CONFLUENCE HOLIDAY RESORT, LOKOJA "LANDSCAPE AS A MEANS OF ENHANCING TOURIST RESORT"

By

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DECLARATION

I, JEGEDE, DORCAS AINA of the department of Architecture, Faculty of Environmental Design, Ahmadu Bello University, Zaria, hereby declare that the thesis work in its entirety, has been a personal academic exercise executed under supervision of my mentor Arc. S.S Tulpule, and has not been presented either wholly or partially for any degree elsewhere before.

All sources of information, data and otherwise has been duly acknowledged.

CERTIFICATION

This thesis entitled – Confluence Holiday Resort, Lokoja. "Landscape as means of enhancing tourist resort" by JEGEDE DORCAS AINA, meets the regulations governing the award of the degree of MASTERS OF SCIENCE IN ARCHITECTURE (M.Sc ARCHITECTURE) of the Ahmadu Bello University Zaria and is approved for it's contribution to knowledge and literary presentation.

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DEDICATION

This thesis is dedicated:

- To the memory of **Wolfgang Schellestede**, (may his soul rest in peace).
- And to **Richard** and **Itiovie**, the loves of my life.

ACKNOWLEDGEMENT

I must express my profound gratitude to all that in no small measure have contributed to my success.

To my darling husband, Ritchie, I say thanks for your love and care and especially for enduring throughout the lonely years – I love you.

To my sweet daughter 'Ovie, you're the sister I never had, we had a nice time in Zaria.

To my mum Mrs. Esther Jegede, parents in-law Mr./Mrs. D.A. Ayeni, my brothers Prof. O. J. Jegede, Mayor/Dr Osafore Jegede, Dr. Felix Jegede, my dearest sister in-law Sister Remi. I say thanks for being there.

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ABSTRACT

Governments all over the world in recent years have come to realize that tourism industry is one way through which it can earn its much-needed foreign exchange. We are in a period of economic depression and as such the country needs additional sources of revenue aside petroleum and other export products.

A tourist is defined as any person visiting a country or place other than that in which he usually resides, for a period of at least twenty - four hours, this includes persons travelling for pleasure, meeting, domestic reasons, sports etc.

The journey and stay of tourist give rise to a demand for wide range of service which include accommodation, transport, catering and generally, a relaxed atmosphere.

Kogi state was created in 1991 with its capital as Lokoja, before this period, more than half of the population lived in rural towns, but industrialization and urbanization have caused the mass movement to the state capital and as such the need for leisure and recreational activities are on the increase, hence the need for the development of its tourism since the urban dwellers need to refreshen his memory, relax and develop his mind.

As the existing tourist locations are sufficient to merit the development of a resort centre. This project proposes "confluence holiday resort located 4km away from Lokoja town and along the river Niger, to accommodate tourist and provide auxiliary facilities. The resort is designed to take care of state and federal requirement of tourism.

It is in the background of the above that a research on confluence holiday resort Lokoja is undertaken with a view of creating a well landscaped and attractive resort which will stimulate both domestic and foreign tourist.

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CHAPTER 1

THE PROJECT

1.1 INTRODUCTION

Kogi State was created in 1991 along with eight other states, thus increasing the already existing twenty one states and the Federal Capital, to a total of thirty one by the Ibrahim Babangida regime and Lokoja which is a historical town was made the state capital.

Since its creation, the state tourism industry has suffered neglect but now there is the awareness that the tourism industry could be a source of revenue for the state as well as a means of improve life standards of it's people. The development of a well landscaped holiday resort along the naturally flowing River Niger which bonds the state capital along the coast will serve as a natural tourist center which would easily generate revenue for the state and open the tourism industry which presently is not being explored.

Leisure time can be used for recreation as it restores a person's vitality, initiatives and perspectives of life, thereby preparing him to return to his works. Most people today not only hope for recreation, but demand it as part of their life style.

It is therefore essential to provide recreational opportunity for people to help them relax and for re-orientation.

Occasionally, towns and city dwellers need to get away from urban conditions of commuter transport, pollution, high densities, large crowds, organized routine lives which are detrimental to physical, psychological and moral well – being of man. These motivate people to visit parks and resorts, the comfortability of these resorts and parks spur guests or holiday makers to interact, relax and exchange useful ideas.

Development in any nation is generally accompanied by a lot of business activities, to encourage investors both foreign and home – based, conducive "atmosphere" should be created in contrast to the Urban conditions typical of Nigeria towns and cities.

Touring is an act of travelling and is an aspect of leisure and recreation. The Kogi state Government need to develop its tourism industry because of its strategic location as being in the middle belt, a confluence town for the two major rivers running through the country, its closeness to the Federal Capital Territory and Ajaokuta Steel Rolling Mill and Itakpe Iron Ore Mines which more so are predominantly populated by foreigners. These in essence could lead to further development in the Physical and Economic life of the state capital especially.

