made her numerous slaves to dig pits with needles or kitchen knives. These pits are all over Ijebu area and are known as Odo Sungbo or Sungbo's river as they served as source of water during the dry season.

She forbids her fellow potters from making pots whenever she is receiving an important visitor. She put a curse on them when they refused. This made her to say that no female should step over her grave when she dies. The wife of ore captain Ross, a European resident in Ijebu-Ode, who put the taboo to test died instantly after stepping over her grace. Since then, a fence has been erected around the grave to forestall future violation.

A covered pit, believed to have been dug by her slave lies some two kilometers from the entrance, which if ever opened will lead to a heavy down pour of vain irrespective of the season.

The sacred grave has no tomb stone but is sheltered by branches of trees which have interwoven to give it a permanent shade. The place is never swept, yet is spotlessly clean at all times. No weed has ever grown on the spot and no fallen leaves ever rest on it.

The tomb is fast becoming the 'mecca' of Nigeria, for during moslem festivals, moslem religious groups converge at the shrine to offer prayers and seek the favour of the spirit of the devout woman.

Past and present Yoruba Obas visit it regularly and pay obeisance.

4.3.3: Ebute Oni Tourist Beach

Ebute oni is the water fron to the small village of Oni, Ijebu water side, at the southern sector of Ogun State on the Lekki Lagoon.

Ebute oni was founded early this century by some fishermen who found its location an advantage to their trade. It is on a lodging area. Thirty metres above sea level. It slopes gradually towards the lagoon and so ensures easy drainage.

The beach is approached via very beautiful natural scenery with decidous vegetation. Plans are under way to develop it into a holiday resort.

4.3.4: Yemoji Swimming Pool

A natural swimming pool carved out of the cost stream of Yemoji located on kilometer six along Ijebu - Ode - Epe road. It measures about thirty two metres by eleven metres. The deepest part is eighteen meters and the shallowest is seven meters.

I'ts history dates back to the colonial era when a group of colonial officials and European employees of some commercial firms formed the Ijebu club in 1925 and subsequently developed part of the Yemoji river into a swimming recreation centre. After the colonial masters, the indigenes took over the club and have since developed it to its present state.

4.3.5: Suna Cultural Hall Imodi - Ijebu - Ode

In April 1977, some labourers digging a water cistern, struck on the remains of the later Otuba Suna at around a depth of one metre. The grave of the first Otumba Suna, a Balogun during the Owu war was believed to be in the viscinity of the digging. The find consisted of a skeleton, a number of brass arm and leg ornaments, and necklaces of brass and glass. All these archaeological findings are kept in a cage inside the centre.

4.3.6: Lisabi Forest

The lengendary Lisabi, the great Egba hero, after whom the Egba's are named 'Omo Lisabi' did not die the natural death but descended into mother earth with a pwerful chain in a forest between Marako and Abafa villages which is now known as Lisabi forest. The chain is still intact in the forest today.

To the west of the forest is the Ogun river and to the south is Tegbelu stream. Annual sacrifices are made between November and December to the great hero at its shrine, which is about five kilometres from Oba.

4.3.7: Orisagamu Stream

Shagamu, the headquaters of Ijebu-Remo Local Government derived its name from this stream.

Some gallant hunters discovered the God-made beautiful pot in 1872 which is the main source of the stream. The stream flows ceaselessly out of this pot throughout the year.

The stream was the source of drinking water for over 75,000 inhabitants throughout the year before the installation of pipe borne water in 1958.

4.3.8: Other places of interest

(a). The Sword of Lisabi - The sword with which Lisabi fought and won all the wars for the Egbas is kept at Igein Hall at Igbein in Abeokuta.

(b). Sango Shrine at Sodeke - The Yoruba traditional god of fire, 'Sango' has its shrine in Sodeke which is worshipped regularly by its faithfuls.

(d). Oju Egun at the Afin Aka - A most sacred place for all Egba people. Every Alake who has ruled the Egbas has his own sacred seat which he uses on special ceremonies.

(d). Iya Mode's house at the Afin Ake - This is the place where every ruling Alake celebrates the new yam festival. 'Mode' is believed to be the mother of both the Alake of Egbaland and the Alaafin of Oyo. She came to stay with the Alake in Abeokuta and brought with her the pot (kolobo) used for cooking 'agbo' (concoction) for her children to cure their sickness. The kolobo is still kept for some rituals during the coronation of either an Alake or an Alafin.

(e). Inebi - Built in 1854 is a house in the Alake's palace where any Oba elect should stay for about 3 months to perform some rituals before being crowned and brought to the Afin (palace).

(f). Ahoro-Ile Spring: This is a natural spring gushing out from a stone hill with its torrent falling on a wood-like flat plat form. It forms one of the sources of water for the Imeko people. It is a beautiful scene which attracts many people.

## 4.4: Cultural festivals in Ogun State

The rich and colourful cultural festivals in Ogun State could be developed as attractions for tourists. The tourist intent on seeing many fascinating new things will definately find these cultural festivals interesting and alluring.

## 4.5: Tourist facilities in Ogun State

4.5.1: Transportation

Transportation is an important vehicle of tourism, for a resort no matter how attractive could prove its worth only when accessible.

Ogun state has an averagely good transportation network cars and buses are the major means of road transportation.

Abeokuta, the state capital is well connected with tarred roads. Taxis and other commercial vehicles carry people around the city at reasonable costs. The major neighbouring towns are well linked with roads. They are Lagos, Ibadan, Shagamu, Aiyetoro and Igbo-Ora. The main roads within the town are two laned but lack street furnitures and good landscape with trees obstructing view here and there.

The first railway line in Nigeria was constructed between Lagos and Abeokuta. It has since extended to other parts of the country. The railway line aids in the transportation of goods, services and people to other parts of the country.

There is, however, no air link to other parts of the country from Abeokuta. The international and domestic airports in Ikeja, Lagos, are about 96 km from Abeokuta, so both foreign and domestic tourist can get to Abeokuta within 45 minutes.

4.5.2: The hotel industry

The hotel industry is a very important facet of tourism as it provides the greatest supporting service to tourism. In Ogun state the hotel industry is not well developed as it cannot boast of more than two first class rate hotels.

The ultra-modern 200 room Ogun State Hotel (plate) located on a hill-top at Kobape - in Ibara, is the only first class hotel in Abeokuta. It has an olympic size swimming pool (plate) a disco club and various outdoor recreation areas. The hotel is beautiful and well maintained and serves both traditional and foreign dishes.

The other first rate hotel is the Gate-way international hotel (plate ) at Ota via Lagos. It is a caux for grief and dispair that these hotels, especially the Gate-way international hotel is hardly fully booked.

4.5.3: Essential Services

(a). Water Supply:

Abeokuta water supply scheme took off in 1911. The treatment plant now supplies 9.55 million litres per day, far below the demand by the populace. To meet the demand, a new package treatment plant was installed at Iberekoto and supplies 2.25 million litres per day. Two other treatment plants each

supplying 3.18 million litres per day are also installed bringing the total production to about 18.00 million litres per day by the end of 1978.

A new scheme which will take supply from a dam built on Oyan river is now under construction to adequately meet the water demand level of the people.

(b). Electricity:

Electricity supply is connected through a grid network from Kainji dam through Sagamu. The capacity has risen from 5m.v.a in 1976 to present 15 m.v.a.

The new housing estate at G.R.A. in Ibara has made demand for electricity to rise astronomically. The National Electric Power Authority (N.E.P.A.) has installed a special feeder to cope with this rise in demand.

A proposal is underway to step down the supply from 132 to 33 K.V. to ease further electricity supply to meet the demands of companies and industries now established in Abeokuta. A new communication network is developed by N.E.P.A. to clear faults reported within a very short time.

In order to create an enjoyable and interesting night life for the resort and to allow for continous electric supply, a stand by generating plant will be installed, as N.E.P.A. electric supply is unreliable.

(c). Communications:

The general post office is situated at Sapon with two branch offices at Ibara and Totoro. There are also several postal agencies all over the town. Public telephone service is provided only at the post offices named above. Public telephone booths are non-existent thus making communication by telephone difficult and tiring.

Telegrams and cablegrams could also be sent through any of the three post offices.

4.5.4: Amenities

(a). Sports

The modern Asero stadium provides entertainment for sport lovers who throng the place during football matches and other sports festivals. The Abeokuta recreation club, the Abeokuta sports club and the Abeokuta social club provide recreation facilities ranging from cricket pitch, football fields, lawn tennis courts, swimming pool to billiard rooms.

(b). Shopping

The major shopping areas are the modern Oba Lipede market in Abeokuta and Ita Osu market in Ijebu Ode. Numerous supermarket also cate for demand of people. The major shopping goes on in the traditional open markets in Ibara, Sapon and Itoku.

Shopping hours are between 8.00 a.m. to 5.00p.m. but many petty traders sell till late in the evening.

(c). H e a l t h

There are four hospitals in Abeokuta - the Aro hospital for mental diseases (th first of its kind in West Africa), the Roman Catholic Sacred-Heart hospital, Akin Olugbade hospital and the state hospital.

A number of nursing homes, maternity centres, and clinics, run by the government, voluntary agencies and private medical practitioners are also in existence.

The Ogun State television authority, one of the best in the nation and radio transmission stations add pep to the lives of many people in their different homes.

4.61 I n d u s t r i e s

Quite a number of important industries have been established in Abeokuta and its environments. They first was the N8,000,000 cement factory which was opened in December 1960 at Ewekoro some 43.33 kilometres from Abeokuta. The factory is a joint venture among the Odua Investments Company, the Associated Portland Cement Manufacturers Limited and the United African Company Limited. The factor employs over 2,000 workers.

Other industries are the West African Breweries Limited, (brewers of 'Top Beer); Nigerian Pre-stressed Concrete Company, Manufacturers of poles and tubes, culvert, rings, silos, fencing poles, beams, and so on. The Are quarry and Abeokuta Industrial Company deals in the quarrying of granite which is used in the building industry.

A company producing wall and floor tiles as well as ceramic sanitary wares was set up in 1973 at the cost of N5.5 million.

It produces the bulk of tiles and sanitary wares used in building construction. A plastic industry manufactures plastic for domestic and construction uses. The Blaize Memorial Institute which started off as fruit juice and squash drinks manufacturers, now produces office and house hold furnitures.

The women are skilled in the dying of cloths (adire cloths) which is widely used in many African and overseas countries. Pottery, wood carving, smithing are also dominant small scale industries.

These industries have provided employment for many people. The tourist industry, if well developed, will not only provide employment opportunities for the people but will improve the living conditions of the people also.

## 4.7: Education

Ever since the introduction of free education in the then Western state, in which Abeokuta forms a part, the

awareness of education has been in the increase.

Abeokuta has, in addition to the many primary and secondary modern schools, more than twenty grammar schools. Abeokuta Gramma school, St. Peters College, Egba High School Baptist Boys' High School, among the secondary schools.

Teacher Training Colleges in Abeokuta include the Baptist Women's Training College, the St. Paul's College, the Federal Advanced Teachers College and the St. Leo's Teachers Training College.

The newly developed post secondary schools are the Ogun State Polytechnic and the Ogun State University of Science and Technology.

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# CHAPTER FIVE

## 5: ANALYSIS OF RESEARCH AND DATA

To propose a meaningful, well-thought out solution to a design project, it is necessary to carry out a detailed preliminary investigation on the project's needs, relevant issues, existing information and problems, to serve as a basis for take off of a design project. The study gives the required insight into the problem and relevant factors to be considered to propose a solution.

"Every problem of whatsoever name or nature contains and suggests its own solution. A postulate which does not contain and suggest its solution is not in any sense a problem, but a misstatement of fact or an incomplete one".[1] Analysis of research and relevant data related to development of a resort at Olumo rock in Abeokuta is presented below.

### 5.1: Climatic Considerations

Olumo rock is located in Abeokuta which lies between latitude $6^{\circ}$N and $8^{\circ}$N of the equator and longitude $2^{\circ}30'$ east and $4^{\circ}45'$ east of the Greenwich Meridian. It lies entirely in the tropic and thus experiences tropical climatic conditions the year around.

#### 5.1.1: R a i n f a l l

Abeokuta experiences convectional rainfall (figure 5.1) but interruptions by inselbergs, at times, result in relief

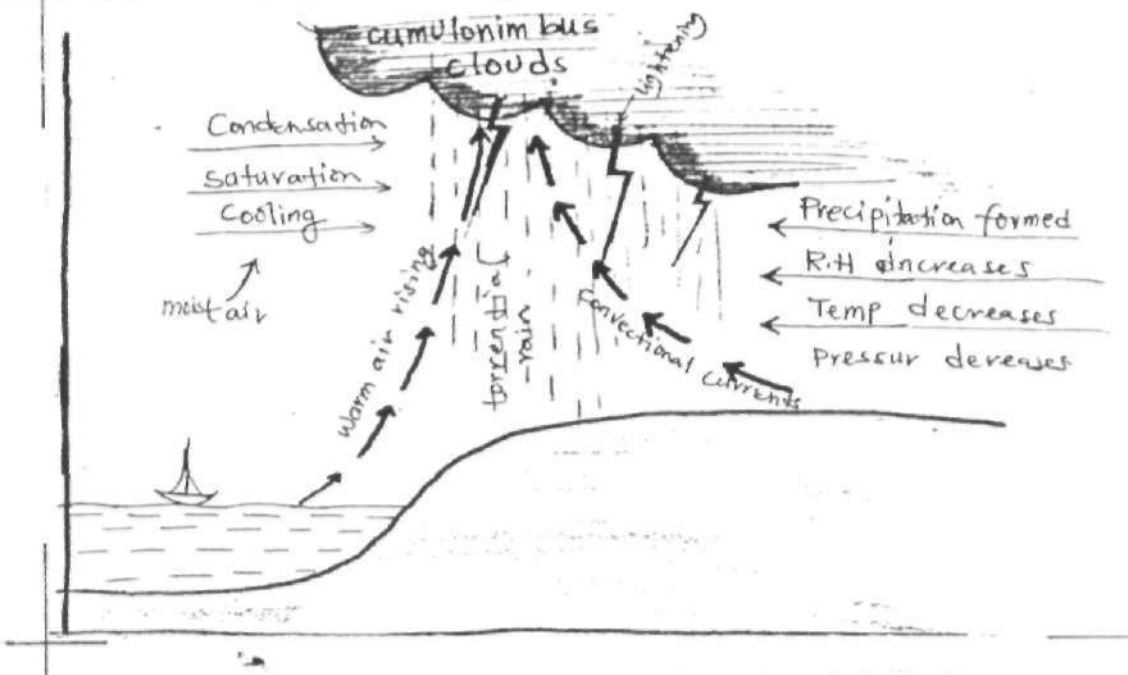



Fig. 5.1: Normal convectional rainfall in Abeokuta.

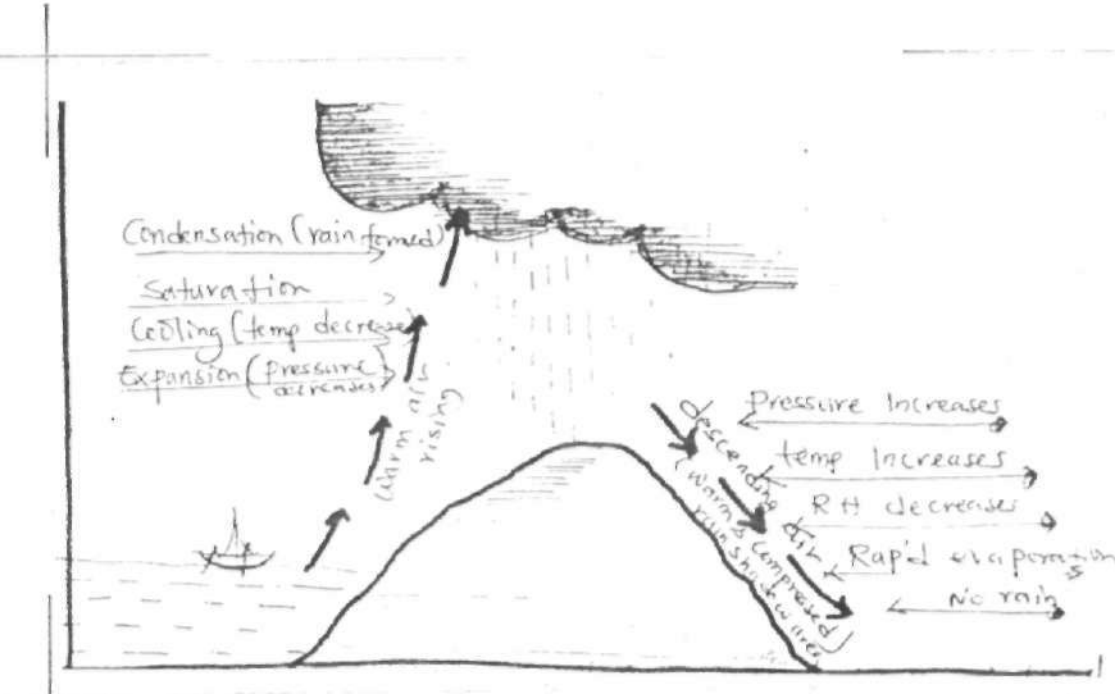



Fig. 5.2: Orographic rainfall caused by relief of the land.

Values Of Mean Monthly (Total) Rainfall At Abeokuta

| YEAR | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1981 | | | 101·2 | 100·3 | 135·1 | 436·3 | 222·4 | 64·9 | 133·6 | 169·9 | 52·8 | 0·0 | 1415·5 |
| 1982 | 3·4 | 52·7 | 29·5 | 114·1 | 155·6 | 124·9 | 80·6 | 8·0 | 84·8 | 103·6 | 0·4 | Tr | 763·6 |
| 1983 | 0·0 | Tr | 7·0 | 75·3 | 214·0 | 207·8 | 131·9 | 36·3 | 150·8 | 8·9 | 32·8 | 27·5 | 894·3 |
| 1984 | 0·2 | 1·2 | 42·3 | 89·5 | 194·3 | 153·8 | 76·7 | 116·3 | 135·2 | 127·5 | 28·3 | 0·0 | 676·3 |
| 1985 | Tr | | | | | | | | | | | | |
| MEAN | 1·2 | 17·9 | 45·0 | 94·8 | 174·8 | 230·7 | 128·4 | 56·9 | 126·1 | 103·9 | 22·3 | 6·9 | 1014·975 |

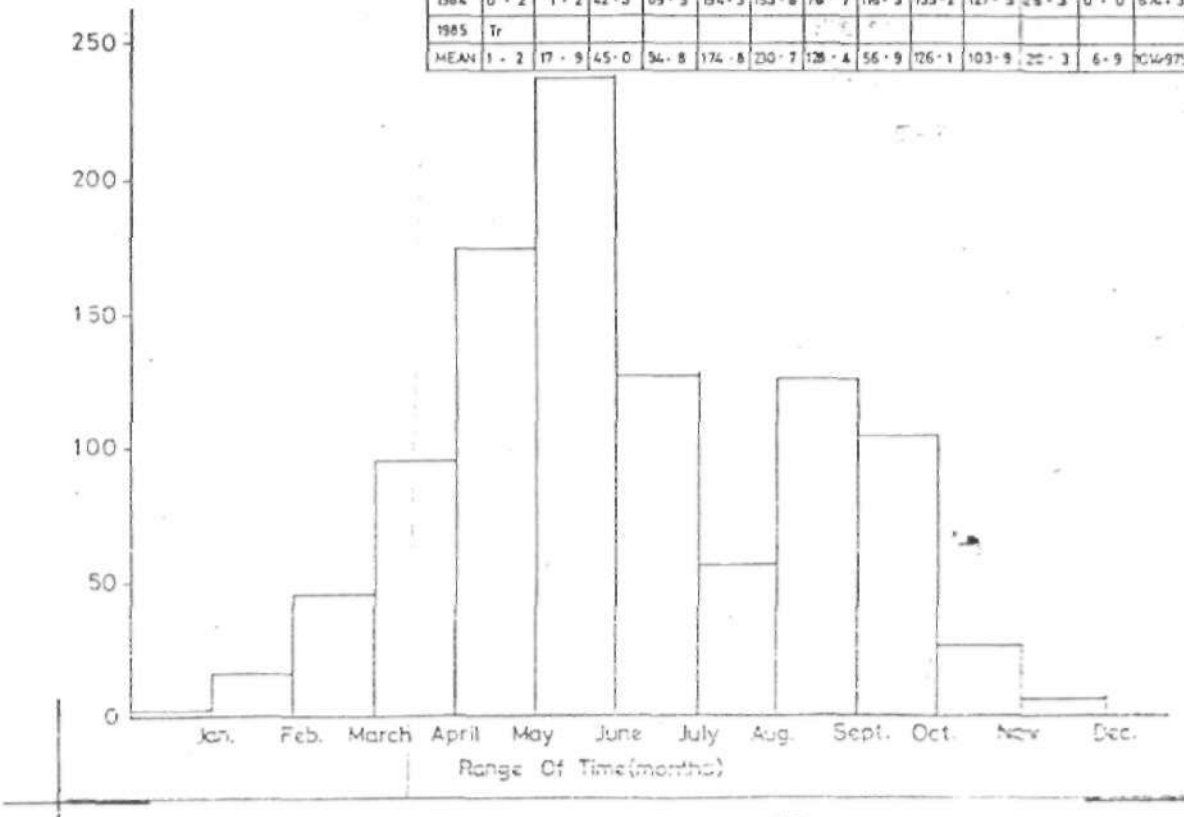
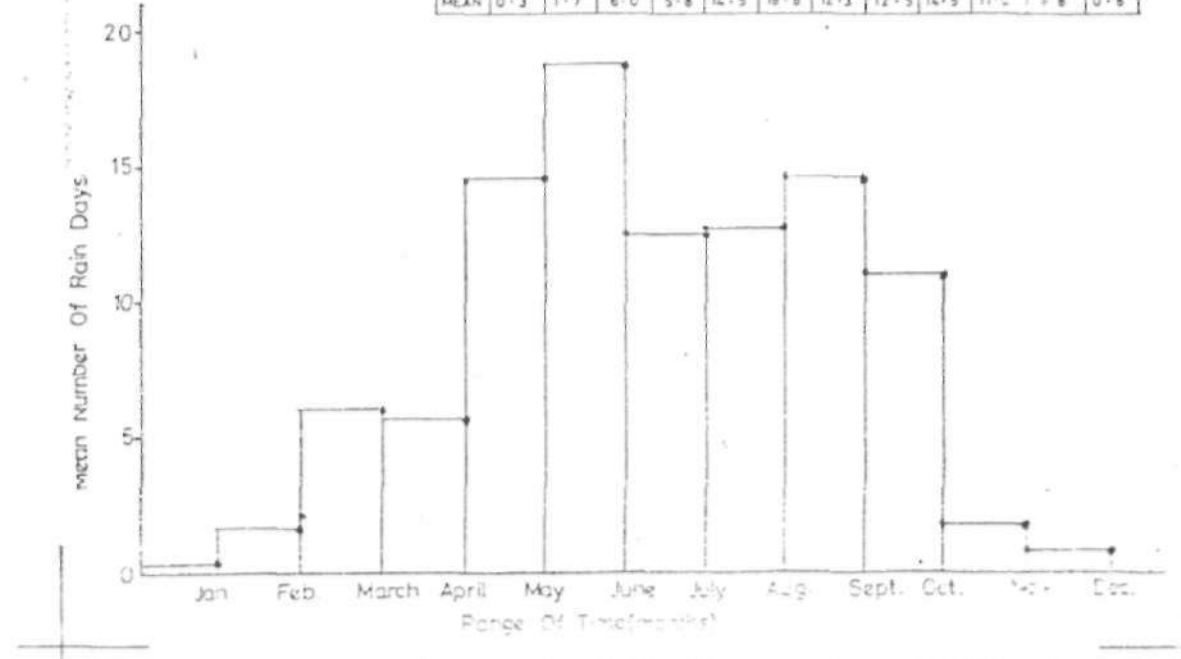



Fig. 5.3: The Graph Mean Total Monthly Rain (MM) versus Range of Time (Months)

Values Of Mean Number Of Rain Days At Abeokuta

| YEAR | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1981 | | | 7 | 9 | 11 | 19 | 11 | 11 | 15 | 15 | 3 | 0 |
| 1982 | 1 | 4 | 6 | — | 13 | 16 | 11 | 6 | 9 | 12 | 1 | 0 |
| 1983 | 0 | 0 | 1 | 7 | 18 | 26 | 15 | 18 | 20 | 5 | 1 | 3 |
| 1984 | 0 | 1 | 10 | 7 | 16 | 14 | 12 | 15 | 14 | 12 | 2 | 0 |
| 1985 | | | | | | | | | | | | |
| MEAN | 0·3 | 1·7 | 6·0 | 5·8 | 14·5 | 18·8 | 12·3 | 12·5 | 14·5 | 11·0 | 1·8 | 0·8 |




5.4: The Graph of the Mean number of rain days

or orographic rainfall (figure 5.2). Very heavy rainfall with two maxima occuring in May and June (figure 5.3) is experiences. The mean annual rainfall (1981 - 1985) is 1625mm.

The driging rain comes at an angle due to the strong prevailing winds. Graph of the mean number of rainy days (figure 5.4) shows a maximum of 26 days in the month of June. Rain falls mainly during the rainy season and hardly falls in the dry season.

To solve the design problems dictated by the heavy rainfall, design of roof should aim at shedding rain water easily and efficiently. Roof overhangs should also be able to prevent the building walls from sun and rain and their weathering effect. An articulate surface water drainage system is important to check flood and erosion. To prevent soil erosion, protective ground cover should be provided with grades over 3% and paved ground slopes with grades over 0.5%.

5.1.2: Temperature

High temperature is experienced throughout the year in Abeokuta. The range of the mean maximum temperature for the years 1981 to 1985 was 6.8°C. Cloud cover and heavy precipitation help to moderate the temperature. In addition, land breezes aid in maintaining and equable climate.

Mean monthly temperature is very high with a maximum of 35.7°C in March. (figure 5.5).

High temperature causes discomfort design should, therefore, solve the problems of discomfort by aiding air movement within and between buildings to enhance cooling.

Bodies of water tend to moderate temperature variations and temper their immediate environment. They are desirable for their evaporative cooling effect. Protection should, however is to be provided against reflective glare.

5.1.1. Solar Radiation

The total solar radiation incident on horizontal plane for a year equals 280 mega Joule per square metre. A proper understanding of the influence of the sun is very vital in the creation of a comfortable environment.

In Abeoluta, the mean hours of sunshine (figure 5.6) shows a mximum of about 6 hours (5.9 hrs) in May and November. The sun is normally unbearably hot between 11.00 a.m. and 5.00 p.m. and causes a lot of discomfort.

