FINIMA BEACH RESORT

Architectural Response to Waterfront Development

BY

KAGAI, Kaliat Joanna

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DECLARATION

I, KAGAI, KALIAT JOANNA of the department of Architecture, Faculty of Environmental Design, Ahmadu Bello University, Zaria, Nigeria, hereby declare that this thesis work is a personal academic undertaking executed under the supervision of my mentor Arc. S.S. Tulpule of the department of Architecture and has not been published anywhere for the award of any higher degree or diploma. All sources of information and quotes are specifically acknowledged by means of reference.

Miss Kagai, Kaliat Joanna
(Student)

17th Oct. 2008
Date

Arc. S.S. Tulpule
Supervisor

30/07/2009
Date

Arc. M. Saleh
Supervisor

Date

CERTIFICATION

This thesis titled 'FINIMA BEACH RESORT (Architectural Response To Waterfront Development) by KAGAI, Kaffat Joanna; meets the regulations governing the award of the degree of Master of Science in Architecture and is approved for its contribution to knowledge and literary presentation.

Chairman, Supervisory committee — Date

Member, Supervisory committee — Date

Member, Supervisory committee — Date

Head of Department of Architecture
Dr. W. B. Qurix — Date

Dean, Postgraduate School
Ahmadu Bello University, Zaria — Date

DEDICATION

This thesis is dedicated to the Almighty God, my parents Chief and Mrs. J.J. Kagai and also to my sisters Kubai and Joyce, my brothers Kamai, Kasai and Bobai for their moral support, patience, and prayers.

ACKNOWLEDGEMENT

I owe my endless thanks to many people who have provided me with their support, encouragement, comfort and love throughout the whole process of my research and writing of the thesis. Naturally one can not do a project like this alone. I have been blessed with mentors, friends and colleagues who helped, nurtured and cared all along the way.

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ABSTRACT

Waterfront development has been an issue of wide concern and extensive discussion since the 1970s. This study provides more insight into the phenomenon by applying the existing knowledge to a different political and economic context. The focus of this proposal is to harmonize nature and architecture to create beauty and serene environment The magnificent views and atmosphere of the waterfront will be further enhanced by the sustainable and beautifying elements of the landscape.

A phased model is proposed as a prototype of waterfront development. It analyzes waterfront development as a series of five temporal stages, i.e. pre-start-up, start-up, early development, mega projects and maturity. Each of the phases is characterized by the involvement of stakeholders, issues and events, and outcomes.

An analysis of Bonny Island waterfront development suggests the applicability of western theory to cases elsewhere in a different political and economic context. The hypothesis on the evolutionary trend of inputs is tested, rendering generally confirmative results that Bonny Island is a tourist destination which has remained unexploited over the years even though it has the potential to establish a beach resort considering the unlimited natural and cultural endowment of the area.

Finally, applying criteria for success gleaned from the literature, the overall evaluation of architectural responses to waterfront development can be viewed as being a success. However, the seasonality of tourism, the lifecycle of tourism products and the insufficient respect paid to local residents' interests are pointed out as possible deficiencies.

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CHAPTER ONE

INTRODUCTION

1.1 INTRODUCTION

Two-thirds of the earth's surface is covered by water, most of which abounds in the seas that separate the landmarks. From the beginning of civilization, water has played an intrinsic part in human life and endeavours. Most civilizations have spring up along courses.

The sea water evaporates under the sun and carries it over the landmass eventually turning into precipitation. This transformation of sea water provides fresh water for the life forms on land.

Man has harnessed this nature's gift for the purpose of transportation and agriculture among other things. Mans attraction to water is innate and provides him with avenue to release his tensions. Most countries have developed this potential of water by developing their waterfront such as Miami and California beaches in U.S.A. and Nice and Venice in Europe.

Nigeria is considered as being a country endowed with many of nature's gifts in terms of natural resources, Nigeria being a costal state amongst other natural endowments further enriches her with an added advantage; coastal states have the added benefit of sovereignty in the adjoining territorial waters. Among many tourist attractions in Nigeria, Bonny Island, which is situated along the southern coastline of the country, provides an important tourist destination.

1.2 PROBLEM STATEMENT

Tourism comprises the activities of people traveling to and staying in places outside their usual environments for more than one consecutive day for leisure, business, and other purposes. Though the tourism industry is not fully developed in Nigeria, the importance of tourism as an earner of foreign exchange is seen in more developed countries like United States of America, France, Britain and Europe. There are some developing countries though like India and Thailand where tourism is a major source of foreign exchange revenue. In labour terms it is probably the major source of employment in the United Kingdom. As a stimulus to regional development it has been a major factor in the Gold Coast area in Queensland, Australia, and in places such as Kwa Zulu-Natal in South Africa.

Economic advantages are no longer the only criteria to support the development of tourism; increasingly, development is linked to the concept of sustainability as earlier mentioned, which proceeds to show a process that allows innovation to take place without debasing or depleting the resources which made the development possible. Sustainability in tourism as a concept is often referred to as ecotourism. Whatever its description it is seen as a means of identifying that the Earth has finite resources in tourism as in other sectors, there are confinements to development, particularly in site-specific locations.

The interdependence between tourism, culture, and the environment, has become a significant consideration in a tourism site. Some tourist sites and resorts exist naturally while some are simulated creation through technological innovations. The potentials for

tourism in Finima are infinite considering the natural and cultural heritage of the area. The most prominent feature is the beach.

1.3 MOTIVATION

The motivation comes from the fact that Finima, which is located on Bonny Island has potentials to be a major beach resort in this part of the world. If man had left water where nature puts it, civilization might have stopped growing. The beach is one of the few in Nigeria, if exploited productively, the beach could end up being a major resort and serve as a revenue generator. Furthermore, the ever fading tradition of water recreation and the need to awaken an important aspect of our leisure, which has been forgotten, is essential. However, the general population use the beach frequently, hence the need for a resort.

1.4 AIM AND OBJECTIVES

The aim is to study the relationship between architecture and waterfronts in relation to Bonny Island as a tourist destination and design facilities for recreation.

The objectives of this thesis are under listed;

i. To study and analyse the macro and microclimate and its implication on architecture.

ii. To provide structures that will relate to the waterfront environment.

iii. The envisage use of modern building materials effectively in waterfronts.

iv. To provide an environment for the local population and the visitors to have quality time for themselves and their families.

v. To maximize the water potentials while safeguarding users from possible hazards.

1.5 JUSTIFICATION

The efforts of successive governments of Rivers State to develop Finima which is recognized worldwide have yielded very little results despite the great tourism potential of the site. This may actually be due to the fact that the beach is being used for tourism the wrong and unproductive way. Therefore, this research is justified by the fact that it will fulfil the need and desire for a resort on the Island. To create an environment ideal for unwinding the human spirit and attain optimum synergy of spiritual and physical harmony required for the enhancement or creative perceptive capabilities.

With the commencement of Federal Government bridge construction linking the Island to the Main land through surrounding creeks, transportation which hitherto had discouraged guests to the Island is being solved.

1.6 SCOPE AND LIMITATION

This research will cover tourism in Nigeria generally, with particular focus on Finima. The economic potentials of the resort as a tourist attraction will be determined and analyzed, the current situation of the beach and possible socio-economic problems to be encountered in its development will also be assessed. The role of architecture would be applied to the results where relevant.

Furthermore it will involve the provision of facilities for the effective and practical use of the resort, these facilities will be provided for recreation and leisure for guests and the general public

In the process of the proposed work the limitation encountered was;

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Furthermore it will involve the provision of facilities for the effective and practical use of the resort, these facilities will be provided for recreation and leisure for guests and the general public

In the process of the proposed work the limitation encountered was;

1. Restricted access to current relevant information on geological and geographical data of the particular site of interest.

1.7 METHODOLOGY

The research methods used were empirical and content methods.

The information utilised in this study was acquired by means of primary and secondary methods of data collection, reviewing existing literature, journals and paper publications. Some case studies of similar existing facilities both local and international were studied.

1.8 ARCHITECTURAL SIGNIFICANCE

The resort will show the relationship between architecture and waterfronts in Bonny Island providing structures built of modern materials and facilities for leisure, recreation and entertainment blended with the landscape and natural features of the site.

CHAPTER TWO

LITERATURE REVIEW

2.1 TOURISM

It is tremendously difficult to define accurately the words tourist and tourism since these terms have diverse meanings to various people, and no universal designation has been adopted. The Webster New University Dictionary (Soulchanov and Elus, 1994) however defines tourism as 'traveling for pleasure, and the business of providing tours and services for tourist'. It defines a tourist as 'one who travels for pleasure'. These terms are inadequate synonyms for travel, and their use adds further confusion when the field of travel is variously referred to as the travel industry, the hospitality industry and most recently, the visitor industry.

The tourism industry is not one single industry, but is a complex one made of different activities. The supply of tourism results from all those productive activities which involves the provision of goods or services that are required to meet the demand and expectation in tourism consumption. Tourism is among the biggest industries in the world, which has been practised sophistically over the years. Tourism development is connected with a wide range of services – attraction, transportation, accommodation and entertainment for people who are visiting a place for pleasure. Therefore, there is a need to maintain a balance between quality and quantity, to conserve and maintain the tourist environment.

"Tourism comprises the activities of people traveling to and staying in places outside their usual environments for more than one consecutive day for leisure, business, and other purposes" (Encarta 2005). Tourism is all about the memory you acquire from

where you have been; it is a complex activity and can cover all movement of people for different purposes in regular daily work.

The recommendations distinguish the following categories of tourism:

(1) Domestic tourism involving residents of a country visiting within that country, for example, a resident of Kaduna state visiting Lagos state;

(2) Inbound tourism, involving non-residents of a country "A", visiting in a given country "B";

(3) Outbound tourism, involving residents of a country traveling in other countries, as in a resident of Rome, Italy, visiting Brussels, Belgium.

The three basic classifications can be further combined to derive the following categories of tourism:

(4) Internal tourism, which comprises domestic tourism and inbound tourism;

(5) National tourism, which comprises domestic tourism and outbound tourism;

(6) International tourism, which comprises inbound and outbound tourism.

(Encarta 2005)

2.1.1 INTERNATIONAL TOURISM (A Global Perspective)

Tourism is arguably even now the world's largest industry. As a consequence the practice of tourism is becoming increasingly sophisticated: marketers today must concern themselves with a skillful balance between quantity and quality while developers and providers of tourist products must concern themselves with conservation as well as the quality of the experience the environment is a delicate resource which must be nurtured. Markets are dynamic, becoming more specialized and more competitive.

Tourism development is concerned with a wide range of services - transport, accommodation, attractions, and the infrastructure. Products can be developed for tourists and used by local people and the converse is also true. The private sector is concerned with profit while the public sector is concerned with national benefits presented through politics which can embrace economic factors (balance of payments, employment), social issues, environmental factors, political-economic (Japanese 'exports' of international travelers) or national pride (the Australian and French bicentennials, Expos, Olympic Games).

Tourism is a complex trade covering all movements of people outside their own community for all purposes except migration or regular daily work. It is not a single industry but a movement of people, a demand force. It is a major economic activity, which is highly competitive; a major employer, and a global phenomenon. It has its up side of tangible benefits; economic wealth creation, foreign exchange earner; creation of employment; conservation of traditions, crafts and the heritage. It also has its down side in as much as it can bring with it destruction of the environment and sometimes even erosion; local people can be exploited; cultures sacrificed; unbridled development can however be avoided with good and careful management of the resource. The long term view can prevail over the quick return. Government either directly or through its agencies, may intervene to manage the tourism resource. This can take the form of incentives or controls.

Technology now allows tourists to reach most parts of the world. Yet only a small fraction of the world's potential tourist resource base is developed. One reason for this is that tourists demand attractions, which are not possessed by

their own places of residence. Clearly, tourism does not occur evenly or randomly in space, various types of tourism will have differing requirements for favorable growth, and certain sites, regions, or nations will be more favorable for development than others.

The concept of tourist resources is normally taken to refer to tangible objects, which are considered to be of economic value to the tourism industry. The industries, and indeed the tourist, therefore, have to recognize that a place, landscape, or natural feature is of value before they can become tourist resources. For example, sunshine was not seen as a tourist resource until the 1920's and, with increased threat of skin cancer, may not be viewed as a resource in the future.

2.1.1.1 Tourism Statistics- International

International Tourism has grown remarkably since the early 1950s. In 1991 the world Travel and Tourism Council stated that Travel and Tourism is the world's largest industry and the major contributor to global economic development. One in fifteen employees- 112 million people worldwide- is involved in this sector.

Tourism 2020 is the World Tourism Organizations long-term forecast and assessment of the development of tourism up to the first twenty years of the new millennium.

Table 1 **WTO Tourism 2020 Vision: Forecast of in bound Tourism, World by Regions**

International Tourist Arrivals by Tourist Receiving Region (Million)

	Base Year	Forecasts		Average Annual Growth Rate (%)	Market Share	
	1995	2010	2020	1995-2020	1995	2020
World	565.4	**1,006.4**	**1,561.1**	**4.1**	**100**	**100**
Africa	20.2	47.0	**77.3**	5.5	3.6	5.0
Americas	108.9	190.4	**282.3**	3.9	19.3	18.1
East Asia and the Pacific	81.4	195.2	**397.2**	6.6	14.4	26.4
Europe	338.4	627.3	**717.0**	3.0	69.8	45.9
Middle East	12.4	35.9	**68.5**	7.1	2.2	4.4
South Asia	4.2	10.6	**18.8**	6.2	0.7	1.2
Intraregional (a)	**464.1**	**790.9**	**1,183.3**	**3.8**	**82.1**	**75.8**
Long0Haul (b)	**10.1.3**	**215.5**	**377,9**	**5.4**	**17.9**	**24.2**

Source: World Tourism Organization (WTO) © http://www.world –tourism.org (Actual data as in WT O database July 2000)

Note: (a) Intraregional includes arrivals where country of origin not specified

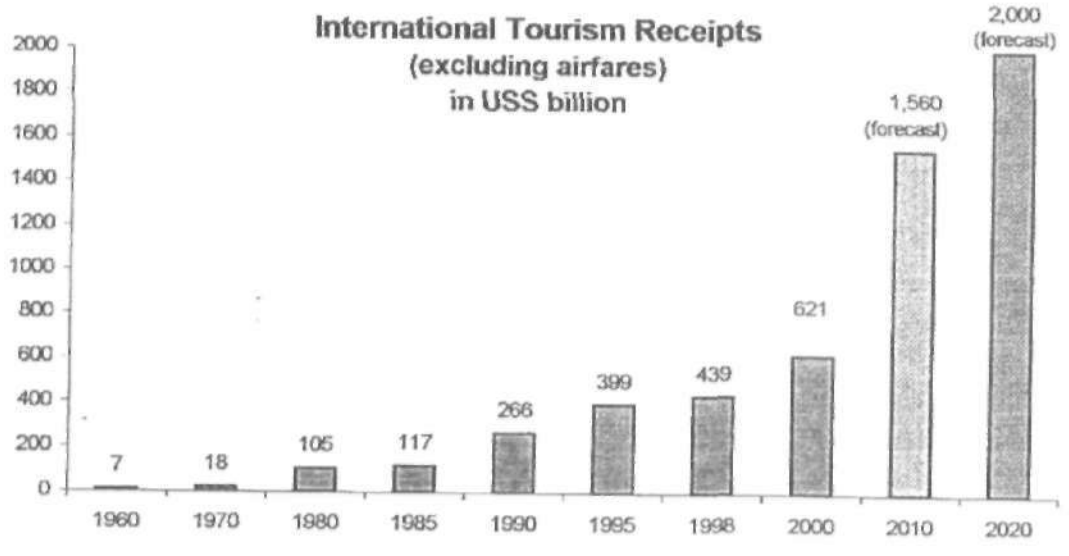
(b) Long-Haul is defined as everything except intraregional travel

Table 2 International Tourism Receipts by (sub) region

	International Tourism Receipts						Mar-ket share (%)	Growth Rate		Average annual growth (%)
									(%)	
	1990	1995	1999	2000	2001	1995	2001	00/99	01*/00	00*/95
World	263.4	406.5	456.3	474.4	462.2	100	100	4.0	-2.6	3.1
Africa	5.3	8.1	10.6	10.9	11.7	2.0	2.5	2.9	8.1	6.0
North Africa	2.3	2.7	3.5	3.5	4.2	0.7	0.9	3.6	15.6	5.9
West Africa	0.6	0.7	1.0	1.1	-	0.2		4.9		9.7
Central Africa	0.1	0.1	0.1	0.1	-	0.0		0.0		6.6
East Africa	1.1	1.9	2.6	2.6	2.7	0.5	0.6	0.7	4.5	6.0
Southern Africa	1.2	2.6	3.2	3.4	-	0.6		4.6		5.0
Americas	69.2	99.6	122.3	132.8	122.4	24.5	26.5	8.6	-7.8	5.9
North America	54.8	77.5	92.1	101.0	91.3	19.1	19.8	9.7	-9.6	5.5
Caribbean	8.7	12.2	15.8	16.8	16.9	3.0	3.7	6.6	0.4	6.7
Central America	0.7	1.6	2.8	3.1	3.2	0.4	0.7	10.9	3.9	14.2
South America	4.9	8.4	11.6	11.8	11.0	2.1	2.4	2.2	-6.9	7.0
East Asia and the Pacific	39.2	73.7	74.3	81.4	82.0	18.1	17.7	9.6	0.8	2.0
North-East Asia	17.6	33.5	37.6	41.1	43.1	8.3	9.3	9.2	4.9	4.1
South-East Asia	14.5	27.9	23.8	26.5	25.6	6.9	5.5	11.3	-3.2	-1.1
Oceania	7.1	12.2	12.9	13.8	13.3	3.0	2.9	7.3	-3.5	2.5
Europe	143.2	212.9	233.2	233.0	230.1	52.4	49.8	-0.1	-1.2	1.8
Northern Europe	24.7	32.6	34.8	34.6	30.4	8.0	6.6	-0.8	-12.0	1.2
Western Europe	63.2	82.0	82.9	80.7	80.1	20.2	17.3	-2.8	-0.8	-0.3
Central/Eastern Europe	4.8	22.7	26.1	26.1	27.2	5.6	5.9	0.0	4.3	2.8
Southern Europe	44.6	65.8	79.3	78.2	79.3	16.2	17.2	-1.4	1.4	3.5
East Mediterranean Europe	5.9	9.7	10.1	13.3	13.1	2.4	2.8	32.8	-2.0	6.6
Middle East	4.4	8.7	11.5	11.5	11.2	2.1	2.4	0.7	-2.5	5.8
South Asia	2.0	3.5	4.6	4.9	4.7	0.9	1.0	7.5	-5.1	7.2

Source: World Tourism Organization (WTO). (Data as collected by WTO June 2002)

Figure 1 **International tourism receipts (excluding airfares)**



Source: World Tourism Organization, 2000 http://www.world-tourism.org

TABLE 3 International Tourism Receipts by (sub) region

	International Tourism Receipts (Million)						Mar-ket share (%)	Growth Rate		Average annual growth (%)
									(%)	
	1990	1995	1999	2000	2001	1995	2001	00/99	01*/00	00*/95
World	457.3	552.3	652.2	696.7	692.7	100	100	6.8	-0.6	3.8
Africa	15.0	20.1	26.3	27.2	28.2	3.6	4.1	3.4	3.8	5.8
North Africa	8.4	7.3	9.4	10.1	10.6	1.3	1.5	6.8	4.8	6.3
West Africa	1.4	1.9	2.5	2.7	-	0.3		4.4		
Central Africa	0.4	0.4	0.5	0.5	-	0.1		7.9		
East Africa	2.9	4.5	5.8	5.8	-	0.8		-1.1		
Southern Africa	2.0	6.0	8.0	8.1	8.2	1.1	1.2	1.7	1.2	5.4
Americas	92.9	109.0	122.4	128.4	120.8	19.7	17.4	5.0	-5.6	1.7
North America	71.7	80.5	86.9	91.2	85.0	14.6	12.3	4.9	-6.8	0.9
Caribbean	11.4	14.0	16.3	17.4	16.9	2.5	2.4	6.9	-.3.0	3.2
Central America	1.8	2.6	4.0	4.3	4.4	0.5	0.6	8.9	1.8	9.2
South America	7.9	11.8	15.1	15.5	14.5	2.1	2.1	2.3	-6.2	3.5
East Asia and the Pacific	54.6	81.3	96.8	109.1	115.1	14.7	16.6	12.7	5.5	6.0
North-East Asia	28.0	44.1	55.2	62.5	65.6	8.0	9.5	13.2	5.0	6.8
South-East Asia	21.5	29.2	32.7	37.0	40.1	5.3	5.8	13.0	8.3	5.4
Oceania	5.2	8.1	8.8	9.6	9.4	1.5	1.4	8.9	-2.1	2.6
Europe	282.7	324.7	380.5	402.7	400.3	58.8	57.8	5.8	-0.6	3.6
Northern Europe	29.1	37.6	43.6	44.2	42.0	6.8	6.1	1.2	-4.8	1.9
Western Europe	113.8	116.7	135.7	151.2	140.2	21.1	20.2	3.0	-0.7	3.1
Central/Eastern Europe	43.8	67.1	73.2	76.1	75.8	12.2	10.9	4.0	-0.3	2.1
Southern Europe	88.6	91.8	116.3	126.6	127.6	16.6	18.4	8.8	0.8	5.6
East Mediterranean Europe	7.0	11.4	116.6	14.7	14.7	2.1	2.1	26.2	-0.1	4.3
Middle East	90	13.1	20.5	23.2	22.5	2.4	3.3	13.2	-3.1	9.5
South Asia	3.2	4.2	5.8	6.1	5.7	0.8	0.8	5.4	-6.3	5.2

Source: World Tourism Organization (WTO). (Data as collected by WTO June 2002)

http/www.worl.tourism.org.

2.1.2 AFRICAN TOURISM

Africa is the second largest of the continents and is rich in both natural and cultural tourist resources. Aside from a sizeable North Africa tourist industry serving the mass inclusive tour markets of Europe, Africa's tourist potential is largely unfulfilled. This can be attributed to a rudimentary transport network, the generally poor organizational framework, and the low level of industrial development of most African countries. Yet in such a vast continent generalizations are in appropriate. South Africa, for example has an advanced economy, a high standard of tourist organization and infrastructure, which also generates international tourists. Some African countries have identified tourism as an area for expansion to attract foreign currency and enhance their economic position. This has been most evident in Southern Africa and the Islands of the Indian Ocean, but most of the countries of West and Central Africa have been less successful.

The tourist resources of North Africa are based on both winter and summer beach resorts with the added ingredient of a taste of Arab culture and excursion to the Sahara. East Africa's tourist resources primarily comprise the national parks and games reserves, but developments at the coast allow combined beach and Safari tourism. South Africa's attractions include beaches and wildlife, as well as spectacular scenery and a warm temperate climate. In West Africa beach, tourism is important, but here, as in all African countries, holidaymakers can sample the colorful everyday life of African towns and cities.

Tourist Attractions

Earlier, it was made clear that all these destinations require adequate attractions, amenities (facilities) and accessibility, if they are to appeal to large numbers of tourists. These characteristics will be examined in turn.

The more attractions a destination can offer, the easier it becomes to market that destination to the tourist. Listing and analyzing attractions is no easy matter, especially when one recognizes that what appeals to one tourist may actually deter another.

It is clear that many of the attractions of a destination will be the physical features of that destination: the beauty of the mountains, the fresh air of a sea side resort and the qualities of a particular beach, the architecture and 'atmosphere' of a great city, to these can be added numerous man-made and purpose attractions to increase the pulling power of the destination. Tourist attractions, both man-made and natural are the core components of a region's tourism product. Without attractions there is no need for other tourism services, it would be fair to say that without attractions, tourism as we know it would not exist.

Despite the clear recognition of the role of tourist attractions as generators of growth, they have remained what has often been called the "Cinderella" component of an industry which has traditionally placed greater emphasis on sectors such as accommodation, transport and travel retail.

Attractions are the reason for tourism; they generate the visit, give rise to excursion circuits; and create an industry of their own. The simplest approach to identifying attractions in an area is to draw up an inventory, or checklist, by

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defining the range of attractions, counting them, and either listing or mapping the result.