1.2 PROBLEM DEFINITION

Tourism in Kogi State is inadequate, no adequate landscape, no existing permanent structure close to their point of existence, so there is the need to create an appropriate atmosphere for leisure and recreation and to realize the importance to plan now for growing recreational demands.

Also there is the need to encourage and promote social interaction between the people of Kogi State especially others, and create awareness, enhance understanding and peaceful co-existence which does not exist in the state.

1.3 MOTIVATION

Landscape is an integral part of the environment which has played a significant role in my approach to life. Its impact on human development in all areas is important. It has close links with architecture which has guided my architectural thought and has motivated me to take up this work.

1.4 AIM AND OBJECTIVES

The relationship of a structure to its surroundings is fundamental to its architectural requirements and a value system is also conveyed by both structure and surrounding. The aim of this project is to make people appreciate nature, appreciate Architecture and also to create a conducive environments for relaxation and to incorporate the different facilities required for leisure and recreation in a resort.

The objectives are:-

- A provision for the maximum range of facilities for leisure, recreation and entertainment opportunities, meeting up with a wide range of choice of different lifestyles, expression and tastes.
- Exploitation of water elements for man's appreciation.
- Provision of vacation homes for the general public a suitable atmosphere for business and conference visitors.
- The development of a design ensuring an exposure and interaction between age, cultural, social and economic groups.
- Non improvement of the physical environment, making it functional, beautiful, safe and exciting.

1.5 SCOPE OF STUDY.

The scope of this research will be limited to the general landscape of the resort area, accommodation, shops, social activities, services and general services, safety equipment and miscellaneous. It will also be an opportunity at improving the image of leisure, recreation and tourism industry in Lokoja and Kogi State generally from the architectural perspective.

1.6 SIGNIFICANCE OF STUDY

Architecture is combining form and space, the design will exemplify an architecture of leisure, recreation and entertainment based on an indigenous theme. It is hoped that the built – up resort will provide a physical environment where people will be exposed to high standard of water, clean air, artistically designed and constructed building structures.

1.7 RESEARCH METHODOLOGY

The main sources of data collection will be embarked upon.

i. Primary source which include obtaining information from existing holiday resorts through case studies and photographs.

ii. Secondary source, which include journals, periodicals magazines, thesis e.t.c.

1.8 USERS/CLIENT

The users shall be the general public, engaging in recreational, leisure, meetings and conference activities and the client is the Kogi State government.

CHAPTER 2

ASPECTS OF TOURISM

2.0 TOURISM

Tourism includes the various forms of vacation and business travels which has its main purpose connected with leisure (i.e recreation, holiday, health, study, sports and religion), or business, family visits and conferences.

A Tourist is any person visiting a country or place other than that in which he usually resides, for a period of at least twenty four hours.

There are different types of tourists, these include:-

- **Business Tourist:** include those travelling for business reasons, meetings, conferences and exhibitions.
- **Leisure Tourists:-** those travelling for leisure, domestic or health reasons out of general interest of taking holidays.
- **Specific Tourist:-** these are tourists whose travel motivation is specific to particular need e.g students, pilgrims, scientific, sports e.t.c.

2.1 TOURISM IN NIGERIA

The growth of tourist in Nigeria can be traced back to the pre-colonial, colonial and post colonial periods.

Pre – Colonial Era

In the pre-colonial era, the people spend most of their time on the farms and hod no fixed working hours, the farmers and the nomadic pastorialists controlled the economy. Their recreational activities such as swinging, drumming, dancing, folk tale took place in their houses these afforded them the opportunity of getting together and interacting.

However the unity that ought to have been derived from such activities was not always there, because of the lack of education and wide travel which is a factor of tourism, such that interacting was limited to immediate inhabitants, while intertribal wars was predominant because of the lack of understanding of the different cultures, which tourist would have promoted.

Colonial Era

However the standard of living improved due to colonization, models of transportation which was mainly by road and rail also improved. White collar jobs were provided. Paid annual leave and regular working hours were introduced. Recreational centres, clubs, parts, museums, zoological gardens were also built; these encouraged outdoor recreation and travelling.

Post – Colonial Era

With the improvement in transport, nations economy and introduction/provision of annual leave, Education & money was now available and people migrated to towns to engage in leisure activities and this has made the urban dweller to provide and create a tourist market.

2.2 WORLD TOURISM

Tourism is one of the world's largest industry, with a total annual output of $3.6 trillion and has an employment estimated to be 255 million people in different travel – related jobs like tour guides, hotel clerks, airplane pilots, customs officers, computer

programmers for airline reservation and photo shops. Tourism in essence is the biggest job – creator in the whole world. (Time Magazine 16 June, 1997).