The sun rises in the east and sets in the west, it is therefore important to consider this in the orientation of the buildings. "A ship can change its course in bad weather, but a building in set in place for life. Architecure must stand the weather from the angle at

5.5

Values Of Mean Maximum Temperature (°C) At Abeokuta

| YEAR | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1981 | | | 35·1 | 33·8 | 31·9 | 30·8 | 28·5 | 29·0 | 30·7 | 32·0 | 32·7 | 34·4 |
| 1982 | 33·3 | 35·3 | 35·6 | 33·9 | 31·8 | 30·3 | 28·7 | 28·1 | 29·9 | 30·8 | 33·3 | 34·1 |
| 1983 | 35·1 | 37·2 | 38·0 | 35·8 | 33·2 | 30·3 | 29·1 | 28·3 | 30·0 | 30·6 | 33·8 | 32·8 |
| 1984 | 34·4 | 36·8 | 34·9 | 33·4 | 32·7 | 31·1 | 30·6 | 30·0 | 30·3 | 31·3 | 33·3 | 33·1 |
| 1985 | 34·4 | | | | | | | | | | | |
| MEAN | 34·0 | 34·9 | 35·7 | 34·3 | 32·4 | 30·6 | 29·3 | 28·9 | 30·2 | 31·7 | 33·3 | 33·9 |

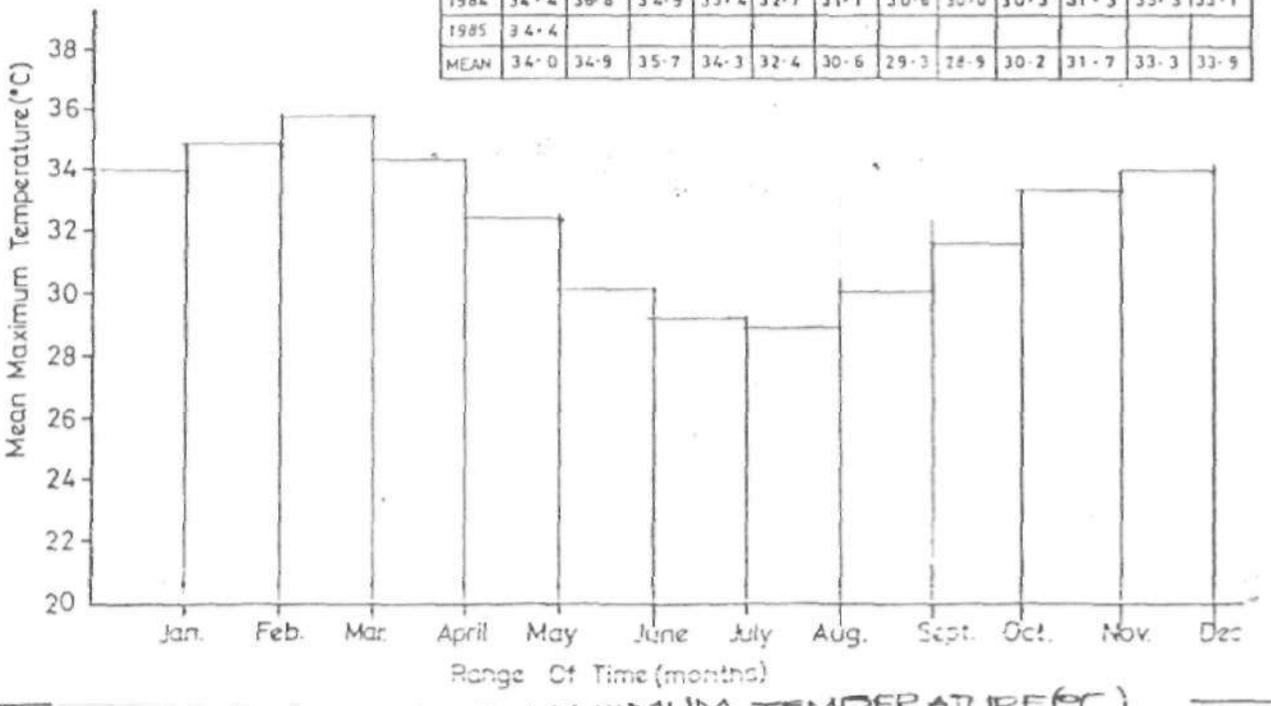



FIGURE 5·5 – VALUES OF MAXIMUM TEMPERATURE (°C)

5.6

Values Of Mean Hours Of Sunshine At Abeokuta

| YEAR | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1981 | [illegible] | [illegible] | 5·5 | 5·7 | — | —4 | 2·3 | 2·2 | 2·9 | 4·2 | — | 4·7 |
| 1982 | 5·0 | 5·1 | 5·4 | 5·7 | 5·2 | 4·0 | 2·3 | 1·7 | 2·5 | 4·5 | 5·4 | 6·0 |
| 1983 | 1·3 | 4·8 | 0·8 | 6·2 | 5·4 | 3·6 | 3·1 | 1·5 | 2·9 | 8·9 | 6·5 | 6·1 |
| 1984 | 3·3 | 4·2 | 5·4 | 4·6 | 6·3 | 5·3 | 4·3 | 3·2 | 3·9 | 3·9 | 6·0 | 3·0 |
| 1985 | 4·2 | | | | | | | | | | | |
| MEAN | 3·50 | 4·7 | 4·3 | 5·6 | 5·9 | 4·3 | 3·0 | 2·2 | 3·1 | 5·4 | 5·9 | 4·9 |

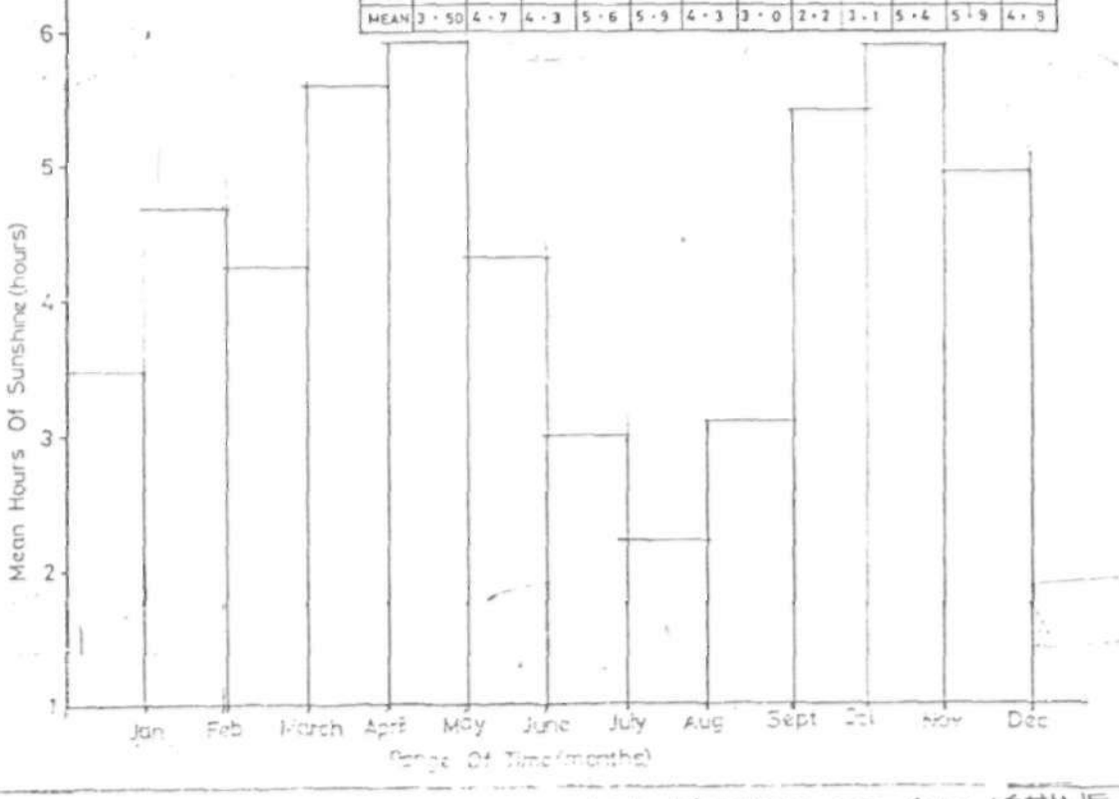



FIGURE 5·6 – VALUES OF MEAN HOURS OF SUNSHINE

water vapour present in the air and hence its moisture carrying capacity is dependent on the atmospheric temperature.

The maximum value of 87 percent occur in July as shown in figure 5.7. July, the month with highest relative humidity, correspondingly has the minimum temperature.

The high relative humidity during the rainy season sometimes lead to still air and cause discomfort. Design should induce air movement to decrease degree of discomfort. Building materials selected should also have low absorbent co-efficients and design should reduce rate of absorbtion.

5.1.5: Vapour Pressure

The mean monthly vapour pressure has a maximum value of 31.9mb in March. A minimum value of 22.0 occurs in January. (figure 5.8).

South West trade winds blow towards low pressure areas resulting in heavy rainfall. The site is on high grounds implying an increase in altitude, there is a corresponding decrease in pressure which implies the use of strong wind bracing.

5.1.6: **W i n d**

The principal air masses are the North east and South west trade winds.

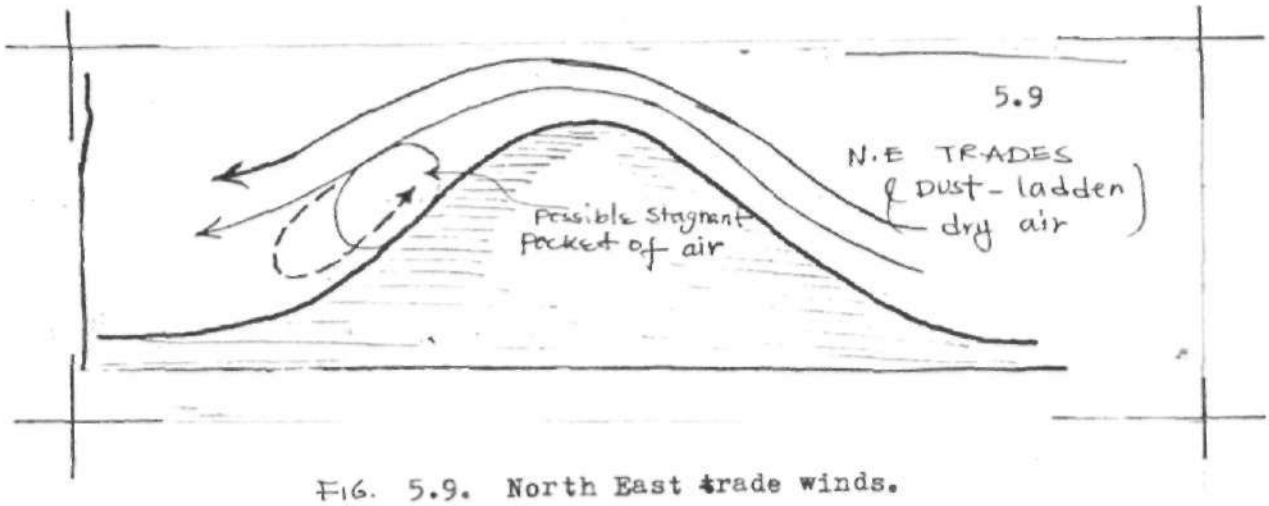



FIG. 5.9. North East trade winds.

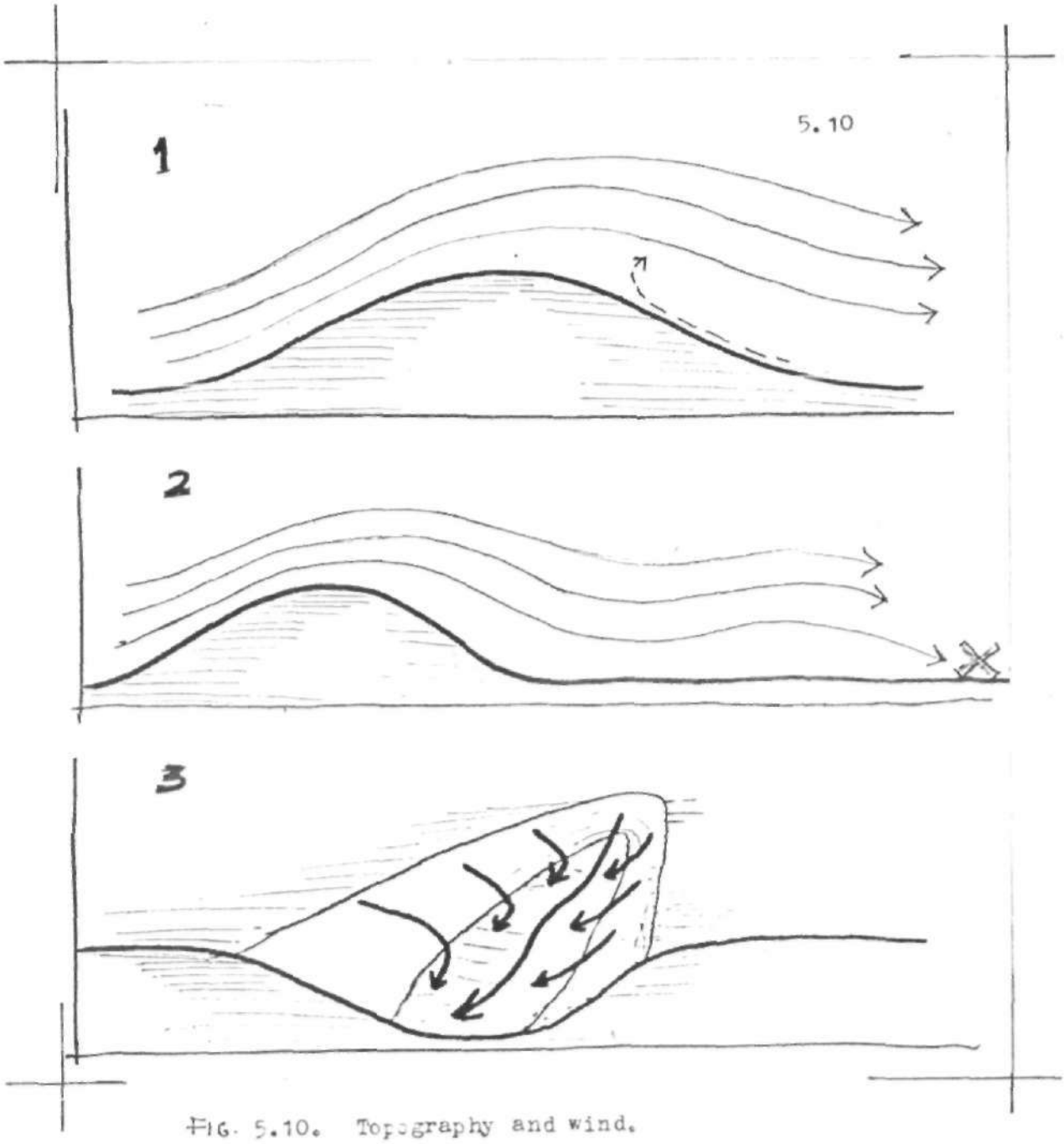



FIG. 5.10. Topography and wind.

North East Trade Wind (figure 5.9)

The average velocity of the north east trade wind is 1.98 m/sec. It blows from the end of October to March and results into harmattan which is dust ladden and undesirable. Wind breaks are necessary to keep of the dust. The protection afforded by wind breaks is primarily a reduction in wind velocity. The area of relative calm created by a wind break depends on its height, density, form, orientation to wind direction and wind velocity. Trees are favoured as wind breaks for this design.

South West Trade Wind

The average velocity of south west trade wind is 2.52m/sec prevails between March and October. It brings increased humidity and rain. The humidity increasing to an unbearable level in May, June, July, August and September. The wind is pleasant and moisture ladden. It should therefore be afforded uninterrupted movement as it enhances ventilation.

## 5.2: Physiography

### 5.2.1: Topography

Abeokuta has a hilly terrain with numerous scattered inselbergs rising to an average height of 100 m above sea level. Ogun river breaks the terrain and flows in the southward direction. River Oyan is its tributary and is perrenial in nature. The smaller rivers are mostly

seasonal. Small and medium sized rocks abound on the river bed.

Topography and Wind - (figure 5 - 10)

(1). Faster winds are experienced on the windward slope of hills.

(2). The effect of wind, diverted by hills may be experienced some distance away.

(3). Valleys may funnel winds and generate their own thermal wind as cold air flows down the slopes.

The destructive effect of strong winds can be reduced by wind breaks and using wind bracing in buildings.

Olumo rock, the site for this project is steep with numerous boulders scattered around. The steep nature of the site dictates the building foundation type, the building form and its relationship with the ground plane.

## 5.2.2: Vegetation

Abeokuta has the moist swoodland savanna vegetation. This falls within the forest region. The dense, luxuriant type of vegetation is as a result of the heavy rainfall and the fertile land in Abeokuta.

The thick foliage of the trees prevent most of the solar radiation from penetrating to the ground surface cool pockets of air also exist below tree canopies.

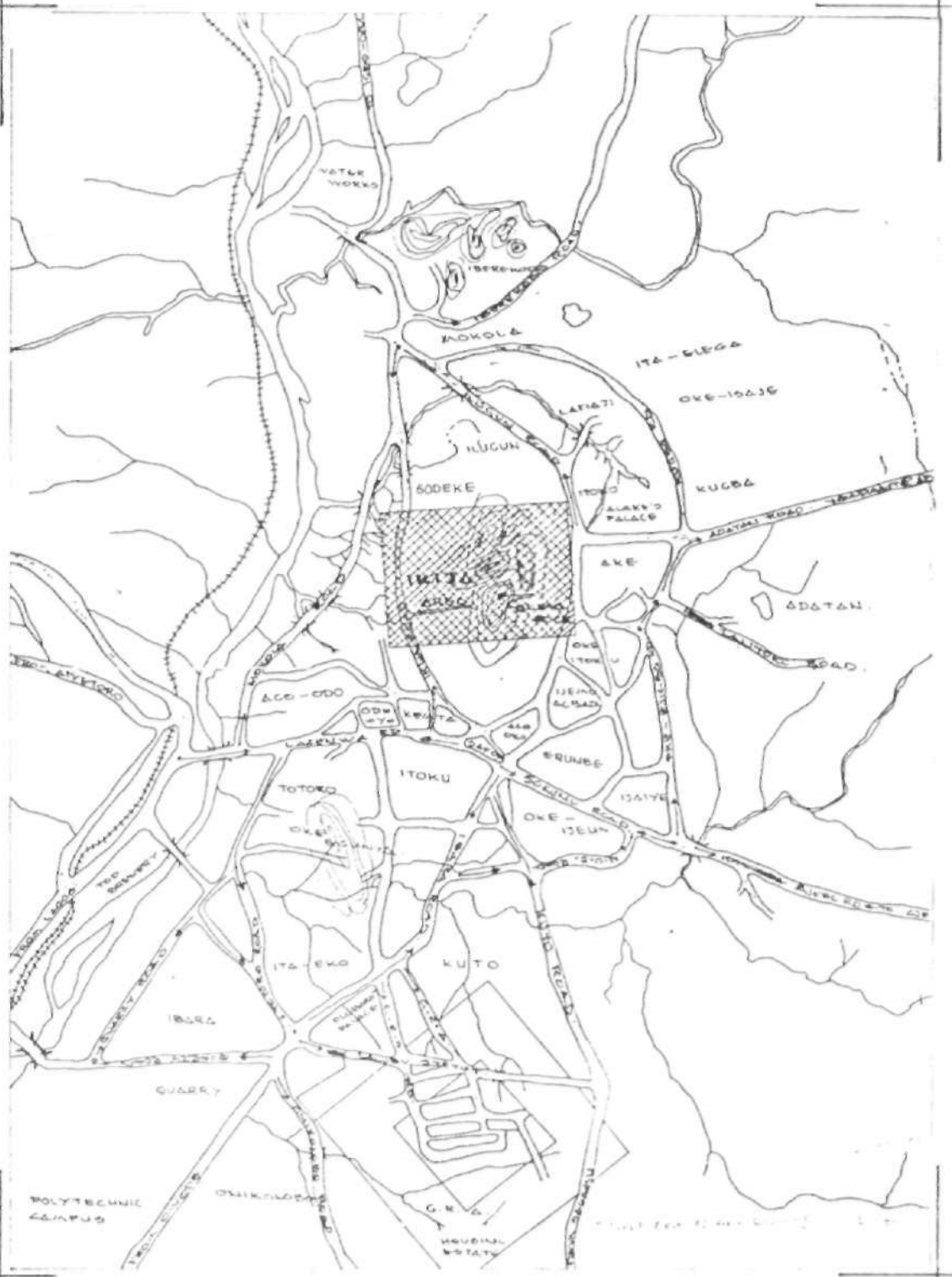



Fig. 5.11: Street Map of Abeokuta showing site location.

Since there is no airport in Abeokuta foreign tourists could get to Abeokuta through Lagos which has an International Airport about 100km from Abeokuta. Lagos, Ibadan, Aiyetoro, Igbo-Ora, Owode are neighbouring cities/ towns linked by road to Abeokuta.

5.4.1: Environmental Conditions

The site is within a densely built up neighbourhood. The immediate environment of the rock is in state of object neglect. It is deplorable and unkept a condition totally unbefitting to this great historic monument.

The sanitary condition is very bad and domestic refuse is dumped all over the place. Refuse is burnt indiscriminately, with thick dark smoke covering the whole place thereby leading to atmospheric pollution.

5.4.2: Neighbourhood Content

Since the whole town grew around this site, the first phase of development started here around 1830.

The neighbourhood is characterised, mainly by residential buildings. Commercial activities also take place in most of these buildings. Churches, schools, markets, hospitals and a prison exist in this district. Today, the area is highly congested due to population explosion, increase in car ownership and so on.

The Olumo rock is held in high esteem by the Egbas. The proposed development is an asset and also a source of joy to the people. Most neighbourhood residents are petty traders, farmers and hunters. Some are in the lower middle class income range. About 50 percent of the residents are a mixture of young single, elderly and middle aged married people with family size ranging from 5 to 8 children.

Residents enjoy strolling round the site. They are peaceful and law-abiding, with little or no prostitution and bad social habits.

5.4.3: Existing Facilities

Parking

A parking spaced is provided for cars on a relatively flat area at the base of the rock. It has a capacity for cars at a time.

Catering

A small restaurant and gift shop, house in a dilapidating wooden building and operated by a travel agency and the Olumo Art movement, are supposed to offer services to visitors. The restaurant is not functioning but the gift shop sell some petty-gifts.

The rock-lander hotel in the neighbourhood offer inadequate catering and accommodation services to tourists.

Climbing facilities:

Steps have been constructed within the rock to facilitate easy ascent up the rock. Metal hand-rails are erected in some places to guide and protect climbers. The climb from the base to the top of Olumo rock itself is by stepping on dhe stone or the other and going through caves and cracks in the rock. Tourist guides pilot tourists through these dangerous parts on the way to the summit. There is a gap on the way to the summit that opens right down to the base. It is a very dangerous spot and most tourists return without reaching the top. The guards carry and jump with tourists (willing to reach the summit) across this dangerous gap. The mountain climber (tourist) is thus only rewarded by the summit after having risked his life many times during the climb.

It is worthy to note here that no single casulty has been recorded on the Olumo rock.

Caves and Shrines:

There are three main caves in the rock and are in the eastern part of the rock. The big one measures about 7.5m long and 6.0m wide. It contains some slab-like stones which could have been used as seats by the ancient dwellers. This cave could have been a hall or conference room. The second one measuring some 20m by 17m appears to be the dwelling place. It has five built-in rooms with a long corridor used variously as sitting room, kitchen and store. The third cave is also used as a shrine by the devotees of Orisa Igun (God of Longetivity). It is divided into the inner and an outer chamber with mud walls.

These caves are additional attraction for tourists apart from the normal rock climbing. Premains of materials used by the early settlers are stored away in one of the cave chambers. The coronation of every Alake (tradition ruler of Egbaland) is done here.

Sanitary Services:

The toilets at the base of the rock are in terrible state as such the tourists don't even use it.

Landscape:

No attention is payed on landscape provision. Apart from some old and worn out concrete seats no other landscape facility exist.

## 5.5: Problems

Since a resort is for the sojourn of tourists, adequate facilities are required to meet their needs.

The main problem here is lack of adequate facilities.

(i). Parking spaces provided is grossly inadequate.

(ii). No relaxation facilities for tired and thirsty climbers.

(iii). Entertainment facilities are totally non-existing.

(iv). Climbing to the summit is difficult and harzardous.

(v). Access to the great monument is unbefitting. It lacks the heraldic approach need by such a monument.

(vi). Sanitary condition is most deplorable.

(vii). Guides are exploitative, unpresentable and illiterate.

5.7: Need for Development

Olumo rock, the sacred historic monument, stands a danger of being laid to waste. It is almost stripped of its soul and beauty. Many other precious site in Nigeria are met with the same fate. With a continous increase in population and the rate at which such precious sites are wasted, an impending danger looms around in the corner.

Candilis G. (1967) observed, in this regard, that "Tomorrow, the earth will be too small for mankind. Beginning from now, with thrift, care and love, every gay and hospitable piece of land should be preserved like a precious fortune, instead of being prostituted, as unfortunately is often the case."[2]

A well thought out development plan need be structured out to save this historic monument from being cast, like a dead soul, into the abyss of despair. The development will also make the nation and its populace reap all the benefits acruing from tourism.

## REFERENCES

(1). Sullivan Ltt The Autobiography of an Idea.

(2). Grillo P.J. (196) What is design.

## CHAPTER SIX

## C A S E  S T U D I E S

In order to solve a problem, it is important to carry out an intensive study on how similar problems were solved in the past. This is done to ascertain the strength and weaknesses of design in real life situations, which will be of considerable help in the execution of the project at hand.

Three tourist resorts in Nigeria studied namely the Made tourist village, Jos; Pandam tourist village Jos; and the International youth tourism village, Kurra falls. Two foreign case studies were also undertaken, one from Egypt (children park, Cairo, Egypt) and the other from London (some historic buildings and monuments).

The criteria for the critism of each case study are as discussed below

(a). L o c a t i o n

The choice of a site is of utmost importance for any tourist resort to flourish. Tourism interest in an attractive resort depends not solely on its intrinsic value but also on its accessibility to a suitable market. A tourist resort can proove it is attractive only when accessible.

(b). Site Organization (planning concept)

The relative orderly arrangement of buildings and other infrastructures in tune with the dictates

of the site is what makes a piece of architecture great. Through profound awareness of site and climate, man meets with nature in living grandeur.[1]

(c). Facilities

Since a resort is developed for the sojourn of tourists, it is mainly the specific facilities, their setting, quality and range of provision which help to establish the image for a resort.

(d). Architecture

The structure, construction methods and materials used, the services and the overall aesthetic appeal of the resort has a lasting impression on the tourists.

At the end of each study, findings based on an objective appraisal of the project are mentioned.

6.1.: Wado Tourist Village, Jos

Architects: Bem Associates, Jos.

(a). Location

The tourist village is a Plateau State government venture located in Wado village in the Tudun Wada area of Jos Plateau. Its closeness to the Safari Wildlife Park creates additional market for the resort.

Domestic tourists can get to the resort easily

because Jos is well linked with other parts of the country by the three main arteries of transportation in Nigeria.

R o a d

There is a good road network in an around Jos. Buses and taxis are the main form of public transportation.

R a i l

A rail line runs from Lagos to Jos and another from Port - Harcourt through Jos to Nguru. Jos is a railway terminus.

A i r

Jos airport is situated at Heipang village, 34 km from Jos. It is served by domestic flights from major cities in Nigeria.

As regards transportation, the infrastructure exists to create easy access to resorts around Jos. The other two case studies discussed later, enjoy the same infrastructure.

The problem with Mado tourist village is that the road linking it to Jos is not in good shape and needs good attention from the government to lift it to the required condition.

Site Orgenization (Planning Concept)

The overall site layout (figure 6.1) shows the grouping of related facilities into different zones while those having conflicting interests (the Cinema and Chalets) are sited far from each other. The road network serves the various facilities provided. A stream runs through the site cutting it into two

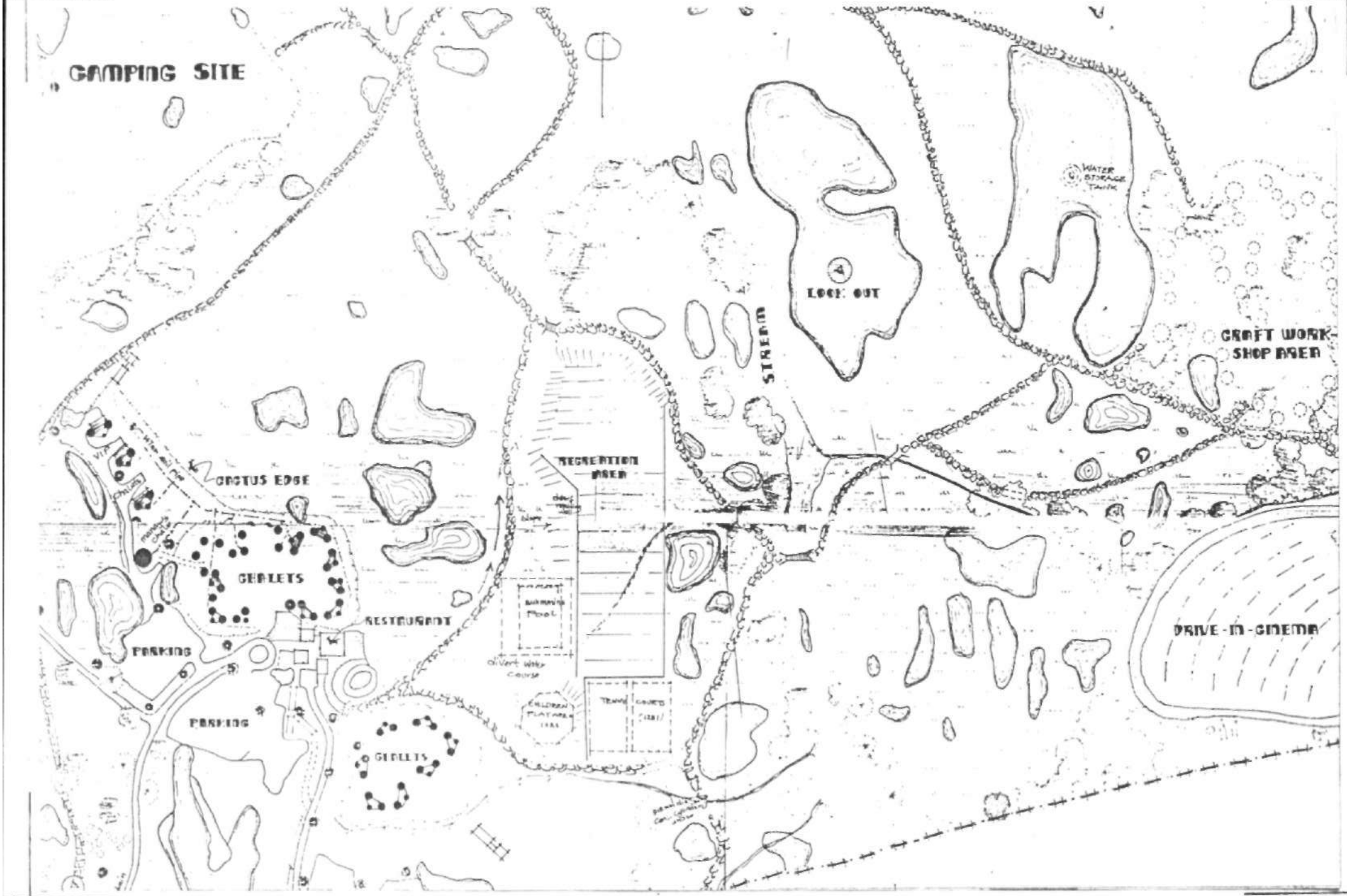



FIGURE 6-1 SITE LAYOUT OF MADD TOURIST VILLAGE

almost equal parts.

**Facilities**

The facilities provided vary both in quality and content, in fact, they form a nucleus of social life. They range from accommodation, restaurant, sports, to cinema, camping site and craft workshop.

**R e s t a u r a n t**

The entrance foyer ($40m^2$) leads straight to the restaurant (via the receiption) with the cafeteria directly on top of it. The restaurant measures $90m^2$ with the kitchen and bar service ($55.2m^2$) placed functionally close-by. Other supporting functions are cold and food stores ($16.02m^2$), the beverage store ($18m^2$), wine store ($3.1m^2$), service courtyard ($46.2m^2$), preparation area ($23.1m^2$), out door equipment store ($13.5m^2$). The administrative wing is housed in this restaurant complex but contains few personels for such a big resort. The administrative wing include the manager's office ($10.8m^2$); the general office ($10.0m^2$), reception ($11.52m^2$) and store ($5.00m^2$).

This restaurant building is one storey structure.

**C h a l e t s**

Two bedrooms chalets, double guest chalets and VIP chalets and single guest chalets are provided.