Peter (1969) has classified attractions into cultural (museum, historic buildings), traditions (music, folklore), Scenic (wildlife, national parks) and others (health *resorts, etc). Cooper, Fletcher, Gilbert and Wanhill (1993) classified attractions* to form a two-dimensional matrix as illustrated in the figure.

	SITE	EVENT
NATURAL RESOURCE	e.g. National Park	e.g. Coral Spawning
MAN-MADE	e.g. Theme Park	e.g. Festival

Adapted from Cooper E. A. 1993

Figure 2: Classification of Attractions.

Source : Cooper E. A. 1993

This multi-dimensional approach allows for more vigorous and detailed classification of attractions. Various permutations of the man-made versus *natural classification scheme have emerged. Laery and Van Dore (1990) have* developed this classification to its fullest potential with the classification scheme presented in the figure. The model views attractions as being distributed based on cultural resources. The model also presents a second dimension, which classifies attractions from general to specific.

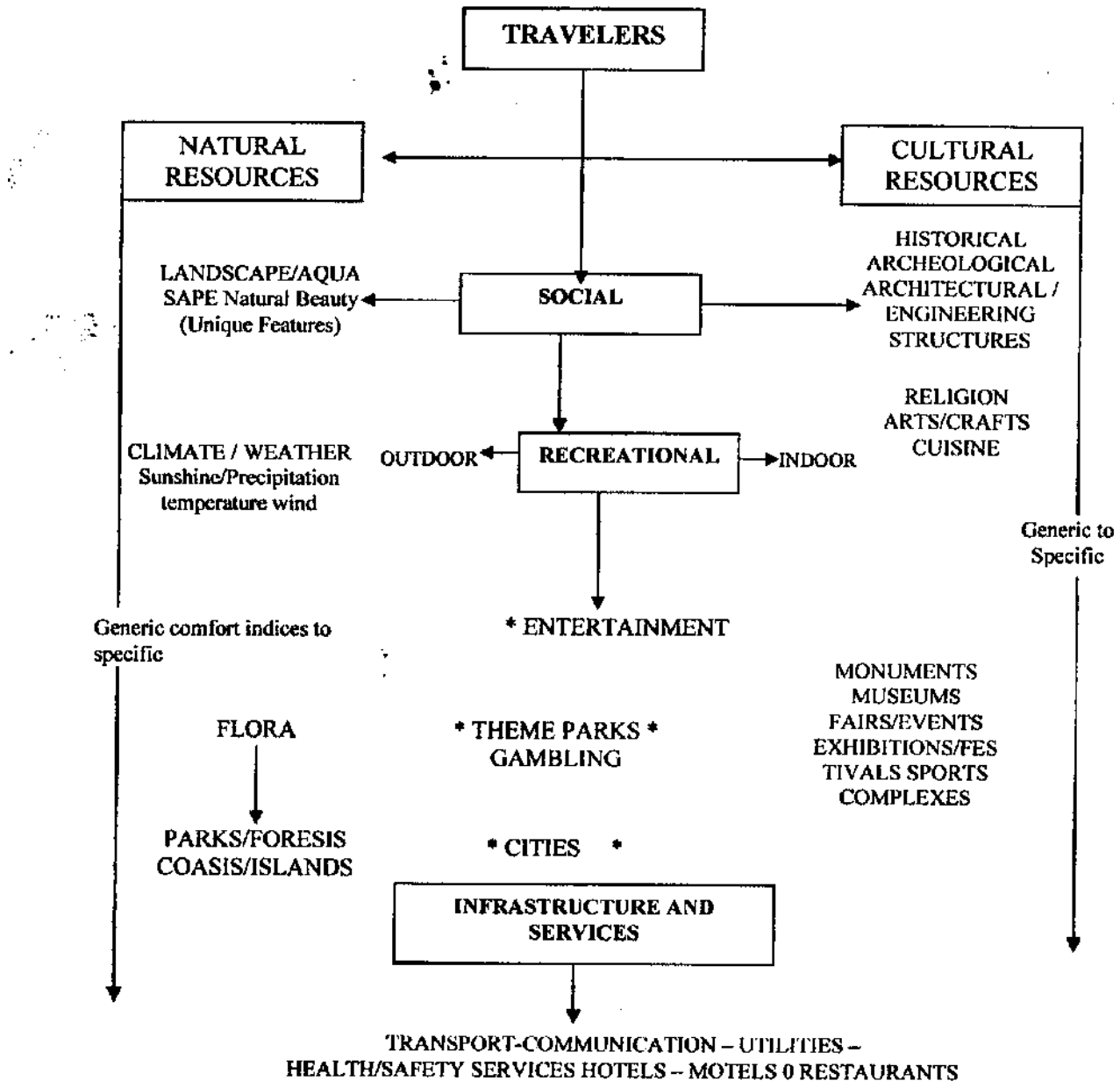


Figure 3: detailed classification of attractions

Source; Laery and Van Dore, 1990.

Different forms of tourism will require differing types of attractions. For example, business tourism gravitates towards major population and commercial centers which are highly accessible and ideally will have a range of other complementary attractions.

Increasingly, tourist attractions, and the tourist resource base in general are suffering from increased use and need effective visitor management. This can only be achieved if tourist attractions are not considered simply as point attractions but as an integral part of the tourist resource base.

One of the most useful classifications of the total resource base for tourism and recreation is that of Clawson (1966). Clawson's classification allows the inclusion of a continuum of resources from intensive resort development to wilderness and, therefore, incorporates both resource and user characteristics. Clawson's three basic categories are; user-oriented, areas of highly intensive development close to population centers, resource-based areas where the type of resource determine the use of the area, and an intermediate category. As with most classifications, the reality is a continuum rather than a sense of discrete classes.

Table 4

User-Oriented	Intermediate	Resource-based
Based on whatever resources are available. Often man-made/artificial developments (city parks, pools, zoos, etc). Highly intensive developments close to users in large population centers. Focus of user's pressure. Activities include golf, tennis, picnicking, walking, riding etc. Often highly seasonal activities, closing in off-peak.	Best resources available within accessibly distance to users. Access very important. More natural resources than user-oriented facilities but experience a high degree of pressure and were. Activities include camping, hiking, picnicking, swimming, hunting, and fishing.	Outstanding resources, primary focus are resource quality with low intensity development and man-made facilities at a minimum. Often distant from users, the resource determines the activities (sight seeing, scientific and historic interests, hiking, mountain climbing, fishing, and hunting).
Activity paramount	<----------→	Resources paramount
Artificiality	<----------→	Naturalness
<----------→	Intensity of development	
	Distance from Users	<----------→

Source: Clawson and Knetsch (1966).

Another way of thinking about resources, related to Clawson's ideas, is to classify them into reproducible (can be replaced-theme parks, resorts) and non-reproducible (they cannot be replaced-elements of the natural and cultural heritage).

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Tourism Facilities

An area may have potential - a favorable climate, attractive scenery, hospitable people and a range of resources awaiting discovery. However, it will not become a viable tourist destination until a range of facilities and conditions to support the visit complements its attractions. A destination therefore needs to have attractions, facilities (accessibility, amenities and ancillary services) in place to lure tourist.

The development of tourism involves the provision of physical facilities, either specific (hotel, public beach), or of a more general nature (roads, telecommunications). Facilities are essentially 'crated attractions' as distinct from the 'inherent attractions' which are considered as resources.

Facilities provided for tourists fall into two main categories:

1. Those, which are common to all types of resorts. Wherever they may be located, providing for general tourist needs such as accommodation, catering, entertainment, leisure and relaxation and providing the basic technical infrastructure for tourism operation. For example:

1. Transport facilities.
2. Means of access (regional and local roadway networks)
3. Technical infrastructure:
4. Water supply and resources, electricity, telecommunications etc.
5. Sewage and refuse disposal
6. Service Infrastructure:
7. Manpower available for tourism services and training facilities.
8. Market towns providing services.

2. Those, which are identified with particular localities, utilizing the resources of the site and surroundings for more specific pursuits in recreation, which characterize the nature of the resort.

Tourism Products

The tourism sector forms a complex system, with numerous decisive elements, which affect and depend on the actions of others.

Compared with the difficulty of planning for tourism generally, taking into account the many and often conflicting relationships, as indicated in below, it is more practical to examine the specific tourism products.

Tourism products are an amalgamation of:

1. Resources at destination (inherent attractions).
2. Facilities at destination (accommodation, catering, sightseeing, recreation, local transport, handicrafts, information and assistance, etc).
3. Services (transport to destination, including transfers).

These packages are made up of different components. It is evident in complete tours in which the tour operator brings together all the elements of a holiday and sells this package at an inclusive price. However, all tourist buy package, whether or not they use travel agents; individual tourists traveling on their own create their own products, when visiting resources or buying available facilities.

Tourism products may be centered in one place (e.g. a packaged resort holiday) or spread over a region (as in touring). This may be formulated for special interest groups (organized conference, golfing holiday) or framed around the use of a particular facility (cruising, hotel 'mini breaks').

Most tourism products are a blend of several interests: the primary attractions provide the main motivation but other attributes - such as the quality of accommodation, social activities, convenience of travel, and so on - have a strong influence on choice.

Product differentiation enables packages to be designed to attract particular segments of the tourism market and provides the basis of planning facilities and standards. Product positioning is pursued to establish prominence and reputation; it enables a destination to become identified with particular attributes (exotic, sophisticated, exclusive). From the supplier's viewpoint, products may have another meaning and represent the range of goods, facilities, services each supplier is able to offer.

2.1.3 NIGERIA

Nigeria has been practising cultural tourism since historic times. These are manifested in their festivals and customs, and their material cultures. Cultural festivals were practiced before the coming of the white people. They were occasions for relaxation and peaceful coexistence among the people. Relations and neighbors travels to festival towns and / or places. Buying and selling increased among the people during such times. Many of the traditional festivals have now developed to national and international tourist events. The Argungu festival (Kebbi state), Awon, mass wedding festival at Shao (Kwara state), Atilogu dance festival (Anambra State), etcetera are examples.

The various cultural materials are of interest to tourism with traditional touch. The mental template of the producers of the cultural materials such as terracotta, bronze, brass, iron, pottery and wood objects shows that Nigerians are highway skilled and intelligent. They form part of the aesthetic objects in royal palaces in Nigeria in the olden days. Their aesthetic and artistic value attracted the European tourists who transported some of them to their countries. Like in traditional festivals, knowledge of cultural art is indigenous. Thus, cultural tourism in Nigeria might have taken its origin from the people's culture.

Tourism development in Nigeria has undergone a gradual but progressive evolution with each phase reflecting its growing importance in the economy. Conscious tourism by the government of Nigeria is relatively young. In 1962, a bold attempt was made by a group of Nigerians with interest in and commitment to the promotion of tourism, set up the Nigerian Tourist Association (NTA), it was a non-profit making organization with the following objectives:

1. To promote the creation and development by all possible means, plans, facilities and tourist interests which could be offered to the international and domestic visitors; and
2. To project the image of Nigeria as a country in which tourist and holiday makers will find abundant attractions.

This development led to the admission of Nigeria in 1963 as a full member of the International Union of Official Travel Organization (IUOTO) now World Tourism Organization (WTO). Following this, Government appointed the African Development Bank (ADB) to conduct a feasibility study of the potential

and viability of tourism in Nigeria. The Nigerian Tourist Association was then placed in the Federal Ministry of Trade and Nigerian Tourist Board was established under Decree 54 of 5th August. 1976 to assume the rights, obligations and activities of the Nigerian Tourist Association. The Decree assigned the Board the responsibility to promote tourism and provide tourist facilities all over the country. It also made provisions for each state of the Federation to set up a tourism committee to assist and advice the Board on the implementation of the Decree.

In pursuance of one of its objectives, the Nigerian Tourist Board and the National Council on Trade and Tourism met in 1986, prepared and submitted a document on tourism policy to the Federal Government, the policy which was launched on July 10, 1990 accorded tourism a "preferred sector" status in the national economy.

Policy has been regarded as a guide to conduct or a pathway to action; it is a course of action adopted by a government or an organization. The policy guideline covers the orderly development and promotion of interstate commerce, mutually beneficial external trade and strategies for the development of domestic and international tourism (Tourism, 1991).

In its determination to develop and promote tourism into an economically, socially and politically viable industry, the Federal Government of Nigeria has set the following as objectives of the policy on tourism:

i. To increase inflow of foreign exchange through the promotion of international tourism;

ii. Encourage even development of tourism based enterprises

iii. To accelerate rural/urban integration;

iv. To foster socio-cultural unity among the various groups in the country through the promotion of domestic tourism, and

v. To preserve our cultural heritage and historical monuments.

To accomplish the entire policy objectives, implementation shall be through the following broad guidelines:

1. Encourage domestic and private sector investments in tourism development by putting together a package of incentives capable of attracting such investments.
2. Promotion of favorable environment for foreigners to visit Nigeria.
3. Identify and designate centers of attraction for tourism purposes by the three tiers of government, which will participate in collaboration with the private sector, in the physical planning and promotion of such centers.
4. Establishment of effective organs for the planning, development, promotion and marketing of tourism in and outside Nigeria including well-defined roles for the three-tiers of government (tourism, 1991).

The strategies government proposed to adopt in achieving the above guidelines include the provision of basic infrastructural facilities, namely, good roads, water, electricity, communication etc. to centers of attraction. This will help to accelerate their development for the purpose of exploiting fully their tourist

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value. Also, state governments are to provide, without any restrictions, land for tourism development at agreed rates and conditions to attract investors.

In a bid to strengthen and energize the Nigerian Tourist Board, Government in 1992, amended Decree 54 to give birth to the Nigerian Tourism Development Corporation (NTDC) provided in Degree 81. As the Apex tourism agency of the Federal Government, the Corporation was charged with overall promotion, marketing and coordination of tourism activities in the country.

1. Tourist Attractions in Nigeria

A country as vast as Nigeria is full of excitement when traveling all around it. There is the aesthetic, adorable, grandeur of a tropical evergreen and high forest in the south, while the northern part displays a sea of grassland or savannah overshadowed by barren rocks, undulating and alluring landscapes. Nigeria is blessed with abundant sunshine, an incredible range of fauna and flora and diverse cultures, offering the delight of a tropical holiday.

According to the Nigerian Tourism Development Corporations (NTDC), Nigeria has a total of 299 discovered Tourist Attractions, which cut across the country. Of the 36 states in the country, 35 states have at least three tourist attractions. They comprise of Natural, Manmade Monuments, cultural, Arts and Crafts, and Wildlife.

2. Tourism Statistics in Nigeria

The surge or relations between places are highly complex and are influenced by a wide range of interrelated variables. These include:

i. Distances between countries

ii. International connectivity (shared business or cultural ties between countries).

iii. General attractiveness of one country for another.

Notwithstanding the distance between the generating areas and Nigeria, Nigeria constantly attracts visitors not only for her natural, cultural resource abundance, but also- business tourism, sport tourism, and other interests.

According to statistics, the number of visitors in 2001 for the purpose of:

- Leisure, recreation, and holidays... .. .. 318,000 visitors
- Business and professional ... . 478,000 visitors
- Others... .. .. 160,000 visitors

A trend for International Tourism in Nigeria from 1992 to 2002 shows an average growth rate of arrivals at 17.5% and receipt at 5.3% (Table 5 and 6).

Table 5 Trends of International Tourism in Nigeria 1992-2002

YEAR	ARRIVALS (%)	% CHANGE OVER PREVIOUS YEAR	RECEIPT US$ MILLION	% CHANGE OVER PREVIOUS YEAR
1992	272	-	29	-
1993	294	8.1	31	6.9
1994	214	-27.2	34	9.7
1995	665	67.8	54	58.8
1996	822	23.6	85	57.4
1997	1,263	25.7	86	1.2
1998	1,293	21.1	142	65.1
1999	1,392	21.1	145	2.1
2000	1,459	21.3	148	2.3
2001	1,526	21.7	151	2.3
2002	1,593	22.1	156	3.0

Source: Nigerian Tourism Development Corporation.

Average Growth Rate %

Arrival = 17.5%

Receipt = 5.3%

Table 6 Trends of International Tourism in Nigeria 1992-2002

	Base Year	Forecasts		Average Annual Growth Rate (%)	Market Share	
Total	565.4	**1,006.4**	**1,561.1**	**4.1**	**100**	**100**
Africa	20.2	47.0	77.3	5.5	3.6	5.0
Americas	108.2	190.4	283.3	3.9	19.3	18.1
East Asia/Pacific	81.4	195.2	397.2	6.5	14.4	25.4
Europe	338.4	527.3	717.0	3.0	59.8	45.9
Middle East	12.4	35.9	68.5	7.1	2.2	4.4
South Asia	4.2	10.6	18.8	6.2	0.7	1.2
Intra-regional (a)	464	760.9	1,183.3	3.8	82.1	75.8
Long-Haul (b)	101.3	215.5	377.9	5.4	17.9	24.2

Source: World Tourism Organization (WTO)

Note:

(a) Inter-regional includes arrivals country of origin not specified

(b) Long-Haul is defined as everything except inter-regional travel

2.2 DEVELOPMENT OF TOURISM

In a study of tourism, history is instructive, not simply because there are many lessons to learn but rather because the seeds of future growth are to be found in the past. Many historic inventions and innovations are effective in the contemporary scene. There is a vast legacy of infra and super structure from earlier development. Indeed much of the heritage, especially in landscaping and resort architecture, is highly priced.

In the medieval times and almost up to the end of the sixteenth century the population living in agricultural communities was static, rarely moving from the village or local area. Even with the beginning of the industrial revolution, which was making a slow start in the eighteenth century in urban and factory development, richer 'elite' class alone enjoyed leisure and travel, while the workers worked onsite. Indeed as industrialization got underway, leisure time or holiday where they existed tended to decrease.

While there had always been some travel due to wars or pilgrimages by the government officials, landowners, clerics, university students and teachers, the volume was very small and entirely purposeful or specialist. The expansion of tourism with the growth in population and wealth in the eighteenth century was stimulated by the classic determinates of demand, leisure, time, money and interest or what is now termed consumer preference.

Development can be followed in four distinct stages, which is greatly influenced by transport changes, since transport is the key service in the business of going away from home to a new destination. However, the improvements did not create tourism, the latent interest or demand was already there.

Hence, the early stage, which encompasses the medieval times and part of the seventeenth century, shows the first signs of industrial growth, which began to affect the way of life which had been established over the centuries. The beginning of the 17th century, witnessed a drift and identification of class-in "leisure life". Early 1800's, seaside resort grew out of the need for the healthy promotion of environments away

from problems of industrialization and urbanization. The beginning of summer each year saw a drift of people to fashionable resorts where leisure was the ultimate goal. The extension of merchant and professional classes brought about the gradual increase in wealth. The reformation and the secularization of education stimulated interest in other countries; therefore, travel itself was accepted as an educational force. By 1860, economic boom featured an increase in public holiday along side reduction in working hours. Thus, the working class was provided with both leisure and money to partake.

The second stage, which is associated with the transport period, brought a major transformation in travel opportunities, with the arrival of steam ships and trains. In about mid 19th century, there evolved a radical change towards industrialization and urbanized economy for Western Europe, where the 'spending power' was now extended to working class people, besides entitlement of paid holidays and leisure time. Rapid growth of population and wealth created an enormous new market in a short period of time. Mass travels was invented and with it resort development and the introduction of travel trade agents and tour operators with new marketing methods such as organized tours, travel packages and brochures. Promoters of leisure outlets discovered the opportunity to establish permanent resort facilities with the resultant emergence of urbanization due to industrialization. Development of accommodation and resort infrastructure generally followed expansion of transport capacity and traffic movement with some delay and uncertainty. This then resulted in an over increasing variety of leisure and entertainment opportunities such as highly competitive holiday and amusement retreats.

The third stage is represented by the inter-war period between 1918 and 1939. The full blossoming of the age of railways and steam engines was abruptly halted in 1914 during the 1st world war. Since the war gave a great impetus to some forms of technical development, it was very helpful in the longer term, notably the expansion of road transport and considerable investment in aviation.

The fourth stage, which is also the take off period, has been the era of revolution in technology, massive industrial development and change, which results in related acceleration in wealth creation and escalation of disposable incomes far reaching change in individual lifestyle and in personal and group communication have proved to be new factors in molding society. Furthermore, the speed and scale of change has greatly increased. Tourism has proved to be highly income elastic.

2.3 RESORTS

A resort is a place used for relaxation or recreation. As a result, people tend to seek out a resort for holidays or vacations. Generally, a resort is run by a single more companies, which attempts to provide for all or most of a vacationer's wants while staying there, such as food, drink, lodging, sports, entertainment, and shopping.

Towns that contain resorts—or where tourism or vacationing is a major part of the local activity—are often called resort towns. The term resort is sometimes misused to identify a hotel that does not provide other amenities required of a resort. However, a hotel is frequently a central feature of a resort.

The Walt Disney World Resort is perhaps the most famous example of a resort in the world. However, resorts exist throughout the world. Resorts are especially prevalent in Central America and the Caribbean.

2.3.1 Types of resorts

1. Resort at a destination

A resort at a destination is a resort that services a destination such as a scenic or historic site, a theme park, a gaming facility or other tourist attraction. Consequently a resort at a destination caters for its guests and others who are with other resorts at that destination amongst the public that is attracted by that destination. Examples would be resorts in and around Disney World, resorts in St. Martin in the Caribbean, and resorts at Aspen in the USA.

2. Destination resort

A destination resort is a resort that contains, in and of itself, the necessary guest attraction capabilities—that is to say that a destination resort does not need to be near a destination (town, historic site, theme park, or other) to attract its public. Consequently, another characteristic of a destination resort is that is offers food, drink, lodging, sports, entertainment, and shopping within the facility so that guests have no need to leave the facility throughout their stay. Commonly these facilities are of higher quality than would be expected if one were to stay at a hotel or eat in a town's restaurants. Some examples are Atlantis in the Bahamas, Costa do Saulpe in the Northeastern Brazil, Laguna Phuket in Thailand and Sun City near Johannesburg in South Africa.

3. All-inclusive resort

An all-inclusive resort is a resort that, besides providing all of the common amenities of a resort, charges a fixed price that includes most or all items. At a minimum, most inclusive resorts include lodging, unlimited food, drink, sports activities, and entertainment for the fixed price.

4. Historical resorts

This resort is based on history of the ancient world. The most famous resort of the ancient world was Baiae, Italy, which was popular over 2,000 years ago.

Some other types of resorts are: Luxury resorts, Mega resort, Seaside resort , Ski resort , English seaside resorts, Canada's grand railway hotels, Sanatorium - A health resort.

5. Beach Resort

A beach resort is located on the water and takes its character from the nature of its location and its climate. A Beach Resort is typically located on the coastal lines of an ocean or sea in a tropical or semi-tropical location. A Beach Resort is defined by its location and pleasant climate, and its general focus on is on relaxation and warm weather activities.

6. Diving Resort

Located on or near the water and is primarily focused on providing lodging for guests interested in pursuing Scuba diving, snorkeling, or skin diving. A diving resort typically features a "dive shop" on or near the premises, and offers diver

support activities like guides, boats, and instruction. Dive Resorts are always located near significant under water attractions such as coral reefs or shipwrecks.

7. Ecotourism Resort

Ecotourism is abroad category that includes resorts located in or very near areas of natural beauty and that provide lodging for guests primarily interested in nature and wildlife and that are not classified elsewhere. These resorts typically feature such activities as game viewing, bird watching, nature or wildlife photography and natural history observation. Depending on the location, these resorts often refer to themselves as "jungle lodges", "safari camps" or "wilderness" resorts.

8. Health Spa Resort

Typically features exercise, health or beautifying activities as a primary focus for guests. Often these resorts feature structured programs or regimes aimed at improving guest health and beauty. Special equipment, special diet and conditioning programs, therapeutic baths, or spirituality programs are important features of health spas.

9. Ski Resorts

Ski Resorts are always located on or near prime skiing habitat and are primarily focused on providing lodging for skiers, often, these resorts provide other ski support services such as equipment rental, instruction, or lift tickets. "Skiing" means either "downhill" or "cross-country" snow skiing.

2.4 BEACH RESORTS

A Beach is a gently sloping strip of land bordering an ocean or other body of water. Beaches form by the action of rivers, waves, currents, tides, and wind and they are usually covered with sand or gravel. The material that forms beaches is composed of whatever type of sediment is brought to the shore. It may be sediment carried to the land by rivers, sediment eroded from coastal rocks, or offshore material brought by waves. Therefore, beaches may be made up of brown sand brought from distant mountains, black sand eroded from a volcano, or white sand from nearby coral reefs.

Beaches change shape from day to day and season to season. Waves, tides, currents, and the wind sometimes broaden a beach by depositing sand and sometimes narrow a beach by carrying sand away. Beaches along the ocean are divided into a foreshore and a backshore. The foreshore extends from the place the ocean reaches at low tide to the place it reaches at high tide. The backshore consists of the remaining portion of the beach that is only submerged during unusually high tides and storms. The steepest part of the foreshore is called the beach face. The backshore may contain one or more berms, ridges of sand and debris running parallel to the beach and deposited by a storm at its high-water mark. The backshore may also contain sand dunes, piles of sand built by wind blowing across a sandy beach. Beach resorts are usually sandy resorts along the coastal areas,

2.4.1 INTERNATIONAL RESORTS

Some of the world's major recreational beaches are barrier beaches, which are formed when the action of waves and currents is not strong enough to wash sand fully to the shore. The sand is instead deposited in the water near the shore,

forming a sandbar. The bar may grow outward until strong waves pile the sand high enough that it rises above water level, forming a barrier beach. Barrier beaches are generally elongated islands, but the beach may be joined to the mainland as sand and silt accumulates in the water between the two land areas. Well-known barrier beaches include those at Miami Beach, Florida, and Coney Island in New York. Loe bar near Helston in south-western England is an example of a shingle barrier beach. In some cases a barrier beach may be the same as a spit.

Other famous recreational beaches are located at Acapulco on the western coast of Mexico, at Cannes on the Mediterrancan coast of Francc, and at Rio dc Janeiro in Brazil with Copacabana beach. Attractive beach areas are often developed into resorts that support substantial tourist industries—Waikiki beach on Honolulu, the Costa Brava in eastern Spain, and gold coast in eastern Australia are all examples of beach-oriented tourist resorts.

2.4.2 AFRICAN RESORTS

The traditional African game safaris were a consumptive form of tourism based on hunting and otherwise exploiting natural wildlife resources. It usually refers to non-consumptive recreation activities that are closely linked to natural history and that may also be related to wildlife, such as bird watching, wildlife watching, nature photography, botanical study, and wildlife treks and safari.

Making the transition from working waterfront to public gathering place is full of challenges, be it providing public access or identifying the activities best suited to a particular community and place. Today, more and more cities and

towns are boldly taking on these challenges. Some beach resorts in Africa can be seem is countries like South Africa, Mauritius, Madagascar, Seychelles, Ghana, Togo to mention a few.

2.4.3 NIGERIAN RESORTS

People are inherently drawn to water hence the importance of waterfront development. Over the past hundred years, shipping and industry have dispersed from riverfronts, seafronts, and lakefronts, making cities around the world rethink what to do in these prime locations--the birthplace, in most cases, of the city itself. As humans we are naturally drawn to explore the water's edge, which makes it deeply disappointing when all we find there is a highway, fenced-off industrial facilities or, just as bad, a mediocre shopping mall or underused park. Beach resorts in Nigeria can be found in states like Lagos, Akwa Ibom, Ebonyi, Delta, Cross River, and Rivers states.

2.5 RESORTS AND WATERFRONTS

The use of waterfronts as a leisure resource is a major component of much waterfront revitalization. It is a long-standing and widely-recognized fact that people find water an innately attractive medium, both aesthetically and as the location for a variety of recreational activities (Wood & Handley, 1999). Restaurants, pubs, aquariums, museums, leisure retailing, festival markets, historic ships, resorts, hotels and many related facilities have become inseparably associated with the revitalized waterfront in cities. Recreational land uses form an important component along waterfront boulevards. Leisure activities, ranging from informal strolling and watching to pageants and happenings, have become a dominant part of the waterfront scene. Fagence (1991)

summarized two sets of typical tourism and recreation uses on the waterfront. Land side uses include riverside parks, picnic and barbecue sites, walkways, bikeways, drives, specialized accommodation and vacation units, restaurants, open-air entertainment, leisure attractions, cultural attractions, commercial (retail) development and pedestrian piazzas, open-air markets, and ferry terminals. Water side uses include river cruises, water sports (with some restrictions on location, noise levels, frequency, and duration), ferry services, and floating restaurants. Tourism is a suitable economic use for many redundant riverside areas (Fagence, 1991).

However, it should be remembered that tourism is only a part of the answer. International experience and literature point out that mixed uses are key factors in the success of urban waterfront redevelopment schemes. The greater the variety of uses for the developed sites, the better. Tourism should not be seen as the only legitimate use. A wide use mix ensures less economic vulnerability to the vicissitudes of visitor preferences or downturns in discretionary spending.

2.5.1 RESORTS, LEISURE AND RECREATION

Creating a vibrant waterfront also means making it part of a larger network of community places. This involves more than making the waterfront physically accessible; it requires a community-driven process, a good design, and an ongoing management program. So it is imperative to forge a wide range of partnerships, collaborative projects and public-private relationships. These create first-rate opportunities for recreation, tourism and entertainment that boost the local economy. By extending design elements and public activities inland from the water and instilling collaboration among all sorts of public, private, and

community organizations, the impact of a waterfront redevelopment becomes more far-reaching than otherwise possible.

2.6 BENEFITS

2.6.1 ECONOMIC IMPACTS

i. National Income and Tourism (Foreign exchange): Tourism, as an export industry, may play a major and determining role in the balance of payments and in the economic development of the country. The *Foreign tourism balance* is defined as the difference between foreign exchange spent in the country by foreign tourist and money spent by nationals abroad. Competitive development of domestic tourism also contributes positively to this balance.

ii. Multiplier Effect of Tourist Spending (income): Tourist expenditure on goods and services generates new incomes and outputs which in turn, produce further expenditure and incomes in other economic sectors. The impact of this initial expenditure on the economic system of the country or region can be evaluated by the use of the 'multiplier' technique or by a more detailed input-output analysis of the various economic sectors affected. The multiplier coefficient is the ratio of direct and secondary changes within the economy to the direct initial change itself. This coefficient will vary from country to country depending mainly on the share of imported goods and services consumed by tourist and on the marginal tendencies of nationals to save or to spend income abroad.

iii. Employment: two main categories may be distinguished;

1) *Direct employment* in services directly and mainly related to the tourist themselves: accommodation, food and drinks establishments,

travel agents and guides, entertainment and transport, souvenir shops and other miscellaneous services, (postal, telephone, banking, car hire and parking, etc); not all these are exclusively for tourism and a narrower range of criteria may be adopted.

2) *Indirect employment* extends to the sectors indirectly influenced by tourism, in building and maintaining tourist facilities, supplying consumables (food, drink, etc); not all these are durables (furniture, equipment), the associated retail, catering, agricultural and transportation employment; supporting public utility services and local services.

Although, tourism employment has the considerable disadvantage of being seasonal, it may sometimes be combined with complimentary employment in other economic sectors during the low tourist season (often in agriculture or handicraft).

iv. State revenues and regional benefits: State benefits may rise from direct taxation, mainly on tourist manpower, tourism and transport enterprises; from indirect taxation, mainly on goods consumed by tourists and custom duties, and from state ownership of or participation in tourist enterprises. Tourism may contribute to the balanced development of the country and is usually the preferred if not the only , way of creating economical activities in these regions either through foreign tourism or domestic tourism which, may drain a part of the buying power of the main cities and industrial areas towards the economically under-developed regions.

2.6.4 INTELLECTUAL BENEFITS

There is an ample knowledge of the country or region visited by tourist, of the inhabitants and of their economic resources. Giving foreigners an opportunity to be favorably impressed by an insufficiently known country or region is often one of the motivations of a government in developing tourism.

2.6.5 SOCIAL BENEFITS

i. Social welfare of the country's inhabitants is enhanced, enabling them to take holidays in adequate facilities; public health; modification of behavior patterns as a result of tourist influence.

ii. Regional services, social and recreational facilities provided for the tourist may be used by a local population who could not otherwise justify their implementation. In a more general way, tourist and recreational facilities may help in attracting to the country foreign industrialist or commercial developers interested in new industries.

2.6.6 EMOTIONAL BENEFITS

The picturesque scenery and the warm, sunny climate make the island a popular resort. The scenic beauty and harmony of the natural environment boasts of beautiful shorelines and cooling winds, making it a popular destination for holiday-makers. The soothing feeling of such spectacular view calms human emotion. Such resorts can be used as a place to recuperate after an illness, for writers to find inspiration and for other people to find solace in being close to nature.

2.7 ARCHITECTURE AND BEACH RESORT DEVELOPMENT

Architecture is the art or science of designing and constructing buildings with durable materials following certain canons, so as to produce structures that are suited to their purpose, and that are visually stimulating and aesthetically pleasing. Architectural style, be it in a country house, factory, hotel, airport, complex or religious building, reflects the values as well as the needs of the society that produces it. However, it is governed not only by taste and aesthetic convention but also by a range of interrelated practical considerations; these are principally technology and available materials, an awareness of loads and stresses that certain parts of the building must bear, and the precept that the structure must fulfils the purpose for which it was built.

Vernacular architecture however, is distinct in that it follows no recognizable style, is usually the work of artisans with no formal training in architecture, and is usually made of materials available locally. The availability of suitable materials is intimately linked to the development of skills needed to exploit them and influenced the shapes of buildings.

When considering architecture and beach development, there are some specific consideration which also includes other resorts in which the primary interest is centered on water, such as lakeside resorts and resorts along major rivers and estuaries. Surveys are not only limited to the beach but over the adjacent sea and country around the area. The data must include an analysis of readings and trends of ; seasonal changes, wind and tidal effects and extreme conditions liable to be experienced.

Particular aspects which should be considered in relation to the recreational development of the area include;

1. SEA

   (a) Air temperature, winds, sunshine and other climatic conditions affecting recreational use.

   (b) Water temperature (including variations).

   (c) Currents (local or littoral).

   (d) Tides (reaches, effects, deposits).

   (e) Waves (direction, strength, periodicity, seasonality, and etcetera).

   (f) Ecology (seaweeds, fish and shellfish varieties).

   (g) Pollution (native vegetation, river silt, hydrocarbon, sewage, chemical).

   (h) Clarity of water (nature of seabed).

   (i) Possible attraction (islands, coral, fauna for undersea diving, conditions for fishing, sailing, surfing, water skiing, and etcetera).

2. STRAND

   (a) Gradient and regularity of slope.

   (b) Material and stability.

   (c) Distance to with bathers may walk in the water.

   (d) Risk of danger from tidal movements.

3. BEACH

   (a) Material (granulometry, colour, homogeneity, purity, absence of silt, etcetera).

   (b) Stability (erosion through wind, sea, currents, disturbance).

(c) Depth and length.

4. BACK BEACH

(a) Views to the sea and land.

(b) Geomorphology (cliff, dunes, flat lands, etcetera).

(c) Vegetation and microclimate (winds, temperature, humidity).

(d) Necessary protection against degradation (planting, screening, controlling or protection)

(e) Scope for improvement (drainage excavation and filling, extensions to resort facilities).

5. COASTAL STRETCH

(a) Beach environment up to depth of between 1 and 5km.

6. COUNTRY AROUND

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

CHAPTER THREE

ARCHITECTURAL RESPONSE TO WATERFRONTS DEVELOPMENT

3.1 NATURE OF WATER

Water is a common name applied to the liquid state of the hydrogen-oxygen compound H_2O. The ancient philosophers regarded water as a basic element typifying all liquid substances. Scientists did not discard that view until the latter half of the 18th century. In 1781 the British chemist Henry Cavendish synthesized water by detonating a mixture of hydrogen and air. However, the results of his experiments were not clearly interpreted until two years later, when the French chemist Antoine Laurent Lavoisier proposed that water was not an element but a compound of oxygen and hydrogen. In a scientific paper presented in 1804, the French chemist Joseph Louis Gay-Lussac and the German naturalist Alexander von Humboldt demonstrated jointly that water consisted of two volumes of hydrogen to one of oxygen, as expressed by the present-day formula H_2O.

Water is the only substance that occurs at ordinary temperatures in all three states of matter, that is, as a solid, a liquid, and a gas. As a solid, or ice, it is found as glaciers and ice caps, on water surfaces in winter, as snow, hail, and frost, and as clouds formed of ice crystals. It occurs in the liquid state as rain clouds formed of water droplets, and on vegetation as dew; in addition, it covers three-quarters of the surface of the Earth in the form of swamps, lakes, rivers, and oceans. As gas, or water vapour, it occurs as fog, steam, and clouds. Atmospheric vapour is measured in terms of relative humidity, which is the ratio of the quantity of vapour actually present to the greatest amount possible at a given temperature.

3.1.1 COMPOSITION, DISTRIBUTION AND RESOURSES

Because of its capacity to dissolve numerous substances in large amounts, pure water rarely occurs in nature. During condensation and precipitation, rain or snow absorbs from the atmosphere varying amounts of carbon dioxide and other gases, as well as traces of organic and inorganic material. In addition, precipitation carries radioactive fallout to the Earth's surface.

In its movement on and through the Earth's crust, water reacts with minerals in the soil and rocks. The principal dissolved constituents of surface and groundwater are sulphates, chlorides, and bicarbonates of sodium and potassium and the oxides of calcium and magnesium. Surface waters may also contain domestic sewage and industrial wastes. Ground waters from shallow wells may contain large quantities of nitrogen compounds and chlorides derived from human and animal wastes. Waters from deep wells generally contain only minerals in solution. Almost all supplies of natural drinking water contain fluorides in varying amounts. The proper proportion of fluorides in drinking water has been found to reduce tooth decay.

Sea water contains, in addition to concentrated amounts of sodium chloride or salt, many other soluble compounds, as the impure waters of rivers and streams are constantly feeding the oceans. At the same time, pure water is continually lost by the process of evaporation, and as a result the proportion of the impurities that give the oceans their saline character is increased (Encarta 2005).

3.1.2 CHARACTERISTICS.

The physical characteristics of water are perhaps the oldest set of factors that people have used to assess water quality. For the most part, these features can be crudely evaluated simply by using our five senses, although special instruments are used to accurately measure them. The five most commonly considered physical characteristics are temperature, taste, colour, odour and turbidity

The biological characteristics of a water body refer to a variety of living organisms that can be found in water. These include microscopic viruses, bacteria and protozoans; as well as phytoplankton (microscopic algae), zooplankton (tiny water animals), insects, worms, large plants and fish. Of significance to humans is that disease-causing viruses and bacteria can be present and transported in water. Many of these pathogens can enter the water system in sewage (human and animal waste).

Unusual properties — All life forms we know require water (H_2O) for their biological processes. And although water seems chemically simple - just two hydrogen atoms bound to oxygen - it is in fact an enormously unusual substance. It has often been stated that life depends on just these anomalous properties of water.

Thermal parameter — Water has different thermal parameter than other substances. Most compounds contract as they cool and expand when they heat. Water does this, too, until just

before it starts to freeze. Then it does something remarkable - it begins to expand, even when it grows colder. By the time it does freeze it becomes ice which is actually less dense than liquid water. Ice floats on water instead of sinking. If it did not, life on earth would be impossible. If lakes and oceans froze from the bottom up instead the top down no sea-floor or lake bottom ecologies would exist. Once starting freezing, bodies of water would stay frozen solid forever. The freezing from the top down is insulating the water from further freezing and also allowing rapid thawing.

Surface tension Water has a very high surface tension. It can enter into cracks in rocks and since it expands when freezing these rocks break apart. If water had a lower surface tension, the process by which soil is formed would not occur.

Viscosity Water is not very viscous, if it had higher viscosity, circulatory systems could not have evolved.

Compressibility The compressibility of water reduces the sea level by about 40m giving us 5% more land.

Solvent Water can dissolve more substances than any other solvent. Water is an excellent solvent for substances such as salt. Actually thirty eight million tons of salt are solved

in one cubic kilometer, that's about twenty five grams of salt in one kilogram of water.

Water can retain and store large amounts of heat - this large heat capacity of the oceans and seas allows them to act as heat reservoirs such that sea temperatures vary only a third as much as land temperatures. This minimizes extremes in temperature and stabilizes our climate. That is why coasts experience a milder climate than areas that lie more inland. The heat stored in water is also transported to other places around the globe through currents and will warm up colder water.

The salinity of water determines where marine animals can live. Some tolerate only moderate amounts of salt, others more. If the salinity fluctuates much, special ways of regulating their body fluid concentration develop. The starfish needs at least 1.5 percent salinity, some shrimps will tolerate large fluctuations, and other animals such as the snapper can life only in open Ocean.

Water also dissolves gases such as oxygen. Many microscopic plants and animals depend on this. However the oxygen content of water decreases with rising temperatures so tropical oceans are poorer in oxygen. But here in the tropics where a wide belt of warm water is stretching around the planet we find a complex habitat - the coral reef.

3.2 WATER AND ITS ENVIRONMENT.

Water and its environment is the realization of a liberal program which is based on environmental conscience and sustainable development. The accumulated knowledge,

experience, the sensitivity and responsibility towards environmental issues bounds us to consciously take on conflicts in the interest of sustainable development.

It is now a matter of fact that possibilities for growth are not infinite anywhere in the World particularly in a small, fragile country. We are going to take into consideration the three large areas under its auspice (environment, nature and water protection) and would like to fulfill its role as the founding pillar of increased environmental conscience by implementing environmental education and development of ecological sustainability.

With water and its environment, the existence of fundamental environmental safety, decreasing of global climate change can only be reached over the long term if social and economical developments are reached while ensuring our natural heritage, the protection of our natural resources used in a sustainable and logical manner.

3.2.1 MACRO AND MICROCLIMATE

A microclimate is a local atmospheric zone where the climate differs from the surrounding area. The term may refer to areas as small as a few square feet (for example a garden bed) or as large as many square miles (for example a valley). Microclimates exist, for example, near bodies of water which may cool the local atmosphere, or in heavily urban areas where brick, concrete, and asphalt absorb the sun's energy, heat up, and reradiate that heat to the ambient air: the resulting urban heat island is a kind of microclimate.

A unique microclimate exists at a waterfront, forest edge or where two contrasting features meet, where the mix of qualities of both exposure and seclusion invite a certain group of plants and animals, and a certain group of human activities. There are two tasks in microclimate study, understanding the

climatic characters of a place, charting its energy transfer mechanisms and calculating its energy budgets.

One may sit on the porch on a summer evening, unaware of the passing of time until the late stillness of dusk is broken by the first night breeze. This is one of the more reliable microclimate markers of the procession of the day in passive environments. It may pass unperceived. It is also as often responded to unaware. It serves as a reminder of time passing after a period of time suspension, occurring at the end of the evening still. Markers and characters such as these serve as links between the physical mechanisms of a day, the character of a place, and the quality of personal experience. It seemed quite natural to consider them as microclimates, made unique because they are secluded.

The general large-scale climate of a large area or country, as distinguished from Mesoclimate and Microclimate is known as macroclimate. Three levels of climate are recognized: the regional climate, or macroclimate, the local climate, or mesoclimate, and the climate within and between the soil and grapevine canopy, or microclimate.

The macroclimate of a region describes the broad weather and climate patterns of a relatively large area, roughly from 100 to 1000 miles or more. The mesoclimate, sometimes called the site climate, is the localized climate of a smaller area that is influenced by topographical or other landscape features. Mesoclimatic influences operate on a scale of hundreds to thousands of feet horizontally and tens of feet vertically. Mesoclimate effects are mostly related to elevation, slope, aspect, and air drainage barriers.

3.3 WATERFRONTS AND ARCHITECTURE

In the past 10 years, communities across the nation have turned their attention to their once-neglected waterfronts, the waterfront development movement stems from quality-of-life priorities and a desire among many Nigerians to return to the water.

The role of waterfront in developing projects is important because, the presence of water and the character of the structures and buildings alongside the coast in particular add to the opportunity for new activity and development in the area. The waterways are important in giving a structure to the area and in linking together places of different activity and character. They give an identity, which can be exploited to attract people and investment. The presence of water as generally agreed and in this case as well, does exert a measurable positive effect upon property values.

3.3.1 DEVELOPMENT OF WATERFRONTS

The area where land, air and water meet is in constant change. Therefore, the interplay of these elements nurtures life while also placing great stress on costly shoreline stabilization which may include infrastructure such as piers, docks and bulkheads. Throughout Bonny Island, there are a number of waterfront edge conditions: soft edges such as coastal wetlands and vegetated earth banks; constructed slopes such as stone riprap preventing bank erosion; and constructed seawalls of concrete, steel and stone which retain landfill.

With the shift away from industrial uses to recreational ones, the public is rediscovering its waterfronts. In the past 25 years, these edges served their purpose at the dawning of the effort to build waterfront parks, today the demand

for public access includes ferries for transportation, tourism and recreation; emergency evacuation by boat; launches for kayaks, rowboats and canoes; and research or educational access to the inter-tidal zone where crabs, shrimp, shellfish and other aquatic life can be observed on the edges of the Harbor estuary.

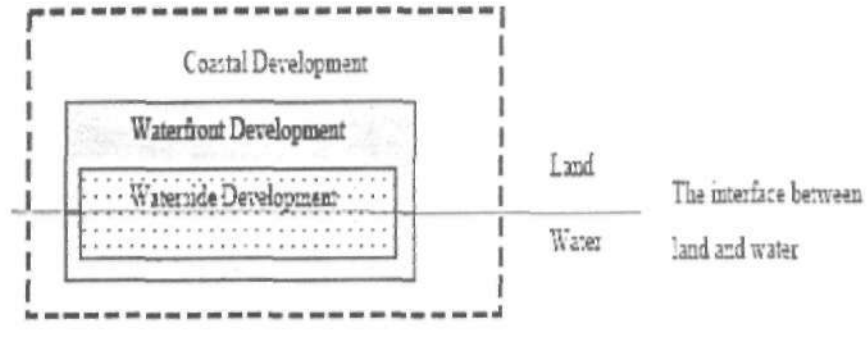


Figure 4: the territories of waterside, waterfront and coastal development
Source: adapted from Jim (1994)

Each of the typical edge treatments on the island has its limitations: vertical bulkhead walls make ingress and egress virtually impossible, limit handicap accessibility and render the usually biologically rich littoral zone sterile. Steep, rocky rip rapped shores make awkward surfaces for human activity and wetlands or soft edges are too fragile for frequent public use. A new challenge is to replace degraded steel walls along our waterways with something dramatically different: something that provides more habitat value; allows safe, recreational and environmentally sustainable use of the water; slows the pace of passing water, reducing scour along the edge and river bottom; absorbs wakes and wave action; and still functions to hold back landfill that supports upland uses.

"For several decades cities turned their backs on the water while riverfronts and harbors attracted industrial development," explains Phlegar, a civil engineer. "Developers focused inland on downtown areas and on suburban shopping malls, so the waterfronts often deteriorated. Until recently, cities had a waterfront so underdeveloped; you'd hardly realize you were on Lake because there was little access to the lake.

"But now people are moving back to the water," Phlegar continues. "They feel a need to see and touch the water". So in recent years developers have taken abandoned waterfronts and turned them into parks, marinas, housing developments, hotels, resorts and other things that make their communities more attractive and improve the quality of life.

As most of the waterfront developments occur in the larger context of urban renewal, a number of other expressions are used similar to this phrase but having an emphasis on the regenerating function. Such expressions include "*waterfront regeneration*" (e.g. in Wood &Handley, 1999), "*waterfront revitalization*" (e.g. in Goodwin, 1999), "*waterfront rehabilitation*" (e.g. in Hoyle & Pinder, 1981: 83), and "*waterfront redevelopment*" (e.g. in Gospodina, 2001). Goodwin (1999) regards waterfront revitalization as a process that begins with the desires of a community to improve its waterfront. That process proceeds through a series of planning steps and public review to adoption of a waterfront plan. Implementation of the plan involves public and private actions, investment decisions, and developments which occur, ideally, in a coordinated fashion.