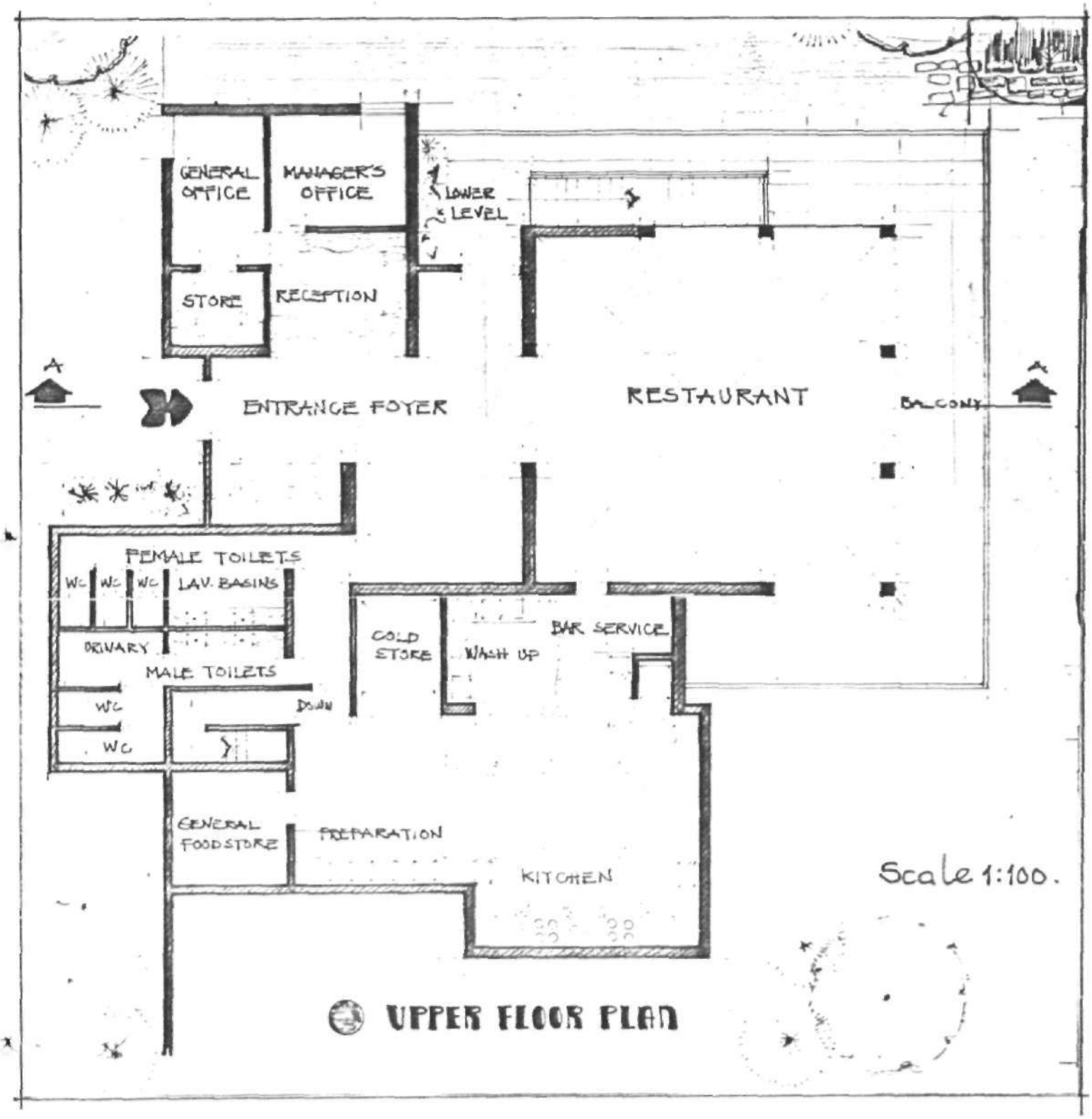



Figure 6.2: Lower floor plan of restaurant building.

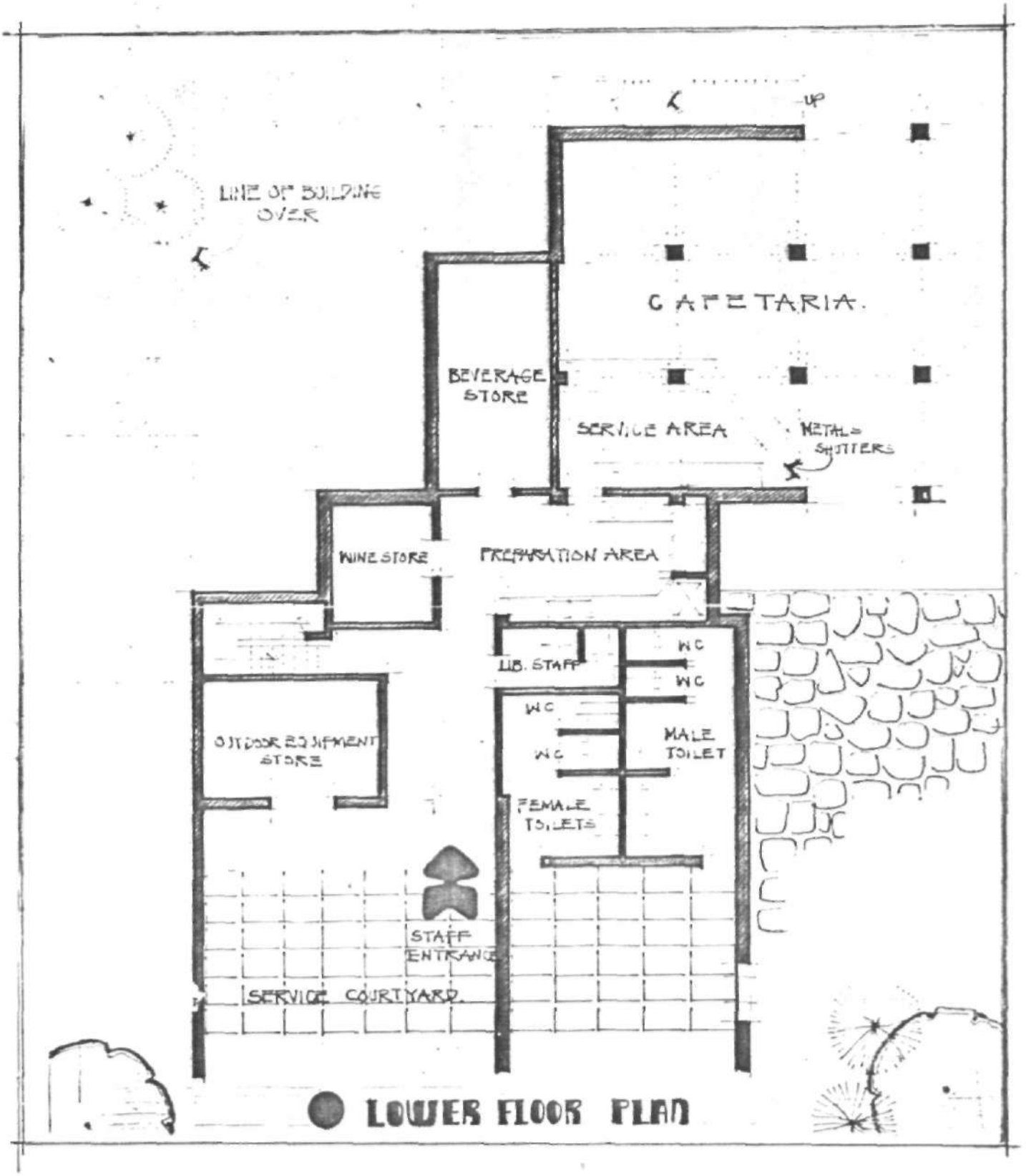



Figure 6.3: Upper floor plan of restaurant building

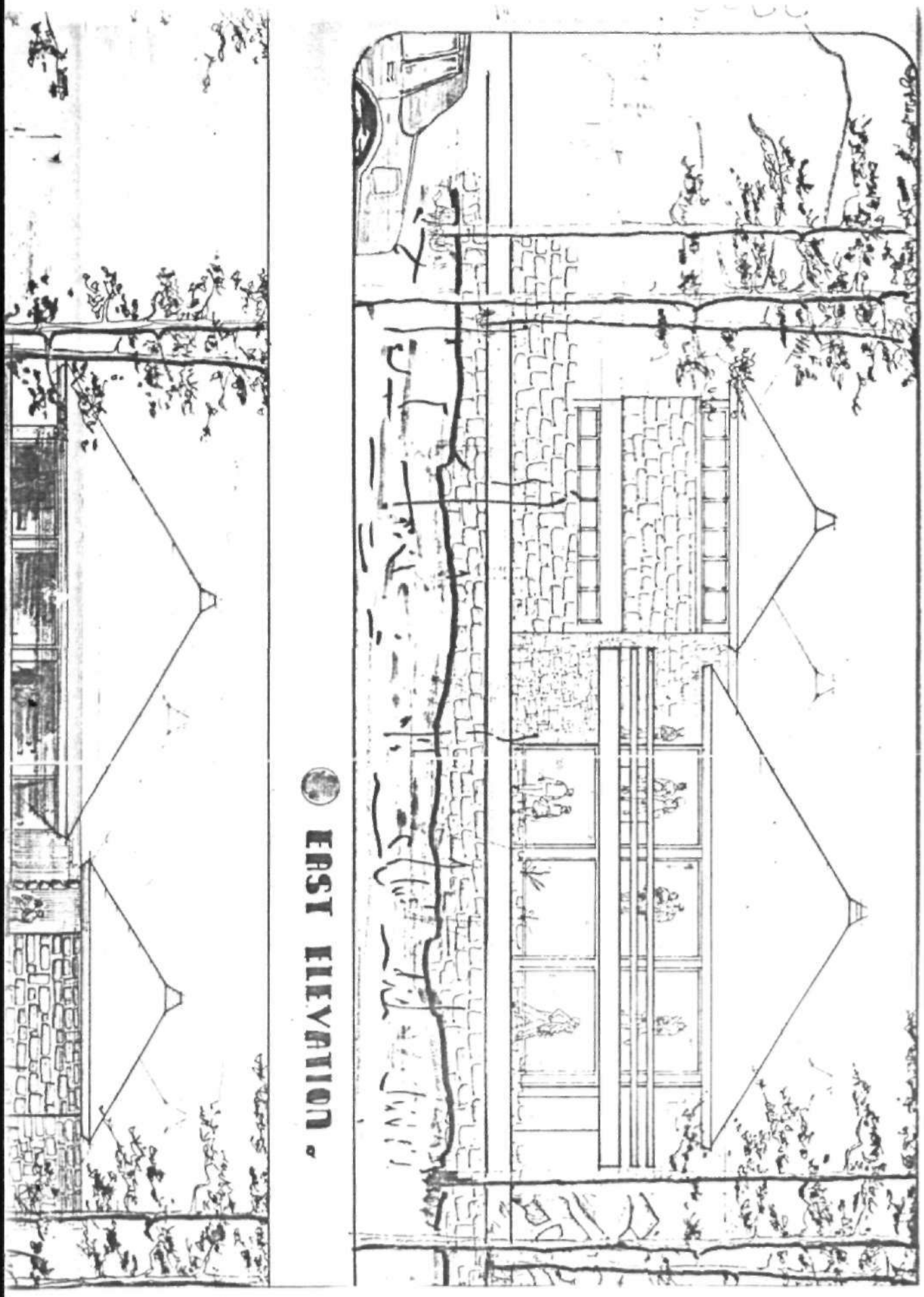



Figure 6.4: Elevations of restaurant building

The chalets take the circular shape of the hausa traditional huts and are actually roofed with thatch laid on top of an original zinc roof.

The central area of the circular plan is for circulation while other functions (bath, bedroom, kitchen, living and dinning and porche) revolve round it.

The 2-bedroom cottage and the manager's chalet have the same basic planning concept and elevations (figures 6.5).

The double guest chalets are two circular huts at right angles to each other connected by the bathrooms.

The chalets are constructed in phases. When finall completed the chalets will house 50 guests in round hut chalets, 3 VIP suites, 16 double guest chalets and eleven single guest chalets.

Recreation and Entertainment Area

The recreation area contains a swimming pool, two tennis courts and a children's play area. This area lies between the chalets and the drive-in-cinema and the craft workshop.

O t h e r s

The camping site is defined by cactus hedge planting. Gravel paved walkways meander through the site with foot bridges provides to carry pedestrians over streams. Look out hut are also constructed on some shills scattered roung the site.

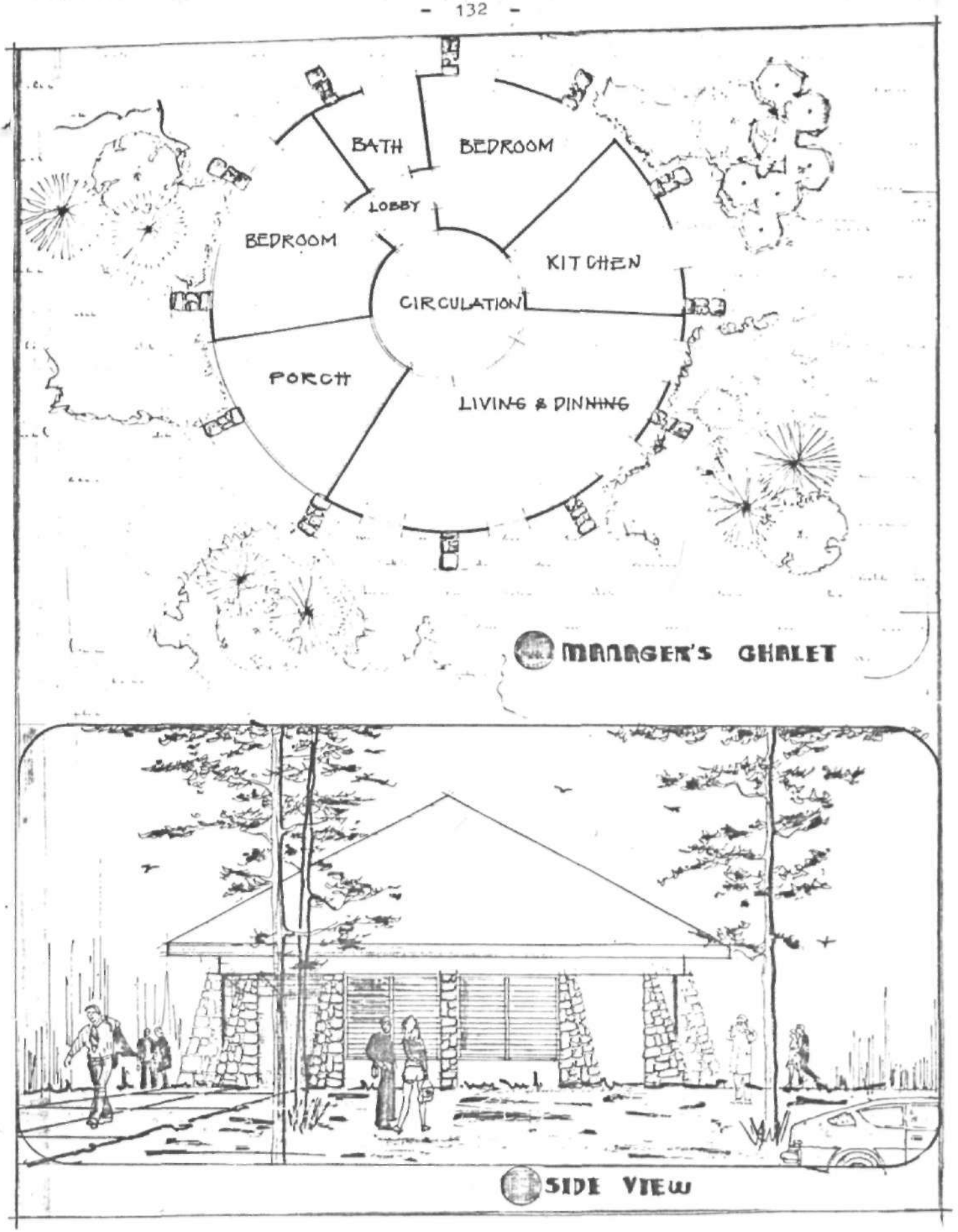



Fig. 6.5: Plan and Elevation of Manager's chalet

## Architecture

Conscious effort is taken by the designers to blend the buildings with the natural terrain of the site. The construction methods and materials used is basical a traditional approach. Stone was used for the walls and also thatch for the roof. The buildings have a peculiar aesthetic appeal which creates the image for the resort.

## Summary

(i). The location of the resort affords it the opportunity of using the already existing infrastructures in Jos. The road leading to Mado village however need upliftment.

(ii). The assemblage of facilities allow some degree of contact between related zones, affording a spill-over of excitement and interest from one zone to the next.

(iii). Activities are zoned to quiet and noisy areas but the drive-in cinema and the craft workshops are relatively far away from the chalets thus increasing the walking distance to them.

(iv). The circulation pattern is however not well thought-out as the gravel paved workways just meanders round the site in a disorderly pattern.

(v). The restaurant design shows a beautiful architectural creation. The form and the way it is roofed is pleasing. The dramatic change in levels blend the building with the natural topography of the site. The tatch roof now leads badly due to lack of maintenance.

(vi). The circular shape of the huts aids ventillation as air move freely round it. It also reflect the traditional building type of the area.

(vii). The administrative capacity is too weak to manage the size of the resort.

(viii). The natural site features (stream and rocks) could have been more integrated with the design.

## 6.2: Pandam Tourist Village Jos

### Location:

The Pandam tourist village is located 314 km from Jos on the Shandam-Lafia road. Its wild life park covers an area of 224 square kilometers with a large natural lake. The road from Jos to Pandam is a meander thus increasing the distance to 314km by road. Its location at such a distance from Jos, makes accessibility relatively difficult, as it is not linked with a good road. Both domestic and foreign tourists patronise the resort.

### Site Organization:

The site layout (figure 6.6) also shows the grouping of related facilities together. The road network is confined to the peripheries to separate vehicular from pedestrian circulation. Gravel paved walkways link the chalets and also link the accomodation zone to the reception, restaurant and conference hall.

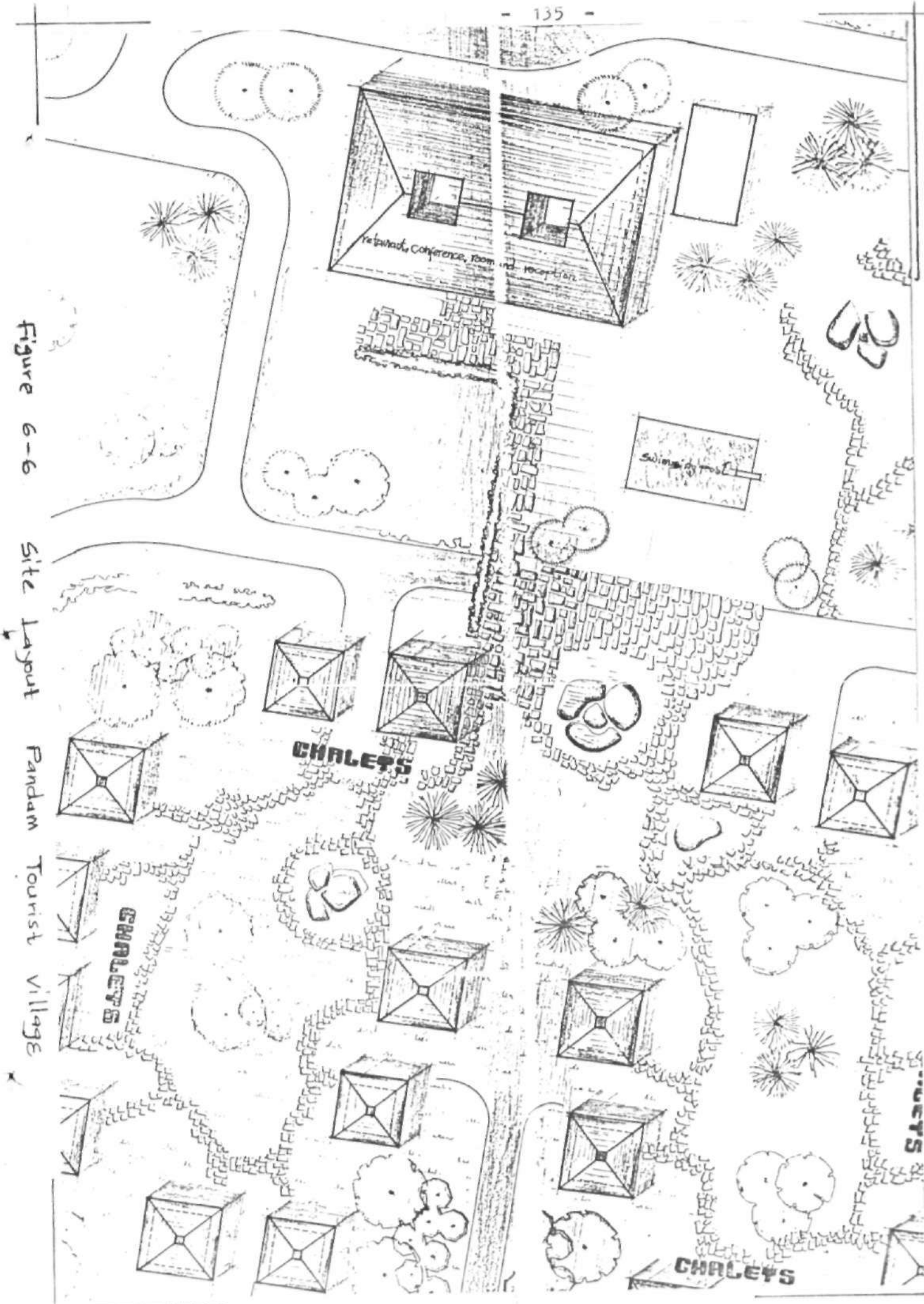



Figure 6-6 Site Layout Pandam Tourist Village

Facilities Provided

The facilities provided are limited both in variety and quality.

Accomodation:

Two types of chalets are provided. A twin-bed bedroom with a separate living and dinning area constitute the first type (47.61m$^2$). The second type (30.25) also has a twin-bed bedroom but the living area is incorporated in the bedroom. Each chalet type has toilet/bath and a porch. There are 20 chalets in all.

Administration and Restaurant Building (figure 6.7)

A single story structure (633.75m$^2$) houses these functions. The administration wing contain the reception, the manager's office, a general office and the conference room, while the restaurant contain kitchen, dinning area, bar area and store. Male and female toilets are also provided. Two courtyard spaces are created within the building to aid ventilation and natural lighting.

Recreation

Recreation facilities are few. There is a swimming pool and a small indoor recreation hall.

Architecture

Traditional construction methods are employed for the buildings. The buildings are rather too simple. They lack any

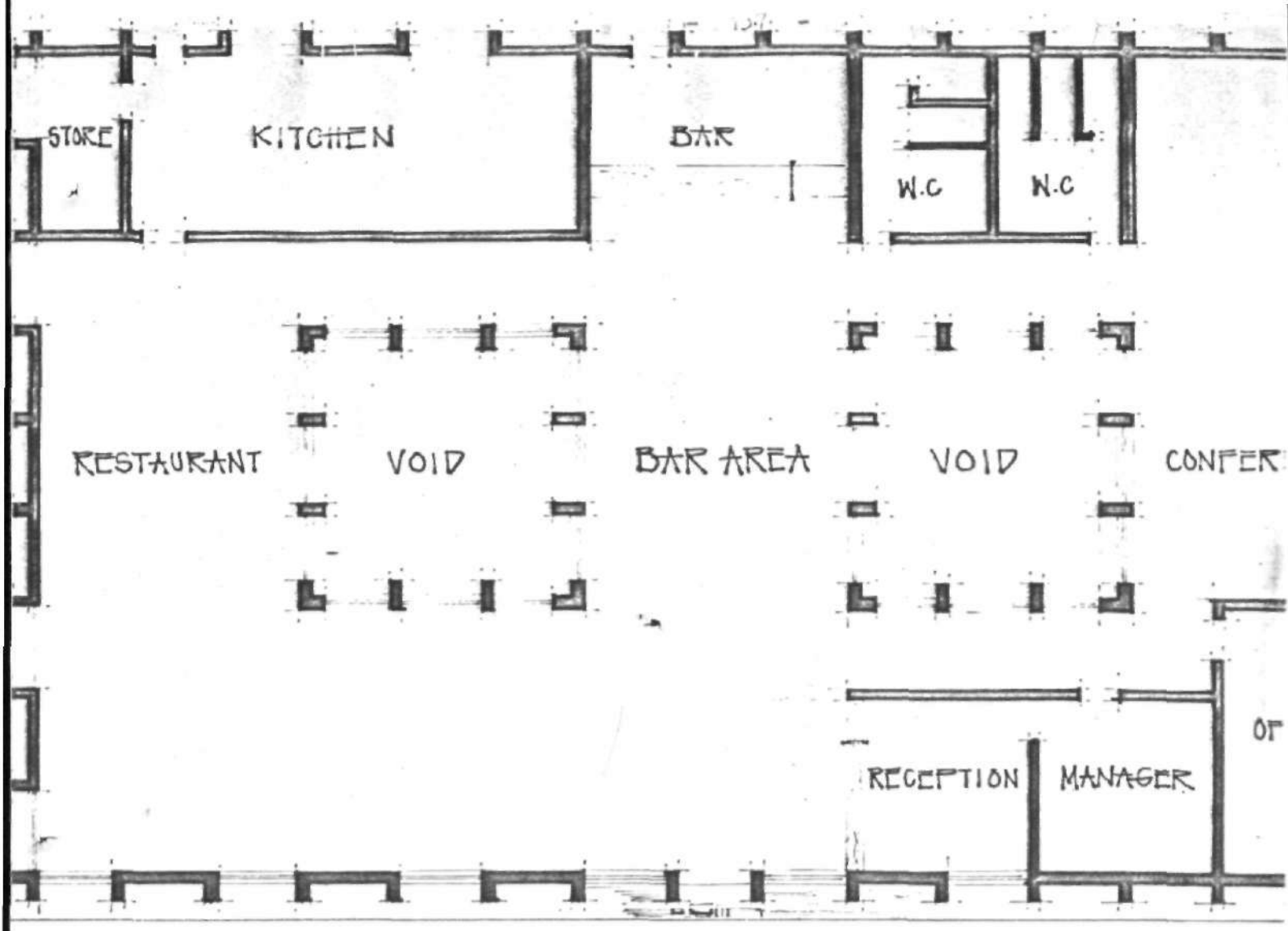



Fig. 6.7: Administrative and Resturant Building

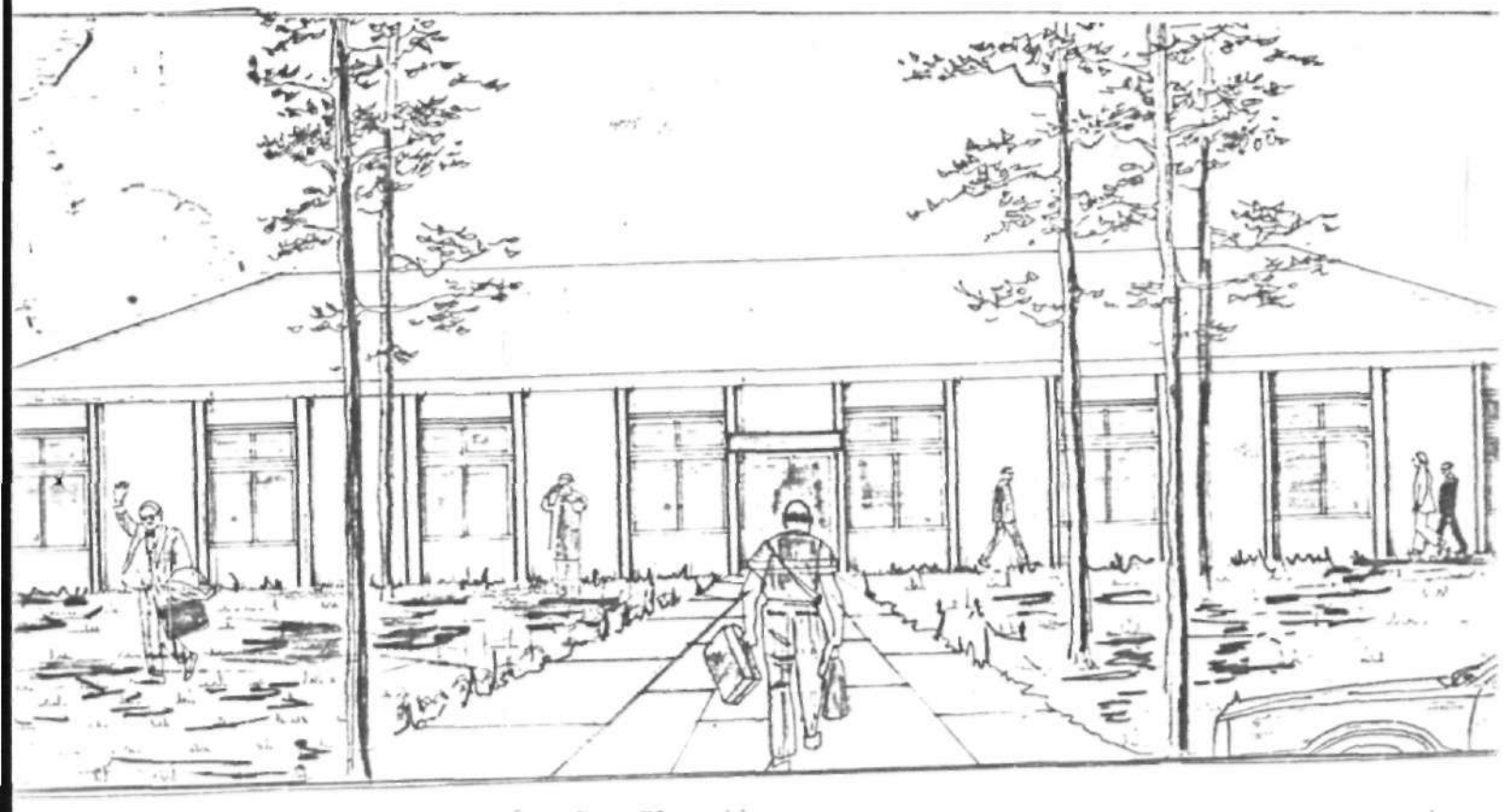


Fig. 6 - 8. Elevation

architectural flair as the elevations are plain and devoid of any architectural creation. No attempt was made to create a worthy image for the resort through the architectural fabric.

Summary

(i). The meandering road from Jos to the Pandam tourist village increases the distance to 314km thereby increasing both the travel cost and holiday cost. The location is bad as it could not tap the necessary facilities to attract a sizeable market.

(ii). The chalets are arranged to create a good composition and both the pedestrian and vehicular traffics are separated. However, the roads end up abruptly thereby creating confusion.

(iii). Since tourist traffic is not homogeneous, the facilities provided are few and lack variety to meet the different expectations of tourists.

(iv). Buffer zones are not created to screen off vehicle noise coming from road network around the chalet (quiet) area.

(v). Good landscaping is perhaps more important than the buildings in a resort. Landscaping in this case is totally neglected. Gardens, fountains, walks, etc. could have been used to add to the image of the resort.

6.3: International Youth Tourism Village, Kurra Falls

Architects: Teda Partnership, Architects, Planners and Engineers. 168 Awolowo Road S.W. Ikoyi.

Location

The scheme is a federal government venture situated on a mountaneous region 4 km from Kurra town. It is to cater for youths from all parts of the world. The road to the site is single laned, too curvy and steep. It is thus prone to accidents.

Site Organization:

The site layout (figure 6.9) shows the grouping of related facilities together in different zones. Accommodation quiet zone is separated from the recreation and entertainment (noisy) zone. The cluster planning concept is used in the accommodation wing and the clusters are linked with roads and walkways. The chalets are organised to follow the slopy nature of the site. The recreation area is compacted laid out with activities flowing from the indoor to the outdoor recreation area. The entertainment area is arranged to form a complex and not laid out into isolated pockets. The parking spaces are confined to the frontal area of the site.