Cities are using waterfront redevelopment to revitalize urban areas and bolster local economies with new jobs, better housing, improved community amenities and added tourism possibilities. Communities recognize the value of attractive waterfronts and their inherent recreational attributes. Cities with areas along a body of water provide a lot more opportunities for leisure and recreation. Citizens are calling for access and municipal governments are responding just because of how dynamic an effect waterfront development can have on a city.

An attractive waterfront helps make a city more livable and generates tourism income, although the intention is not necessarily commercial but to give residents a chance to get to the water, when it came to developing and redeveloping its waterfront. Designing the Edge is exciting because it explores the relationship between the natural and built environments in new ways, particularly how to create healthy, lasting improvements to this interaction. But another and equally important aspect of the project is engaging the local community in evaluating the natural environment and identifying ways to improve it, with an emphasis on including community members and potential park users at the inception of the design.

Designing the Edge is a collaborative effort to develop a demonstration project that reconsiders the water's edge as more than just a boundary. Waterfront construction is traditionally driven by the goal of keeping land from eroding into the water. Designing the Edge encourages interdisciplinary and participatory design to create edges that achieve multiple goals such as improved access, enhanced habitat and storm water capture.

3.3.2 USE OF WATERFRONTS

Waterfronts today is a place many people of diverse ages and backgrounds flock to for a stroll, a drink, a trip to the market, or simply the experience of being out in public. It emerged from a commitment to create an economically sustainable place that balances public and private use while combining art and culture with the existing environment. There almost other uses which includes;

a. The acquisition of abandoned or underused waterfront lands and converting them to public open spaces, which provide social, recreational and tourism opportunities.

b. The creation of 'nodes' occurring at reasonable intervals along the waterfront, where opportunities for various forms of public access are provided. They can vary from such things an open-air tea bar, where people can have a drink while enjoying pleasant view, to simply providing a corridor between buildings to the water's edge.

c. The creation of waterfront pedestrian linkages between public access nodes.

d. The establishment of a continuous recreational trail along the waterfront. Some successful cases of urban waterfront trail design showed the following common characteristics: (i) they are located as close to the water's edge as feasible or in location which provides frequent water views; (ii) they connect with other local and regional trail systems; (iii) they have support systems such as washrooms, seating facilities, and bicycle and car parking; and (iv) they should be compatible with the natural environment.

e. The creation of public transit routes that provide easy transit to the waterfront from all over the city.

3.3.2.1 Regulations

To aid in the fulfillment of the State's role as trustee of its waters and to promote public health, safety and the general welfare, it is declared to be in the public interest that shore land areas be subject to zoning and land use controls. The purposes of these controls are to further the maintenance of safe and healthful conditions. To prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shore land areas.

Some of which are:

1. Shore land areas include those areas within 100 meters of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal wetland, within 250 feet of the upland edge of a freshwater wetland except as otherwise provided.

2. All permanent structures should not be built within 100 meters of the coastline, only temporary structures are allowed.

3. No one person should own any part of the beach, the beach belongs to the public.

3.3.3 IMPACT OF WATERFRONT ENVIRONMENT ON ARCHITECTURE

Creating a vibrant waterfront also means making it part of a larger network of community places. This involves more than making the waterfront physically accessible; it requires a community-driven process, a good design, and an ongoing management program. So it is imperative to forge a wide range of partnerships, collaborative projects and public-private relationships. These create first-rate opportunities for recreation, tourism and entertainment that boost the local economy. By extending design elements and public activities inland from the water and instilling collaboration among all sorts of public, private, and community organizations, the impact of a waterfront redevelopment becomes more far-reaching than otherwise possible.

When living in a community that is pursuing a new vision for its riverfront, lakefront or oceanfront, the key to success is to layer activities into a vision for improvement that is "greater than the sum of its uses." Virtually every major city on waterfront is witnessing an astonishing reuse of its waterfront. For hundreds of years, cities devoted the land to railroads and industries such as pulp mills and shipping. Rarely were these environments deemed appropriate for other uses.

But this is a new economy, with a new set of social and demographic imperatives. Railroads have dramatically scaled back operations, mills are closing almost monthly, and water-borne freight has shifted to large container ports located some distance from historic waterfronts, with better links to the highway system.

The urban waterfront requires an aggressive reprogramming that acknowledges the romantic role the water's edge plays in our collective memory, historic derivation and future leisure experience.

Municipalities with burgeoning growth in their downtowns are facing increased 'demand for civic and recreational amenities and open space. Activists see waterfronts as places for redressing environmental impacts and providing a wide range of recreational choices. The private market views these locations as prime for dense mixed-use development with ready access to views, culture and urban "quality of life."

Within the jumble of industrial remnants, contaminated sites and civic neglect often lies the maritime heritage of communities. A challenge lies in the retention or recognition of historic patterns and artifacts, while creating a new future predicated on new priorities of recreation and urban life. Rotterdam, one of the world's largest ports, has successfully balanced the two by creating new neighborhoods around the old harbors and tying them together with a program of "industrial tourism" that embraces the workings of the port.

Cities are resisting the "Disneyfication" of their waterfronts in favor of "living" neighborhoods and valuable recreational amenities. "Satisfy the locals, and the

tourism will come" is the mantra echoed by municipalities and visitor bureaus alike.

Architecturally, a challenge arises in the transition from urban scale and fabric to a resort or a maritime, industrial scale dominated by gigantic cruise ships, container terminals and shipping cranes. Successful projects will retain the authentic feel and character of the working waterfront without resorting to pastiche and gimmickry.

The third imperative is to create habitat along the waterfront, even in heavily populated and developed areas. This calls for the innovative design of esplanades, seawalls and breakwaters. The use of a limited-access green roof along with other "green" strategies to extend the public providing habitat for air, land and sea creatures.

Particularly in the waterfronts, the connection between recreation and the great outdoors is essential to many, even in a highly urban context.

The few opportunities that arise to redress years of contamination and abuse on our urban waterfronts are being seized upon not only by environmental activists but by the general public and business as well. The recognition of the scenic beauty and recreational potential of our bays, lakes and watersheds is encouraging environmentally sensitive development. Healthy parks and bodies of water are being seen as crucial to regional and urban growth.

The new demands on our changing waterfronts add up to a new mandate. The new economy, new lifestyle choices and an evolving urban fabric demand better use of valuable limited resources. Maintaining and creating jobs requires

attracting the best and brightest, while hanging on to traditional industries like shipping and fishing.

Our urban waterfronts need to accommodate additional uses. The urban waterfront requires an aggressive reprogramming that will create the framework for the romantic role the water's edge will continue to play in our collective memory, historic rootedness and future leisure experience.

As we move into the next decade, we will continue to see challenges and issues arise as old piers, plants and industrial edges are replaced by a new breed of uses and activities. The challenge will be to retain and respect the authentic heritage and character of our waterfronts while providing hospitable places for both our children and the environment.

3.3.3.1 Planning and planning considerations

Key to planning efforts across the board is the recognition of strong public sentiment involved in reuse of the urban waterfront. Due to a divergent wish-list that includes activities and facilities for working and leisure, infrastructural master plans are adopting a mix of intensive public space programming. Included are multi-level access and circulation, multi-modal connections, and a broad mix of private, civic and commercial uses.

These democratic demands bring with them a plethora of regulatory and public process requirements involving governments, tribes, special interest groups and neighbors. Clear

communication and intent are essential, as are thoughtful and creative responses to challenges and concerns.

However, there are other considerations in planning which includes; the size of the resort, accessibility, the value of the environment, land control and preservation and finally the average densities. After most of the principles are applied, there is need to;

1. Cater for a wide range of recreational interests: for individuals, families, organized parties and clubs; for visitors seeking relaxation in quiet natural surroundings.
2. Protect valuable resources, including areas set aside for nature reserves.
3. Locate access roads and car parking in places where they will cause minimum disturbance or hazard.

3.4 LANDSCAPE AND OPEN SPACES

Landscape is the science and art of embellishing, and sometimes remodeling, expanses of land by according to a comprehensive, aesthetic plan. Elements to be taken into consideration include topographical features such as hills, valleys, rivers, and ponds; vegetation such as trees, shrubbery, grass, and flowers; and constructions such as buildings, terraces, roads, bridges, fountains, and statuary. No strict rules exist in landscape architecture because each plot of ground offers unique challenges caused by size, topography, climate, and surrounding areas, and the wishes of the patron.

The landscape and open space plan is one of the most important component of resorts. It will do more to improve the natural environment than any other thing. Like a prosthetic urban suit, it is intended to make connections, provide continuity, define spaces, and compliment, or enhance the architectural form of the resort.

The landscape plan should propose the following:

1. Create a hierarchical network of tree-lined streets and pedestrian ways
2. Expand and improve the pattern of courtyards
3. Expand the pattern of quadrangles

Major, tree-lined streets, or ways, provide the primary spatial armature of any environment. Secondary tree-lined streets connect to the major system. Informal pedestrian routes connect through buildings and courts to the street system to make a rich human experience that is at once varied and united.

Courts would be created by new buildings, and new quadrangles can be proposed.

Landscape combines within a defined space elements such as plants, buildings, and ponds or lakes in an aesthetically pleasing way. Today landscape architecture covers a much wider area of concerns, ranging from the setting out of small gardens to the ordering of parks, malls, and highways. Whatever the scale of the project, studies of the site first made, considering what the proposed site could be use for. Other considerations are the layout of the terrain, climate and soil conditions, and costs. Once this information is known, the landscape architect proceeds to the actual design.

An overall plan is established, which might be a formal garden based on a symmetrical arrangement of geometric beds or an informal arrangement of planting to make as much use as possible of the natural characteristics of the site. Alternatively, the plan might also be for a Japanese garden emphasizing the asymmetrical placement of rocks and sand, for a desert garden, or for a simplified massing of naturalistic shrubbery.

The landscape architect's plan takes into account proportion and scale. A small walled garden, for example, is scaled to close-range viewing; a large park, however, benefits from spacious vistas and massive groupings of trees. The plan also takes advantage of natural land formations, such as hills or pools, or alters them. The plan may provide for subdivisions of space, whether these are a series of enclosures featuring different colours or other variations or are loosely defined areas that flow into one another.

CHAPTER FOUR

CASE STUDIES

4.1. WHISPERING PALMS RESORT, BADAGRY, LAGOS STATE, NIGERIA.

(CASE STUDY ONE)

4.1.1 INTRODUCTION

Whispering palms is a conference beach resort centre occupying an eight-acre track of land in a rural area of Lagos state. Its south west border lies on the lagoon with the south east laying towards the Atlantic. This typifies the beauty of the area cool Atlantic breeze, silica sand, palm trees, and chirping birds.



Plate I; Entrances To The Resort

Source: Field work 2007.

4.1.2 LOCATION

The Whispering Palm resort is located in Iworo, Badagry local government area of Lagos state. It can be accessed by road along the Badagry expressway or speedboat

from one of the jetties located at the resort. Such boat ride can be made either via the inland waterways that leads to a jetty at the resort or through the Atlantic to a jetty close to the resort.

4.1.3 SERVICES AND FACILITIES

The resort provides infrastructures for both staff and tourist, accommodation in form of chalets and mini-suites, there are two conference rooms with a capacity of hundred and thirty people respectively.

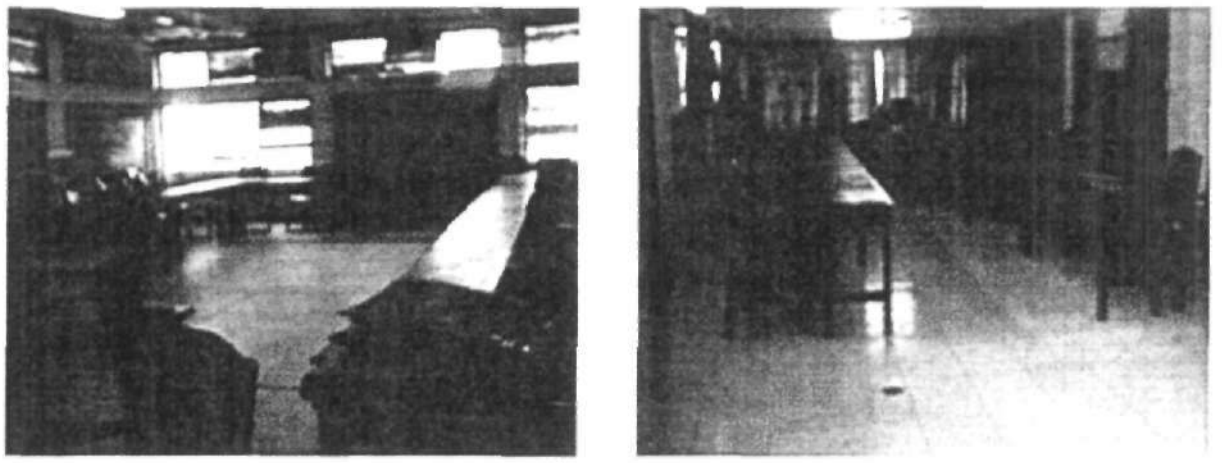


Plate II; conference rooms with a capacity of hundred and thirty people respectively.

Source: Field work 2007

Some other auxiliary facilities are; two restaurants, kitchen, bar, club, business centre, syndicate room with a capacity of 12-15 people, an auditorium with a capacity of fifty to seventy people. There is a fitness gymnasium and two swimming pools. The technical services include workshops for the maintenance of all equipment and buildings.

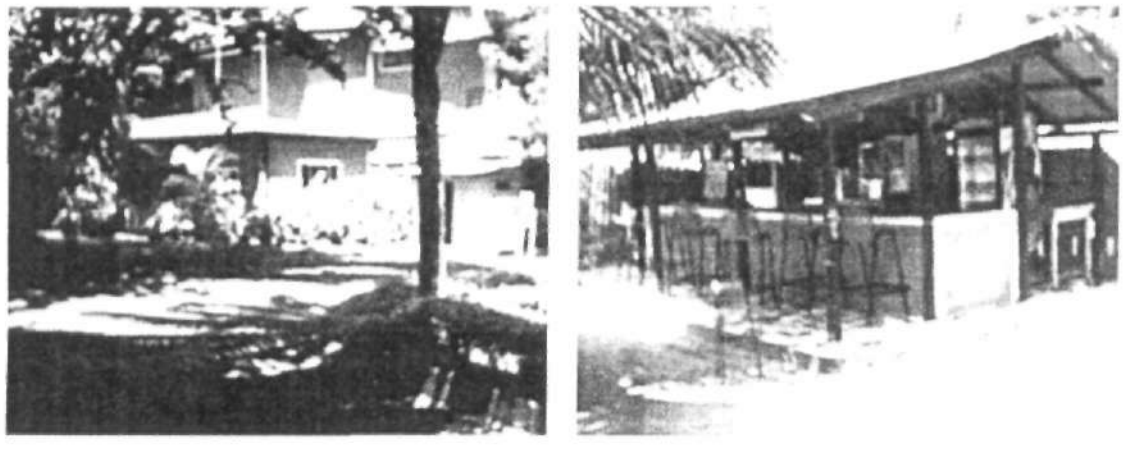


Plate III; Main Entrance and Exterior Bar

Source: Field work 2007.

PLAN PROFILE

Circular and rectangular forms were used in the resort.

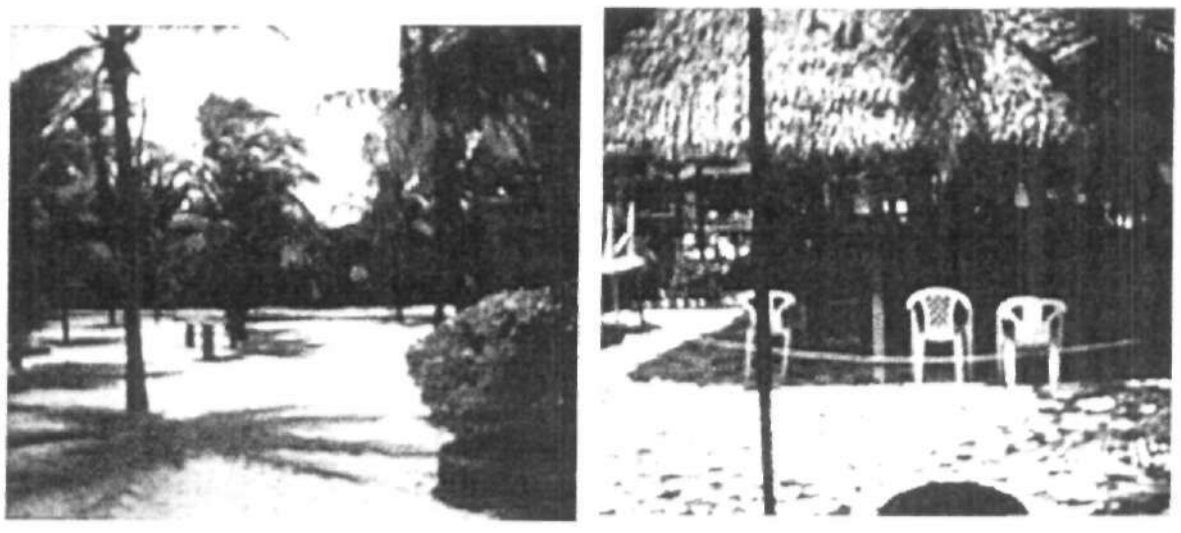


Plate IV; Outdoor spaces and Barbeque spot

Source: Field work 2007.

4.1.4 CONSTRUCTION AND MATERIALS

It is a purpose built single structure, in simple style, a squared shaped plan in which interior spaces are to conform to its intended space.

The materials used are mainly concrete which was used for walls, columns and beams, bricks, used for the facade, timber trusses, for roofing members, wooden panels, used for interior finishes and thatch, used as roofing materials in some parts of the resort.

4.1.5 MERITS

(i) Resorts has good site attraction

(ii) Site has good location ideal for the activities performed.

(iii) The resort has effectively used water in its operation.

(iv) The use of locally sourced materials that blend with the environmental.

4.1.5 DEMERITS

(i) The resort does not have possible expansion spaces.

(ii) Entrance was not well defined and adequately connected to the rest of the resort.

4.2. SUNTAN BEACH, BADAGRY, LAGOS STATE. NIGERIA

(CASE STUDY TWO)

4.2.1 INTRODUCTION

Suntan Beach resort occupies about ten-acre track of land in a rural area of Lagos state. Its south border lies completely on the Atlantic Ocean. This typifies the beauty of the area cool Atlantic breeze, silica sand, palm trees, and chirping birds which is associated with the area.



Plate V; Restaurant and Gazebos

Source: Field work 2007.

4.2.2 LOCATION

The Suntan Beach resort is located in Badagry, Badagry local government area of Lagos state. It can be accessed by road along the badagry expressway or by the ocean using speedboats or ferries.

4.2.3 FACILITIES

The resort provides several buildings for both staff and tourist which serves as accommodation in form of chalets and suites, there is a conference room with a capacity of 30 people, some other auxiliary facilities are; administrative building, restaurants, kitchen, bar, thirty gazebos, marriage registry, toilets and baths at the beach. The technical services include workshop for the maintenance of all equipment and buildings.

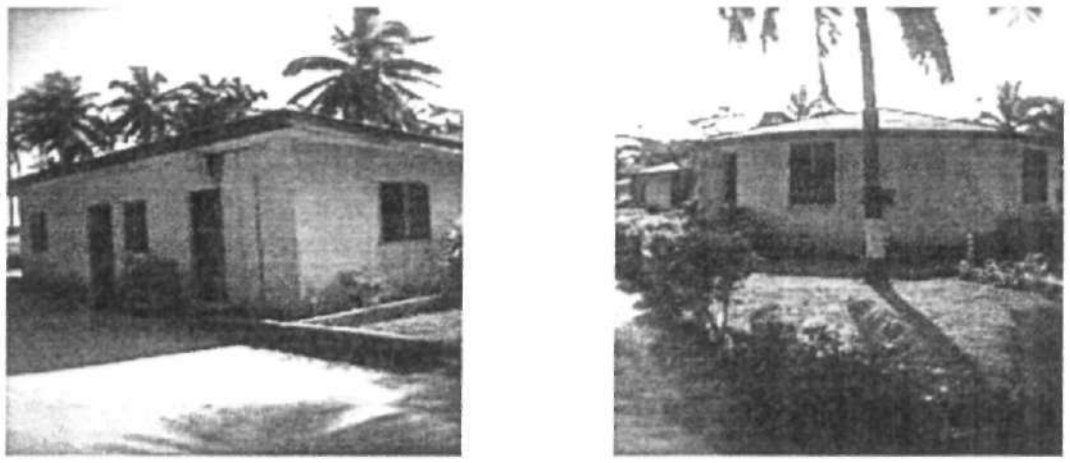


Plate VI; Reception and chalets

Source: Field work 2007.

4.2.5 PLAN PROFILE

All chalets in this resort are circular in form; the restaurants which are located towards the beach are rectangular.





Plate VII; V.I.P. Chalets

Source: Field work 2007.

4.2.4 MATERIALS USED

There three main materials used in this resort which is concrete which was used for walls, columns and beams, timber trusses, for roofing members, thatch, used as roofing materials. Corrugated zinc roofing sheets were used for the roof.

4.2.6 MERITS

(i) The resort has a natural beauty which makes it a popular spot.

(ii) Site has good location ideal for the activities performed.

DEMERITS

(i) The resort has not effectively used water in its operation.

(ii) Facilities provided are insufficient for present demand.

(iii) Location of fenestrations is not ideal hence the problem of natural lighting.

4.3. KULU BAY RESORT, BEQA ISLAND, FIJI

(CASE STUDY THREE)

4.3.1 INTRODUCTION

Kulu Bay resort is an enchanting peaceful and quiet resort. The resort is to showcase the very best in the rich and varied culture and cuisine of Fijian people. The resort boasts of beautiful shorelines and cooling winds, making it a popular destination for holiday-makers.

4.3.2 LOCATION

The resort is located at Fiji, officially Republic of the Fiji Islands, Archipelago and Independent Republic in the South Pacific Ocean, part of Melanesia.

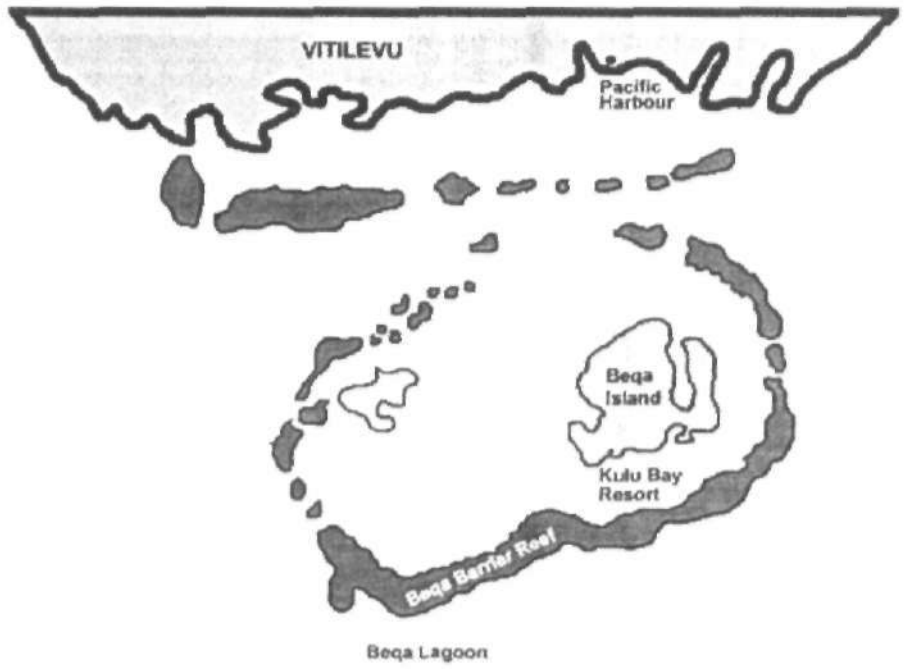


Figure 5; Map showing Site Location

Source; www.kulubay.com.2007

Lying about 1,800 km (1,100 mi) north of New Zealand it comprises more than 300 islands and islets, 100 of which are inhabited. Beqa Island is one of such island.

The main arrival and departure point to Fiji is Nadi. Guests will be driven from the airport to Pacific Harbor, where they will then be ferried by a private boat to the resort. The total time is about 2 1/2 hours, approximately two hours by car and half hour by boat. Traveling by seaplane from Nadi Airport to the resort is also available



Plate VIII; Main Arrival and Departure Point

Source; www.kulubay.com, 2007

4.3.3 SERVICES AND FACILITIES

Private deck with a breathtaking view of the beach. Each bure is over 1000 square feet, with a king size in the master suite; there is room in each bure for up to 4 guests, Spacious living rooms with a great view of the beach. Two full bathrooms in each bure. There is a conference room with a capacity of 5 people, some other auxiliary facilities are; administrative building, restaurants



Plate IX; Luxurious Bathroom

Source; www.kulubay.com,2007





Plate X; Private deck

Source; www.kulubay.com, 2007

A variety of activities are available at Kulu Bay Resort. Some of such activities are; swimming inside the bay or out in the calm seas. Snorkel over shallow soft coral reefs. Dive the reefs for a full range of underwater experience.

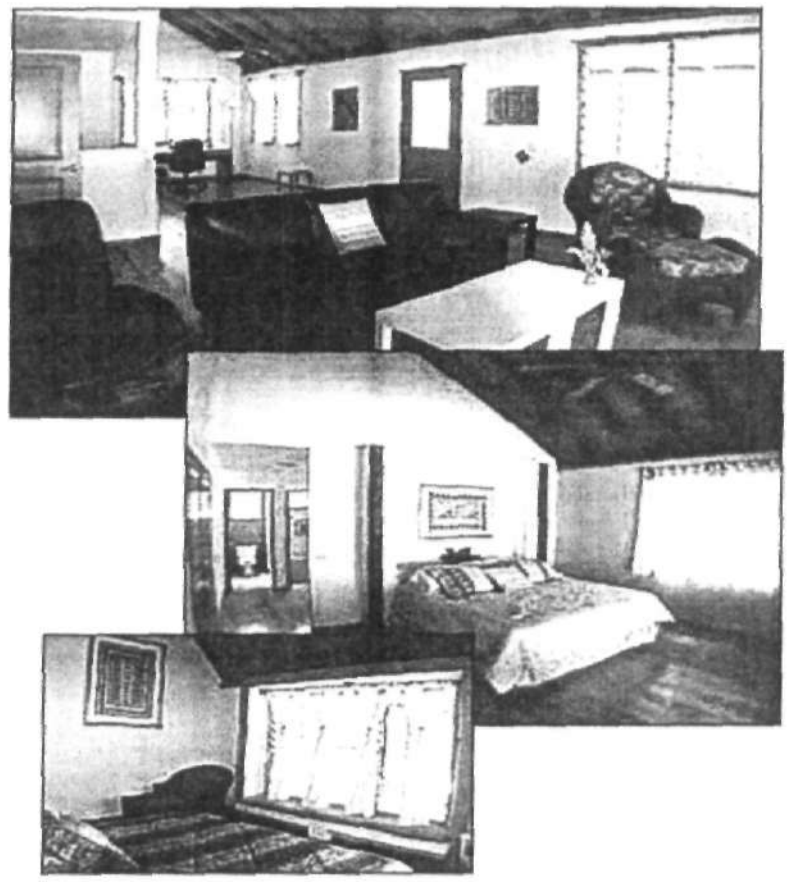


Plate XI; Lounge and bedroms

Source; www.kulubay.com,2007

Kayak and explore the surrounding areas of Kulu Bay Resort. Ride a Jet Ski or jet boat. Trek the tropical rainforest. Surf some of the best waves in the world famous Frigate Passage.

Additional activities include;

Snorkeling in Fiji offers a unique experience from the colorful coral reef developed over hundreds of years. The conditions are excellent: light and shallow water, water temperatures never below 18 °C.

Fish for big game fish like Walu, Tuna and Swordfish or reef fishing for numerous species of local tropical fish.

Golf at one of the best 18-hole golf courses in the South Pacific designed by Robert Trent Jones by taking a short boat ride to Pacific Harbor.

Hiking various spectacular lookout points on the island. Stroll along miles of pristine beaches. Glimpse the history of Fiji, its people and their traditions with mainland tours to the Pacific Harbor Cultural Center and Marketplace and Suva, Fiji's capital city.

Experience Fijian Culture by visiting a local village, participate in a kava ceremony, watch villagers demonstrate the making of a mat, and enjoy a fire walking ceremony. Beqa is also home to the only Fijian clan which performs ritual fire walking.

4.3.4 CONSTRUCTION AND MATERIALS

Locally sourced materials that blend with the environment were used.

Other materials used include;

1. Block walls used for construction.
2. Timber roofing members.
3. Long span aluminum roofing sheets.
4. Wood panels used as partition.

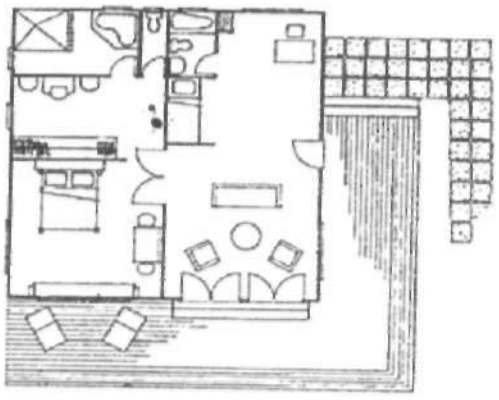


Figure 6; Floor Plan of Chalets.

Source; www.kulubay.com,2007

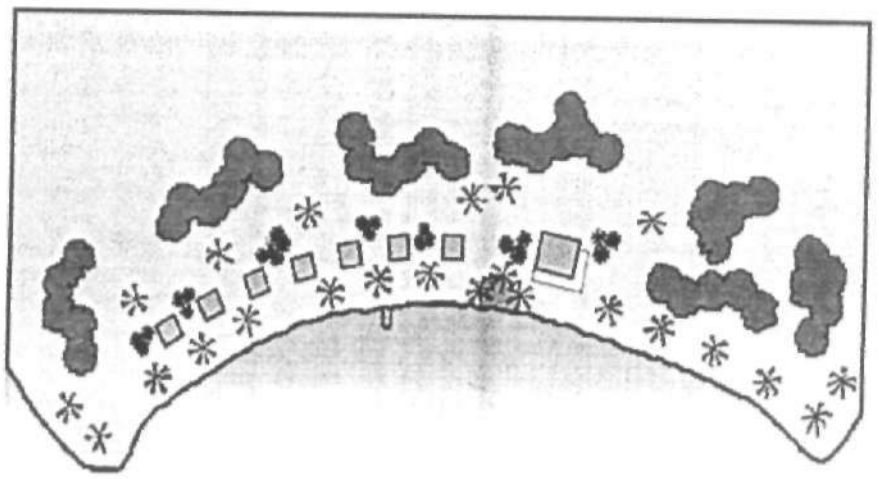


Figure 7; Site plan.

Source; www.kulubay.com,2007

4.3.5 MERITS

(i) The natural environment is protected.

(ii) Vehicular circulation is limited

(iii) Use of locally sourced materials that blend with the environment.

4.3.5 DEMERIT

(i) Facilities provided are inadequate.

(ii) Ineffective linkage between buildings.

4.4. SUMMER ISLAND VILLAGE, MAURITIUS.

(CASE STUDY FOUR)

4.4.1 INTRODUCTION

Its name conjures up all that is romantic; an island of beautiful beaches fringed with palm and casuarinas trees, protected by a coral reef forming lagoons of crystal clear water. A fertile island where waving fronds of sugar cane dominate the landscape; where there are large forested areas, huge craters, gorges and spectacular waterfalls all with a backdrop of mountains whose jagged profile indicates their volcanic origin. Its climate is idyllic with sunshine all the year round, temperatures varying little from summer to winter; the only disturbing *factor is the rare cyclone which descends to disturb the peace.*

4.4.2 BRIEF HISTORY

This tiny island, only 36 miles long by 25 miles at its widest point, is situated in the vast expanse of the Indian Ocean, 1,265 miles from the coast of Africa to the west, and with nothing between it and Australia to the east, Although modern life has brought sophistication and prosperity, there is much that remains unspoilt.





Plate XII; *Botanic garden and terrace*

Source; www.summerisland/village.com,2007

The lagoons, surrounded by beaches of silvery sand, are a holiday maker's dream. Nowadays some of the best hotels in the world are on their shores. The forests are home to rare birds and provide opportunities for hunting the wild boar and deer. Botanic gardens proudly display their huge variety of tropical trees and shrubs, while nature reserves and bird sanctuaries allow the visitor a closer view of some of the rarer inhabitants of the island including the pink pigeon.

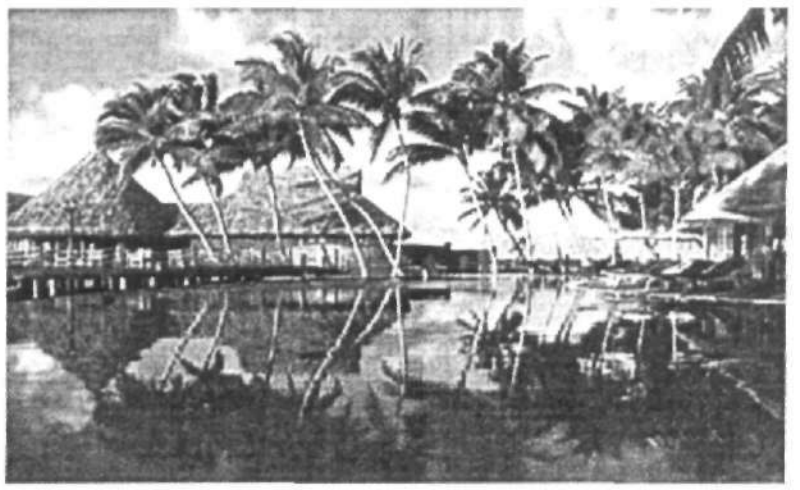


Plate XIII; seafood restaurants and swimming pool

Source; www.summerisland/village.com,2007

4.4.3 SERVICES AND FACILITIES

Good roads ensure accessibility to all parts and public transport is both cheap and efficient. The wealth of produce of tropical fruit, vegetables and seafood enable the restaurants to provide cuisine of the highest standard. Each year the number of restaurants of different ethnic origins increases, but French influence remains dominant. Its people, mainly from India with minorities of Creole, Chinese and European are warm and friendly and although English is the official language, French and Creole are the most widely spoken. The climate is tropical,

the constant south east winds temper the heat of the summer, October to April, and provide that vital ingredient for sailing and wind-surfing, two of the most popular water sports.



Plate XIV; Main Entrance of The Resort

Source; www.summerisland/village.com,2007

4.4.4 CONSTRUCTION AND MATERIALS

The availability of suitable materials is intimately linked to the development of skills needed to exploit them and influenced the shapes of buildings. Carpentry developed in areas of the world that were thickly forested. Although it has become scarcer, timber remains an important building material.

4.4.5 MERITS

(i) The use of locally sourced materials that blend with the environment.

(ii) Varied cultures are expressed in the finishes of the interior.

4.4.5 DEMERITS

(i) Sufficient and adequate facilities were not provided.

(ii) Space allocations suggests no liberty for future expansion.

4.5. HOTEL L'ARCHIPEL HOTEL, SEYCHELLES

4.5.1 INTRODUCTION

Seychelles Republic, consisting of an archipelago of some 90 islands, scattered across the western Indian ocean, north-east of the island of Madagascar is a member of the Commonwealth of Nations. The capital of Seychelles is Victoria. The archipelago's total area is 454 sq km (175 sq mi). Hotel l'archipel is one of the tourist attraction sites.



Plate XV; aerial view of the resort

Source; www.africasky.co.uk/.com,2007

4.5.2 LOCATION

L'Archipel Hotel is located on Praslin, the second largest island of the Seychelles, in a colorful and exotically scented tropical garden. The luxurious bungalows of the hotel L'Archipel nestle in the hillside overlooking a lovely private beach called Anse Gouvernement.

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Plate XVI; Beach Bar & Cocktail Lounge

Source; www.africasky.co.uk/.com,2007

4.5.3 SERVICES AND FACILITIES

The hotel boasts of 30 rooms made up of 23 deluxe rooms, 3 senior suites & 4 executive suites deluxe rooms which have a Sea view, overhead fan, air-conditioning and a 12sqm terrace, 7 suites have air-conditioning and the 3 senior suites have a 12sqm terrace, the 4 executive suites have a 17sqm terrace. En-suite bathroom with shower, two wash hand basins and separate toilet All have a terrace of 12sqm.



Plate XVII; *Exteriors & Interiors of Executive Suites Deluxe rooms*

Source; www.africasky.co.uk/.com,2007

In addition, there is a restaurant, a beach bar & cocktail lounge

Other sporting activities and excursions are organized. These include: Golf, scuba diving, deep sea fishing and bottom fishing and fly fishing



Plate XVIII; Restaurant, a Beach Bar & Cocktail Lounge

Source; www.africasky.co.uk/.com,2007

4.5.4 *CONSTRUCTION AND MATERIALS*

L'Archipel Hotel combines state of the art facilities with the charm of traditional Victorian architecture to create one of the most luxurious and relaxing resorts in the country. Construction materials used include concrete block work and mortar construction, with wooden panel finishes for the interiors and terraces.

4.5.5 MERITS

(i) Good location of site which is within the island.

(ii) Site is well landscaped.

(iii) Good use of water bodies.

4.5.5 MERITS

4.6. CASE STUDY CONCLUSION

The following have been inferred from the case studies examined.

1. Most of the buildings used building materials indigenous to the region that blends with the environment.
2. Vehicular circulation was designed to a minimum.
3. A wide range of facilities both leisure and recreational are provided.

4. There is an attempt to create harmony between the eco-system and built environment.

However, waterfront areas provide multiuse activities; improve social interaction and a sense of community. Concussively attention should be paid to historic, current and future development patterns. Waterfronts provide an excellent opportunity for a place live, enjoy art, recreate, shop, or relax by the water.

CHAPTER FIVE

THE SITE

5.1 INTRODUCTION

Rivers state is situated along longitude 06°57'E; latitude 05°01'N, in the south-eastern region of Nigeria. It is bounded in the north by Imo state, west by Bayelsa state, east by Abia state and south by the Atlantic Ocean. Port-Harcourt being the capital lies on a peninsula with Bonny river to the south, comprising vast deltaic swamps; it is also flanked by meandering creeks and a coastal plane of dry land on some part of the east and north respectively. Bonny Island is one of the islands that cover a relatively small distance from Port-Harcourt metropolis of Rivers state.



Figure 8; Map of Nigeria

Source; *The Microsoft ® Encarta ® Encyclopaedia, 2005*

Bonny Island, Rivers state is to be found in the Niger Delta region of Nigeria. It is a prominent kingdom in world history which dates as far back as the 13th century. Today, Bonny is home to several multinational companies such SHELL, EXXON-MOBIL,

NIGERIA LIQUEDIFIED NATIONAL GAS COMPANY (NLNG). Bonny Island's contribution to the Cross Domestic Product (GDP) of Nigeria is incomparable.

Furthermore, Bonny is ruled by a King, who is the head of his council of chiefs. He is revered by his people and referred to as the Amayanabo (owner of the land). The present Amayanabo his Majesty Edward Asimini William Dappa Pepple III, Perekule XI is the 22nd ruler of Bonny Kingdom. He is the 11th in the Perekule Pepple dynasty counting from the 18th century when Pereluke Pepple established the dynasty



Figure 9; Map of Rivers State

Source; Microsoft ® Encarta ® Encyclopedia 2005

5.2 SITE LOCATION

Finima is the name of a community located on Bonny Island in Rivers State of Nigeria. The chosen site for the proposed beach resort is located off Finima main community which lies along hospital road, off King Dappa Pepple road which is the major road that runs along Bonny town to Finima. The major criterion put into consideration is the beach which is the most important attraction on the island. The site is about 15km to the nearest of the 3 major communities on the island which are the Oguede, Akiama and the Abalamabie community on the north east and about 2km from R.A Camp on the west.

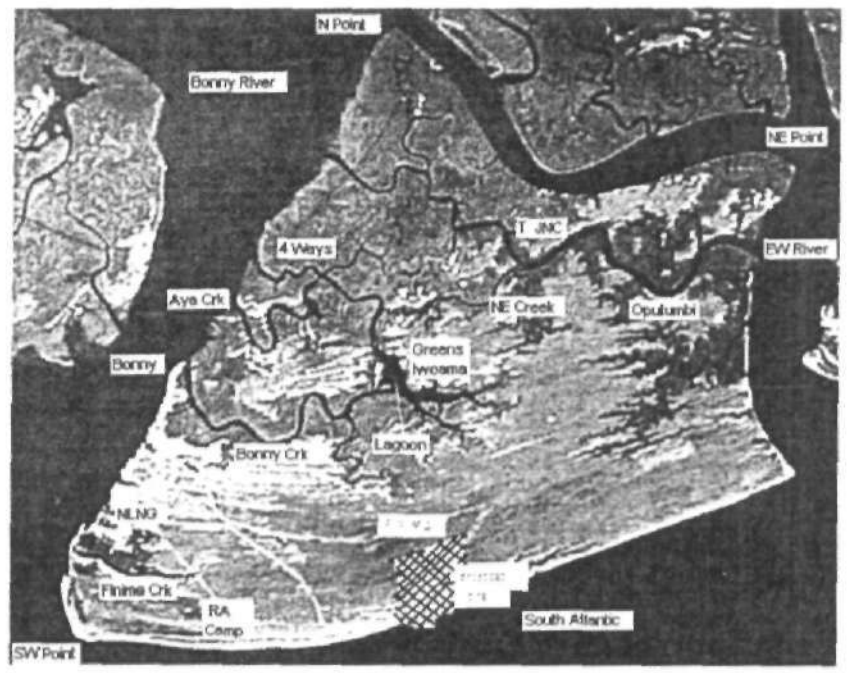


Figure 10; Map of Finima Showing Proposed Site

Source; Google earth, 2006

5.2 SITE SELECTION CRITERIA

The site along hospital road was selected because it has an immense advantage of being situated on a beautiful sandy beach, having a natural scenic and spectacular, uninterrupted view of the ocean with a magnificent potential of it being a tourist haven.

5.3 ACCESSIBILITY AND PUBLICITY

The resort will be easily accessible as it will be situated off the major road (Hospital road) which runs from King Dappa Pepple road and links the new shell road and the waterwell road connecting the Bonny main town, Devekule Iwoma community, Agaya community and the 3 major communities (Oguede, Akiama and Abalamabie) to the Finima community. The site is strictly removed from the immediate contact with the main stream of urban vehicular traffic so as to enable traffic generated by the by the resort to get to the site without obstruction or under bottlenecks.

5.4 LAND AVAILABILITY

The site is jointly owned by the community and has been proposed for the construction of leisure and recreation resort by the development and property corporation of Bonny community. The site provides enough land area for the immediate needs and future expansion needs for the resort. The site is about 9.5 hectares.

5.5 SITE FEATURES AND UTILITIES

Every site is embedded within a larger landscape. The inventory of a site is an essential step in understanding the character of the site. The features on a site is important, therefore identification of the site attributes is essential to carefully enable carrying out a site and contextual analysis, so that development can be designed to minimize impacts and mitigate damage to the environment.

The following are the site attributes:

- The Atlantic Ocean along the beach allows for water activities
- Sand beach along the ocean.

- The topography of the site is slightly undulating giving tourist a variety of views and vista.
- Site has scenic overview of the surrounding landscape.
- Site shows evidence of a well-drained soil, which is an indication of a good landscape potential.

Furthermore, the availability of planned utilities greatly reduces the cost of a project, thus favoring the suitability of the site for such a project. The utilities available around the proposed site include; main water lines, high overhead voltage electricity lines which provides almost 24 hours electrical supply by the Shell gas turbine and distributed by Bonny Utility Company (BOC), in addition the William Dappa Pepple telephone utilities are also available and can easily be installed within the resort.

5.6 SITE CLIMATIC CHARACTERISTICS AND ANALYSIS

Since the site for the proposed resort is situated within the island, the climatic features of the site can be the same with that of Bonny metropolis.

5.6.1 TEMPERATURE

The maximum, mean monthly temperature oscillate from 35°C in January when there is little cloud cover, whilst the minimum mean monthly temperature is about 20°C in August, the peak of the rains, although temperature as low as 17°C has been recorded during the harmattan months. Differences in mean monthly average temperature in the various months are relatively longer in dry months and smaller in the raining months. The contest period is in January whilst the highest temperature occurs in December, February and March.

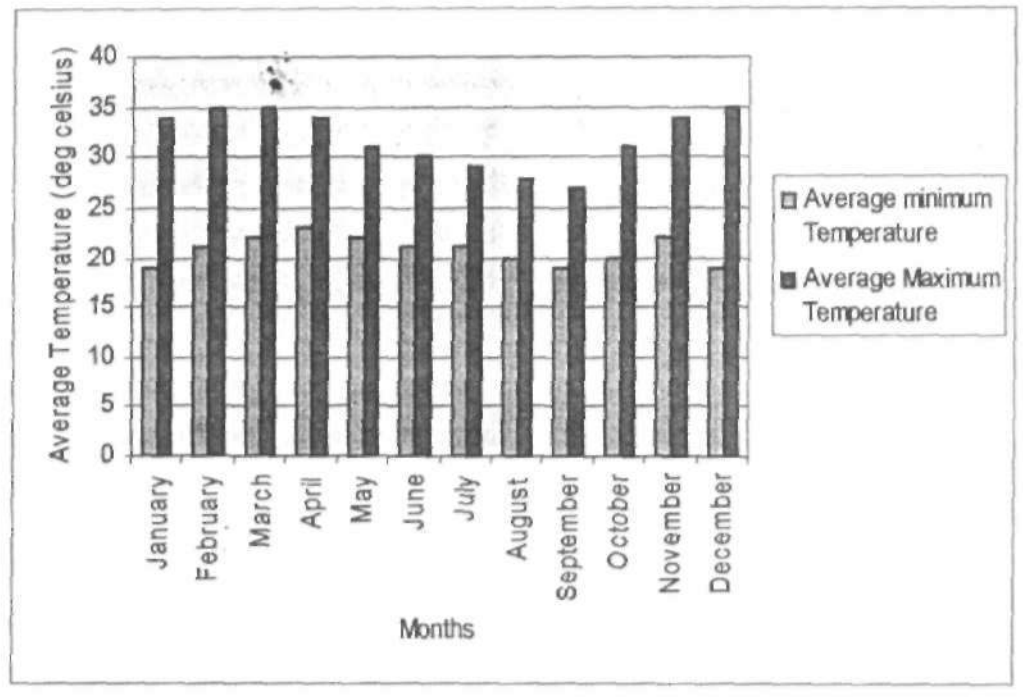


Figure 11 Average Minimum and Maximum Temperature ranging from 1995-2005.

Source; Metrological Department, Federal Airport Authority Of Nigeria, Rivers State.

5.6.2 RAINFALL

Bonny Island experiences heavy rainfall lasting nearly all year round. Rainfall months are from March to September with instances of down pour in December or January.