Facilities Provided:

They range from accommodation to active recreation and entertainment. The facilities, in their variety and

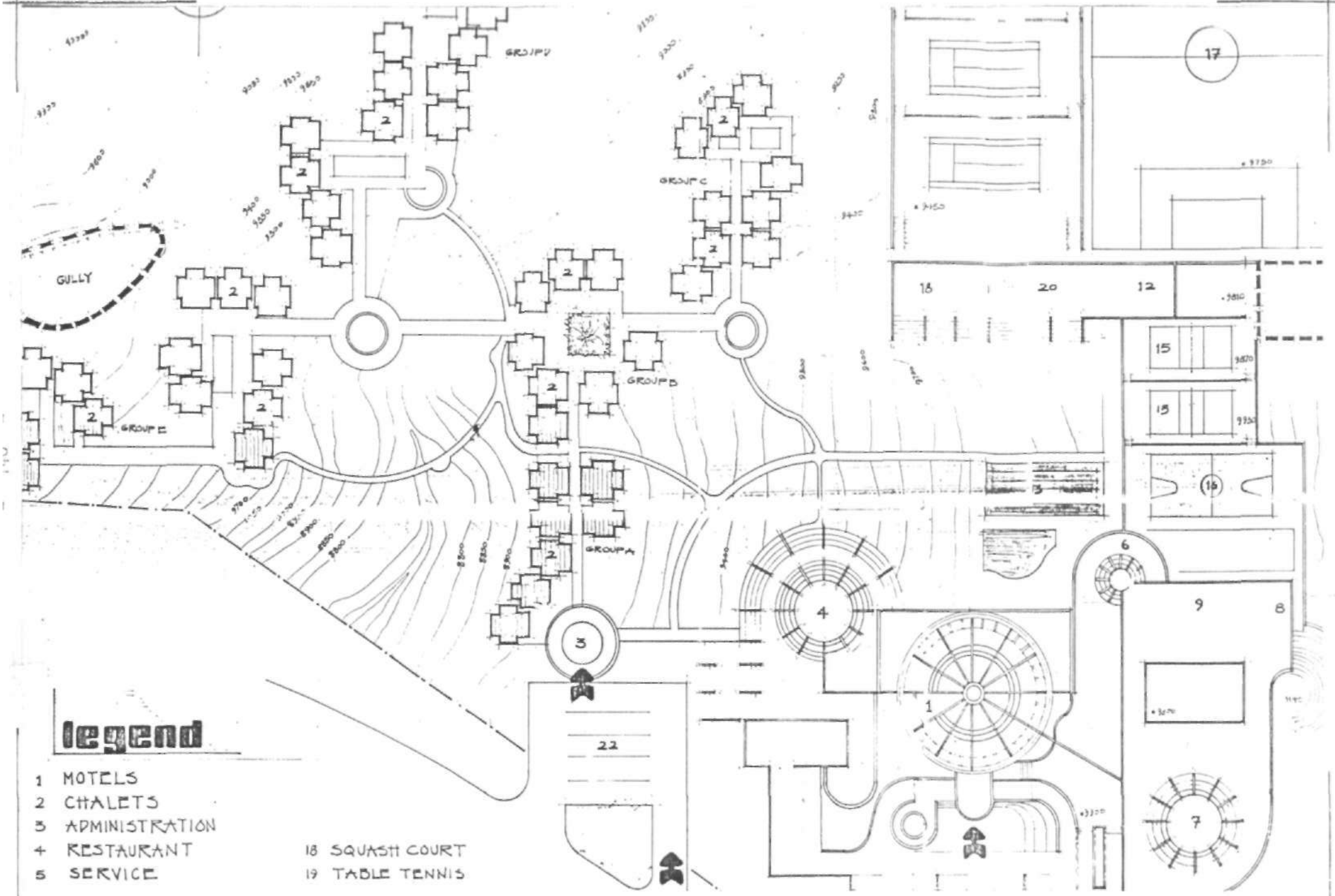



FIG. 6-9 SITE LAYOUT OF INTERNATIONAL CHILDREN TOURISM VILLAGE KURRA

quality, form a nucleus of social life.

Accommodation:

Two basic form of accommodation are provided here, the chalet type and the motel type. The chalets(2) are divided into four groups, group A, group B, group C and group D (figure ). Each chalet has two twin bedded rooms and a common terrace to serve these rooms, which are supposed to be occupied by different youths. The hotel(1) (figure 6.9) is a seven storey structure and separated from the rest of the chalets by the restaurant (4).

Entertainment Facilities:

Those provided here are auditorium (7), cinema& conference (9) and open air theatre (23). These facilities, because of their function and the noise they generate, are grouped together in a zone.

Recreational Facilities:

Emphasis is placed on the recreational facilities because of the clientele (youth) expected. They are a standard size football field, (17); four tennis courts (at different levels) (14); two volleyball courts (15); a basket ball court (16); a squash ball (18); table tennis room (19); National games room (20); two swimming pools (13); and a changing room (12).

All these facilities fall within the recreation zone.

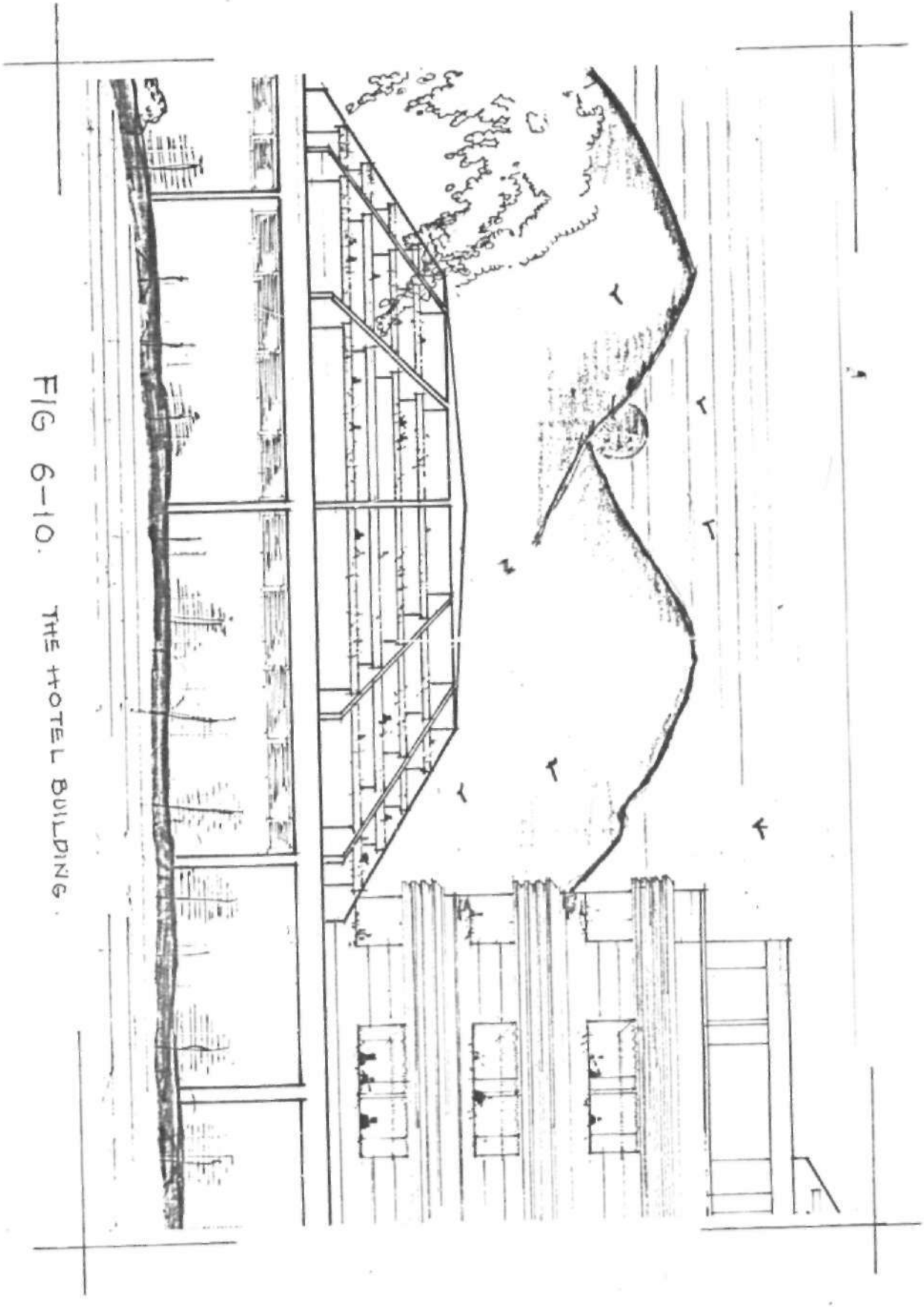


FIG 6-10. THE HOTEL BUILDING.

Others

Other facilities provided are a library (8); a service block (11) containing the necessary maintenance and service facilities; the gate house and parking spaces for cars (21) and buses (22).

Architecture.

The design of the building show some architectural flair and the building are blended with the natural slope of the site. Local materials (stone) and construction methods are used mainly in the chalets. The hotel, auditorium, restaurants and so on use reinforce concrete construction to achieve their forms.

Summary

(i). The site is well laid out and divided into different related zones. Facilities are arranged in such a way that there is some degree of contact between related zones necessitating a spill over of excitement from one zone to the other.

(ii). The seven storey hotel breaks the serenity of the site and is uncalled for since land is in abudance. Physical contact with nature, which is more important than visual contact is almost impossible in this huge structure.

(iii). The materials and construction techniques used mainly in the entertainment facilities are foreign to the setting.

(iv). The placement of the library close to noise generating facilities like cinema and auditorium is bad as the enjoyment of one mars the enjoyment of the other.

(v). Amenities like fair ground, amusement parks, water based recreations which would meet with the expectations of the youths are not provided.

(vi). The numerous rocks on the site are not integrated into the design.

(vii). The pedestrian and vehicular circulation are not well separated and this could lead to some hazards.

(viii). With regards to the design of the buildings, little effort was placed on creating an image for the resort.

6.4: Children Park, Cairo Egypt

Architect: Mr. Halim (This project reflects Mr. Halims commitment to integrating the production of buildings in our time with the culture of local communities).

Location

The children Park is situated in El-Sayeda, Zenab, Cairo, Egypt. This is a community ofaabout 1.5 million people. Cairo, with its 10 million inhabitants is a jungle of styles, sounds and monuments. It minarets, like tall trees in the forest, give it is unity.

The site is the remains of El-Houd, El-Masoud, an historical garden dating from the Mambuk period in Egypt. It lies between the visual and social radius of the mosque

of Ibn Tulun. The environment resembles a jungle from the outside and a wasteland from the inside, with clusters of the original trees remaining, plus eucalyptus, giant bangali and ancient Egyptian trees called gomeze. People and activities come to the park during the annual festival in honour of sey da zenab, the woman saint after whom the neighbourhood is named. This reveals the potential for development.

Philosophies

The philosophical orientations of Mr. Halim's efforts can be summarised in the following four sets of interacting principles.

(i). Principles governing the symbolic aspects of buildings which he called RYTHM.

(ii). Principles governing the formal aspects of buildings which he called GEOMETRIC PATTERNS.

(iii). Principle governing the organisational aspects of building which he called CO-ORDINATES.

(iv). Principles governing the ritual aspects of buildings which he terms CEREMONIES.

Site Organizations

Four main questions stimulated the design solution.

(i). What do children and gardens have in common? The idea of growth was speculated to be shared by the garden and children. The Minaret of Ibn Tulun further reinforces the idea of growth. Its form, a helix, moves upwards towards oneness with the sky. This was seen as the point of departure for designing the park.

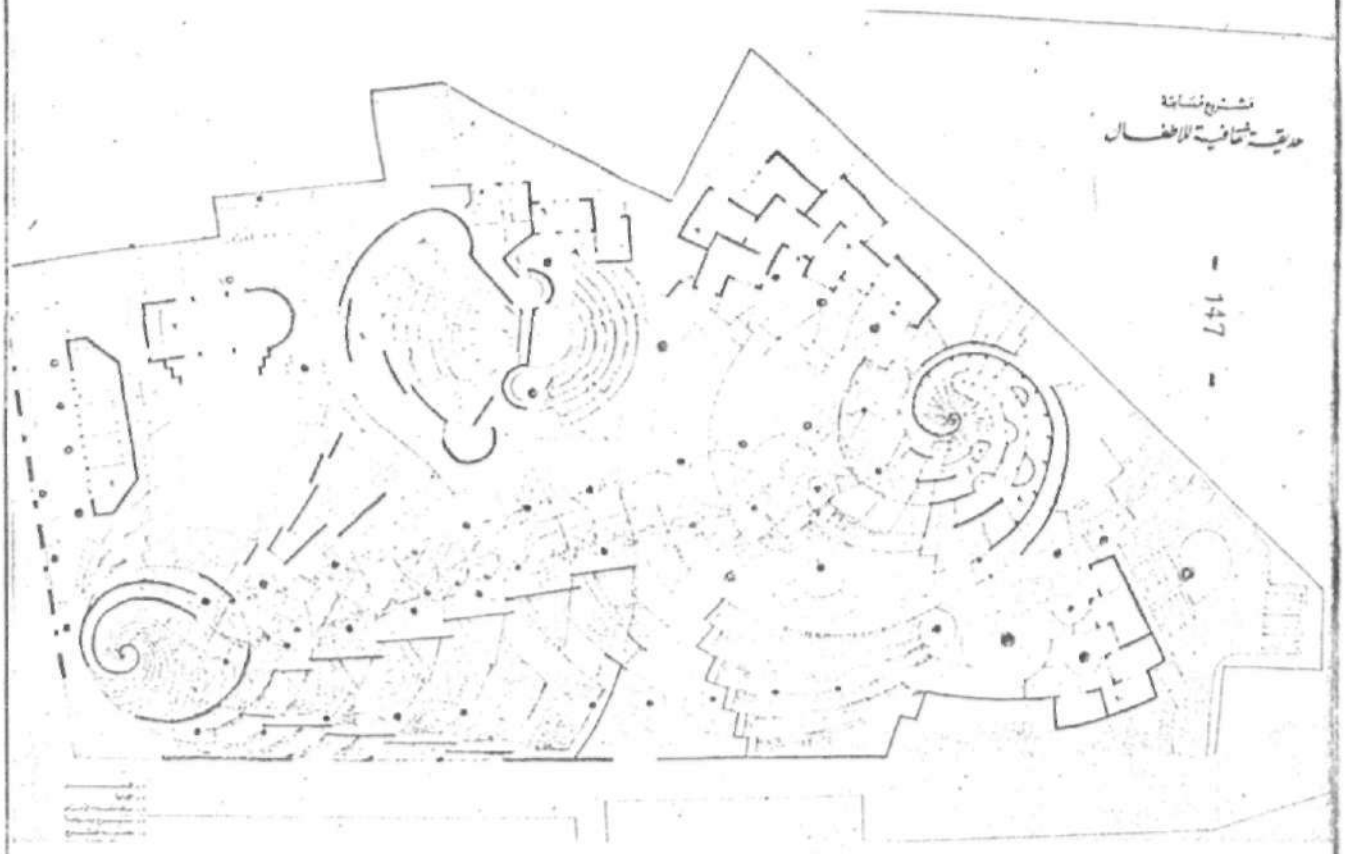
(ii). How could this symbol be transformed into an organising principle which preserves its original power and gradually unfolds in the context of the project? This objective reveals the lessons contained by the original symbol of the minaret and provides an order in the development of various aspects of the park. The designer then sought what was changing and what was constant in both contexts. The spiral of Ibn Tulun which moves upwards to symbolise the growth of consciousness through prayer, was transposed to a spiral moving horizontally and spreading across the site. (figure 6.12) The spiral was taken as the pitch by which the spiral grows, forming a a geometric system in which every tree is a pole, a point in a matrix.

(iii). How could life be infused into this system of geometry? Since the palm trees from the axis of the site, their beginning being a point of real potential, the starting point of geometric order is also a place for water, a fountain, upon which all the life on the garden depends. The end point is the lone tree at the extreme of the palm tree axis. The site is organised in stepped plat forms following the spiral geometry. The water point, the theatre and children museum are the main poles around which activities and hence meaning is created within the realm of the park.

(iv). How could this park be built? It was conceived to be built in stages, each stage seen as the seed of the following

Fig. 6-12 Children Park, Cairo.

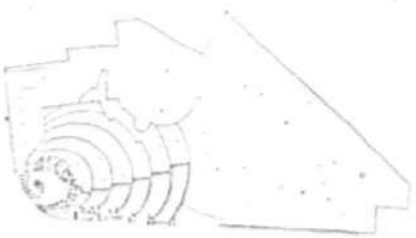





*Above: Sketch plan of the entire park, including plans of the museum, theatre and utility buildings.*
*Left: Sketch plans showing the three phases of construction.*



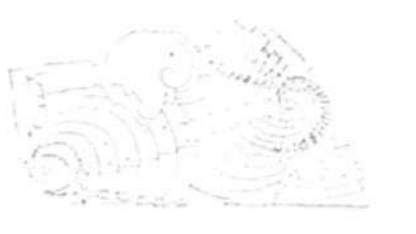
*Phase I*
*Sketch of entrance to the park, showing the coordinates which generated the solution.*



*Sketch representing construction with scaffolding for entrance indicated.*



*Phase II*
*Sketch of site geometry and development of the museum.*



*Scaffolding for construction of the museum.*



*Phase III*
*Sketch of foundations in place for the theatre.*



*Scaffolding for the theatre under construction.*

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Summary

(i). This project reflect the philosophical orientation the architect, it boldness in plan and the thoughts put into it is in line with Louis I Khan assertion that "architecture live not only through the solution of generic problem but quite as much as the thrill and aclaim of unique master pieces". This is a masterpiece.

(ii). The facilities provided vary in quality and variety, all constituting a nucleus of social life. The design is well integrated with the terrain of the site by introducing platforms on different levels.

(iii). Innocence knows nothing of the throes and woes of daily living. And in the purity of the youth, lies this enviable sense of freedom. The free flow of space and form consolidate this freedom as it allows the children a play-haven.

(iv). The existing trees on the site are well integrated into the design for example in the children theatre and they form the pole of the geometry of the plan.

## 6.5: London-historic building and monuments (an expose)

Every year, at least no less than 200,000 Nigerians travel to Britain for various reasons, remotely connected with the tourist urge - to travel for holiday or leisure. In 1985, Nigerian emigrants to London numbered 220,000.

There must be something special about Britain, an allure that constantly winks at Nigerians, which Nigerians have found irresistible.

The main tourist attractions in London are its wealth of historic buildings and monuments. Among the most famous sights are St. Paul's Cathedral, the greatest church in the whole historic city, Tower of London, the mighty mideaval for tress and next to it is the Tower Bridge. Buckingham Palace, the home of the Queen, the houses of parliament and Big Ben, Westminster Abbey, where the nation's monarchs are crowned; Trafalgar Square, positively alive with its pigeons and dominated by Nelson's column (figure 6. ), nearly 56m high and built in honour of British famous naval hero, Admiral Lord Nelson.

Apart from its historic buildings and monuments, its culture, friendly people, pageantry and landscapes are such that you cannot but fall under its magical spell. Each seaton has its own unique appeal, whether in romantic spring time, colourful autumn or in winter. With all its festivities and entertainments,,Britain is a land for all seasons.

Among London's historic buildings, the Westminster Abbey is taken for detailed study.

(a). <u>Westminister Abbey</u> (figure )

An architectural masterpiece of the thrteenth to

sixteenth centuries, Westminster Abbey presents a unique pageant of British history - the confessor's shrine, the tombs of Kings and Queens, and the countless memorials to the famous and the great. It has been the setting for every coronation since 1066 and for numerous other Royal occassions. It is still a church dedicated to regular worship and to the celebration of great events in the life of the nation. It is a royal peculiar under the jurisdiction of a Dean and chapter, subject only to the sovereign.

L o c a t i o n :

At the south end of White hall and facing on to parliament square, Westminister Abbey and the nearby palace of Westminster, are well served by public transport. Nearest stations are: Rail - Victoria and Waterloo; underground - St. Jame's Park and Westminster. Numerous bus services run to parliament square and victoria station.

A t t r a c t i o n s

The monument for Elizabeth Tudor (who died in 1603) contains a white marble effigy in the likeness of the queen. She was buried in the North aisle of the chapel of Henry VII.

Henry VII chapel completed in 1519 has its main glory being the vaulted roof, an outstanding example of the spectacular Tudor style of architecture. It has been used as the chapel of the order of the Bath. Adorning the 16th century wooden walls are gaily coloured banners, crests and mantlings of the knights, beneath the seats of which are beautifully carved misericords.

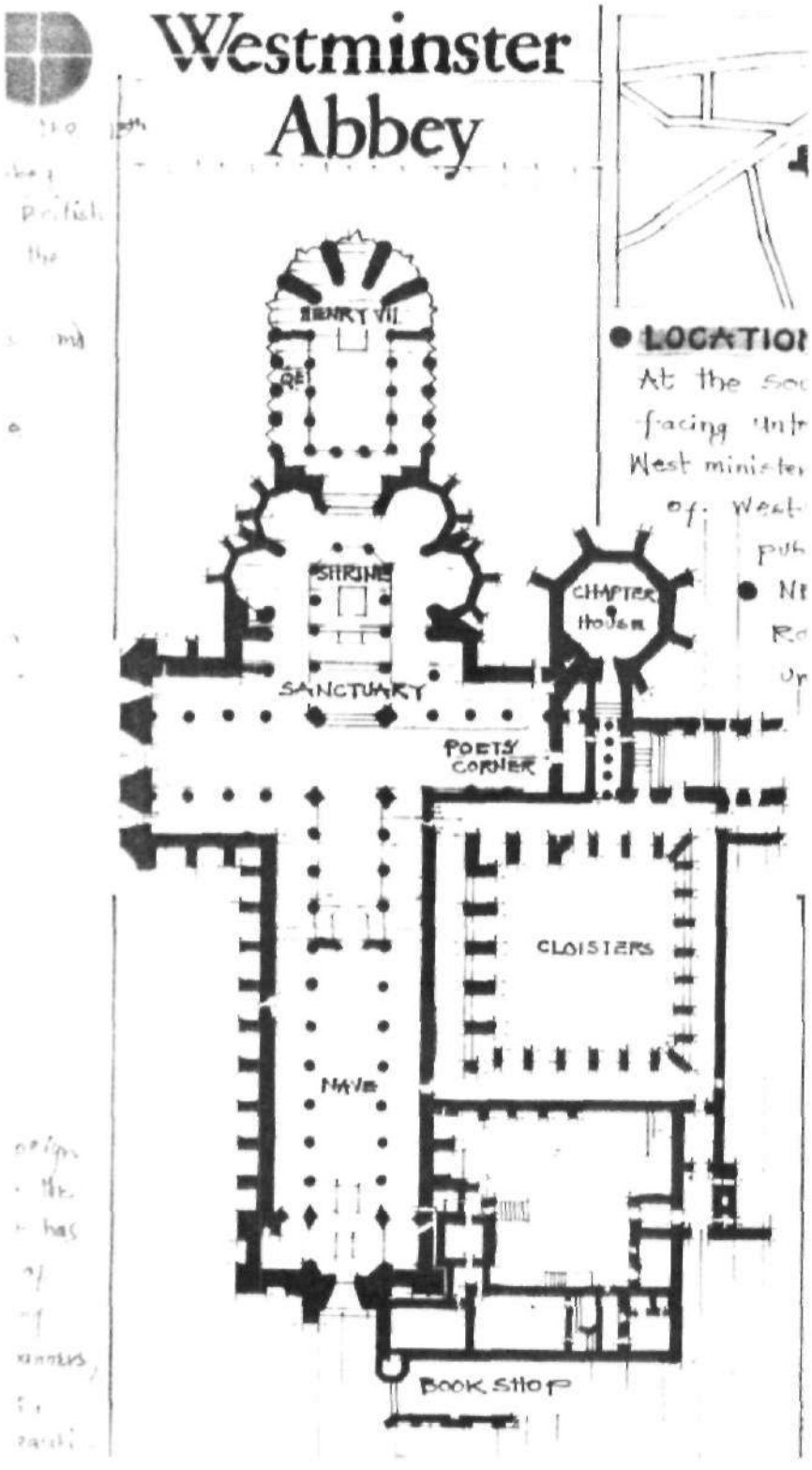
Henry VII and his consort, Elizabeth of York, were buried behind the altar. Torrigiani, an Italian sculpture built their monument. The royal airforce chapel is at the east end. The brightly coloured memorial window incorporates the crests of the 68 fighter squadrons which, in 1940, took part in the Battle of Britain.

Chapel of St. Edward the confessor - King Edward founded Abbey, which was concecrated on the 28 December 1065. He could not attend the concentration, because of his illness and died a few days later. Henry III begnn rebuilding the Abbey 200 years later to house a shrine worthy of King Edward. Five Kings and four queens are buried near the shrine.

Coronation chair - This oak chair was made for King Edward I by Master Walter of Durham. It was designed to hold the ancient stone of scone seized from the scots in 1296. It is moved to the sanctuary during coronation.

Poet's Corner - Owes its origin to the tomb of the first great English poet, Geoffrey, who was buried with a simple memorial in 1400. The presen more imposing tomb was erected in 1556. A full length of shakespeare statue was carved a century after his death.

The Sanctuary - The focal point of Abbey's architecture and of its life today is the 'High Alter' framed by the 13th century tombs, medieval wall paintings and a master piece of Italian Renaissance painting.


Westminster
Abbey
HENRY VII
SHRINE
CHAPTER
SANCTUARY
POETS
CORNER
CLOISTERS
NAVE
BOOK SHOP

The Nave - It is the tallest nave in Britain and contain the grave of the unknown warrior and memorials to many statemen, scientists and service men.

The cloisters - were built after the Great Five of 1298. To the right of the East Walk are illuminated panels depicting various stages in the Abbey's construction and its use as a church of coronation. David Gentleman did the original drawings. On the left of the East cloister is the chapter house, (1250) about the largest in England and was probably intended for secular as well as monastic use. Between the reign of Edward I and Henry VIII, it was regularly used as a Parliament House for the Commons.

Abbey's famous collection of effigies and of other treasuries are housed in a museum in the Norman undercroft.

Summary

The impace of tourism in London is four fold - economic, social, cultural and environmental. As one of the most successful tourist destinations in the world, the number of overseas visitors to London between 1970 and 1985 doubled from 4.5 million to 9 million. It also attracts 14 million visitors from the rest of Britain in each year and over 40 million day visitors using many of the same facilities.

In 1985, the 23 million British and overseas visitors contributed 4,700 million to its economy which generated 4 percent of the gross domestic product. The income accruing to London from

tourism supports over 200,000 jobs, some 7 percent of the total employment of Londoners.

The support given to London's theatres cinemas, operas, concert halls, museums, shops, and restaurants by tourists enable the city's residents to enjoy a wider range of facilities than if their tourist industry is not as developed as it is.

Few other cities in the world have experienced such successful growth as a tourist destination.

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# CHAPTER SEVEN

## 7.0: BASIC TOURISM FACILITIES

It should be borne in mind during the planning stage that collective facilities should be arranged in such a way as to extend their animation along on axis through the resort. This will enable one activity to lead to the other, there by generating interest and inviting participation. Activities should also be zoned so that the enjoyment of one does not mar that of the other. For example noisy recreation activities and quiet residential areas.

Tourists, in some cases, are less demanding in activities than planners imagine, for example a sea front vactioner want the sea and sun more than actual facilities. Market structure and image intended for the resort determine the type of facilities to be provided.

## 7.1: Accommodation

### 7.1.1: Hotel

Generally, hotels make provision for variety of uses ranging from accommodation, feeding, recreation and entertainment. The hotels considered here are those integrated in a resort. Somsome facilities and services which are usually found in isolated holiday hotels may be omitted in such a case.

Resort hotels make more provision for twin-bedded rooms while isolated hotel favour more single rooms. The ratio of single twin rooms should be determined by market analysis which must consider variations in use (weekday, weekend, seasonal holiday use etc) and future introduction of package tours.

In large resorts or resorts situated in a town where adequate external market is in existence, it is desirable to provide independent catering and recreation facilities. Usage of such facilities should either be inclusively or separately charged to residents. Essentially, these facilities, since they are open to the public, should be conveniently situated to make them conspicuous and easily accessible. Public and residential areas and circulation routes should be carefully planned.

A resort hotel should incorporate the following functions:

(i). Indoor games room.

(ii). A small indoor swimming pool with services in a deluxe hotel especially in mountain resorts. (Though this is always provided outdoors.

(iii). In ski resorts, a 'ski-room' (for removal of skis and boots) which when combined with facilities like a bar and a fireplace could become the most animated place in the hotel.

(iv). An easily accessible first-aid room on the ground floor for medical attention.

(v). A dinning room for children

(vii). To cater for broader clientele, facilities for small conventions may be provided. (the delegates also accommodated).

Guest rooms

Facilities provided in the guest room should be purposely designed to prevent abuse and damage. Emphasis is usually placed on compact planning. The use of showers instead of baths reduce appreciably space allocation for bathroom which normally take up between 17 and 20 per cent of the total guest room area. Economy in space and equipments is achieved by grouping sanitary facilities: one bathroom may be shared between two bedrooms.

Provision should also be made for washing, dripping and drying cloths.

Service Areas

Services should be carefully considered at the initial stages as it will affect the cost of development. The following should be considered:

(i). a separate service access for service vehicles.

(ii). zoning of services together, kitchens, stores, and heavy engineering equipments.

(iii). public and service circulation should be articulately separated.

(iv). provision should also be made for staff for example staff rooms, changing rooms, toilet facilities and so on.

In an integrated hotel, some basic planning data should be applied.

TABLE 7.1. PLANNING DATA FOR TWO-BED UNITS IN HOTEL LOCATED IN AN INTEGRATED RESORT

| | Economy | Some Comfort | Average Comfort | High Comfort | De-luxe |
|---|---|---|---|---|---|
| Public area ($m^2$) | 3 | 4.5 | 8.5 | 11.5 | 16 |
| Residential areas($m^2$) | 18.5 | 25 | 30 | 36 | 45 |
| Total per unit ($m^2$) | 21.5 | 29.5 | 38.5 | 47.5 | 61 |
| Total per bed ($m^2$) | 11 | 15 | 19 | 24 | 30 |

Source:

The collective character of buildings provided in a resort, to a large extent determine the attraction of the resort. The design of a hotel should blend with the neighbourhood to maintain the natural asset value of a good site. High rise hotels should be avoided, instead pavilion hotels and groups at the scale of the site is preferable. A good blend between the architectural fabric and the soft-textured surrounding, is achieved by good and well maintained landscaping.

7.1.1i Hotel Garnis

They provide accommodation at lower cost than hotels but they don't offer catering services. They provide accommodation for more people. With slight increase in the size of the room, a third bed can be introduced for family use.

Hotel garnis are used mainly in resort where the sojourn of tourists is very short such as in ski resorts or marinas and where alternative catering services are provided.

TABLE 7.2: GROSS AREA FOR HOTELS GARNIS IN AN INTEGRATED RESORT

| | Economy | | | Some Comfort | | | Average Comfort | | |
|---|---|---|---|---|---|---|---|---|---|
| Public area ($m^2$) | 3 | | | 4.5 | | | 8.5 | | |
| No of beds ($m^2$) | 2 | 3 | (4) | 2 | 3 | (4) | 2 | 3 | (4) |
| Residential ($m^2$) | 18.5 | 21 | 21 | 25 | 28.5 | 28.5 | 30 | 33.5 | 33.5 |
| Total per unit ($m^2$) | 21.5 | 24 | 24 | 29.5 | 33 | 33 | 38.5 | 42 | 42 |
| Total ($m^2$) | 11 | 8 | 6 | 15 | 11 | 8.5 | 19 | 14 | 10.5 |

7.1.2: Motels

These are normally single or double storey buildings covering extensive areas with variations in design sizes and layout.

They are either located at visible and accessible points along the road leading to the resort or located within the resort area. Provision is made for feeding and recreation facilities comparable to those in hotels.

The basic unit consists of the following:

(i). a living room (with double beds for parents)

(ii). an optional children's room (with double beds plus bunk beds)

(iii). a bathroom with W.C., shower and wash hand basin

(iv). a kitchenette

TABLE 7.3: GROSS AREA FOR BASIC TWO-ROOM UNITS

| | Integrate Catering | | Individual Catering | |
|---|---|---|---|---|
| | Minimum | Some Comfort | Minimum | Some Comfort |
| Living room ($m^2$) | 11 | 15 | 12 | 15 |
| Children's room ($m^2$) | 7 | 8 | 7 | 8 |
| Bathroom ($m^2$) | 2 | 3 | 2 | 3 |
| Kitchen ($m^2$) | - | - | 3 | 4 |
| Residential ($m^2$) | 21 | 26 | 24 | 30 |
| Public areas ($m^2$) | 12 | 18 | 6 | 10 |
| Total areas ($m^2$) | 32 | 44 | 30 | 40 |
| No. of beds ($m^2$) | (4)(6) | (4) (6) | (4) (6) | (4) (6) |
| Per bed area ($m^2$) | 8 5.5 | 11 7.5 | 7.5 7.5 | 5 10 |

Source:

7.1.4: Apartments, Chalets and Bungalows

Apartments, chalets and bungalows have, for so long, constituted the major part of residential development in holiday resorts. For planning purposes, they are categorised under three major groups:

(i). Individual self-contained chalets (detached or linked together)

(ii). Several storey apartment buildings.

(iii). Concentrated cluster groupings.

In any resort, the type of accommodation provided depends on:

(i). Market conditions

(ii). Site considerations (existing character)

(iii). Future aims (images to be created and the nature of product to be offered).

The individual chalets, though afford better contact with nature, demand expensive connecting roads and infrastructures. Cluster groupings reduce these disadvantages and provide more interesting and compact site organization. A sense of community can be created by arranging these clusters adjacent to large landscaped recreational areas which adds to the image of the resort. In mountain resorts, people can walk or climb under cover from one building to the other.

Apartment buildings cater for more people per square metre of land and afford the use of collective facilities. Security, room cleaning, maintenance and so on can be operated more economically than in detached or clustered development.

## 7.2. Catering Facilities

Since tourist trafficeis not homogeneous, the catering services should be designed to afford a wide variety of choice. This is achieved by dividing a large restaurant into a number of dinning areas, each with a distinctive character and identity with the users. A list of selected

delicious traditional dishes from various communities should be compiled and a book on their recipes should be published. These traditional dishes should be included in the menu of of the restaurant.

Coffe shops, bars, cafe's, snack bars should also be provided to widen the range of provision. The kitchen area should be easily accessible and service and public routes well separated.

For resorts in a town, the catering facilities should be made open to the general public and made close to the banquetting hall.

7.3: Recreational Facilities

Recreation in our era connotes physical rather than spiritual regeneration. Active recreation is favoured because physical and muscular exertion is not only a means of restoring strength and calming the nervous system, but also a means to preserve the man's muscular and cardio vascular systems at a proper level as a biological species.

The recreational facilities provided in a resort is, however, informed by the potential clientele, the climate of the resort and the image to be created for the resort.

Indoor games:

Not too active sports like billiard, darts, table tennis, and others like cards, chess, 'Ayo', and so on need to be provided.

A gymnasium may be required in large resorts for judo, gymnastics, boxing, fencing yoga and so on.

Outdoor games

Play grounds for adult and children with provision for badminton, volley ball, lawn tennis, fair ground and so on. The outdoor and indoor games areas should be designed to that activities can flow from one to other and provisions should be made for spectators. Lawn tennis, basket ball, volley ball and others requiring intensive use should have hard semi-porous surfaces.

A swimming pool is practically indispensible in all resorts. The area varies from 500$m^2$ to 2500sq.m. A shallow pool is generally provided for children and often, one for learners with instructions. It should be designed as a focus for many activities such as relaxation, entertainment and sun bathing.

Riding course for horse riding is becoming more popular in inland rural resorts. Bridle path developed as promenades should go around the resort and this may be extended for riding excursions. Provisions should be made for overnight accommodation and services at about 30 km intervals.

Golf course is space consuming and very expensive. An 18-hole course of 6000m take up between 100 and 150 acres of land. It attract mainly wealthy clientele. A

gulf course is not compulsory even in large resorts.

Other forms of recreation which may be developed to enhance the image of the resort include climbing, hill walking, surfing, wild life viewing and so on.

7.4: Socio-Cultural Facilities

Many communities that offer attraction to tourists also have a culture peculiar to them. Their culture can be developed as additional attraction to tourist. This require some basic cultural facilities.

A cinema could be provided in a resort but design should be flexible to accommodate other uses like concerts, plays and conventions.

Pultipurpose hall designed for concerts, drama, music, social meetings, reception for marriages, local entertainment and folk lore, and conventions.

Open air theatre - as this could cater for more people in the open, it is the best avenue to avenue to promote traditional dances, drama, and so on. It may replace the cinema and multipurpose hall in a small museum.

M u s e u m:

A museum is required in historic resorts (such as Olumo rock) to allow the tourists wander into the past.

Other resorts having historical associations, interest in local art and crafts, archaeology, natural history or social evolution may incorporate a museum amongst its facilities.

L i b r a r y:

In large resorts a book lending service should be included. It should be designed to accommodate functions like lectures, music recital and to provide local information.

Craft Workshops - are to be included in resorts with peculiar local arts and craft to enhance the image. This will also provide a ready market for the local crafts.

Night Clubs

The age groups of the clientele determines whether a discotheque or ball rooms and nigh clubs should be provided. It is however possible to provide for both. In a large resort where the national policy does not dissallow it, a casino (with gambling) should be provided.

7.5: Commercial Facilities

The commercial facilities provided in a resort should provide for a wide variety of goods especially in mountain resorts, where access is difficult, or where tourist do not have private cars at their disposal to shop elsewhere.

The shops should not be isolated at a corner but should be an extension to recreation and create an atmosphere of bustling activity with opportunities to make friends, shopping, in a resort, should be interesting and pleasurable. In ski resorts or tropical resort, (with intense sunshine) a commercial gallery is needed to make tourists shop under cover.

To create interest and variety, shops of different types should be intermixed.

Centralised services to cater for maintenance, laundry, and catering should be located where it could be served by a service route.

## 7.6: Administration

The life of a resort depend largely on how it is run. The administrative sector of a resort will be responsible for the organisation and management of the necessary facilities and services provided within the resort.

In an isolated resort, provision should be made to house the non-tourist population and their dependents, as this have been ignored in many resorts. The non-tourist population generally include:

(i). permanent workers in the resort.

(ii). their families

(iii). seasonal workers (usually without their families)

(iv). Employees working indirectly for tourism industry (in handicrafts, horticultourists, maintenance, and so on).

The administrative structure comprises of the head (the manager), the accounts section, the promotion and publicity section and the maintenance section. All these should work hand in hand to maintain or improve the attractiveness of the resort.

## 7.7: Infrastructure

This can be divided into connecting and distributing infrastructure.

(i). Connecting infrastructure are services originating outside the resort boundaries which are pâânned and operated by the government. They include highways communication networks mains supplies and so on. They provide the stimulus for secondary investment in tourism.

(ii). Distributing infrastructure are those within the resort proper. A detailed plan, which may go through phased construction, is necessary at the planning stage.

### 7.7.1: Roads

Any resort, no matter how attractive, needs to be accessible to proove its worth. The road to resort, a part of the public highway system, should be well designed to save time, travel cost and reduce accident risks.

It is a common place in many new resort that entry of cars are regulated to reduce noise pollution, traffic congestion, hazards, environmental destruction and cost of long roads. These could be achieved by:

(i). providing car parks at entry point to the resort and secondary transport into the resort

paper; by cable lift (Avoriaz), electric cars (Forte village) or backs (Zermatt) and so on.

(ii). Limiting access to accommodation area to unloading, loading of luggage with provision made for a central car park or garage.

(iii). In large resorts (more than 8000 beds) a novel, local public transportation system is best especially where package tourism is favoured. Alternatively, private cars may use peripheral roads.

Principle of designing parking spaces.

(i). Instead of regular rectangular lines of parking, landscaped cluster, with vegetation, banks, and variation in levels (to screen noise and provide shelter) is preferred.

(ii). In the tropics, travel is preferable to dark bituminous surfacing.

(iii). Maximum capacity of 400 cars with one attendant in any parking lot.

(iv). Parking distances to tourist facilities should be between 200 - 300 metres (maximum is 500m). Adjascent to car park should be a screened, pedestrian accessed picnic site.

(v). The picnic site should be accessible and screened from the park adjascent to it.

## 7.7.2: Sanitation

### (a). Water Supply

As water supports all the life in any setting, it is very important to maintain an adequate supply in a resort. Water supply to a resort is used for domestic purposes (restaurant and laundaries); fire fighting, water cooling and heating plants; swimming pools and other recreation and landscaping uses; street cleaning and so on. In Nigeria, as well as many developing countries additional supplies is needed to support the supply from the public mains. This is possible by installing local service reservoirs, and increasing the pressure in the mains by pumping to create a steeper hydraulic gradient.

Water can be supplied throughout the resort through mains and submains of controlled pressure. The heights of buildings and fire-fighting standard dictate the pressure.

Water storage in elevated water tanks is necessary to allow continous water supply when the public mains is closed.

The government is responsible for water treatment but a private treatment plant is also needed for recycling water from swimming pools, and other uses.

(b). Sewerage

The highest intensity of rainfall dictates the storm run-off accumulating at each section of the site therefore calculation of surface water sewers is based on this. Surface water, although partly contaminated, may be discharged into the sea or river or used for lake landscape.

It is important that the surface water sewers are separated from the foul water sewers to ease proper effluent control and reduce treatment capacity. For the development of low-lying areas (coastal estuaries, river basins and so on) for tourism, an adequate land drainage system is a fundamental issue. The future resort layout must take land drainage system into consideration. Through cutting and filling, water-filled basins may be created for marinas, recreation and landscaping, the raise sites thus becoming more suitable for buildings.

Sewer lines should run along the natural ground slope to save escavation cost. A proper sewage treatment is necessary and this is normally carried out in the vicinity of the site.

It is essential to allow for progressive extension of sewers during the planning stage. This is possible by making the diameter of the sewers large enough to convey the total quantities involved and choosing a depth that will permit extension at a suitable gradient.

(c). Refuse and garbage disposal

To maintain a clean and healthy environment a proper plan need be developed to ensure an adequate disposal system. The refuse - collecting vehicle should be given easy access and adequate manoeuvring space. Refuse bins should be located at collection points around the resort and should be well protected from insects and rodents.

Location of disposal point and methods of disposal should be well evaluated.

7.8: O t h e r s

(a). Electricity Supply

Continous electricity supply should be made possible especially in Nigeria where there are constant power failures. The average electrical consumption is about 0.5K/W per tourist bed and this is higher where air conditioning and electric central heating are included.

National authorities determine the transmission voltages for mains electricity supply. For local distribution within the resort, transformation to primary supply voltages is required.

Electric railways, elevator motors emergency generators, needing direct current employ rectifiers to convert the current at the point of use. Below

ground electricity distribution is preferred to that above ground as the former avoids ugly appearance of poles and cables within the resort area. In Olumo rock, where there is difficulties of escaration, below grade distribution lines become very expensive. In such a case, lines should be integrated into the folds of the landscape so that they don't become to conspicuous. They should be directed away from areas where they could create hazards such as areas of high scenic attraction and recreational zones.

A stand-by central generating plant is required to supply electricity during the incessant power failures.

(b). Communications

A tourist should be able to communicate with his family, relatives and friend no matter their station. Private and public telephone systems and telex networks and exchanges plus postal services are necessary to afford this.

The communication system should be efficient especially in resorts attracting a business clientele who want to keep tracks with their offices.

(c). External lighting and street furnitures

The night life of a resort, which is of considerable importance to the life of the resort itself is enhanced by using lighting to create interest and a social atmosphere.

It also aids security, public safety, traffic control and lighting of signs and directions. Glare and confusion should be eliminated to create the best effects.

The street furniture provided should be conspicuous, weather resistant and also resistant to wear and tear. Design should be simple, inviting, and made part of the total design. The furniture ranges from seats and benches, plant containers, litter bins, shelters, sights, posts, public telephone, fencing and guard rails, letter boxes, display boards and so on.

The excellence of design of public buildings and facilities have played a fundamental role in establishing a characteristic image for many resorts.

## CHAPTER EIGHT

### 8.0. PLANNING PROCEDURE IN DEVELOPING RESORTS

Tourism with its immense contribution in terms of foreign exchange and improvement of the living condition of people is directly related to the investments planned. Today, tourism requires a lot of highly expensive facilities for its enjoyment thus necessitating the formulation of a tourism development strategy within the national development plan.

Tourism development implies the awakening of national tourism awareness and the re-orientation of economic activities by means of an appropriate development plan.

The development requires the integration and co-ordination of regional development with overall planning. The planning process can be divided into three levels.

(a). Planning at the local level to ensure the optimum utilization of tourist resources for the satisfaction of immediate and long term needs. Making private and public enterpreneour aware of the investment opportunities in tourism and providing public officials with the necessary information for stimulation and regulation of tourism.

(b). Planning at regional level to identify regions worthy of tourism development in the light of

socio economic development.

(c). Planning at national level for social and cultural development, to integrate tourism planning into the overall economic development and to measure the economic impact of tourism.

## 8.1: Design Principles

In the development of a resort, there are some individual features and also limitations endemic to that particular resort which require original solutions, imaginative planning and flair for creativity.

It becomes important, however, to identify the main objectives in developing tourist resorts and how these could be achieved.

### 8.1.1: Objectives

(a). To meet individual requirements. Tourists often seek, paradoxically.

(i). An atmosphere that enhances tranquality and rest but also facilities for entertainment and sport.

(ii). Anonymity - but also the opportunity for inter-personal contact, especially with the locals, and participate in the social activities of the local community.

(iii). An atmosphere that facilitates close contact with nature and foreign customs but with

standards of home comfort.

(iv). Seclusion and privacy, mainly in the accommodation area, with the benefits of security and close proximity to a variety of leisure and recreational facilities.

(b). A different experience: Most tourists see holiday as a means of escape from the harsh urban conditions and organised routine lives. The resort should provide a refreshing experience of contrasts and should among other thing enhance:

(i). Quietness, change of pace and opportunities for relaxation.

(ii). A change in activity which should be leisure - oriented.

(iii). Opportunity to discover other cultures and ways of life.

(iv). A human scale - the structures in the resort should not be enourmously big as to down play the human scale.

(c). To create an attractive "tourist image". The image of the resort should be very original in order to give it an easily remembered visage. This may be achieved by:

(i). allowing the particular resources and peculiarities of the site to dictate the pace of the development.

(ii). making scale and design of buildings to reflect the character of the immediate neighbourhood and the didtates of the climate, using local materials

and techniques where possible.

(iii). Introducing specific features to create 'atmosphere' and identity.

(iv). Providing opportunity for the locals to expose their crafts and customs.

8.1.2. Steps to achieve the objectives

(a). Contact with nature

One may have contact with nature visually, such as a panoramic view from a balcony or physically, by being surrounded by the rocks, trees, flowers and other features of the natural landscape.

Physical contact, is however more desirable than visual contact as one can both see the natural feature and touch it as well. This is almost impossible in high rise buildings. A better contact is possible by arranging buildings in small clusters and making the layout as flexible as possible to provide for variety. The resort may be stretched out to take full advantage of the views while maintaining contact with the natural surroundings (as proposed in the Olumo rock tourist resort).

It is very important to allow the centre of the resort activity have direct contact with nature. This has a good recreational assets and will be largely responsible for creating the image

by which many of the tourists will identify the resort.

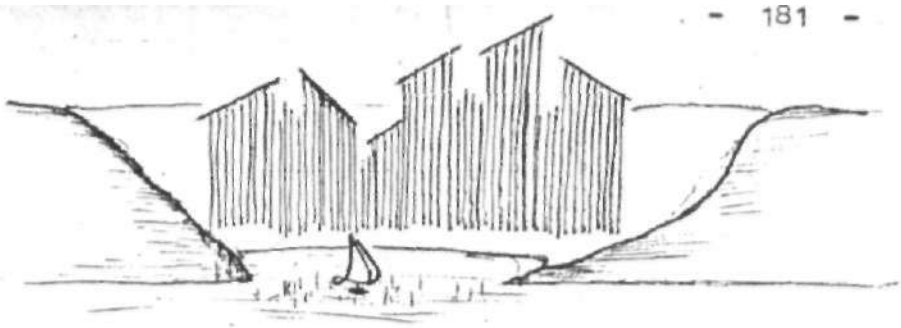
A line of high density tall buildings arranged to take maximum advantage of the main natural attraction should be avoided as they from visual barrier to the resort areas situated behind (A). Instead, a neat arrangement of lower buildings with the building lines orientated at right angles will create attractive visual links extending throughout the resort B.

A uniform building layout (C) tends to produce a large number of uninteresting garden spaces except where dense introverted buildings extend around patios and atriums creating internal landscapes which link and extend the building activity. In order to preserve the most valuable natural attraction of the site, it is better to concentrate buildings into specific zones (A or B).

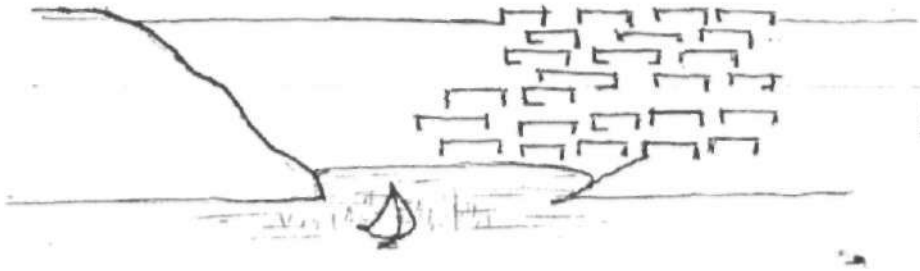
Close contact with the natural attraction is desirable such as the stokes in a mountain resort, snow in ski resort and water in sea side resort. Protection against the worst extremes is also desirable.

Good landscaping is perhaps more important than the buildings in a resort. Natural feature like rocks, mature trees and running water should be retained and incorporated into the landscape design. Steep slopes and rock formations can also be incorporated by constructing steps, terraces and elevator shaft for access.

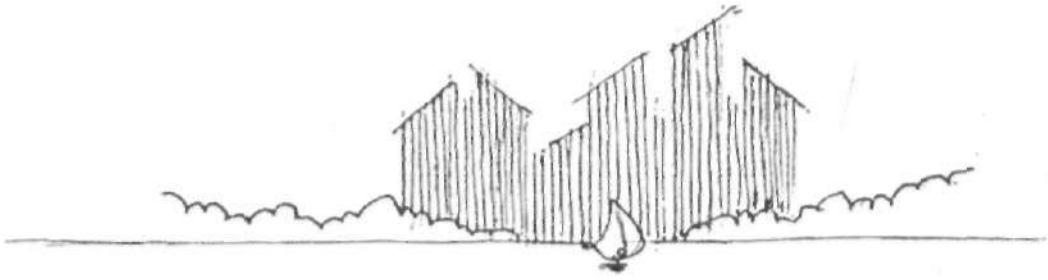
It is however, sad to note that most of the modern resorts do not always benefit from attractive surroundings due to other



A1



B1

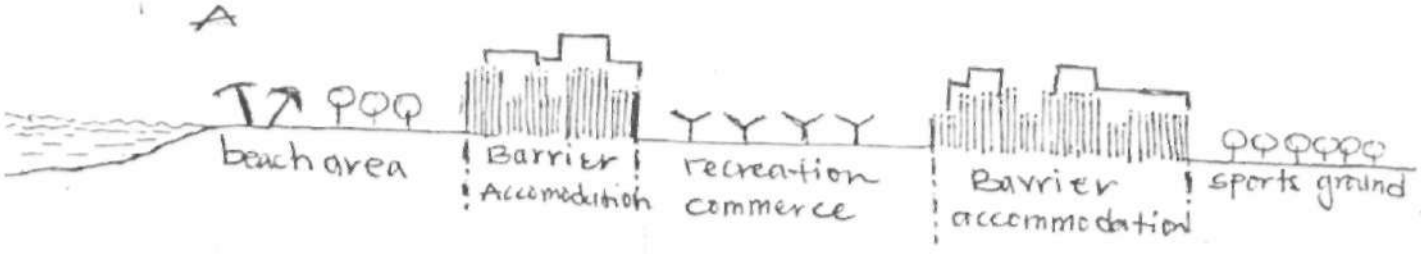


D

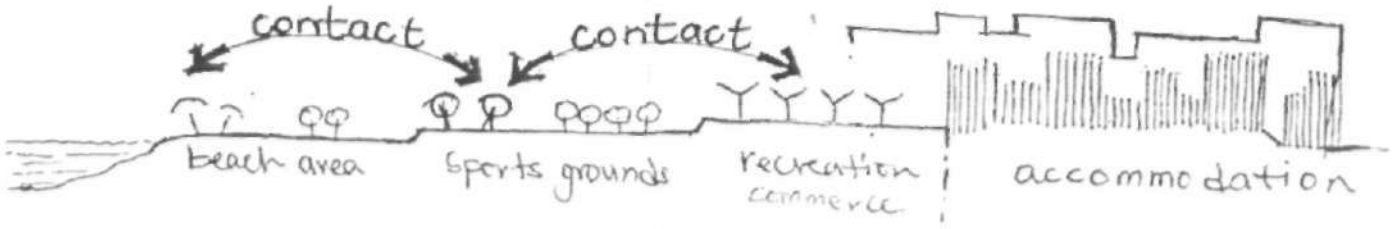


C

A


beach area
Barrier
Accomedation
recreation
commerce
Barrier
accommodation
sports ground

B


contact
contact
beach area
Sports grounds
recreation
commerce
accommodation

market factors (distance, access from airport, centrality to region etc) one or two features (sunshine, sea, mountain, space) often predominate. In such situations, artificial attractions must be created by introducing complementary man-made features and artificial landscape. For example Kona surf hotel, Hawaii which was constructed on a salt - sprayed site of black lava devoid of vegetation. The area was transformed into an oasis of lush gardens, waterfalls, pools and tropical plantings. Rock blasting and holing, introduction of some 5000 tons of top soil and more than 50,000 plants contributed to making the place what it is today.

(b). Environmental integration:

The environment in which a resort is sited should have a good relationship with the resort as a whole but at a different scale. The following principles guide the formation of this relationships.

(i). The scale and character of buildings should be subdued in an attractive environment with high scenic value (B). Strongly profiled, dominating buildings tend to contradict the surroundings (A).

(iii). In a dull and insignificant setting, a poor image is created if the buildings are of equally neutral design and arrangement (C). In such a case the character of the buildings should be such as to create a personality for the resort (D).

(c). Relationship between activities

The assemblage of facilities should be in such a way as to allow some degree of contact between related zones (B); a spill-over of excitement and interest from one zone to the next and from these zones to the residential areas.

Recreational activities should not be segregated into isolated pockets (A).

It is important, however, to avoid over exposing the overall recreational area of making it too monotonously large and impersonal. Also activities should be zoned to quiet and noisy areas.

(d). Creating good environments:

A well thought out circulation pattern aids the image of a resort. The separation of vehicular from pedestrian circulation could be achieved by confining vehicles to the periphery and allowing pedestrians into the centre without having to cross roads.

Cluster development of residences help reduce walking distances and represents an economy of about 30 per cent in infrastructure costs. In large integrated development, free public transportation has an attractive novelty value and also help isolate private cars (infrastructure savings, reduction in congestion, noise, fumes, hazards etc). Complete segregation of private car may not be feasible in

resorts catering for a wide variety of tourists ranging from groups to individual transient and recreation users. It is then necessary to zone activities to which private, service and commercial vehicles will need access and create local car parks for them (for example a marina, sports stadium, or conference hall). Buffer zones need be created, in this case, to screen off vehicle noise.

The resort as a whole should be developed to create a distinctive character and "image". This may range from the traditional architecture endemic to the region of development to a stylised modern architecture (La Grande Motto).

Whichever is chosen, it is essential to maintain a unity of structure, scale, materials and colours; a sence of human relationship which will generate interest and social atmosphere.

(e). <u>Phasing the development</u>

The execution of the completed design should be carried out in a series of successive phases. This will be influenced by market and financial considerations but each phase should be balanced and autonomous.

The success of the first phase is highly important as it should act as a spring board for the succeeding phases. The success of the overall project will largely depend on

that of the intitial phase. This first phase should:

(i). be positioned in an easily accessible area which will allow the use of facilities without disturbing the building development or subsequent stages. Adequate steps should be taken in the design of the master plan to cater for this. To achieve this, the resort may be separated into a series of polar groups, each developed at a different stage. Another solution is to identify zones for successive extension.

(ii). should present a high standard (preferably higher than the eventual resort provision) of facilities and a highly developed character and vitality.

(iii). present a reasonable variety of choice to, cater for the market range of interests. It is better to for the first development to be centrally placed in order to serve the whole of the future resort but this may call for subsequent disturbance when extensions take place.

(iv). To reduce heavy investment, the first phase should be implementable with economic infrastructures. (Careful planning of road links, engineering serivces and associated plant, which will allow future extension and economic operation at each phase). (figure ).

Programme for the development of Diani resort. (page 120).

(f). Flexibility:

In developing a resort, it should be borne in mind that:

(i). External influences, like changes in economic and social structures, transportation etc, largely influerce tourism markets.

(ii). Competetion may arise from other destinations.

(iii). It takes a long time (usually 10 years or more) to develop a resort.

The resort development has to be very flexible in programme layout, scale and facilities. Avenues for diversification and introduction of alternatives to meet new demands should be created. Care should be taken, however, to make the image remain consistent. The basic concept and character of the resort should not change despite the flexibility.

8.2: Planning Procedure

Sketch of methodiological sequence (pg. 122).

8.2.1: Size, Character and Potential Market

The definition of the resort's size, potential market and its character form the first phase of any resort planning. This is strongly influenced by whether or not a national regional tourism development plan exist and the extent to which it makes provision for the goals and policies of the developer of the resort. It is completely defines the broad

concept of the resort i.e. its size, its main clientele and its character, then the draft project (discussed later) follows immediately.

If, on the other hand, it does not define this broad concept completely, the following surveys has to be carried out.

(a). Market Surveys:

The potential market for a new resort can be known by comparing and analysing the experiences of other similar resorts within the area and eslewhere within a comparable distance from the main tourist generating countries or regions. The surveys should provide detailed information about the following.

(i). categories of tourist whether single families individuals or groups; low, medium or high income citizens; domestic or foreign. Their degree of satisfaction with alternative resorts.

(ii). Visitation statistics. Whether tourist demand is seasonal and average duration of stay. In Nigeria peek periods are recorded during public holidays like christmass, easter, id-el kabir etc holidays. Weekends and weekdays are also used by tourists.

(iii). Facilities required. Competetive facilities provided and prices relative to other resort's.

(b). Site Survey

The site survey should ensure, among other things, that:

(i). the chosen site is the most suitable, offering greater attractions than any other in the area.

(ii). too many tourists would not jeopardise or exhaust the resources of the site which stimulate the development of the resort.

(iii). there would not be duplication of under-utilised facilities or services already provided by neighbouring resorts.

(iv). the existence of basic infrastructure or plan to develop them in due course.

(v). the site is easily accessible.

(vi). the main relevant physical features of the site are identified.

(vii). the land ownership policy of the region does not pose too many restrictions and provide for opportunities of buying adjacent plots or associating with their owners.

(viii). water, electricity and telecommunications are readily available.

(ix). the land use pattern of the neighbouring areas is studied and measures taken to protect and control the pattern.

(c). Survey of socio-economic structures and policies

The policies and priorities of various parties interested in the development of a resort will influence, considerably, the concept of the resort. The underlisted factors have to be established.

(i). It is important to assertain whether the state or regional planning authority will approve and support the establishment of a resort in the particular location chosen and the conditions which may be imposed.

(ii). That major changes (like industrial development, extension of minning, quarrying etc) will not occur in the land use of the area to jeopardise tourism development.

(iii). The capacity of the local building industry, and the possibility of importation of materials and equipments to avoid restrictions, delays and increased costs.

(iv). The existence of a trained or trainable manpower to run the affairs of the resort and whether other types of employment will be more highly favoured.

(v). That only probable local opposition and grievances could be easily curbed .

(vi). The sources and conditions of finance must be thoughfully examined at the early stage because subsequent difficulties due to increase

in costs or in interest will definately prejudice tourism development. From the onset, it is important to determine: What funds the client may invest and at what times; what additional funds may be obtained from other sources (public sources or banking establishments), when and at what cost; when the private sector may become associated and under what conditions, etc.

It is prudent then to draw up alternative financial plans for comparison and control to allay fears that may develop from points highlighted above.

(d). Alternative Concepts

It is important to consider a range of alternative concepts in order to arrive at a rational decision. Those that fall outside the developer's goals and motivations and those that are too superfluous are eliminated.

The remaining alternatives are now examined in further detail by drawing up:

(i). a programme for the facilities to be provided in each case

(ii). overall cost-estimate to quantify the cost implication and feasibility of alternatives.

(iii). an analysis of potential market and possible competetion from alternative destinations.

It is noteworthy that the alternative plans should be flexible enough to permit subsequent modification in scale or content to meet

changing circumstances, and be beneficial to the local community. The best concept should, however, permit some degree of adaptation and include social benefits as well as meet other commercial requirements.