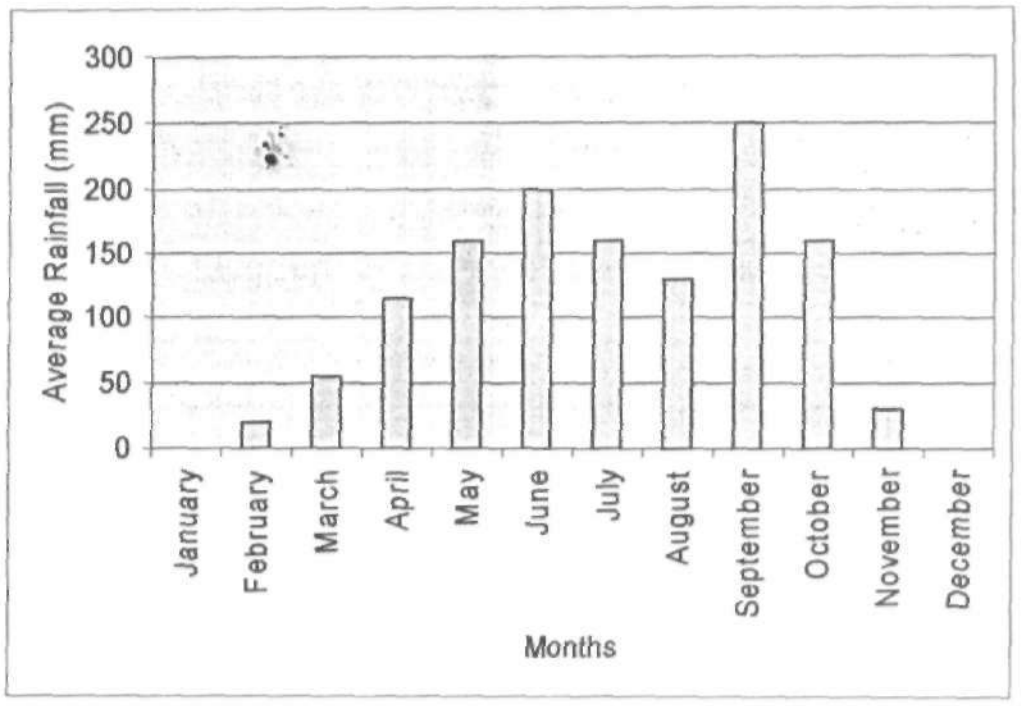


Figure 12 Average Minimum and Maximum Rainfall ranging from 1995-2005.

Source; Metrological Department, Federal Airport Authority Of Nigeria, Rivers State.

It reaches its peak in August and most often has a break in August. Generally, Bonny Island falls into the equitation zone with annual rainfall measuring up to 1857mm.

5.6.3 RELATIVE HUMIDITY

Due to the its nearness to the Atlantic Ocean, a high relative humidity prevails all year round. The humidity is generally between 80% - 90% for the higher mean monthly average. This is the characteristics almost all year round, although August is a rather day month, it is nevertheless characterized by a relatively high humidity. This is particularly frequent in the coastal areas of the country.

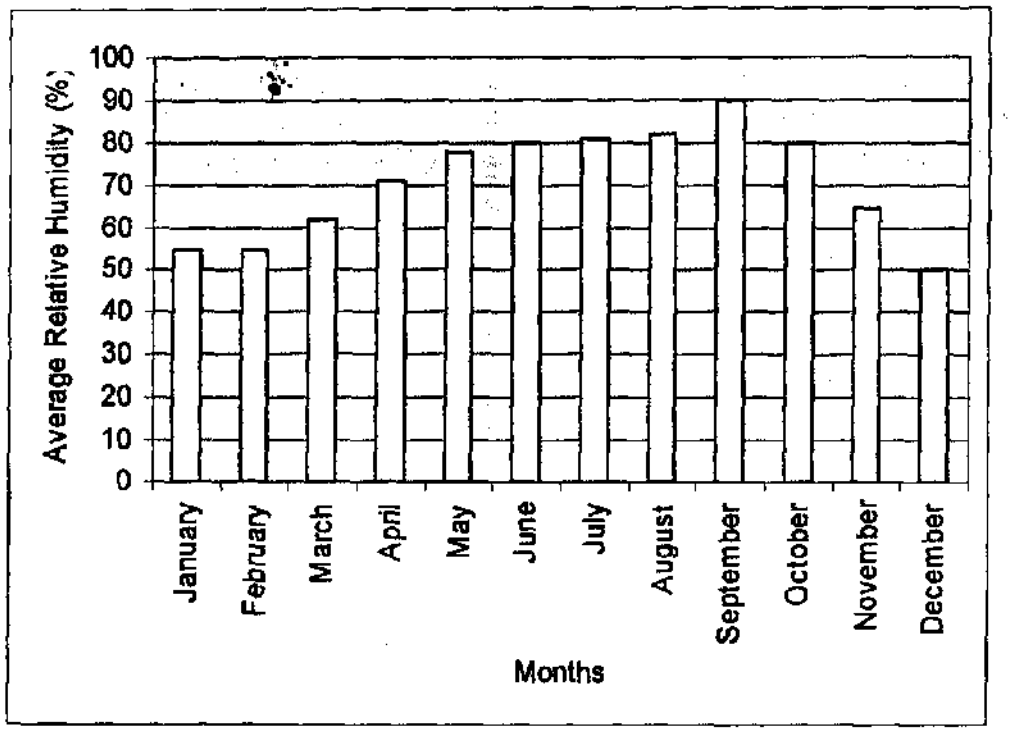


Figure 13 Average Minimum and Maximum Humidity ranging from 1995-2005.

Source; Metrological Department, Federal Airport Authority Of Nigeria, Rivers State.

5.6.4 PRIVAILING WINDS

The tropical South-West maritime winds are most predominant, it is wet and warm. It blows from the southwest to the northeast with constancy from March to November, and accounts for cloudy weather as well as the tropical rains and thunderstorms which is a distinctive of Rivers state and even more prominent in Bonny island due to the fact that it is bordered by the ocean and the accompanying sea breeze.

The tropical day continental air mass blows from the Sahara to the southwest usually called the northeast trade wind. It pushes the tropical maritime air mass to the south ensuring the onset of the day season.

5.7 GEOGRAPHICAL DATA AND SITE ANALYSIS

Bonny Island falls within the delta part of Nigeria and is faced with the following characteristic;

5.7.1 GEOLOGY

Port Harcourt lies on the peninsula with Bonny River to the south, comprising vast deltaic swamps. However Bonny Island has the river to its northwest. It is flanked by meandering creeks and a coastal plane of dry land on the south. A homogenous layer of silt and sand form the upper soil layer. Beach formation is evident on these areas close to the ocean and diminishes upland. The inland areas consist mainly of pale brown loamy alluvial soils developed from sedimentation.

5.7.2 SOILS

The soil is comprised of hydromorphic and alluvial soils. The soil has a load bearing capacity of about 0.25 tonnes per square feet.

The soil consists of loose grading to dense sand with a thickness of approximately 15 meters. Underlying this unit is a strata of predominantly stiff clay, after containing their stiff layer of peat. The clay unit grades to a medium dense clayed sand within an approximate distance of 3 meters and continue to a

total depth 30 meters. The ground water table is within 6 meters of the ground surface. This implies that the construction of a basement will have to be limited to one floor, if at all above this or below, pile foundation will be used for heavy structure on the site. Due to the corrosive nature of the soil, steel cannot be used in the piling and so reinforced concrete piles will be used in design.

5.7.3 TOPOGRAPHY

The site is underlain by strata of stiff clay, after the layer of peat. The topography is a combination of gentle slopes and slightly steep slopes of sand dunes, including a few relatively flat areas. It has a general gradient of 2.8% slope, south-west and 3.4% slope to the south.

5.7.4 VEGETATION

The site vegetation is very scanty with a few shrubs and scattered clusters of grass growing towards the coastlines; however, away from the coast the vegetation becomes slightly dense. The site is within the rainforest vegetation zone. Originally this forest covered the southern part of the country where the annual rainfall is 1150mm. Much however has now been degraded to secondary forest and derived savannah. The mangroves are found along the coastal creeks, estuaries and lagoon littoral. Vegetation is dominated by varieties of the same tree species, which is mainly the red mangrove (rhnizophera racemosa). In the drier outer margins the trees attain heights of 50m. In many parts the coastal vegetation has been reduced to thickets dominated by palm trees (coconut trees and lianas).

CHAPTER SIX

DESIGN

6.1 BRIEF PROPOSAL AND USER REQUIREMENTS

The proposed Finima beach Resort is a commission to evolve a resort destination that caters for recreation and leisure. The resort will make considerable efforts at portraying the elements of ecological architecture with a focus on preserving the environment and reducing to the barest minimum the environmental impacts of various architectural activities while using both modern and indigenous building materials. The proposal is aimed at providing tourists with an avenue to rejuvenate, relax and unwind while safeguarding users from possible hazards.

A tourist to the beach resort is welcomed to the site by the homely feeling of the equatorial rainforest region, the thick and green vegetation and the warm equatorial climate.

Majority of the world population live in densely inhabited areas under traumatic conditions and far away from nature. This project is going to provide its visitors with an intimate contact with nature, while using the indigenous and modern resources responsibly with as little impact on the natural environment as possible.

The user requirements are; entrance hall, containing the reception and administration area, accommodation, cinema and multipurpose hall, banquet hall, restaurant, casino, disco hall, outdoor bar, rooftop garden, swimming pool, gymnasium, outdoor games, children playground, convenience shops, arts, craft and souvenir shops, picnic areas, beach recreation area, jogging trails and water sports.

SCHEDULE OF ACCOMMODATION

6.1a ADMINISTRATIVE ZONE

S/NO	SPACES	UNIT	UNIT AREA (m²)	TOTAL AREA (m²)
1	Entrance lobby / foyer	1	64	64
2	Registration desk	1	20	20
	Marketing unit:			
3	P.R.O's office	1	20	20
4	Secretary	1	12	12
5	Registration office	1	18	18
	Administrative unit:			
6	Managers office	1	30	30
7	secretary	1	18	18
8	Asst. managers office	1	20	20
	Secretary	1	16	16
9	Conference room	1	40	40
	Accounting unit:			
10	Cashiers office	1	12	12
11	Accountants office	1	18	18
12	Secretary	1	12	12
13	Records office	1	15	15
	Joint facilities:			
14	Kitchenette	1	12	12
15	Conveniences	6	4.8	28.8
16	Store	2	12	24
Total				

S/NO	SPACES	UNIT	UNIT AREA (m²)	TOTAL AREA (m²)
1	Swimming pool	1	566.61	566.61
2	Changing/locker rooms	2	42	84
3	Children pools	1	141.61	141.61
4	Changing/locker rooms	2	32	64
5	Restaurant	1	72	72
6	Bar (outdoor)	1	52	52
7	Kitchen	1	48	48
8	Store	2	12	24
9	Changing/locker rooms	2	18	36
10	Unisex salon	1	44	44
11	Cinema			
	(100-seater)	1	100	100
12	Changing rooms	2	20	40
13	Roof top bar and garden	1	36	36
14	Roof top store	1	12	12
15	Barbeque spots	4	12	48
16	Jogging trail	1	1.5m wide	1.5m wide
17	Banquet hall	1	100	100
18	Casino	1		
Total				

6.1b RECREATION ZONE

6.1c ACCOMMODATION

S/NO	SPACES	UNIT	UNIT AREA (m^2)	TOTAL AREA (m^2)
1	Single chalets	60		
2	V.I.P. chalets	40		
Total				

6.1.1 PLAN

What stands out most is that design is only a small fraction of what goes into making a great resort or recreation facility. To really succeed, a resort must take into account a host of factors that extend beyond its physical dimensions. Although visual appreciation, enhancement and preservation of the natural environment are of paramount interest with the development of this resort, the design features are very attractive, functional, and in no way ostentatious, serving as a sort of flexible platform for activities and supporting a range of gathering options for groups. Children play, tourists drink coffee or tea in cafes, elderly friends talk and stroll.

6.1.2 ADMINISTRATIVE SECTION

The administration is properly positioned so that the starting point starts from there. This serves as a security measure that allows the administration to oversee the activities at the entry point.

The resort development like any other development has different segments within the same vicinity, which forms a whole. These segments allow for site

appreciation and a close contact with nature. In the process there is an unconscious migration from one part of the resort to another.

6.1.3 RECREATIONAL FACILITIES

Waterfronts provide an excellent opportunity place to live, enjoy art, recreate, shop, or relax by the water. Waterfront areas provide multiuse activities; improve social interaction and a sense of community. Some of the recreational facilities provided are;

- Play fields
- Playgrounds
- Multipurpose lawns
- Interactive water feature
- Athletic space
- Concert space
- Picnic
- Food vendors
- Views
- Public gardens
- Fishing pier
- Swimming/Wading pools
- Interactive water features (fountains)
- Performance/events space

6.1.4 ANCILLARY FACILITIES

The design as a single organism is composed of related facets which are the various activities zones. These facilities are provided to complement the rest of the facilities provided on the resort. Some of which are; generator house, maintenance house, water tank, staff quarters, restaurant, kitchen and conveniences.

6.2 DESIGN CONSIDERATIONS

When designing, there are some main variables to consider which comprises functionality, aesthetics and cost effectiveness in design. Other variables that are also deliberated are;

6.2.1 SITE PLANNING

Waterfront revitalization proceeds through a series of planning steps and public review to adoption of a waterfront plan (Goodwin, 1999). Waterfront plans are of vital importance to waterfront developments. Waterfront planning has become the focus of a number of researchers.

The concept of planning was to have a functional integrated resort, with an aesthetically pleasing atmosphere for recreational activities, which would be able to meet the diverse needs of the users, both in leisure and recreation. Physical comfort is of the paramount due to the peculiar climatic condition of the island, therefore planning is done in such a way that the resort is going to provide tourists with an avenue to rejuvenate, relax and unwind with the help of all elements.

6.2.2 ORIENTATION AND FENESTRATIONS

Orientation and fenestrations are well thought-out so as to capture the picturesque view of the ocean, while properly lighting and ventilating used spaces. The orientation of the buildings along the coastal line is ideal not only for wind direction, but also for the sun path.

6.2.3 BUILDING FORMS

The design is based on a composition of circular forms connected by means of curves walkways to take advantage of the site attribute allowing the different facilities to have different views of the main attraction. The curved surfaces which are used serves as reminiscent of sails or the waves from the ocean.

6.2.4 SITE ZONING

Site is zoned based on the activity level of the resort. The activities range from the passive to the most active

6.2.5 FUNCTIONAL RELATIONSHIPS

All functions in the resort are associated. The interactions of all these facilities are unified to express an image, essential character, purpose of each unique part in the resort. The functions flow from one space effortlessly.

6.2.6 CIRCULATION

To ease the congestion on the new hospital road, two entrances were created which empties into car parks containing a total of 120 spaces. A bus stop was proposed in front of the resort to collect traffic from other parts of the island and

the site is traversed by pedestrian walkways leading to the main approach of the resort. Vehicular access was restricted to the entry point and the parking area. This also includes the service routes. On this site also, there was an attempt to properly segregate the pedestrian and vehicular traffic, it was also ensured that the pedestrian movements were to be controlled by the landscape which were aligned with the elements on the site.

6.2.7 LANDSCAPING

The elements used are both hard and soft landscaping elements in form of cascading fountains, ponds, swimming pools, gardens, outdoor furniture. All these elements were used to enhance the natural environment while giving meaning to open spaces.

The specific goals of the landscape are to:

1. Provide a coherent physical and ecological framework for waterfront development.
2. Make a legible, hierarchical pattern of public space.

The landscape and open space plan identifies three basic spatial types: streets, courts, and quadrangles.

There are also three landscape types: well tended streets, courts, and quadrangles of the core, less self consciously maintained spaces, and resource efficient landscapes of native plants in the picturesque open landscapes.

The intent of the landscape principles and guidelines is to produce defined public spaces on the resort - streets, courts, and quads - that compliment and

reinforce the building plan. They are intended to complete and repair the pattern of buildings on the resort.

They are also intended to extend the positive qualities of the beach.

Landscape Principles

The following principles are intended to be general - on the level of the plan - and to be augmented by more specific requirements at the level of Site Development Plans of the Resort, but they are intended to produce integration of character, scale, circulation, and open space.

1. Vehicular streets will be lined by trees planted in regular rows, and as closely spaced as recommended for the specie, in order to form a spatial canopy.

2. Major pedestrian ways will be lined by trees planted in regular rows, and as closely spaced as recommended for the specie, in order to form a spatial canopy.

3. There will be a hierarchy of streets ways. Some major streets will be defined by regular rows of single species, others in segments of different species. Secondary streets may be regular or picturesque, and may be composed of single or multiple species.

4. Pedestrian ways will have varied, small scale paving.

5. Seating, pedestrian lighting, building entrances, will be integrated into the pedestrian ways.

6. Courts are the outdoor living rooms of the resort. They will be included in new buildings when feasible.

7. Ground floor uses of buildings will relate to the courts they enclose.

8. New quadrangles will be created to expand the possibilities of leisure and ceremonial use, and to extend the civic structure of public spaces. Quadrangles are also the public spaces of the resort.

9. New quadrangles will expand the landscape repertoire to a full range of landscape types; i.e., from formal to picturesque whenever it is required.

10. Plants and landscape design will be compatible with the natural environment.

6.3 STRUCTURAL SYSTEM

The basic structural concept is that of reinforced concrete ribbed floors resting on concrete columns. Due to the weak nature of the soil, reinforced concrete piles are used as the foundation for the storey building whilst the single storey building rest on short boned piles.

6.4 MATERIALS AND FINISHES

The main building materials used are steel, concrete, timber and natural stone. The major materials used for the foundations are steel and sulfur free, quick setting concrete, these were was used to achieve the much needed flexibility and to accommodate the varied layouts, corrosion inhibiting admixture were used as protection against chloride from the ocean.

6.4.1 FLOORS AND WALLS

In conjunction with the 450mm x 450mm columns, external walls of 225mm and 12mm cement screed finish on both sides of walls were used around the periphery of the public buildings. Magnesiacore (TM) Technology uses proprietary processes with magnesium oxide compounds to deliver a multi-purpose, versatile, non-combustible, and unique board material which was used as wall finish in some parts of the resort. This integral, hard, inert and paperless construction panel has superior characteristics over panels made from gypsum, cement, clay or wood and paper particles. It provides a hard, long lasting wall that look and feel like hard cement plastering but fireproof and resistant to damage from water, humidity, freezing, organisms, chlorine, salt and more. It is Excellent for sound proofing applications, and can be used at the ideal pool buildings walls and ceiling area wall board, and any other of the more demanding locations of any building or structure.

Expansion joints of about 5mm width were provided at intervals to cater for any change in the structure as a result of expansion.

The floors however, are of floor tiles laid on sand screed. Decks and stairs are of timber, some of the chalets also have well seasoned laminated wooden finish on walls. Stones were mostly used on pavements and pedestrian walkways.

6.5 BUILDING SERVICES

Services required in a resort of this magnitude are as follows;

6.5.1 ELECTRICITY

The existing source of electricity supply that passes through the will be used; All wiring of electrical lines shall be underground and beneath the structures. Conduit wiring shall be used for the interior spaces for safety and visual comfort. However, there will be an alternate provision of two generator plants which will be used incase of power failure.

6.5.2 WATER SUPPLY

There is an existing water supply on the island, but an elevated water tank is required to complementing it, in order to meet the continuous water needs for at least one day incase of any shortage in supply.

6.5.3 DRAINAGE

Drainage follows the natural terrain of the site. Drainage of rain water from courtyards is by semi covered or perforated concrete gutters. They drain from the courtyards to the main drain running along the major road en-route the canal towards the ocean.

6.5.4 FIRE PRECAUTION

Planning measures that could be used to prevent and limit fire risk include;

a. Designing to prevent structural collapse, this implies that the structural members should be non combustible and have fire resistance of at least two hours. The purpose is to allow sufficient time for the occupants of the building to escape to safety before the structure weakens.

b. Total compartmentalization of fire risk area like kitchen for restaurant as well as shop units to prevent spread of fire by raising of walls to the roof.

c. The provision for the installation of fire alarm system that will *warn tourist, visitors, fire brigade and members of the public.* An automatic sprinkler device must be installed in collaboration with a smoke detector device.

d. The provision, at not more than 45m, for escape routes in the design.

e. Consideration for fire brigade vehicles access into the complex in the instance of fire outbreak.

f. Consideration for the provision of temporary fire fighting gadgets for use by the public before the fire brigade arrival. Such gadgets include fire extinguishers and fire hoses that are well positioned and easily accessible.

SUMMARY AND CONCLUSION

Waterfront development has been an issue of wide concern and extensive discussion since the 1970s. Waterfront development first rose as an issue in urban renewal and coastal management in western countries and then became a well-established phenomenon worldwide in the big picture of post-industrialization, globalization, integrated coastal management and sustainable development. While there have been a great number of studies carried out in the western countries, the understanding of the phenomenon in newly-industrializing countries (NICs) and less-economically developed countries (LDCs) is less extensive. This study provides more insight into the phenomenon by applying the existing knowledge to a different political, economical and geographical context.

Every design scheme must be geared towards achieving set aims and goals that will serve as a yardstick for measuring the success of the scheme at the end of the design process.

Finima beach Resort has resulted in the creation of an atmosphere where an individual's goal of engaging in tourism's recreational and restorative benefits can be successfully achieved without infringing much on the natural environment.

Throughout the design stage, a lot of emphasis was laid on maintaining the natural bionetwork as much as possible. The preservation of the ecosystem in order to develop environmentally friendly architecture was the paramount objective of proposing the resort, even though modern methods and materials where used in collaboration with indigenous and sustainable materials.

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The eventual design, construction methods, construction materials introduced into the structures retained on the site were geared towards bringing to the best minimum possible within human capabilities, the environmental impacts of various architectural processes.

The development of the eventual site concept arose from taking a close look at the fundamental approaches in the design of a resort and then critical look of the architectural character of waterfront resorts. The eventual concept revolves around the beach as the site attraction and recreation as the focal points of the design. On this resort, recreation is seen as the chief aim of engaging in tourism and all other functions seem to revolve around it.

The sandy beach as a site attraction singularly calls for the design of a resort and this formed the starting point around which the relationship between the site activities and the design flow pattern was drawn. The resort has shown the relationship between architecture and waterfronts in Bonny Island providing structures built of modern and contemporary materials, facilities for leisure, recreation and entertainment blended with the landscape and natural features of the site.

It has been repeatedly shown in successful waterfront development cases that the synergy between private uses, such as retail and entertainment, and public open spaces have reinforced each other and maximized public enjoyment of the waterfront.

In applying the principles of architecture and waterfront development, the ultimate design of this resort brought about the conventionality of the natural settings of the

expected activities and behavioral pattern which range from active to passive ones. The critical issues taken into consideration to create this environmentally cognizant design include the natural landscape pattern, the topography, the climatic conditions and other site factors such as the existing vista.

RECOMMENDATIONS

Based on the findings, recommendations for waterfront development are given in this section. Some of the recommendations are given specifically for Bonny Island and some of them can be generalized to waterfront development in other waterfront cities in Nigeria or even in other countries. The recommendations are mainly in three aspects: planning and implementation or administration; tourism development; and social equity.