Budoski (1974) commenting on the importance of the local population in tourism development said:

> "One clearly very practical consensus arrived at in the meeting was on the subject of the past tendency on the part of the planners to ignore the competence and needs of local populations directly affected by the incursion of the tourist category of leisure-seekers. This was one of the considerations at the root of recommendations that every possible effort should be made not only to involve local people at the very beginning of the planning process, but also to keep them closely connected with the whole sequence of 'development for leisure'. The support or opposition of the local populations is closely linked to the part they play in the success or failure of any planning and actual design."[1]

In cases where it is difficult to identify one alternative as the best, two or three alternatives may be placed under closer examination in the draft project level (discussed later in the chapter). Alternative policies should also be formulated to ensure control over the whole extent of land needed for the resort development and the policies may be based on:

(i). acquiring all adjascent land suitable for development as land values increase and it often becomes increasingly difficult to acquire additional land during the process of development.

(ii). reduction of initial capital outlay by renting land under long term agreement with or without options of purchase.

(iii). Entering into joint venture with adjascent land owners by associating them in the overall development.

(iv). Getting the agreement of the authorities to a local land use plan definning restrictions on development of surrounding areas.

8.2.2: Programme of main facilities and preparation of draft layout plans (draft project)

The programme should enable facilities to be combined to create different images of the resort by:

(i). making one particular activity dominate (horse riding, yachting, skiing, mountain climbing, etc).

(ii). providing both simple and sophisticated facilities.

(iii). maximising potential for contact with nature, peacefulness or to animation.

(iv). catering for a particular socio-economic groups, families or individuals, young or aged tourists etc.

To develop a worthwhile programme, the following analysis need be carried out.

(a). Detailed site analysis

This site analysis concentrates specifically on the site to be developed and should investigate the following:

(i). The physiography of the site: relief and topography, soil conditions, geology, ground water and drainage patterns, ecology, vegetation, wild life, views.

(ii). In mountains: snow cover, avalanches, slope and direction of slope etc.

(iii). In sea front development: erosion, waves, currents, oceanography etc.

(iv). Micro climate: prevailing winds, orientation, temperatures and range of extremes, solar insolation, rainfall frequency and intensities, extent of exposure, shelter and screening etc.

(v). Land use of the surrounding area, measures necessary for protection and control.

(vi). Aerial photograph involving multi-spectral scanning and other techniques for identification of vegetation and other features.

(b). <u>Location of main facilities</u>

The site layout should be influenced by the following considerations:

(i). The suitability of various parts of the area for the erection of infrastructure or buildings based on the ecological value of these parts.

(ii). which part of the site would enhance the use of facilities and also create the greatest impact for them.

(iii). cost implications of development on different locations of the site.

(iv). functional relationship between different zones and also within individual zone that is accommodation, recreation, sports,areas, shopping, social interests, relaxation etc.

(v). zoning of facilities based on their compatibility: noise and animation from quiet and relaxation area; children's play grounds from traffic.

(vi). planning circulation for residents, day visitors, services including vehicular traffic.

(vii). Location of Facilities, particularly phase 1, based on phases of realization.

The selected layout plan from various alternatives should be preceeded by a scaled model of the envisaged resort together with some perspective sketches to show the image it will project. This will aid the promotion of the resort of this early stage.

(c). Finance:

A financial plan should be drawn based on market information, site surveys and the layout plan. The plan should indicate:

(i). Total capital needed for the first phase and for the overall development.

(ii). Estimate of market demands.

(iii). Estimated gross profit and other benefits.

(iv). Relationship between the capital input and the returns including an indepth sensitivity analysis to the effects of modifying any of the crucial variables (land values, period of construction, etc).

It is very important to minimize all the risks involved during the launching phase as this constitutes the most difficult and crucial period in the whole development process.

At this stage, all the bodies concerned with the development and financing of tourism must be formally contacted with the view of resolving all outstanding problems of capacity or density and any other future problem. The use of local materials and techniques including local contractors should also be considered. The potential users and operators of the resort facilities (hotel groups, catering companies, travel agencies etc) and organisations capable of stimulating market interest (travel clubs, trade unions etc) must also be contacted at this stage in order to make the financing of the resort easy.

'Taking as an example the development of Averias (France): as soon as tour operators (Thomas Cook, and so on) or participating industrial companies (such as saint - Gobian) guaranteed an occupancy rate 8 per cent return on invested capital, the capital for this development was relatively easily found.'[2]

8.2.3: Detailed Final Project

This stage is concerned with ways of transforming the contents of the phased programme into physical reality.

Alternative could also be generated at this advanced stage but should be limited to specific like.

(i). Architectural concepts, techniques and materials

(ii). Arrangements of infrastructure.

(a). Final Development Plan

Usually drawn to scale 1:1000 or 1:500 gives details of the following:

(i). proposed site layout.

(ii). zones allocated to different facilities for example accommodation, recreation, public areas etc.

(iii). Green areas and open areas reserved for various activities (beaches, skiing, areas of high scenic value, vantage points etc).

(iv). Accident prone locations cliffs, avalanches and other hazards.

(v). Traffic network, parking areas, pedestrian circulation, service and maintenance routes, etc.

(vi). services diagrams showing arrangements water, electricity, telecommunication,

sewage and surface drainage.

(v). Landscaping details including projected use of plantings for screening, shelter, aesthetic benefits and so on.

(vi). Site longitudinal and cross sections, elevations, details showing relative heights, forms, slopes and depths.

(vii). Models and artist's impressions of the development for presentation to prospective agents and associated organisations.

(b). Financial Plan

A detailed financial plan need be drawn up which will successively consider. Total capital invested on the following:

(i). acquistion of land and offsite connecting infrastructures minus subsidies from state, regional and municipal authorities.

(ii). on site infrastructures like roads, parking areas, services and so on.

(iii). all facilities provided in the resort by the developer.

(iv). cost of surveys, research, and various analysis carried out including promotion and administration.

(v). supervision costs, maintenance, security and other services offered by the developer. It is also important to get estimates of receipts

### 8.2.4: Development Team

A small organized and responsible development team of experts working with sufficient co-ordination need be employed directly in the planning of resort development. Their roles will depend on:

(i). The size of the resort, complexity of work and the overall capital input.

(ii). The developer's role and the extent of involvement of local subcontracting possible.

In a small resort, a development team need not be formed as the developer in conjunction with a tourism planner are sufficient to carry out the task.

The development team should include the following.

(i). A tourism economicst to aid market research, econometry, assessment of regional impact and feasibility of facility.

(ii). A tourism planner whose role would be directed towards physical planning, physical surveys, architecture and ecology.

(iii). An engineer (infrastructure surveys and technical services).

(iv). A tourism promotor whose function is to aid advertisement, negotiations with intermediaries and associated agencies, financing plan and cash flow.

All in all, the development team, no matter the size of the resort, should not become too large and fragmented in responsibility.

## 8.3: Formulation of regional and national plans

After planning for the development of a resort, it becomes necessary, in order to awaken and stimulate a national tourism awareness to formulate a national tourism master plan which will co-ordinate and control spontaneous development.

Before a region or nation becomes worthy of a tourism development plan, its geographical size should contain more than a resort, all having sufficiently attractive and original tourism resources and facilities enough to create an image for it.

The proposal presented here, after reviewing the traditional approaches to tourism planning, proposes a new methodological approach culled from the notion of the 'tourist product'.

### 8.3.1: Aims, Constraints and Objectives

The decision to develop tourism in a hitherto tourism-undeveloped nation, should be subjected to a lot of careful and rational considerations as 'socio-economic benefits deriving from tourism may be accompanied by detrimental consequences which are not easy to evaluate

in the intial stages of study'[3]. The advantages and disadvantages of tourism development must weighed against those of other sectors of the economy to arrive at a logical and rational solution.

Advantages:

Tourism development leads to the following:

(i). Economic benefits; generates foreign exchange, increases incomes and gross national products.

(ii). the development of infrastructure and services.

(iii). employment opportunities.

(iv). justifies environmental protection and improvement.

(v). increases the level of education of youth and the society in centrally planned countries.

(vi). diversifies the economic base of the nation.

(vii). aid the economic development of regions hitherto neglected

(viii). increase in governmental revenues like taxes, rates, duties, etc.

(ix). portrays a favourable foreign image for the country.

Disadvantages:

(i). Tourism development impose some degree of financial commitments due to the expensive investments involved. This may lead to the diversion of funds from more useful sectors.

(ii). The introduction into a small and unsophisticated community a large number of people of varying and divergent interest may cause a lot of social strains. Introduction of gambling, prostitution etc.

(iii). Destruction of the physical and cultural environment and erosion.

(iv). Development of excess demand, leakages, etc.

(v). The tourist industry is vulnerable to many external conditions.

(vi). Land values becomes inflated.

(vii). Attracts a lot of complaint and critism if the image is not matched by experience.

It is undesirable, no matter the constrainst, to prevent tourism development completely, what is of importance is to determine the extent to which it should be encouraged, regulated or constrained.

(a). Aims:

The aims of formulating a regional or national tourism development are as follows:

(i). It would bring about measures to co-ordinate and control spontaneous.

(ii). It awakens the awareness of the private sector or give them the required incentives to provide tourist facilities where necessary.

(iii). It defines policies, objectives and strategies for implimentation.

(iv). Reduces to minimum, operation and investment costs and maximise socio-economic benefits to the community.

(v). Enables a carefully phased development which avoids costly deficiencies or bottle necks for example inaccessibility to the resort due to lack of an airport.

(vi). Protect unique natural resources from depletion.

(vii). Ensures the enforcement of regulatory standards on private sector.

(viii). To ensure that the facilities provided and the degree of environmental preservation is matched by the image presented by the resort.

(ix). To integrate and co-ordinate tourism within the overall frame work of economic and physical development plans of the country.

(x). To attract international recognition which will stimulate finance and technical assistance.

(b). Constraints and Options

In any resort, there must be something that attract people (available natural or man-made resources) and there must be a 'people' to be attracted (market). Thus, both market factors and availability of resources constrain a resort.

There should also be prospects of achieving a particular type of tourism development. The political, economic and social climate of a region governs the objectives for development, as some policies extent a dominant influence and in some cases even over-ride other considerations.

Priority is given in some places to recreation instead of tourism development by restricting public financial support to recreation. Another constraint is the need to integrate tourism development into the overall economic framework of a country rather than an isolated development.

Since tourist flow, particularly business tourism, is not fully elastic, forecast of potential market must indicate range of possibilities which should define:

(i). The priority flows which require extensive financial and political support, technical aid and promotion.

(ii). The secondary flows which require some assistance and co-operation to regular development.

(iii). Potential flows to be neglected or discouraged.

8.1.2: Traditional Approaches

(a). The physical approach:

In the sixties, the physical resources of the country or region mastermind the development plan, without giving much consideration to market factors. This was based on an assumption that with adequate planning and incentives, there would be a great increase in a country's or region's share of the total market within a specified period (usually ten years).

Preparation of a physical master plan involved the following:

DETAILED SURVEY OF
RESOURCES AND EXISTING
FACILITIES

PROGRAMME OF ADDITIONAL
FACILITIES

EVALUATION OF
GLOBAL MARKET

DETAILED LAND USE PLAN
WITH LOCATION OF ADDITIONAL
FACILITIES

EVALUATION OF COSTS AND
REVENUES.

The development plan include a very detailed map of location of proposed facilities and the allotment of zones for different tourism uses and steps for protection and conservation of certain areas. The master plan is rigid and provides a general framework for state, municipal and private sector investion. It had met with a lot of difficulties due to the fact that:

(i). They were not flexible therefore not sufficiently adaptable to changing situations.

(ii). Land control difficulties have been underestimated.

(iii). Analysis of attractive site generated speculation.

(iv). Analysis were devoid of market factors and division of decisional powers among the concerned authorities.

(b). <u>The Economic Policies Approach</u>

This encompass a more elaborate planning process influenced by a more flexible land use techniques (structure

planning) and by the socio-economic impacts of development schemes (cost benefit analysis).

Here, market consideration is more detailed and allows for the generation of alternative policies which can be further analysed to determine feasibility, limitations and socio-economic impacts.

MARKET ASSESMENT AND FORECASTS

SURVEY OF RESOURCES AND EXISTING FACILITIES

COMPARISON

potential opportunities

drawbacks impossibilities

ALTERNATIVE POSSIBLE TOURIST DEVELOPMENT POLICIES:

A, B, C,..... N

OVERALL DEVELOPMENT PLAN FOR EACH ALTERNATIVE POLICY

POLICY A — idem

POLICY B

programme and feasibility of individual facilities

- physical plan
- problems of implimentation
- socio-economic impact (cost-benefit studies)

feed back

SELECTION BY DECISION MAKING AUTHORITIES

DETAILED PLANNING OF THE SELECTED POLICY

POLICY N — idem

This approach also pose a problem when it comes to establishing sufficiently reliable and significant figures to quantify the qualitative aspects of tourism development and making comparison with other sector of the economy. The study of alternative policies does not bring about clearly dissimilar options and the relationships between the alternative policies and their global impacts, due to the mixed nature of tourist flow, hardly become explicit.

This approach does not consider the eventual competetion from other destinations.

(c). Systems Models Approach

Initiated in 1960 by the Outdoor Recreation Review Commission, Washington DC, this approach uses gravity models or simulation models (computer digital simulation) to arrive at tourism and recreational plans.

This is an operational technique which indicates trends in tourism demand and checks the effedt of varying certain factors on its sensitivity. It analyses future conflict in the use of resources and drawbacks of the pplanning policies considered.

Examples of studies where this approach was used include:

(i). A SPP (simulation provision planning) model to study the distribution of campers in Michigan parks.[4]

(ii). A RECSYS (Recreation System Modelling Computer Program) - SYMAP (Synographic Mapping) program to compare supply and demand for nautical activities in Michigan, defining areas of future shortage of resources,[5] SYMAP visualising the findings through maps produced by the computer.

(iii). TORPS (Tourist and outdoor recreation planning study) developed by the Research Service, Ministry of Information and Tourism, Ontario Province, Canada.

(iv). An ANOVA model, for general analysis of variance, has been applied to measure the effects of various socio - economic factors on hunting activities in Quebec and to forecast the future demand.[6]

The approach lacks clearly defined concepts and rules in tourism planning. Theoretically, it is limited in scope. Another disadvantage is the high costs involved in gathering facts and running the model.

With this system, the planner could rapidly test with accuracy, the consequences of any policy which may be considered.

For the time being, however, M. Renoux (19 ) said "simulation experiments carried out for recreation and tourism have to be considered as the first phase of an apprenticeship aimed towards the future mastership of of a new way of scientific investigation.'[7]

## 8.3.3: The Pasolp Approach

PASOLP - Products' Analysis for Outdoor Leisure Planning - is a new approach (recently developed by M. Baud-Bovy) to solving the problems of planning tourism and outdoor recreation development. It is based on the fundamental notion of a tourist (or recreational) product. Two main characteristics make the notion suitable for planning tourism and recreational development.

(i). Attractiveness: The tourist product must have maximum attractiveness and be as original as possible for its clientle, it must also counter any competetion from rival destinations.

(ii). Implementability: The collaboration of all parties involved in tourist development public authorities, hotel keepers, travel agents, tour operators, carriers, guides, bankers etc is necessary for maximum implimentation of the tourist product.

Diagram of the PASOLOP approach

(a). Phase 1: Surveys and Analysis:

(i). A concise comparison between the existing and potential demand with the existing and potential supply (attractions and resources) help to determine the main potential tourist flows and the main areas of tourist interest. A resource is valueless if it does not have a corresponding (or even potential) market.

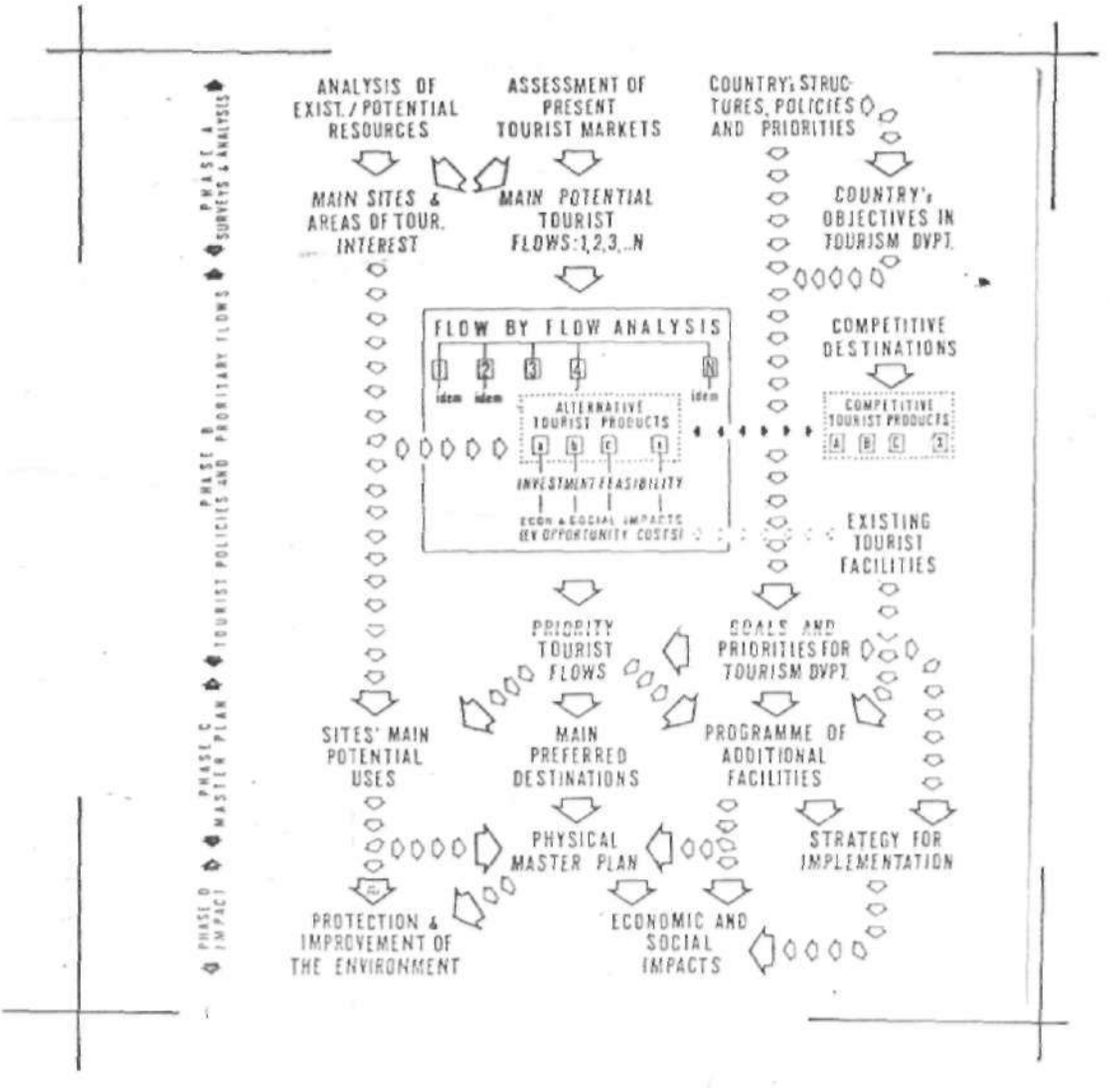



FIG 8.1 Diagram of PASOLP approach

(ii). National policies, structures and priorities defines the objectives in developing tourism.

(b). Phase 2: Policies and Priority Flows

(i). The choice of the best option of tourism development in determined by a flow by flow analysis (potential flows 1,2,3 etc). This defines the priority flows and secondary flows (discussed earlier).

(ii). Alternative tourist products (a,b,cc, etc) are defined and analysed for each flow. This is done in collaboration with the parties that would control their implementability.

(iii). The cost and attractiveness of each product is now compared with competing products (A,B,C.....X) in competing destinations.

(iv). The socio-economic implications and investment feasibility (profitability) of each product is evaluated.

(v). The priority tourist flows can now be selected according to the country policies and priorities.

(c). Phase 3: Physical Plan and Implimentation

(i). To formulate a detailed master plan, an analysis of additional facilities needed, the main prospective users and the main destination preferred by tourists.

(ii). An implimentation strategy is then produced taking national policies and priorities into account.

(d). Phase 4: Impacts

(i). The economic and social implications of tourism development is assessed from previous analysis of flows and product.

(ii). Other problems especially those of resources and land control should be specifically tackled.

Advantages

(i). Allows a relationships between the development of alternative tourist products (geared towards attracting defined tourist flows) and its corresponding socio-economic impacts.

(ii). The approach is progressive as there is no need to continously refer back to the early stages of analysis.

(iii). The most original resources of a country/region is used to the utmost.

(iv). The products offered in competing destination is considered thus giving it an international outlook.

(v). The consideration given to the motivations customs, needs and financial abilities of potential clientele aid in identifying the most implementable proposals.

(vi). It combines interests all parties liable to be affected by tourism development thus reducing eventual conflict.

(vii). Short time (definition and implementation of tourist products) is distinctly distinguished from medium and long term (protection and improvement of resources) needs of tourism development.

(viii). The approach is applicable even in developing countries (like Nigeria) where basic quantitative data is lacking.

(ix). It could blend well with the structure of public and private decision making authorities.

(x). Considers the difficulty of obtaining meaningful economic statistics on the overall 'tourism consumption'.

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# CHAPTER NINE

## 9.0: DESIGN SYNTHESIS

Today, design problems are reaching insoluble levels of complexity. Thus, design calls for a proper understanding of a systematic design process and not just looking at design as a purely intuitive process.

When it becomes difficult for a designer to understand a problem, he falls back on some arbitrary chosen formal order. The problem, because of its complexity therefore remains unsolved. This calls for logical reasoning to solve design problems as it is easier to criticize a logical picture than a vague one because the assumptions it is based on are known. However, some designers see the word "logic" as a particularly unpleasing and functionally unprofitable kind of formalism. For logic to be acceptable in design, it should be based on some premises which already have the seeds of a particular plastic emphasis sown into them. It is, therefore, not right to view rigid physical forms as a direct consequence of logic.

Though intuition is a very important part of design, those who recognize its importance have made a fetish of it. They refuse to ask reasonable questions and strongly resist the idea of a systematic design process. Commenting on the falacies of design as a purely intuitive process, Serge Chermayeff (1959 - 60) said:

> The modern designer relies more and more on his position as an "artist", on catch words, personal idioms and intuition for all these relieve him on some of the burdens of decision, and make his cognitive problems manageable. Driven on hiw own resources, unable to cope with the complicated information he is supposed to organize, he hides his incompetence in a frenzy of artistic individuality. As his capacity to invent clearly conceived, well fitting forms is exhausted further, the emphasis on intuition and individuality only grows wilder.[1]

To arrive at a design in this thesis, a systematic design process was followed as it becomes clear that design cannot wholly be a product of intuition.

9.1: Goals and Objectives

Goals

(i). Preservation of the natural beauty and pleasures of the landscape.

(ii). Restoration and development of the ancient monument to strengthen its image by creating a scheme that will add to the resident's experience and stimulate interest in the history of Egbaland.

(iii). To give life to the community by stimulating the creativity of local artisans and creating and avenue to "show off" their artifacts thereby providing a market for their arts.

(iv). Development of tourism as a means of communication with the outside world consisting of different social groups of varying cultural orientation.

(v). To tap the potential of tourism as a foreign exchange earner, a ready made solution to balance of payment difficulties and a source of employment.

(vi). To prove that cities can create important focal areas like Olumo rock where various recreational and leisure activites are maintained and fostered to attract these vast number of people from different parts of the country and the outside world.

Objectives

(i). Contact with nature: visual, physical, psychological. To maximize potential interaction with the environment while maintaining the natural character of the site.

(ii). Contact with other social groups: to maximize potential for interpersonal contact to foster social relationship especially between indigenes and non-indegenes.

(iii). To design a built environment that would act as a permanent nucleus of social, cultural and recreational activities.

(iv). To view the development of Olumo rock not in isolation but also to stimuate an awareness for other tourist attractions in the state.

## 9.2.0: Site Design Considerations

### 9.2.1: A c c e s s i b i l i t y

Any site, no matter its beauty and pleasure becomes totally insignificant if not accessible. Untill one can get to it, all the site has to offer becomes hidden.

Abeokuta, the capital city of Ogun State lies between Latitude $6^{\circ}N$ and $3^{\circ}N$ of the equator and longitude $2^{\circ}30'$ east and $4^{\circ}45'$ east of the greenwish meridian. It is bounded in the West by the Bening Republic, in the South by Lagos State and the atlantic ocean, in the east by Ondo State and in the North by Oyo State.

It is situated about 96 km from Muritala Mohammed International Airport, Ikeja therefore foreign tourist could have easy access to the site since it is well connected by road to Lagos.

Local tourists can easy get to the town either by road or by rail. However, local tourist can also get to Lagos by air and access Abeokuta by road.

The streets are well connected by tarred road. Taxis and buses carry people around the town at reasonable costs.

Olumo rock is easily accessible from all parts of town. It is situated off the Alatise street along an untarred Olumo lane.

9.2.21 Topography and Building form

The topography of a site informs which types of structure it will accommodate. Generally a slope under four percent is regarded as flat and thus suitable for variety of land uses. One between four and ten percent is a moderate slope while that above ten percent is regarded as steep and can accommodate just a limited type of development.

A proper site analysis will determine what part of it is suitable for which activity, but it should be borne in mind to maintain the existing natural environment.

Abeokuta has a hilly terrain and numerous scattered inselbergs rising to an average height of 100m above sea level. Olumo rock, a massive granitic out crop is 137m above sea level. The site to be developed is steep but also have some relatively flat areas. Thus the building form, its foundation type and its relationship to the ground plane are affected by the ground slope.

Generally, on flat slopes, structure may be:

(i). elevated on piers

(ii). seat on raised pads

(iii). be dug into earth and bermed

On Sloppy Sites

(i). structures may be elevated on piers.

(ii). structure may be cut into the slope.

It is important to check the height of site's seasonal water tables because of the water proofing of underground structures.

9.2.3: Drainage

The topography of a site basically dictates its drainage pattern. It also informs which part of the site can be easily developed and represents an indigeneous site potential.

Abeokuta experiences intense rainfall thus the quick run off of surface water is very important. The amount of run off of surface water on a site is dependent on the intensity and duration of the rain storm, the size of the site, its water retention capacity the degree of slope and the amount of ground cover.

The drainage pattern of the site will thus be designed to quickly carry off rain water away from buildings and down hill. The size of gutters will be dependent on the magnitude of the maximum expected rainstorm. However, natural surface drainage patterns are least disturbed by lifting a structure off the ground plane with piers, but since this work aims at sitting the building on the site as it it has been there from the beginning of time, this approach is unsuitable. Instead, ground plane should be sloped away from a building to avoid water leakage problems.

Also, to prevent soil erosion, protective ground cover should be provided for in form of planting.

9.2.4: Trees and Climate

Abeokuta falls within the moist woodland Savanna which is a forest region. It has estensively fertile land for agriculture. This can be employed in landscaping to provide a condusive and comfortable environmental conditions.

Factors influencing the use of trees in landscaping:

(i). overall form density and colour of foliage
(ii). potential height and spread
(iii). speed and rate of growth
(iv). size and depth of the root structure
( (v). soil, water, sunlight, air and temperature.

Trees affect the environment of a building by providing shade. The amount of shade depends on the tree's:

(i). orientation to the sun
(ii). proximity to the building
(iii). shape, spread and height
(iv). density of foliage and branch
(v). structure

Deciduous trees provide shadeseand glare protection during the summer and let solar radiation through during the cold season while evergreens provide shade throughout the year.

Trees also provide wind protection in the following ways.

(i). folige reduces wind blown dust

(ii). evergreens provide effective wind breaks and reduces building heat losses.

(iii). filtering the air and wind blown dust in the immediate environment.

Trees also aid in soil stabilization, increasing its permeability to water and air, and preventing soil erosion. Trees define space, direct views, provide visual screening, privacy and reduce air-borne sound.

9.2.5: Solar Shading Devices

Due to the long hours of sunshine during the dry season (peak of 5.9hrs in May and November) it is imperative that design should aim at offering lasting solutions to the discomfort caused by the long hours of solar radiation in Abeokuta.

Shading devices shield a building's surfaces and interior spaces from solar radiation. Their effectiveness depends on their location orientation, and form. Exterior shading devices are more important than those located within a building wall since they intercept the sun's radiation before it can reach the building's surface.

Types

(i). Overhangs, if horizontal are most effective when they have southern orientation.

(ii). Blinds and drapes may provide up to 50 percent reduction in radiation depending on their colour and reflectivity.

(iii). Heat - absorping glass may absorb up to 40 percent of radiation reaching its surface.

(iv). Vertical fins may be made rotable to adapt to sun's position. Their separation from the wall would reduce conductive heat gain. They are most effective for the eastern or western exposures.

(v). Trees and adjascent buildings may provide shade depending on their proximity, height and orientation.

Generally, a buildings exterior walls and roof planes are its primary shielding elements against solar radiation, thus the materials used in their construction should be considered in terms of their reflectivity and thermal conductivity. Materials conductivity depends on its colour and texture.

Light, smooth surfaced materials tend to reflect more radiation than dark textured ones. Effective insulation materials usually incorporate captured dead air spaces. Massive materials such as block will absorbs and stores heat for a period of time, thus delaying heat transmission.

2.2.6) Wind Effect

The North east trade wind comes in from October to March bringing harmattan which is dust ladden. Wind breaks are necessary to keep off the dust.

The South West trade winds prevail from March to October. This is pleasant and moisture laden. It enhances ventilation.

The slopy nature of the site increases the velocity of the wind at it ascends the terrain therefore making it more hazardous. It is very important therefore to check the wind.

Firstly the roof of the buildings were made very slopy to complement the natural slope and create a surface for the wind to blow, instead of learning them as mere overhangs.

Other wind breaks are trees, earth berms and structures.

The protection afforded by which breaks is primarily a reduction in wind velocity. The extent of the area of relative calm created by a wind break depends on its height, density, form and orientation to the wind and wind velocity.

## 9.3.0: Conceptualization

Concept in architecture identifies and integrates the various elements of a design into a coherent whole thus enabling the architect to direct his or her resources to the most important aspect of the design. It is the result of a concentrated and immaginative effort of bringing apparently dissimilar design indices together concept suggest a specific way of uniting the different facets of design. Concepts are the opposite of notions. Notions are generally vague and inappropriate but concepts are real and appropriate. For example, the notion for the design of a cage for a bird at a zoo could be a bird in flight. As a concept, this is inappropriate. A concept implies appropriateness, supports the goals of a project and its unique characteristics and restrictions.

Over the years, architects have used variety of concepts to echo their thinking about a design problem. Six synonyms have so far been used to describe concept. They are:

(i). Architectural Ideas: these are concepts that have been translated into certain architectural concerns, for example, organic architecture, space, daylight, integration of structure and form etc.

(ii). Theme - is a particular pattern that characterize

the design project. For example, Rimbell art Gallery in Texas, by L.I. Khan, "Light" is the theme. He postulated that the changing pattern of daylight over a season and during a day is what makes a piece of architecture great.

(iii). Super Organising Ideas:

This talks about the design being built round a particular geometric configuration or hieracy e.g. circulation.

(iv). The parti (schema) and esquisse (sketch)

This is inclined toward the artist - architect relationship. It was widely used in the Beaux Arts School of Architecture in France. Here, the student are expected to develop a sketch of the building immediately the project is given out and to hold to the sketch throughout the project.

(v). Literal Translation

This was widely used by Edward Barne to describe how a concept and diagram could be developed to be the simplified plan of a project.

9.3.1: Concepts and Principles

There are five types of concepts in architecture.

(i). Analogies:

This identifies literal relationship between things. The project is built around

one thing which is identified as possessing all the desired characteristics needed.

It was generally believed, before the modern movement that all the great architectural pieces have been built, so the architect had to figure out which previous building was the appropriate model for the new one. Thus it was assumed, at one time, that the Gothic is the appropriate model for churches, colleges and universities; Greek doric for banks; and St. Peter's basilica for capitals.

Analogies do not have to necessarily relate to other buildings. For example, L.I. Khan in his university of Pennsylvania Medical Research Building, argued that researchers need to communicate and share their ideas. So he developed an analogy of this building as a community where scientists could see each other and become aware of activities within one building. He likened researcher's activities to those of artists in their studios. The analogy is that of an artist's studio filled with creative researchers.

(ii). <u>Metaphors and Similies:</u>

Here, abstract rather than literal relationship between things are identified. For example, Charles Moore likened buildings to geodes. This is a conceptual metaphor where build could have two different images. On the outside its image could blend with that of the

neighbourhood while on the inside it could have an entertaining, theatrical and dramatic image..

Gio Ponti, in his book 'In praise of architecture' defined various aspects of architecture metaphorically:

"Architecture is like a crystal"

"the fountain is a voice"

"the room is a world"

"the obelisk is an enigma"

"the door is an invitation"

"the colonade is a choir"

"the house is a dream"

(iii). Essences

This looks beyond the programatic needs of the project at hand. It give insight into the most critical and intrinsic aspect of the problem. The essence of a project arises due to the identification and discovery of the roots of the issue.

The search for the essence of a project is to identify ideas that tie together various parts of project. Then the most important is made the most essential.

For example, in his T.W.A. building, Eero Saarinen, evoked the essence of movement and of transition rather than a static one.

Symbols are a subset of the Essence Category. "Symbols in architecture are images that evoke automatic responses to a set of stimuli, usually visual".[1] It expresses the building as both a place for an activity and the image that symbolizes the activity.

(iv). Programatic Concepts:

This centres around issues explicitly identified in the buildings program. It responds directly to the problems at hand.

For example, in Gyo Obata's, Air and Space Museum in Washington DC, the concept of circulation was taken as the prime issue.

(v). I d e a l s

This looks at universal values. It represents the highest aspiration of an architect.

Mies Van der Rohe developed the concept of an ideal building which is based on large, open, unobstructed spaces called "universal space".

Another ideal concept is the conservation of energy in a building which includes compartmentalization, zoning according to need of heating orientation of openings and so on.

9.3.2: Design Concept

Olumo rock is the origin of the Egba people. Abeokuta means under the rock. The resort development should potray this. The buildings are designed to grow out of the site. This is an organic concept. One that harmonizes with the site.

Out of the ground, (just like the ancestors of the Egbas) into light. The buildings should love the ground on which they stand, melting into the surrounding, so that it becomes impossible to say where they begin. The building should belong to the site, not just stand on it but grow out like a shrub or a tree out of the fullness of the ground.

This concept affords the human dwelling the ability to bind to the earth as intimately as possible.

The resort development should 'hug' to the site like a live animal and give the impression that it has been there since the beginning of time. It should claim the site with such authority that it would be impossible to imagine the site without it or it without the site.

This is organic architecture. Talking about organic ardhitecture, Grillo said:

> Organic architecture declares that we are by nature ground loving animals and in so far as we court the ground, know the ground and sympathise with what it has to give us and produce in what we do to it, we are utilizing practically our birthright.

He also said that "Great works are always deeply integrated with the site. Their 'aura' surrounds and heralds them from miles around. They make a natural site greater by their presence'.[3]

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## CHAPTER TEN

### 10.0: Design Report

Three basic zones stand out.

(a). The frinze zone at the lower level so positioned to enhance its use. It has the highest contact with the public.

(b). The middle level housing the chalets solely accommodating the tourist population.

(c). The upper level with all the recreational and cultural events taking place.

Decentralized planning, rather than polarization into a few large units, was employed. This is done to preserve the scale of the landscape and to allow for a more direct contact with nature.

The facilities provided, in their entirety, are to form a nucleus of social life.

### 10.1: The Olumo Rock

One approaches from the east thhough the gate house to the flight of steps where shelter is provided for one to wait. The climb is long and tiring so resting spots, observation platforms and snack bars are provided for relaxation.

To create interest and animation another system of continously changing levels of climbing paths are

constructed of reinforced concrete. Spiral stairs take one to every change in level.

Summounting the numerous steps, one gets to the cave opening heralding the entrance to the rock proper. Henceforth the climb would no longer be on steps but from one stone to the other.

Standing silent beside the entrance, you are confronted with your inner beign. The entrance, ordered by the sun brings direction to your journey as it leads you into the deep beyond to the objective of your journey. This is the beginning of your transformation, a place stealilly carrying you slowly to the past.

The day burns bright orchestrating a brilliant symphony of colour bringing ablaze the rock in all vibrant colours.

Standing in the deep bowels of the rock, your experience is of a familiar reflection washed a new as you penetrate its rules and secrets.

Suddenly you come out in the open once again on the final lap to the summit of the hill. An existing gap, over which the guide carrys you and jump in the past, is now bridge.

10.2: Administrative Building

The administrative building constitute the fringe zone at the lower level conveniently located to be easily accessible to the public. Its site will definately enhance its use and also create the greatest impact for it.

The building has the entire height of its end wall built into the terrain. It hugs the site like a live animal and gives the impression that it has been there from since beginning of time. It claims the site, the chalets, with such authority that it would be impossible to imagine the site without it.

It is a five stowey structure with different activities on each floor.

The laundary, the equipment store, the off loading bag and the service core are on the ground floor level. A wide, landscaped pedestrian mall, on the ground level, links the parking lot to the administrative building and to series of steps leading to the foot of Olumo rock.

A tourist arriving on foot or alighting from his car approaches on information dest at the pedestrian mall where he is directed to the floor he is going to.

A tourist seeking accommodation takes the lift or climbs the steps to the first floor which houses the reception hall, a display area, the administrative wing

and the travel agency, the postal agency, the bank, the telephone exchange and the car hire service.

The reception hall is treated with natural stone and timber panell combination of high aesthetic appeal. It offers a welcoming and pleasing atmosphere.

The receptionist books and offers the tourist the chalet of his choice. He then takes the lift to the last floor containing the roof top entrance hall. It has the same treatment with the reception hall with comfortable seating arrangements. From here the tourist climbs down the bridge to the pedestrian path which leads to the chalets.

The second floor is the commercial floor. Since it is one of the objectives of the resort development to create a market for the crafts of the local people, the sale of the craft constitute the major part of the floor. Other commercial activities also go on, on this floor.

On the third floor is the restaurant, the kitchen and the multipurpose ahll. The service lift takes goods from the ground floor to the kitchen for storage in the right places and cookkng.

Catering services are designed to afford a wide variety of choice since tourist traffic is not homogeneous. This is achieved by designing dinning areas each with a distinctive character. Interest is however aroused in local food.

The interior is muralled with abstract forms in dim colours to contrast the completely glazed side walls. Special blinds blending with the colour of the walls. The lighting design also aid in giving a harmonous atmosphere conducive to proper dinning in the restaurant.

Terrace dinning is also provided for. The restaurant covers two floor heights. The bar is a floor above the restaurant and over looks it.

The multipurpose hall takes care of the night life of the tourists. Film shows, dances, and so on are organized here.

The roof top is designed as snack bars. There is also an entrance hall which link tourists at the upper level of the site to the functions in this administrative building.

A central landscaped courtyard aid the ventilation of the building. It is bridged on the third floor to connect activity zones. The courtyard is covered from the top by a transparent roofing material. It is raised on the four sides to allow air out from the courtyard to ventilate adjacent spaces.

10.3: Accommodation

The chalet type of accommodation is proposed for

tourists in this resort. This is favoured because it afford the tourist both visual and physical contact with nature.

The chalet designs are of two types, the single room chalet (for couples or for a single tourist) and the family type (this has two rooms). Due to the organic image sought for the resort, the chalets are both three storey and two storey to respond to the dictates of the site on which each stands.

The cluster arrangement round a courtyard reflects the typical Yoruba traditional spatial planning concept inherent in the neighbourhood.

A Yoruba family compound is a conglommeration of several houses built round a courtyard. Within this courtyard, various activities go on. In this resort, each cluster is viewed as a family which is arranged round a courtyard with a circular landscaped garden (as most traditional gatherings are usually in a circular form). The pedestrian paths link these circular courts together thereby creating meeting points for tourist, as one of the main aims of the development is to maximize interpersonal contact between tourists. As tourists meet in these circular courts, their path leads to a larger court from where tourist generally proceed to the historic monument or to the recreational area.

These circular courts are not only meeting places for tourists but also with nature as rocks are placed in these courts. This

affords a direct physical contact with the rocks.

The overall network is that of an interlocking pedestrian path (completely separated from vehicular traffic) in which modest and poetic change of levels is accentuated by the desire to reach the Olumo rock.

The chalet design is to offer the manifest psychological advantage of creating longer lasting ties between tourists and the environment. The site conditions, the image to be created and the product offered, all aid in shaping the chalet design.

Chalets are grouped round a courtyard to maximize contact with nature and also reduce expensive infrastructural construction. This also provide interesting and compact site organization as well as create a sence of community (typical of the tradition of the local people) to add to the image of a resort.

Chalets are also designed to meet standards of home comfort. The double pitched roof reflects the character of the neighbourhood. Since the roof of a building is a function of the climate, it is made very steep to shod off the heavy downpour of vain during the rainy season.

Since it is the aim of the resort to project an image of buildings growing out of the rock, as if it has been there from the beginning of time, some walls are actually cut into the ground. This further reinforces the belief that the people of Abeokuta came out of the rock. Abeokuta itself means "under the rock".

In order not to jeopardise the comfort of the tourists in these chalets air spaces are left between the structure and the hill. This protects the hill from getting heated up as the building shields it. Thus, the coolness is radiated through the interior part of the building.

It is of paramount importance to maintain a visual contact with the historic monument, so openings in the chalets are such as to facilitate this. In order to create a variety of view to reduce boredom, the southern part of the chalets are also open to give a pleasant view of the town.

Openings were avoided on the western walls to reduce discomfort during sunset.

10.4: Recreation

Recreation in our era connotes physical rather that spiritual regeneration. Hence prominence is given to active recreation.

The indoor recreation hall, housed under the amphitheatre accommodate table tennis hall, billiard halls, traditional games, like Ayo, ludo, and so on.

The outdoor recreation activities include two lawn tennis courts, two badmiton courts, and a giant swimming pool.

For the design of the swimming pool the following were considered.

A $0.4m^2$ water area was allocated to a visitor and changing room was provided for 6 percent of the population. The changing room for the swimming pool and that for the open air theatre are house in the same building.

For the non swimmer pool (circular is shape) the depth is 900 centimetres. The floor surface is not too slippery. Paddling pool is accessed by a gently falling ramp. The depth is 200 cm.

For the construction of the swimming pool dense vibrated concrete was used. The inside finish was frost resistant tiles. Exposy Resin paint was used.

For water circulation, 6 hour turn over when bathing load is not heavy and 3 hour when heavy. The terrace around the pool is of reinforced concrete.

Water Cleaning:

Purification, flocculation and disinfection by chlorination is employed. Flucculation of organic substance to induce coagulation after which filtration is done.

The following support facilities are located within reach under the open air theatre.

(i). first aid room.

(ii). plants rooms (for water circulation and purification boilers)

(iii). swimming instructor's room.

Children playground is located where the activities of the children could be monitored by their parents. It include hill climbing and a ramped bridge connecting the tops of two existing boulders makes climbing easy and a lot of fun. On the top of one of the builders a pool is cut in place. Hand rails prevent children from falling over.

Passive recreation is in landscaped courts with change of levels and seats for relaxation. Trees are groups round to provide shade and a comfortable environment.

10.5: Open Air Theatre

Many communities that offer attractions to tourists also have a culture peculiar to them. The purpose of the open air theatre is to help develop the culture of the local people as atttraction for the tourists.

Ancient drama, cultural dances, masquerade shows, and so on would be performed.

The location of the open air theatre is informed by the following considerations.

(i). its axis is determined in such a way that the prevailing wind blowing from the stage towards the spectator will function both as a natural

reinforcement of the acoustics and as a refreshing element for both actors and spectators.

(ii). the view of Abeokuta will create a feeling of open space essential to an open air theatre.

(iii). To safeguard the attractiveness of Olumo rock and not to compete with it, the open air theatre is brought close to it as its location elsewhere (where it could benefit from the natural terrain) could generate a local attraction which will compete with that of the Olumo rock.

(iv). Most natural sites like Olumo rock can accommodate a limited number of facilities. Detrimental pressures will basically set in when the facilities provided increase beyond a threshold. Due to the scarcity of land for development, the theatre was sited in a place where the underside could be used for other functions.

The open air threatre seats 2,500 spectators.

10.6: History Museum

The history museum is a shell structure adjoined to the rock at the southern end. The aim is to see it as an offshoot of the already existing natural caves in the rock where remains of materials used by the early settlers are preserved. Activities flow freely from these natural caves into the museum.

The museum becomes the centre for the preservation of historical relics which were hitherto scattered round some obscure places in Abeokuta.

The cave built by nature, living in close harmony with the museum built by man, an amalgam of a magnificant architecture present another attraction to the tourist, whose urge to see new exciting things is almost insatiable.

Totems of eternal history immortalised in stone, stand adorn in your presence coming alive as the sun ascends and washes them in light.

Paintings of Lisabi, the great Egba hero, and other ancient war Lords, including those of past Alakes and important chiefs adorn the walls of the museum.

Artistic illustrations of important historical events steallily carry you slowly to the past.

10.7i Traffic Network

The problem here is to ensure effective circulation and orientation for a very large number of visitors. The traffic network is thus designed in such a manner which does not create a demand that aggravates its own congestion.

Right from the approach to the site, vehicular and pedestrian circulation are well separated. One approaches on foot from the West and either climbs up to the Olumo

rock or visits the multipurpose building at the foot of the hill. Similarly, a car approaches from the existing path and either parks in the car park or climbs on to the hill depending on his intent. A pedestrian mall under the multipurpose hall leads him to the steps hewn on the rock which carries him to the Olumo rock.

A system of primary and secondary foot paths connecting interesting foci carry you through the chalet clusters.

The steps leading to the base of the Olumo rock is maintained. An interesting pedestrian path, consisting of continous change of levels, each level attained via a spinal staircase further animate the journey to the top. Snack spots and relaxation zones are planned along the path to served tired tourists.

The pedestrian paths are well defined and marked with edges to ease the flow of tourists. Important foci are created along the paht, they are circular in shape and suggest communal life as tourist meet there, in similar manner to typical Yoruba traditional gathering round circular arenas.

From each parking lot, three in all, walkways link the pedestrian arteryaround the site.

## 10.8. Technical Infrastructure

### 10.8.1. Water Storage

A water storage reservoir is required to ensure an adequate constant pressure, to meet fluctuating demand especially at peak periods and to act as a reserve against interruption of supply from the water corporation. It also aid exceptional demand during fire-fighting.

Water storage for the resot is in a covered reservoir at the highest level. A treatment plant is installed for the recycling of water from the swimming pool.

### 10.8.2. Sewerage

(a). Surface Water Sewers: In spite of the high initial cost of separating surface water from foul water sewer, the amount saved in treatment capacity and proper effluent control warrant the separation. Calculations for the surface water sewers are based on the capacity of the storm run-off accumulating at each section from the highest intensity of rainfall.

The surface water sewers for the resort, (as shown in the services drawing) is finally connected to that of the town.

(b). Foul Water Sewerage: For economy in escavation sewer lines are planned to run along the natural slope of the ground.

Flow fluctuation, especially at peak periods, is common with foul water sewerage. The minimum is about 0.01 litres per second per tourist bed.

The capacity of the sewer is informed by the amount of sewage to be handled which is based on equivalent occupancy and the relative absorption of the soil.

The gradients of the sewer must ensure a self-cleaning velocity of 0.75 m per second, which is made possible here due to the slope of the ground.

10.8.3: Refuse and Garbage Disposal

"Cleaniness", they say, "is next to Godliness". A clean environment is sought for the resort therefore necessitating applanned refuse disposal system. Owners of individual chalets are invited to put garbage in dust bins located in centralized collection points along the walkways. Here, they are adequately protected from insects and rodents.

Disposal points are then located at specific areas of the resort from where they are transferred to the

disposal van which carries the refuse off the site.

10.8.4. Electricity Supplies

Due to difficulty of excavation and ease of access and maintenance overhead lines are planned for the resort. The exposed lines are integrated into the landscape so that they don't constitute an eye-sore.

Transformers are in basement vaults of the administrative building.

The average electrical consumption in a resort of 0.5k/w per tourist bed was considered to arrive at the overall amount of power needed by the resort.

Due to the interruption of electric supply by the National Electric Power Authority, a generating plant is installed.

10.8.5. Communication Systems

Efficient communication system is very important in the life of a resort which is planned to attract businessmen, or holidays who want to keep in touch with their offices and also tourists who would like to contact familiy and friends. Therefore, a telephone exchange and well as telephone booths are located in the resort. A postal agency service is also open to tourists.

10.8.6: Air Conditioning Systems

Air-conditioning of buildings in the resort are of two types. The central system which is used for large public rooms like restaurant, bars, multipurpose hall etcetera and the unit equipment for individual chalets.

This reduces the discomfort caused during the hot season.

10.8.7: External Lighting

To create interest and a social atmosphere extending into the evening external lighting is very important. It also aids security, public safety and traffic control. The colour chosen for the columns and light fittings is such as to prevent glare and confusing.

10.9: Materials for Construction

The importance of the choice of the right materials for the construction of buildings cannot be over emphasised. The materials apart from carrying out their structural functions could also be used to create an image for buildings. Grillo (1970) commenting on the importance of materials said "All work of art needs a material support. But material is more in design than only a support. It is part of the work of art. It is not an added quality but an essential part of it."[1]

It should be noted, however that it is "precisely in the concave hollowed out space, not in the material cubic mass, lies the real architectural creation".[2]

In the selection of materials, preference was given to natural stone in order to create an atmosphere and identity for the resort. Stone is thus allowed to dictate the pace of the development.

Since stone is durable and maintenance free and it is abundant on the site it is highly favoured.

Precast and reinforced concrete in practical shapes and forms are also used. For the gardens, reinforced concrete and granite are used as base materials, softened only by trees and shrubs in pits and planters.

The following considerations were given to materials used for construction,

(i). the initial cost, replacement and maintenance cost.

(ii). Resistance to general wear and tear due to intensive use and to sunlight, rain, dust etcetera.

(iii). Attractiveness in order to stimulate optimum use.

## 10.10: Schedule of Accommodation

| Function | Area |
|---|---|
| **Access** | |
| **Parking lots (total for site)** | 5,258.75m$^2$ |
| Gate house | 9.00m$^2$ |
| The Administrative Building | |
| Delivery bay | 92.16m$^2$ |
| Receiving Room and Store | 24.00m$^2$ |
| Laundry | 46.00m$^2$ |
| Equipment Store | 50.00m$^2$ |
| **Pedestrian Mall** | 400.00m$^2$ |
| Postal Agency | 24.00m$^2$ |
| **Travel Agency** | 24.00m$^2$ |
| Bank | 24.00m$^2$ |
| Telephone Exchange | 12.00m$^2$ |
| Car hire service | 12.00m$^2$ |
| Coffee room | 24.00m$^2$ |
| Safe | 8.00m$^2$ |
| Cleaner's room | 12.00m$^2$ |
| Male toilets | 12.00m$^2$ |
| Female toilets | 9.00m$^2$ |
| Display area | 100.00m$^2$ |
| **Reception Hall** | 100.00m$^2$ |
| **Public Relations Officer** | 12.00m$^2$ |
| Senior Tourism Officer | 12.00m$^2$ |
| Accountant | 16.00m$^2$ |

| Function | Area |
|---|---|
| Secretary | 8.00m$^2$ |
| Manager | 16.00m$^2$ |
| Assistant Manager | 16.00m$^2$ |
| General Office | 24.00m$^2$ |
| Common Room | 24.00m$^2$ |
| State tourism board (10 office spaces) | 120.00m$^2$ |
| Multipurpose hall | 180.00m$^2$ |
| Staff Dinning | 56.00m$^2$ |
| Office | 12.96m$^2$ |
| Vegetable Store | 12.96m$^2$ |
| Dry Store | 12.80m$^2$ |
| Cold Store | 12.80m$^2$ |
| Chief's Office | 12.96m$^2$ |
| Preparation | 11.52m$^2$ |
| Pot wash | 11.52m$^2$ |
| Wash Up | 11.52m$^2$ |
| Cooking | 49.90m$^2$ |
| Servery | 19.00m$^2$ |
| Restaurant (formal dinning) (150 persons) | 240.00m$^2$ |
| Terrace dinning (60 persons) | 92.00m$^2$ |
| Staff entrance foyer | 24.00m$^2$ |
| General Storage | 60.00m$^2$ |
| Bar Lounge | 200.00m$^2$ |
| Roof top snack bar | 200.00m$^2$ |
| Open air terrace | 200.00m$^2$ |

| Function | Area |
|---|---|
| Roof top entrance foyer | 200.00m$^2$ |
| Office | 24.00m$^2$ |
| Toilet (Male) | 12.00m$^2$ |
| Toilet (Female) | 9.00m$^2$ |
| Single room chalet | |
| Living room | 13.86m$^2$ |
| Bedroom | 11.64m$^2$ |
| Entrance lobby | 4.50m$^2$ |
| Kitchenette | 2.83m$^2$ |
| Open Court | 19.78m$^2$ |
| Toilet and bath | 3.15m$^2$ |
| Terrace | 4.50m$^2$ |
| Double room chalet | |
| Living room | 21.66m$^2$ |
| Bedroom (master) | 12.48m$^2$ |
| Bedroom (children) | 8.96m$^2$ |
| Open Court | 33.32m$^2$ |
| Entrance Lobby | 7.56m$^2$ |
| Kitchenette | 4.86m$^2$ |
| Toilet and bath | 5.04m$^2$ |
| Recreation | |
| Indoor games | |
| Table tennis (2) | 252m$^2$ |

| Function | Area |
|---|---|
| Billiard and Snooker (2) | 61.77m$^2$ |
| National games hall | 50.00m$^2$ |
| Outdoor games | |
| Badmington (2) | 256.00m$^2$ |
| Lawn Tennis (2) | 1152.00m$^2$ |
| Swimming Pool | 500.00m$^2$ |
| Swimming Pool Terrace | |
| Changing rooms (4) | 50.00m$^2$ |
| Swimming Instructor's room | 9.00m$^2$ |
| Swimming Facilities | |
| Chlorine room | 24.00m$^2$ |
| Water treatment plant | 40.00m$^2$ |
| Store | 15.00m$^2$ |
| Children playground | |
| first aid unit | |
| Waiting room | 25.00m$^2$ |
| Nurse | 9.00m$^2$ |
| Drug store | 6.25m$^2$ |
| Dispensary | 10.00m$^2$ |
| Doctor | 16.00m$^2$ |
| Amphitheatre | |
| Grand stand | 2,242.00m$^2$ |
| Changing rooms and toilets (male and female) | 112.50m$^2$ |
| History Museum | 440.123m$^2$ |

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## CHAPTER ELEVEN

### 11.0: ENVIRONMENTAL CONSERVATION

The extent to which either development on conservation is given precedence is a major consideration affecting tourism planning. To conserve both the attractive natural environment and a nation's heritage, some degree of curtailment must be introduced. This chapter describes how this degration may be limited in such manner as will leave them unimpaired for the enjoyment of future generation.

It should be noted that many other competative activities, like mineral extraction, industrial processing, and so on are more likely to damage the environment than tourism.

### 11.1: Pressures of Tourism on Natural Resources

'The point is that by the mere fact that eight thousand people tried to enjoy the solitude and beauty of Montauk at one time, the solitude and beauty evaporated. What the many got was something entirely different from what the few had got'.[1]

Tourism degrades the very attractions which attracted it by wearing away natural resources breaking up the serenity, unity and scale of existing landscapes, polluting beaches, damaging forests and so on. Most natural sites can accomodate a limited number of visitors but when the number of visitors or facilities increase beyond a certain threshold, detrimental pressures set in on the site.

Commenting on the deterioration of the world famous cave paintings at Lascaux due to the large numbers of people visiting the place Morris (1979) noted that "The human moisture and gases were rapidly distintegrating the precious frescoes and in a space of twenty years of exposure to modern humanity, the great works of art that had been perfectly preserved for twenty thousand years previously has been obliterated."[2]

The following detrimental effects of tourism on the environment may be unavoidable.

(i). There is a progressive decrease in the quality of the experience.

(ii). The invasion of facilities on the site, due to change in scale, break the 'primitive' contact with the surrounding.

(iii). Physical damage to site due to excessive number of visitors.

(iv). Tourism traffic can choke towns and impede the tourist himself.

The carrying capacity of a site is defined as the 'number of user-unit-use-periods that a recreation site can provide (each year) without permanent biological and physical deterioration of the site's ability to support recreation and without appreciably impairing the quality of the recreation experience.[2]

The pastoral concept of the carrying capacities of pastures which is normally used to avoid over-stocking is now adapted to recreational uses. It is difficult, however to quantify carrying

capacities for recreational activities especially. Those in which 'wilderness' or 'solitude' (moods, education, fashion, individual opinion etc) are important components.

To safeguard the attractive sites and a nation's heritage, 'it is necessary to determine case by case, activity by activity and area by area the levels of the which would seem to be tolerable both to the visitor and for the resource concerned.'[3]

11.2: Ways of Reducing this Pressure

Certain steps need to be taken to reduce, restrict and regulate the use of a resource with a finite capacity for visitors or liable to become overcrowded or exposed to imcompatible uses by

(i). Restricting access: Prohibiting access to some areas by car and limiting car park provision. The sale of entrance tickets could be regulated and high and/or differential fees charged. In Nigeria where tourism is still in its infancy the above steps need not be taken until very necessary.

Zoning: quiet and non destructive activities (such as walking, fishing, etc) should be in closer contact with most valuable and sensitive part of the site separated from fast moving and noisy activities (motor boating, snow mobiles, water, etc).

(ii). Alternating activities, that is, scheduling some activities for different times of the day, week, month or even year.

(iii). Flexibility in policies adopted and facilities provided to allow the introduction of some restrictions where necessary.

(iv). Zoning: Facilities and activities which don't have functional link with sensitive environment areas should be located at some distance without losing their attractiveness.

(v). Increasing carrying capacities of the site by stabilisation of areas or slopes and by other land improvement to cater for more visitors.

(vi). Introducing the 'Honeypot' concept by concentrating facilities in some high density absorption areas close to the access point to reduce the pressure on other vulnerable areas.

(vii). Restricting facilities for mass activities (such as sports fields, youth centres etc) to the periphery of the resources area.

(viii). Management, supervision, preservation and maintenance standard should be improved.

(ix). Some activities which would provide an unsatisfactory experience due to their overcrowding nature should be completely scrapped.

It is important to note here that some negative effects on the environment cannot be avoided. 'In relatively poor agricultural regions where the introduction of employment in new tourist services may induce the local population to abandon their traditional activities, there may be serious consequences desertation of the poorest cultivated land, neglect and dereliction of isolated properties, forlornness of traditional villages with an increasing aged population'.[3]

Also, the introduction into a small and unsophisticated community a large number of people of varying and divergent interest may cause a lot of social strains.

Thus, rapid tourism is accompanied by some revolutionary charges which may jeopardise the well-being of the community.

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## SUMMARY

Tourism presents itself as a huge, multifacetted, international enterprise. Consequently to really deal with the subject, a firm theoretical background was set up to direct the evolution of the design.

Any human endeavour, is to satisfy a particular need. This work, therefore, aims at contributing theoretically to the tourism industry which cannot boast of just more than a handful of journals yearly and to evolve a design which would serve as a model for other resort development.

An expose was given on the state of tourism in Nigeria and how the nation could benefit from its huge potentials. The study on the tourist behaviour, expectations and motivations informed the variety and quality of facilities to be provided to meet them.

Since it is glaring that design is both a product of a systematic design process and intuition, the procedure in developing resorts was studied to guide the final design proposal. Also the research and data collected on the site aided in shaping the design.

The final design proposal was then based on organic principles because the site calls for such an approach. And as Grillo (1960) put it ".....Man's work, however large, will always look pathetically insignificant when it tries to compete with nature".[1]

This work is not considered as providing the ultimate intellectual solutions to the problems of tourism but as one of the contributions to the architecture and to the development of tourism in Nigeria.

It is hoped, therefore, that this work will trigger off further intellectual involvement in the field of tourism.