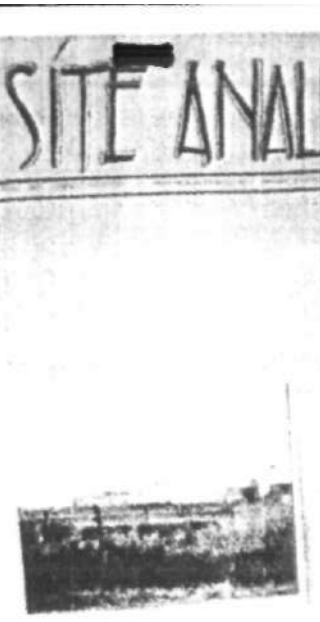
Recommendation 1. This research finds out that there is a general change of the government role from direct control. On the other hand, it has also been found out that the island is weak in expertise of indirect regulation. It is recommended that the development agencies should take the responsibilities of taking records of what have been going on and what have been achieved in the waterfront on a regular base, so that regular monitoring and assessing of the plans can be brought out. Land use regulations and urban design guidelines were found to be the effective tools of indirect control. It is therefore recommended that every waterfront development should have land use regulations and urban design guidelines approved by the municipal or higher levels of governments before starting any development and they should be well accessible to the public. The information technology has provided a good media for conveying such information to the public – the Internet. This will help in soliciting private investment

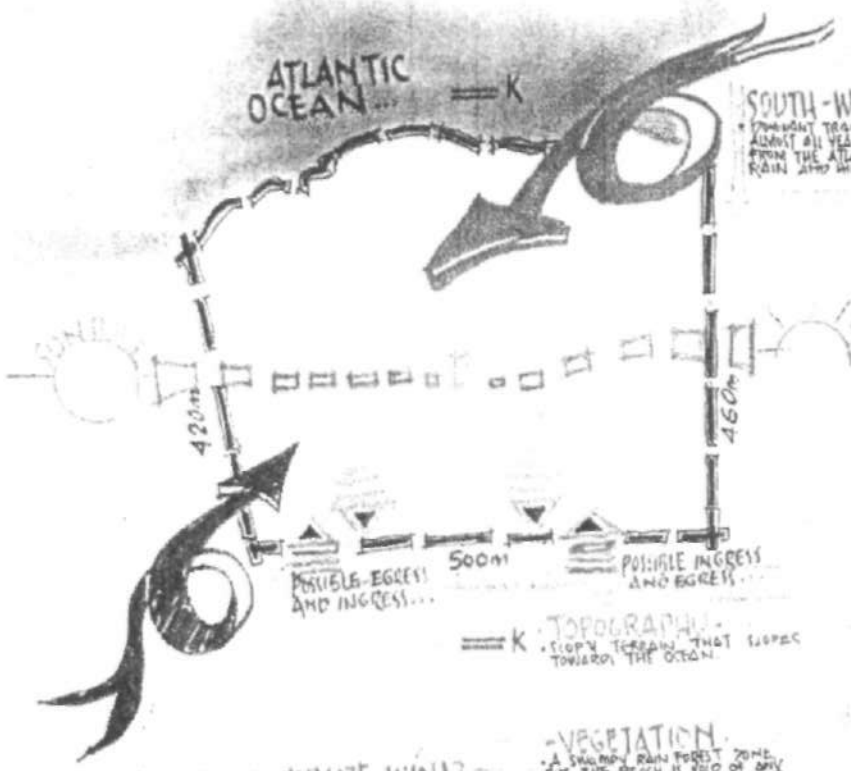
and in ensuring that individual projects carried out by different private investors meet the overall standards and objectives.

Recommendation 2. Driven from the outset by primary economic motivations, Bonny Island has paid insufficient attention to the interests of local people as residents as opposed to recreationists or industrialists in the waterfront. This has created a negative perception among residents although housing has been upgraded in some parts of the island. Greater attention could have been paid to residents' rights in waterfront development, not only in Bonny but also in other cities of Nigeria. Helpful measures could be to provide affordable and upgraded housing in the neighborhood, providing more public facilities or open spaces for public benefits, providing opportunities for public involvement in the planning process, and so on.

Recommendation 3. *As suggested by the research, tourism and recreation should not* be regarded as the sole solution of waterfront development. It is really important for waterfront development to ensure a mixed land use pattern. Otherwise the seasonality and the tourism product lifecycle can be big problems that bring seasonality and lifecycle to the whole waterfront.

* SITE ANALYSIS...











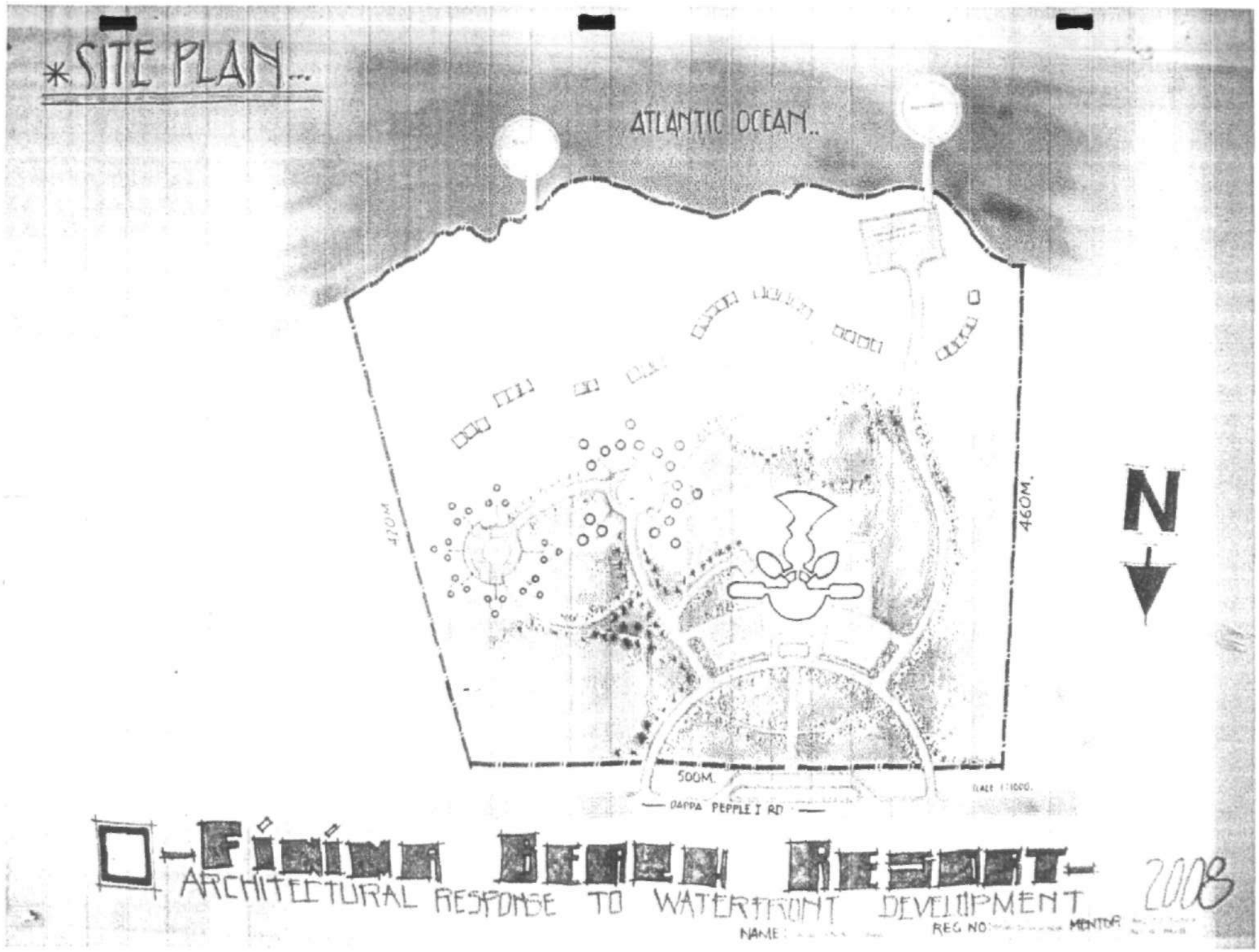
SECTION K-K...

-FINAL BEACH RESORT- 2008

ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT

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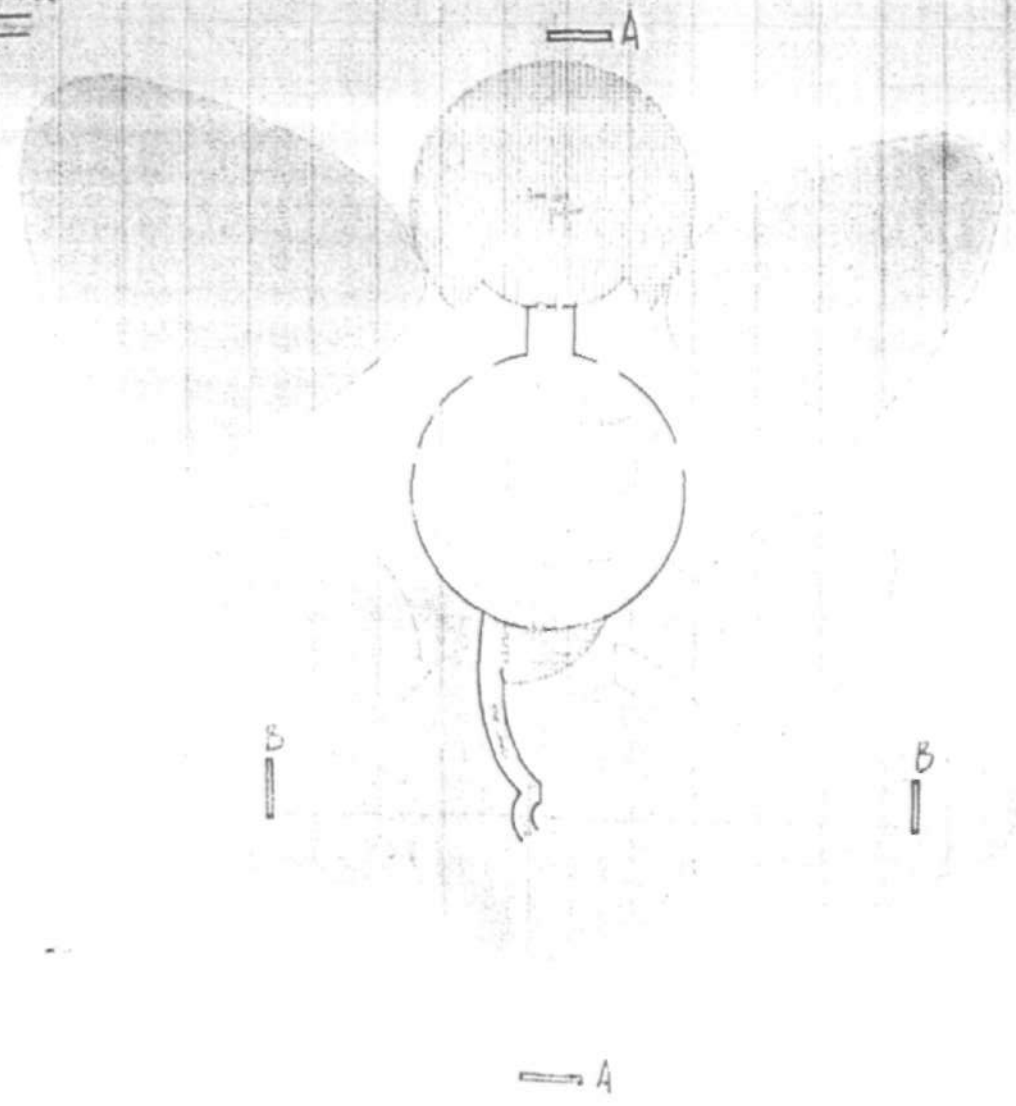


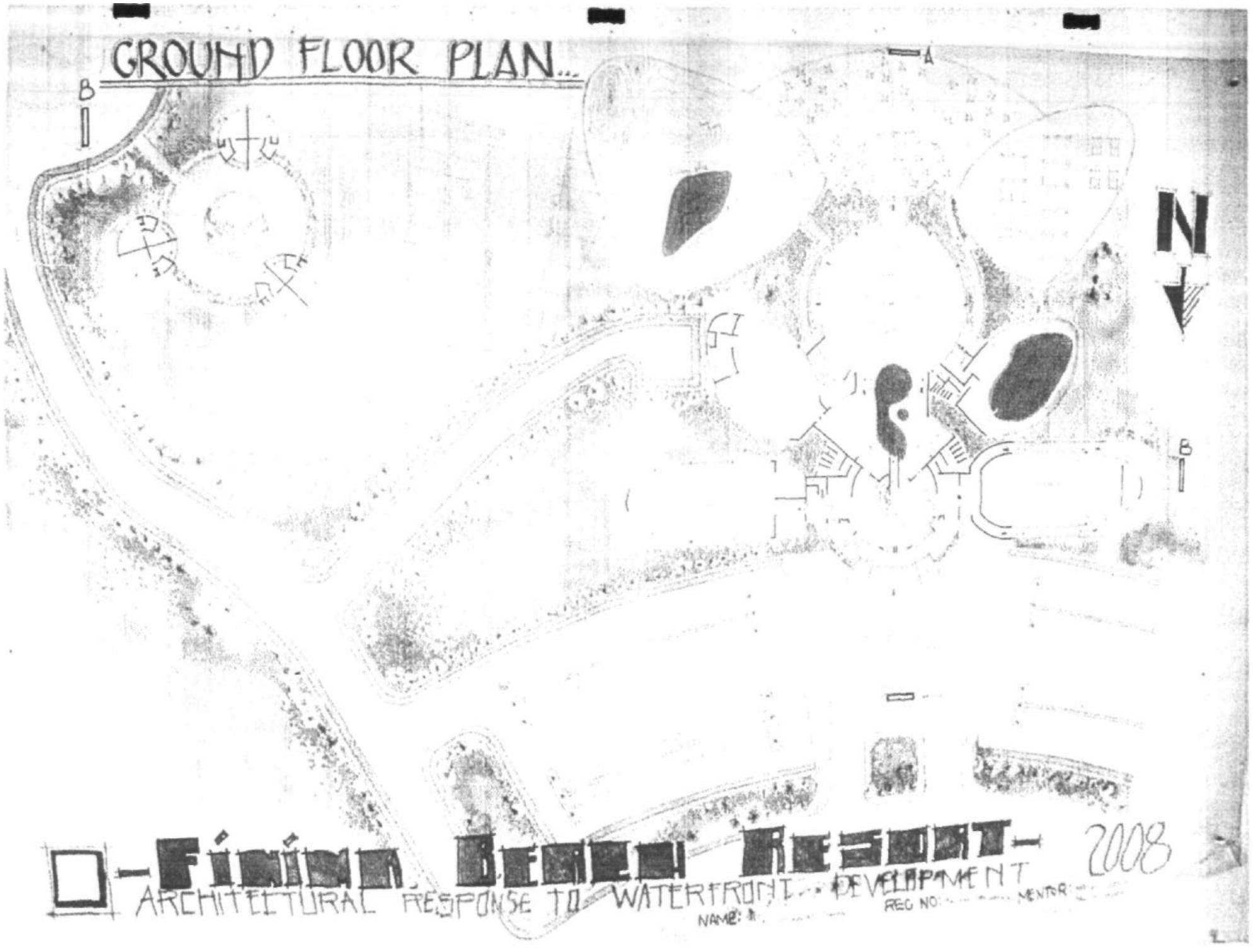
O-FISIMA BEACH RESORT-

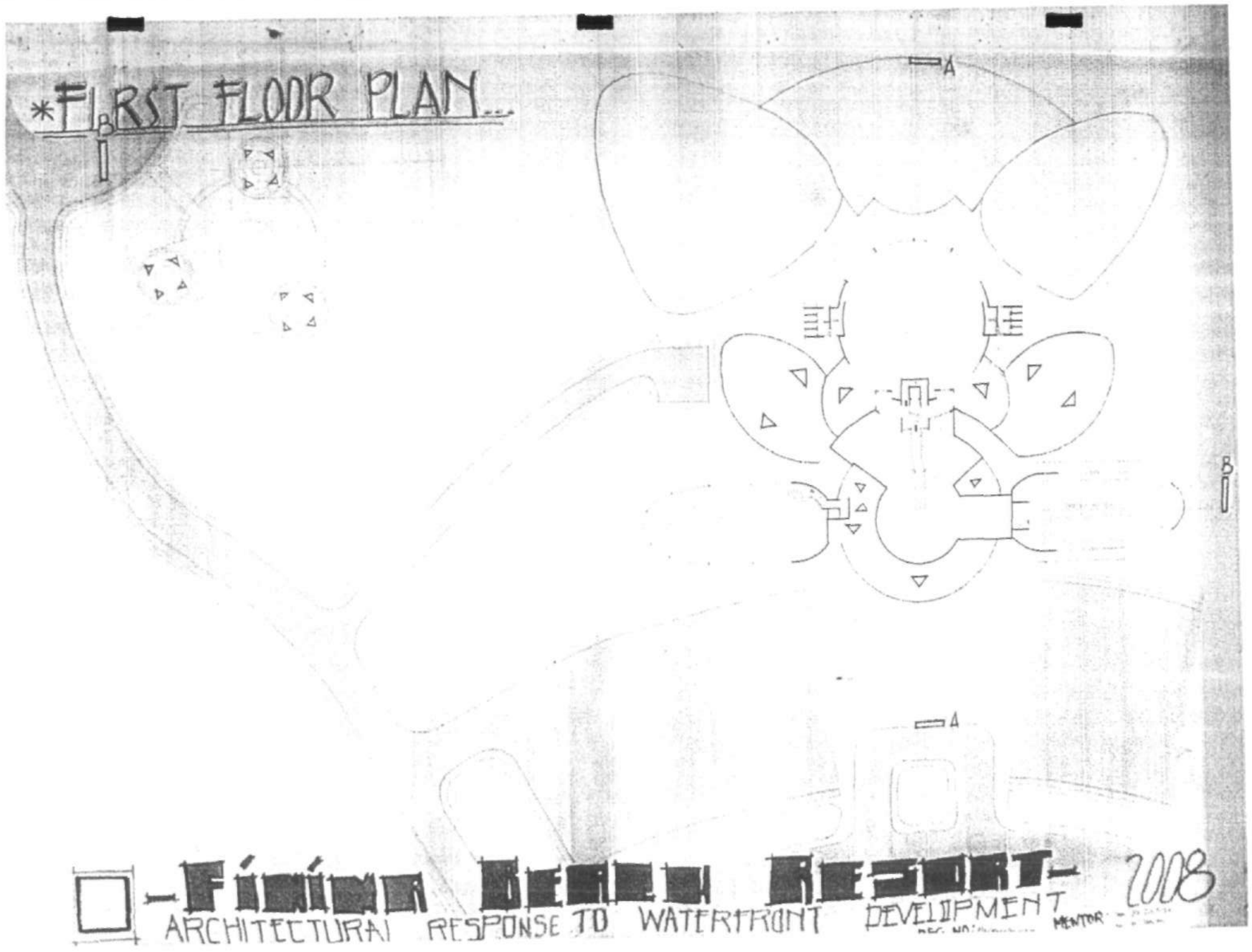
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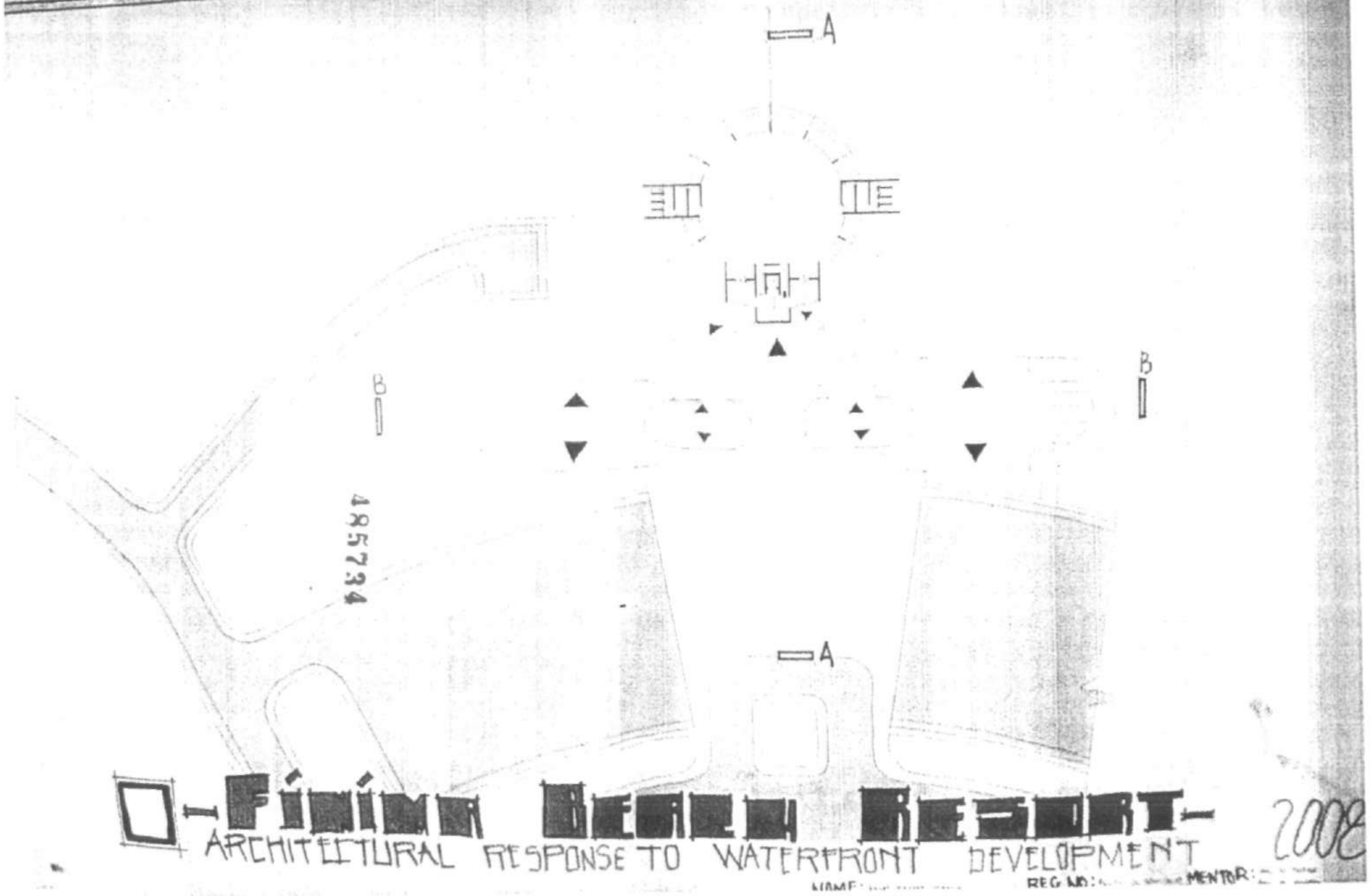
*BASEMENT PLAN...




GROUND FLOOR PLAN...
A
B
B
N
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ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT
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*FIRST FLOOR PLAN...
A
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*2ND - 3RD FLOOR PLAN...



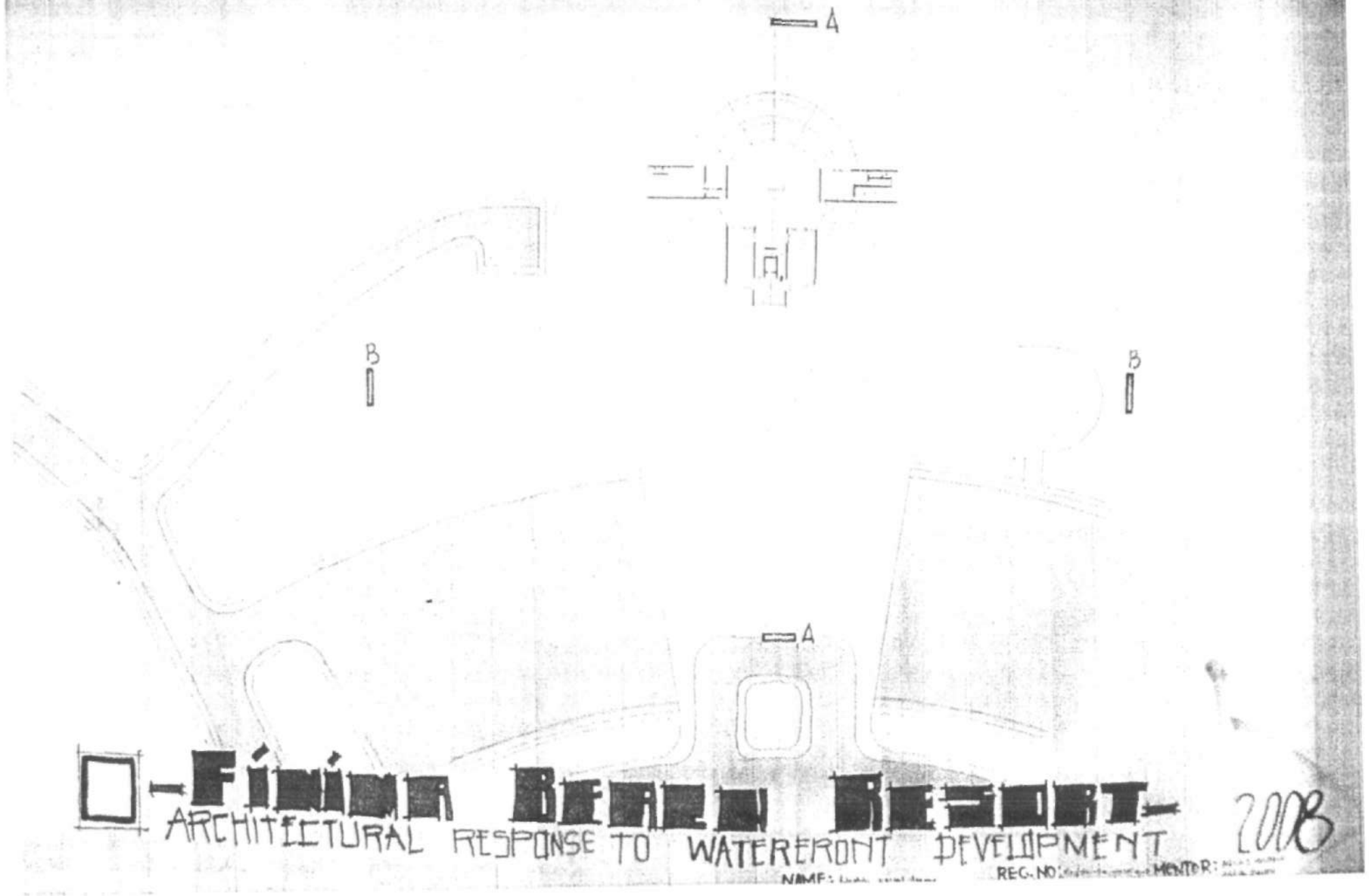
-FIJIAN BEACH RESORT-

ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT

2008

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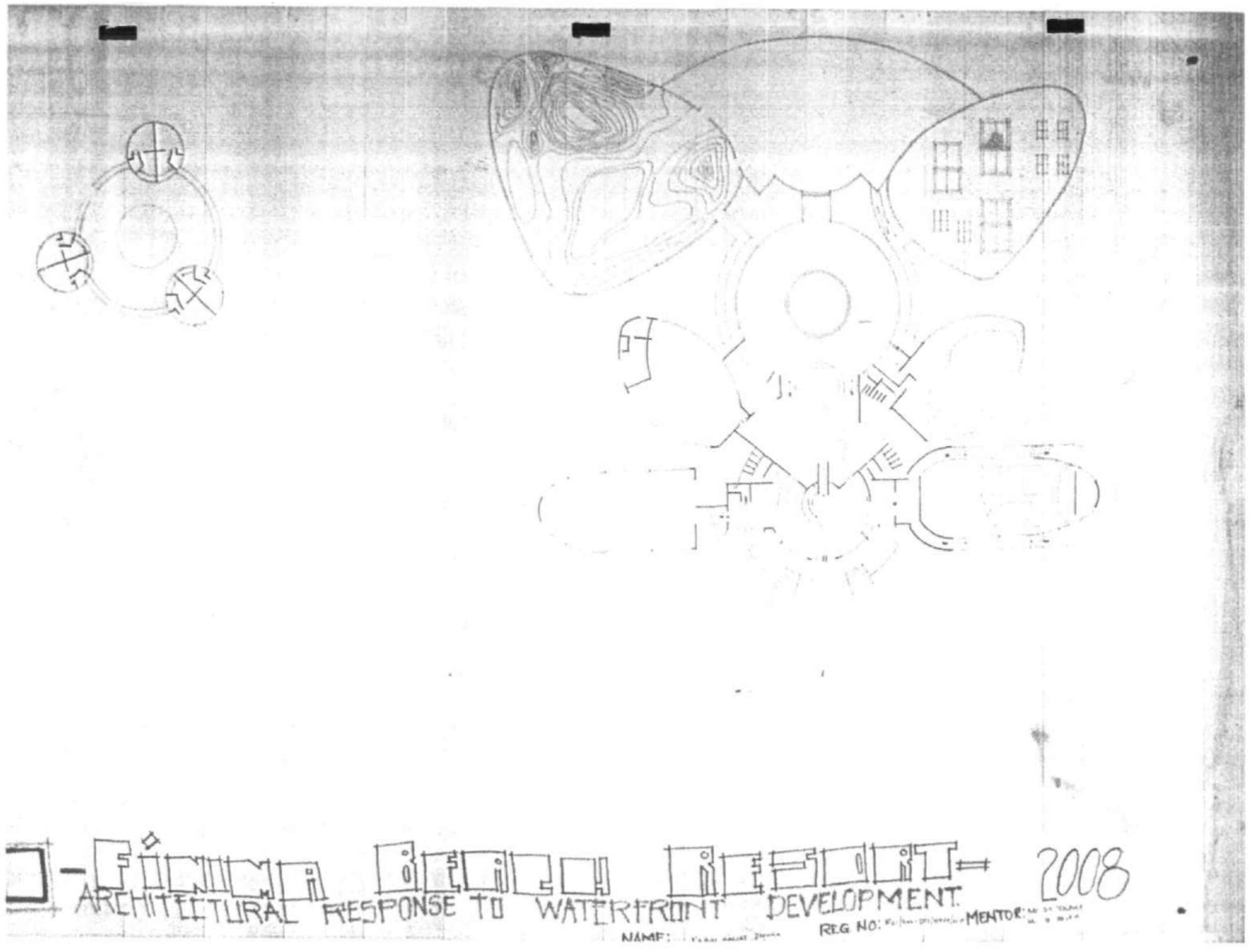
*4TH FLOOR PLAN...



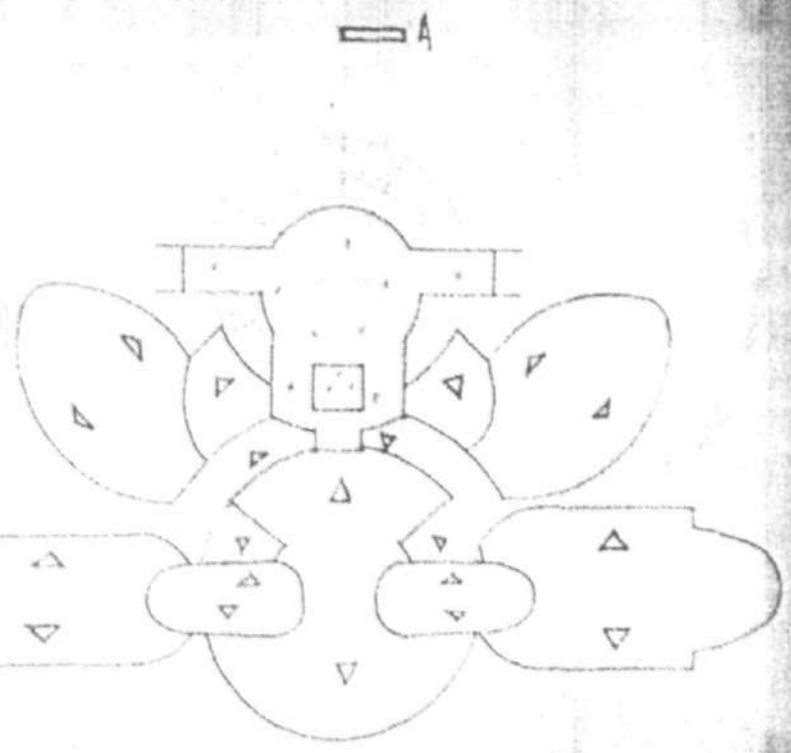
□-FIJIAN BEACH RESORT-

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*ROOF PLAN...



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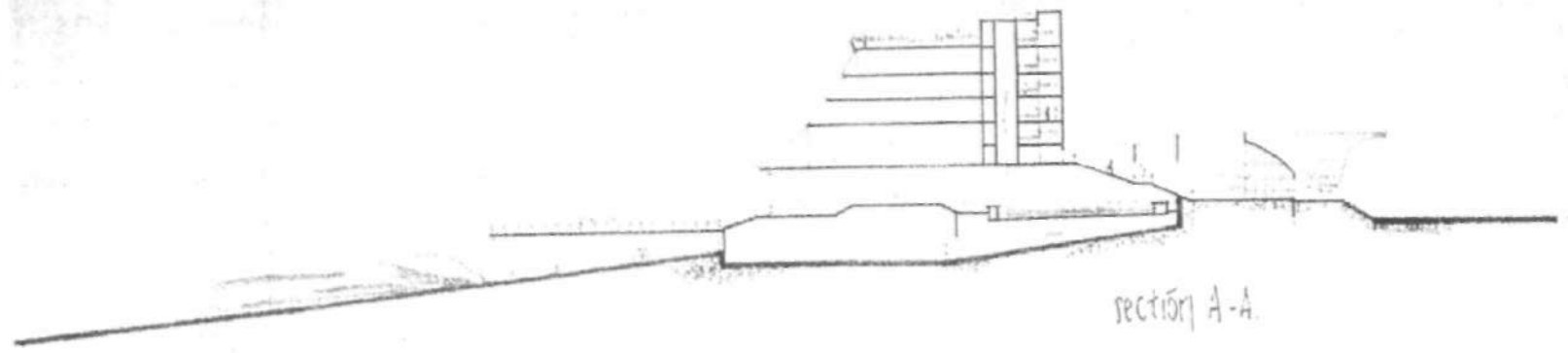
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□-FINAL DESIGN REPORT- 2008

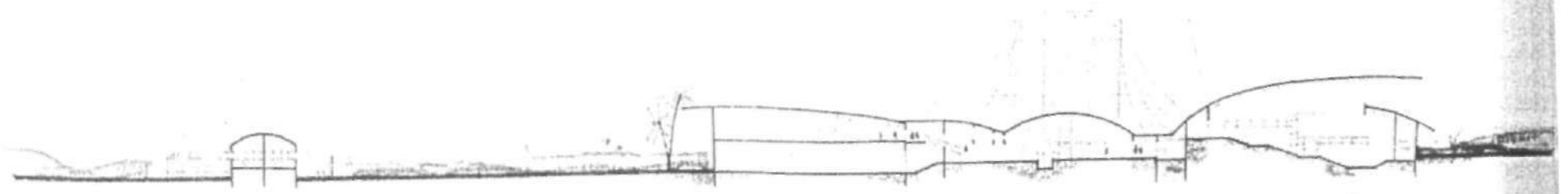
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*SECTIONS.



section A-A



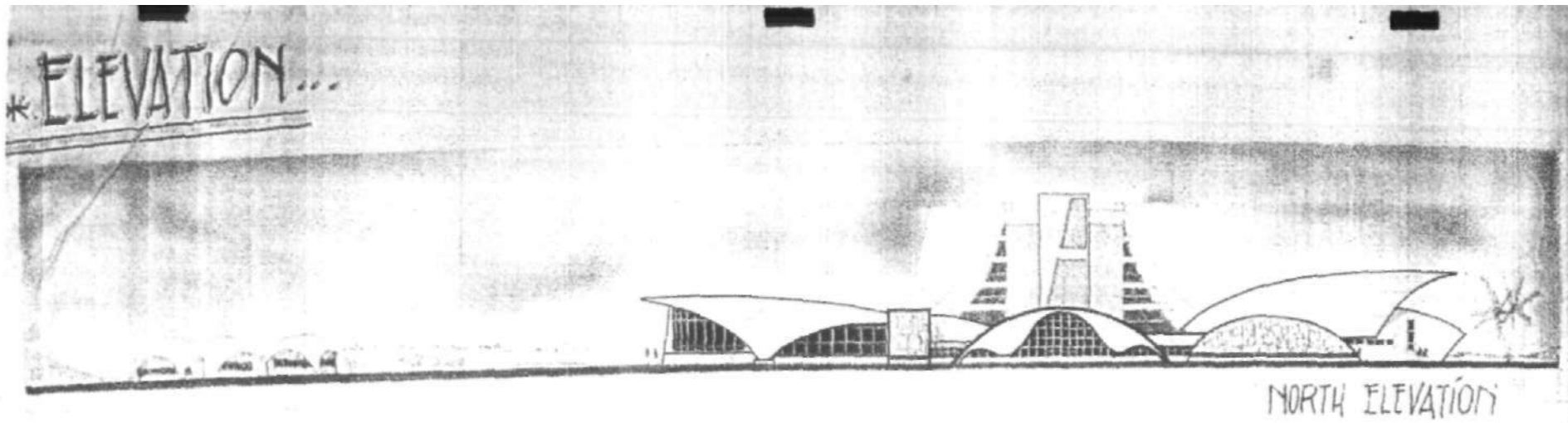
section B-B

D-FÍNÍMA BEACH RESORT-

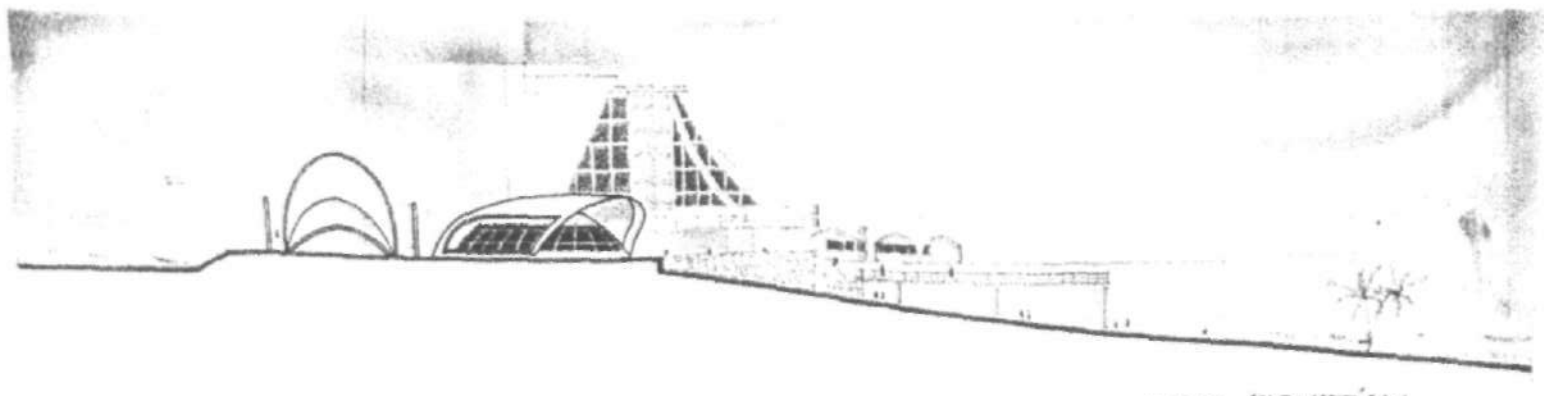
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*ELEVATION...



NORTH ELEVATION



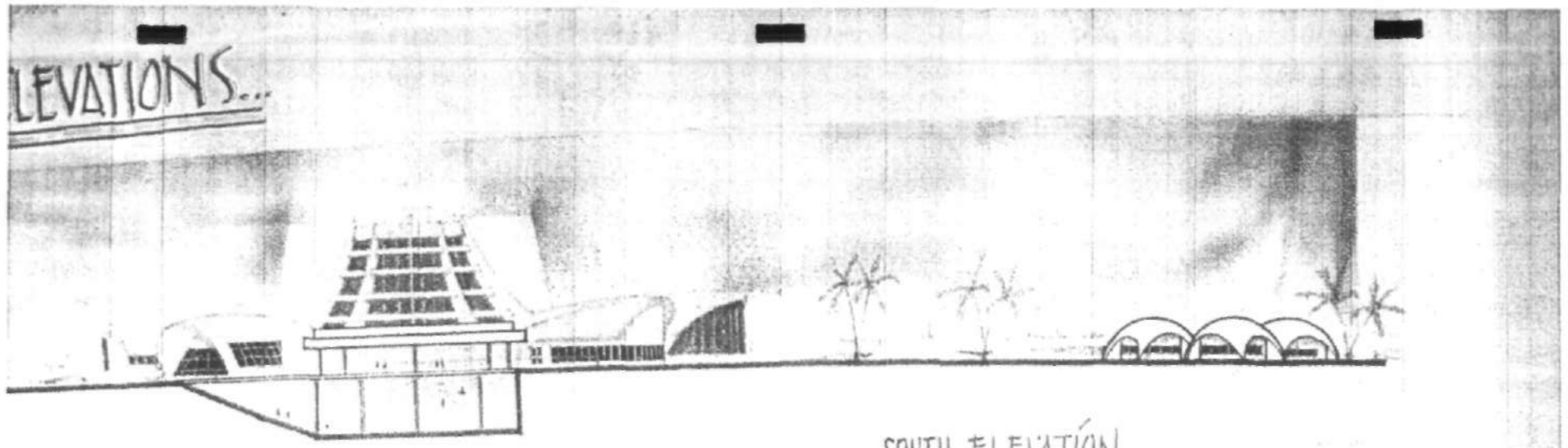
WEST ELEVATION

O-FIJIAN BEACH RESORT-

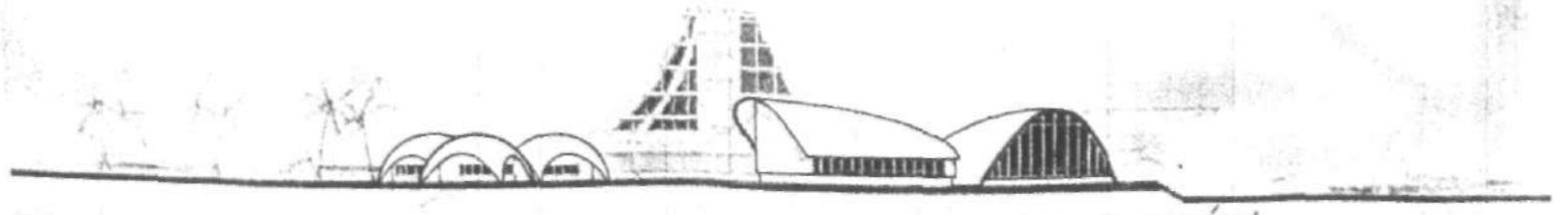
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SOUTH ELEVATION



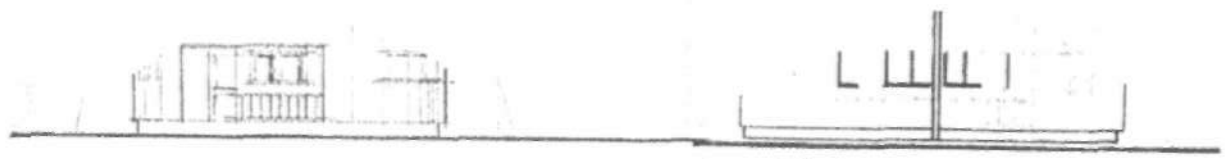
EAST ELEVATION

O-FISHING VILLAGE RESORT-

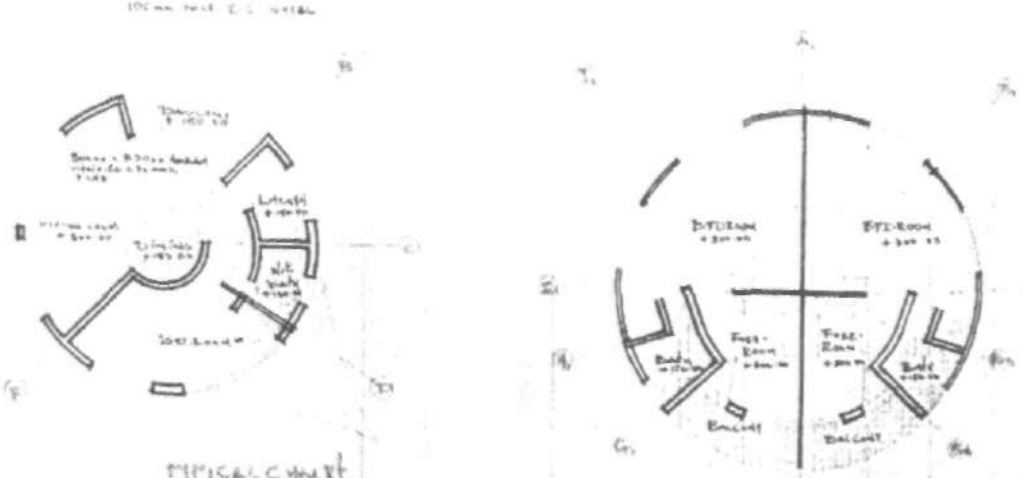
ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT 2008

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WORKING DRAWING.



APPROACH ELEVATION



ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT

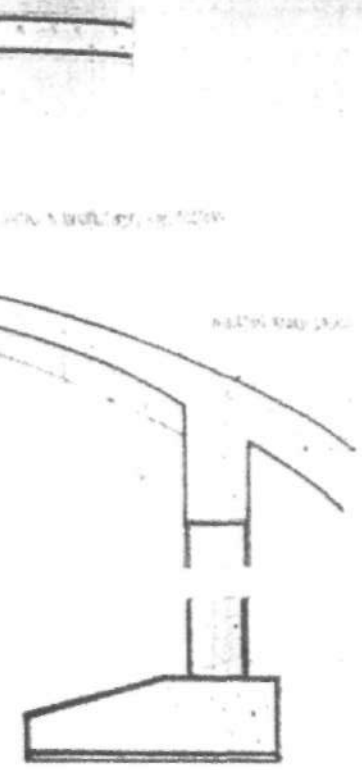
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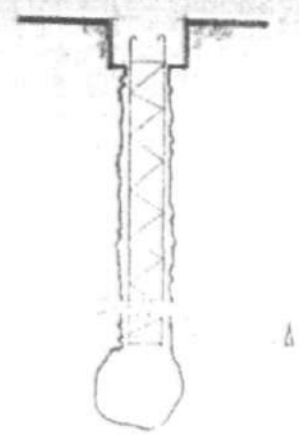
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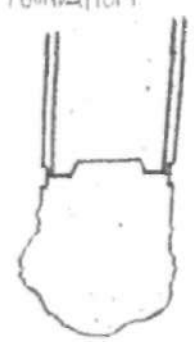
* DETAILS...



DETAIL AT 'C'

- CROSS SECTION OF A PILE FOUNDATION





- DETAIL AT 'A'
PILE FOUNDATION FOOTING.

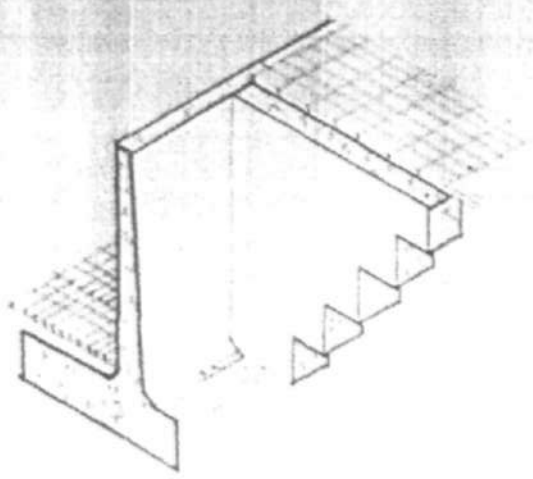
O-FIMÍMA BEACH RESORT-

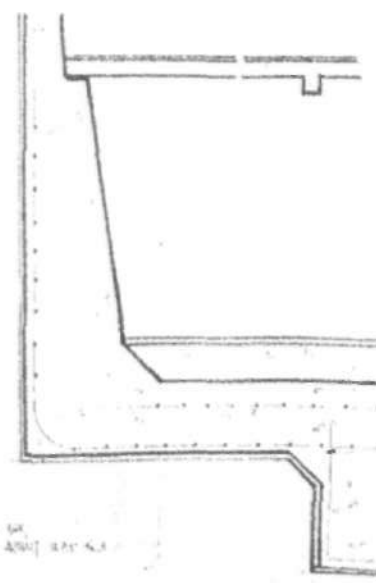
ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT

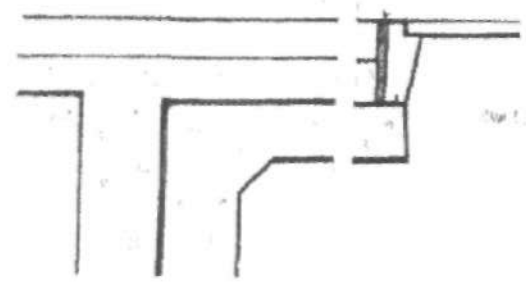
NAME: REG. NO: MENTOR:

2008

DETAILS...







RETAINING WALLS.

O-FIMIMA BEACH RESORT-

ARCHITECTURAL RESPONSE TO WATERFRONT DEVELOPMENT 2008

NAME: REG-NO: MENTOR:

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