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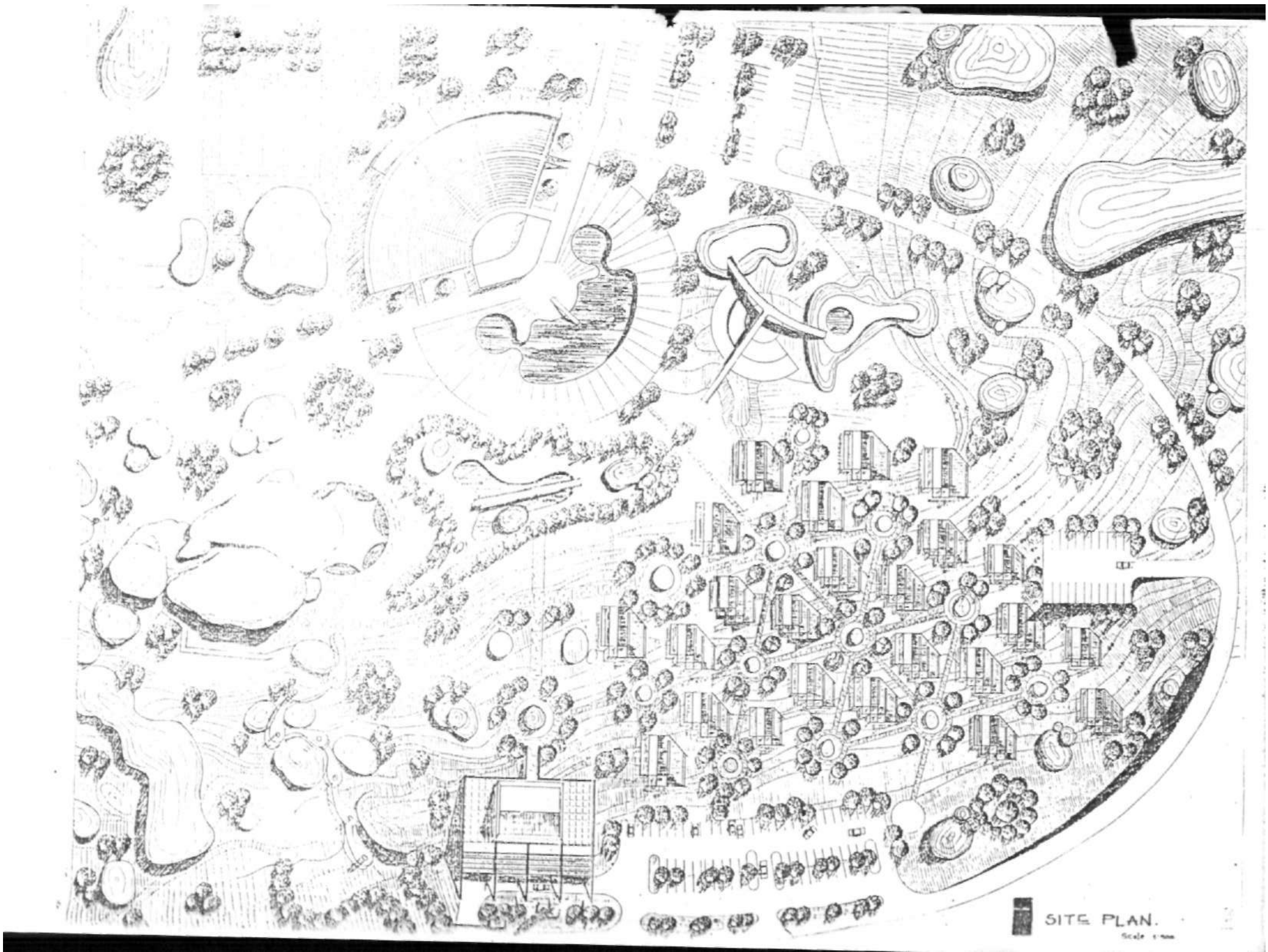
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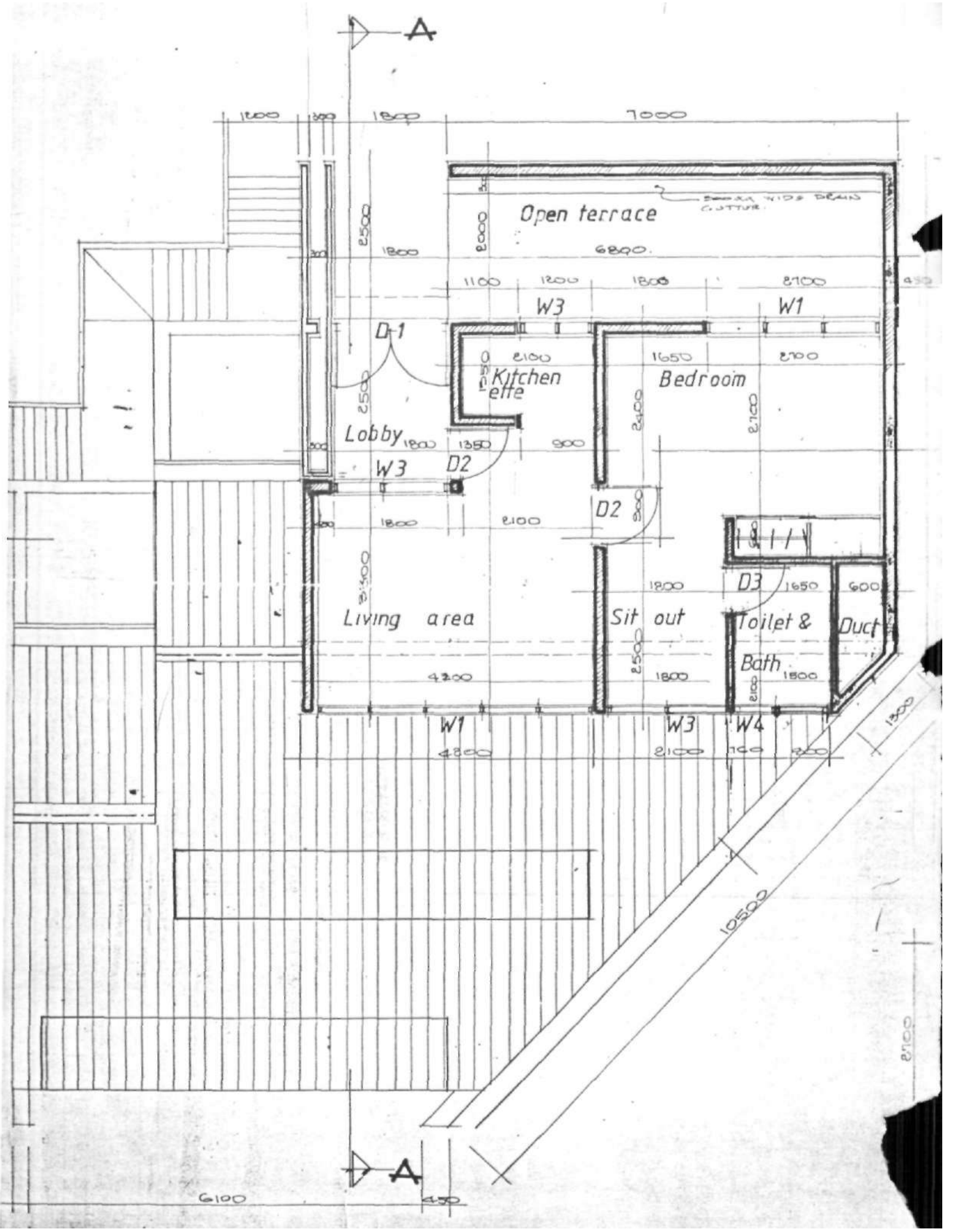
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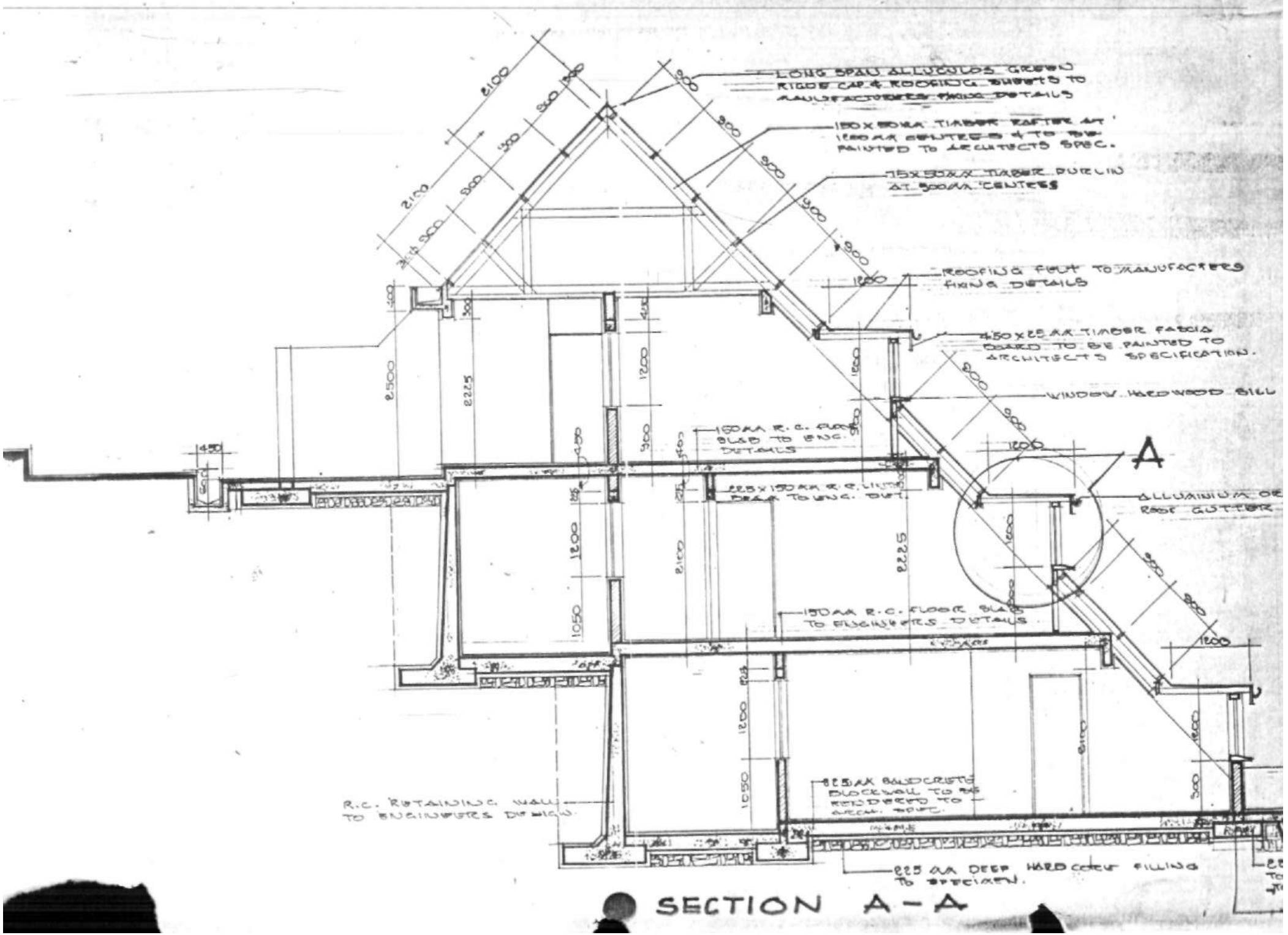
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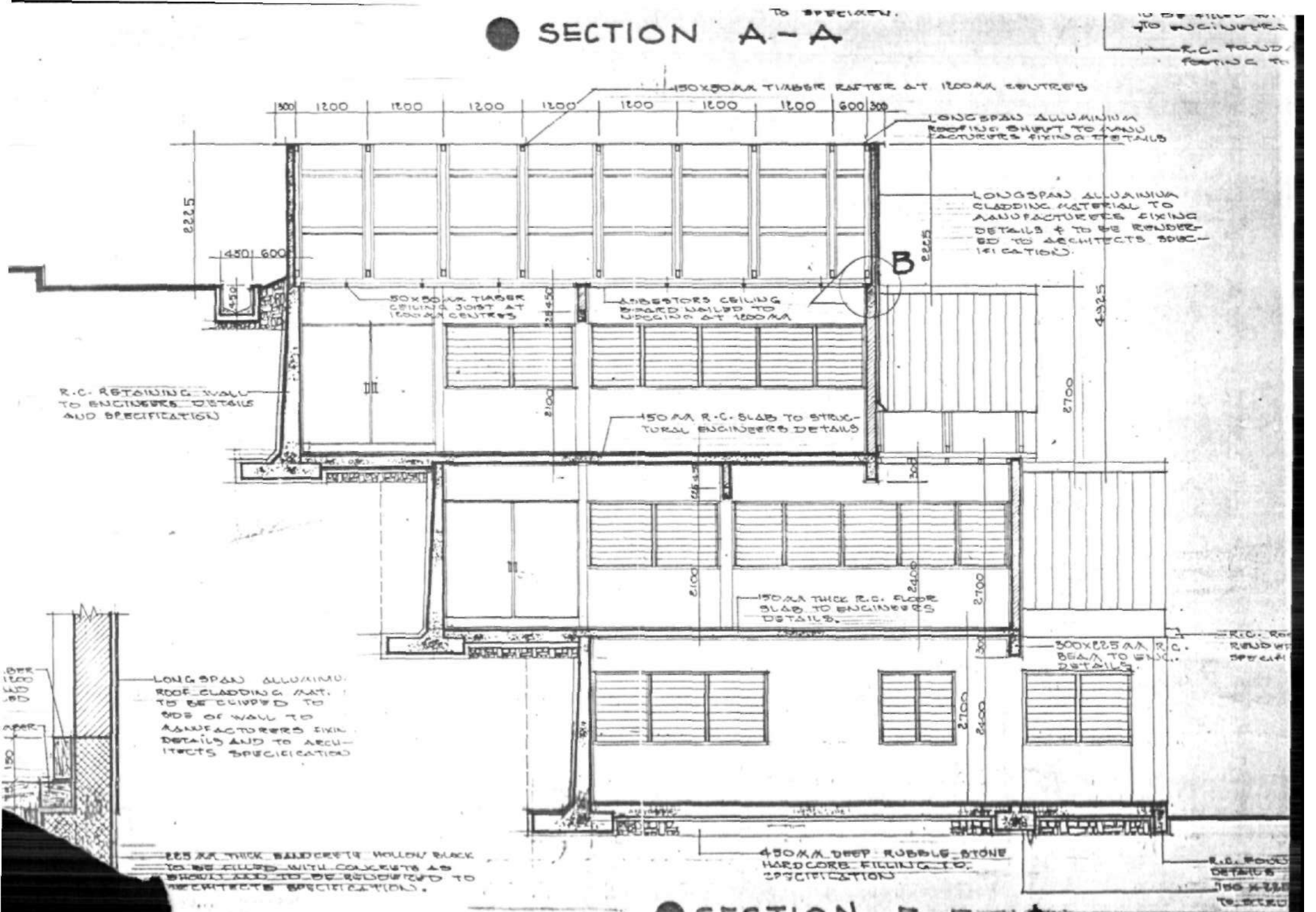
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SITE PLAN.


A
7000
Open terrace
6800
W3
W1
D1
Kitchen
Bedroom
Lobby
W3
D2
D2
Living area
Sit out
D3
Toilet &
Bath
Duct
W1
W3
W4
10500
A
6100


LONG SPAN ALUCOBOND GREEN RIDGE CAP & ROOFING SHEETS TO MANUFACTURERS FIXING DETAILS
150 X 50 MM TIMBER RAFTER AT 1200 MM CENTRES & TO BE PAINTED TO ARCHITECTS SPEC.
75 X 50 MM TIMBER PURLIN AT 900 MM CENTRES
ROOFING FELT TO MANUFACTURERS FIXING DETAILS
450 X 225 MM TIMBER FASCIA BOARD TO BE PAINTED TO ARCHITECTS SPECIFICATION.
WINDOW HARDWOOD SILL
150 MM R.C. FLOOR SLAB TO ENG. DETAILS
225 X 150 MM R.C. LINTEL BEAM TO ENG. DET.
A
ALUMINIUM OR ROOF GUTTER
150 MM R.C. FLOOR SLAB TO ENGINEERS DETAILS
225 MM BLOCKCRETE BLOCKWALL TO BE RENDERED TO ARCH. SPEC.
R.C. RETAINING WALL TO ENGINEERS DETAILS
225 MM DEEP HARDCORE FILLING TO SPECIFICATION.
SECTION A-A

# SECTION A-A

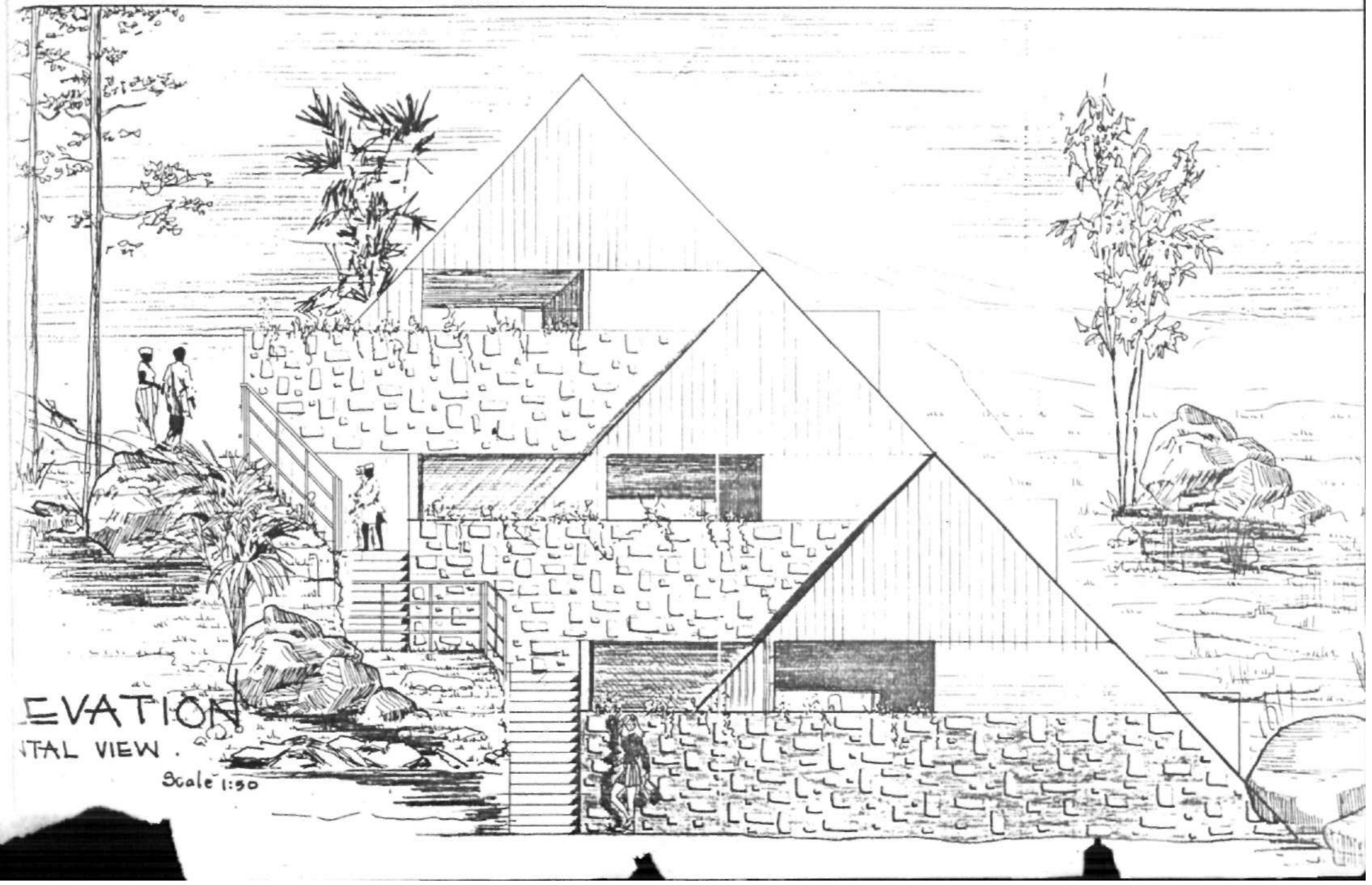



# SECTION B-B

T ELEVATION

VIEW FROM IKIJA.

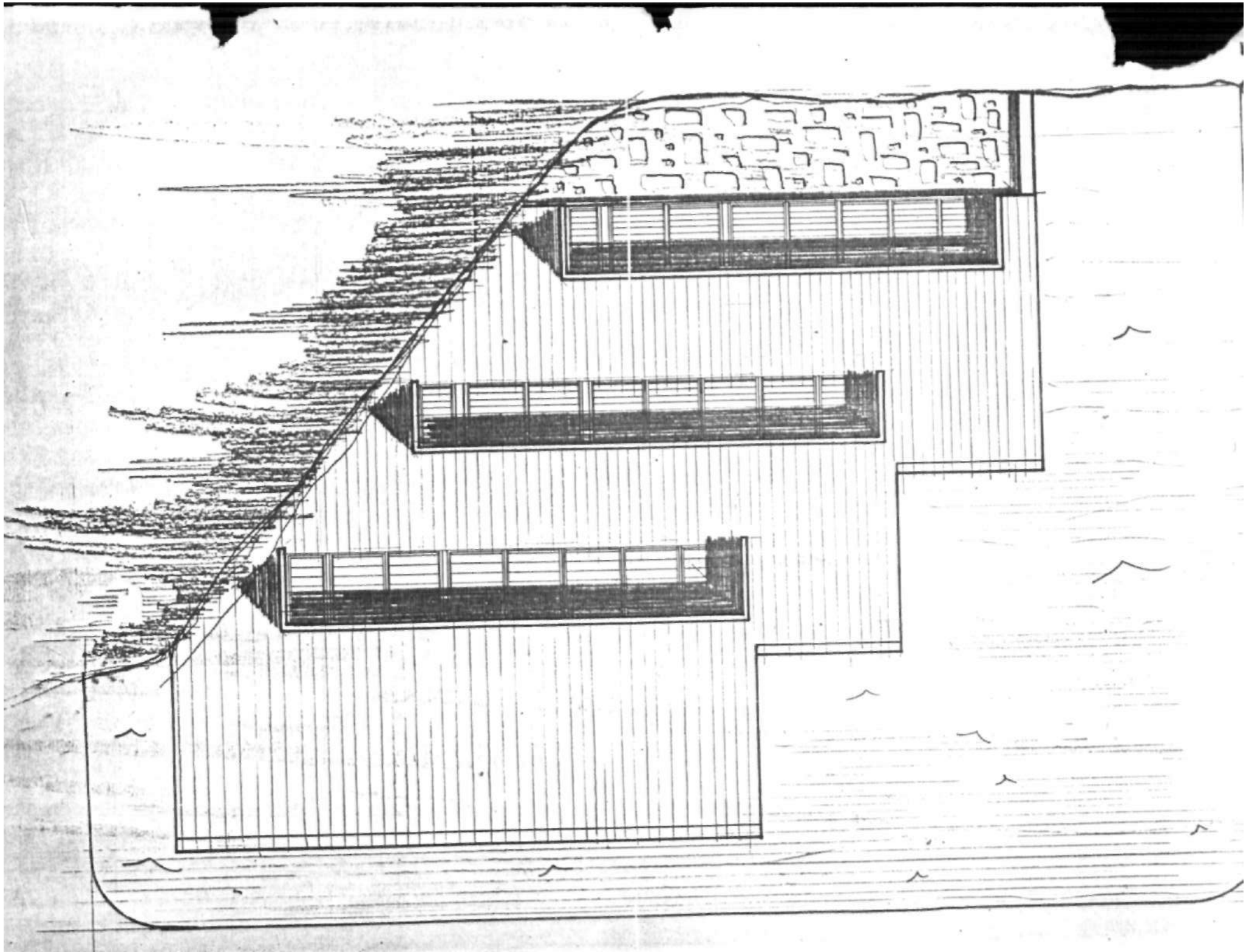
Scale 1:50

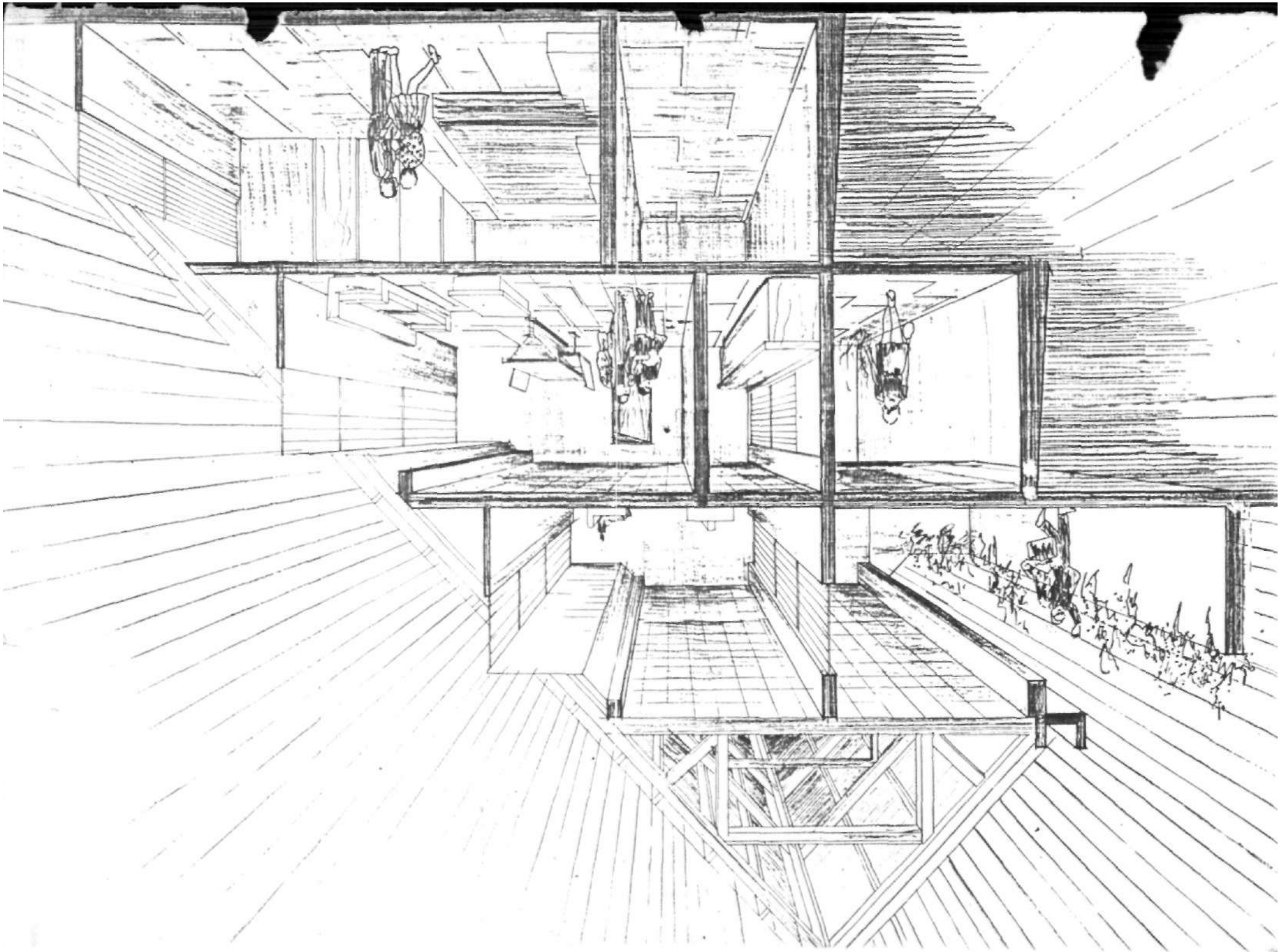


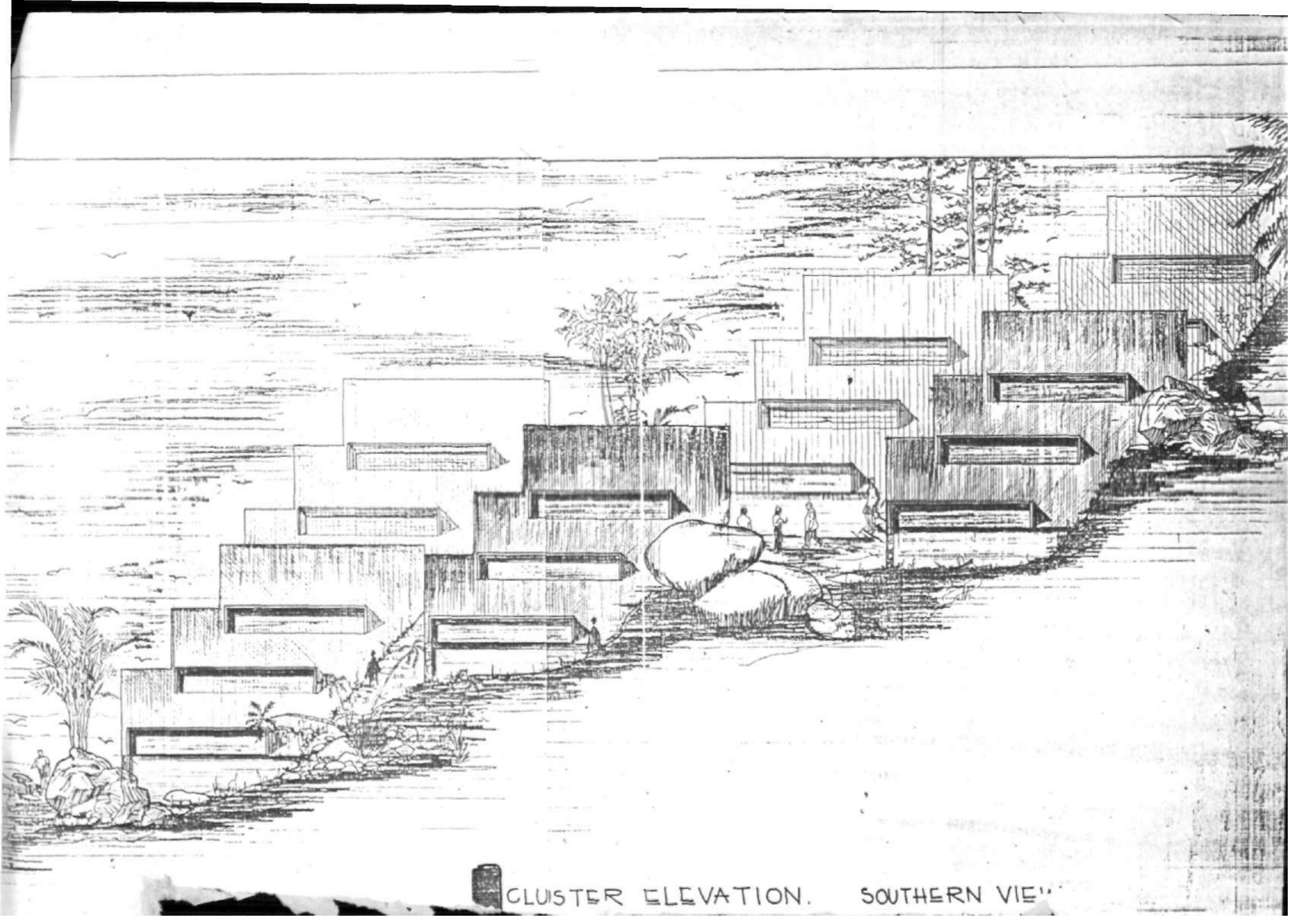
EVATION

NTAL VIEW.

Scale 1:50







CLUSTER ELEVATION. SOUTHERN VIE