It's economic impact is felt in rich and poor countries alike. For example, in the isles of Caribbean, 30% of their Gross Domestic Product is from travel and tourism. In Europe, the world's top tourist region, nearly 12% of the economy involves taking care of Americans in Paris, German holiday makers in canary Islands, Japanese shoppers in London, Swedish archeology buffs in Greece. France has more foreign visitors than any other country, with 61.5 millions in 1996. The U.S.A earns most tourists visiting Disney world and national parks. (Time Magazine 16 June 1997)

The Madrid – based World Tourism Organization (WOT) estimates that by 2010, international tourism will double to more than a billion tourists annually. More than half will be to Europe, and East Asia. The pacific region will receive an estimated of 229 million foreign visitors, and there will be an increase in manpower in feeding and housing them. Employment will also increase in either areas. This growth would boost global revenues of tourist and its spin off to 7.1 trillion and drive new investment worth $1.6 trillion.

TRAVEL ECONOMIC IMPACT

(Country Employment Growth – 1977/2007)

COUNTRY	PERCENT OF INCREASE %	THOUSANDS OF JOBS INCREASE '000 -
AUSTRALIA	28.0	274.88
AUSTRIA	3.7	19.25
BELGIUM	7.3	45.46
CANADA	27.0	517.92
DENMARK	9.5	28.89
FINLAND	18.6	44.41
FRANCE	6.6	81.75
GERMANY	12.7	495.84
GREECE	11.0	55.91
ICELAND	21.4	3.66
IRELAND	15.7	27.15
ITALY	8.5	233.15
JAPAN	5.3	321.59
LUXEMBOURG	9.3	2.49
MEXICO	23.0	528.74
NETHERLANDS	11.8	85.79
NEW ZEALAND	30.3	59.52
NORWAY	4.5	10.95
PORTUGAL	7.3	46.43
SPAIN	13.3	295.68
SWEDEN	5.2	21.12
SWITZERLAND	12.4	49.05
TURKEY	35.5	897.21
UNITED KINGDOM	8.4	299.79
UNITED STATES	17.6	2353.14

SOURCE: TIME MAGAZINE JUNE 16 1997.

TABLE 2.1

The ships are now being used as tourist resorts. The cruise ships are entering an era in which they will compete with land resorts in terms of price, entertainment and amenities. Facilities like clubs, bar e.t.c which are available on land resort are also now available on the cruise ships making them as interesting as the land resorts.

2.3 TOURIST SPOTS IN NIGERIA

There are many tourist attractions in Nigeria, which if developed and well taken care of, could make Nigeria a major tourist destination. Some of the tourist attractions are:-

A. Northern Region

1.	**Bauchi State:-**	i.	Yankari Game Reserve
		ii.	Wikki Warm Spring
		iii.	Malla Dumba Lake.
2.	**Sokoto State:-**	i.	Argungu Fishing Festival.
3.	**Borno State:-**	i.	Kyarimi Park
4.	**Taraba/Adamawa:-**	i.	Kivi Dam
		ii.	Mambila Plateau.
5.	**Kano State:-**	i.	Snake Charming Festival
		ii.	Dyeing Pits
		iii.	Groundnuts Pyramid
		iv.	The Kano City Wall.
		v.	Bagauda Lake Resort
6.	**Kaduna State:-**	i.	National Museum
		ii.	Zaria City Wall.

7.	**Niger State:-**	i.	Gurara Falls.
8.	**Federal Capital Territory:-**	i.	Zuma Rock Abuja.
9.	**Kwara State:-**	i.	Bergu Game Reserve.

B. Middle Belt Region

1.	**Kogi State:-**	i.	Confluence (Lokoja)
		ii.	The Mount Patti Plateau
		iii.	Colonial Cemetry
		iv.	Lord Lugard's House.
2.	**Benue State:-**	i.	Cultural entertainment and dancers.
		ii.	Ikogen Caney Ranch

C. Eastern Region

1.	**Akwa Ibom State:-**	i.	Obudu Cattle Ranch
		ii.	Agbokin Water Fall
		iii.	King Jaja's grave
2.	**Enugu State:-**	i.	Coal Mine
3.	**Anambra State:-**	i.	Ogbunike Cades.

D. Western Region

1.	**Edo State:-**	i.	Oba Market Benin
		ii.	Benin Museums
		iii.	Shrines
		iv.	Art Works.

E. Southern Region

1.	**Ekiti State:-**	i.	Ikogosi Warm Spring
2.	**Ondo State:-**	i.	Idaure Hills
		ii.	Palace of Deji of Akure
3.	**Ogun State:-**	i.	Olumo Rock Abeokuta.
4.	**Osun State:-**	i.	Museum at Ile – Ife
5.	**Lagos States:-**	i.	Beaches
		ii.	First Storey Building
		iii.	Early Christian Cemetery and Tombs.

The development of these attractions will in no doubt go a long way in contributing to efforts designed to revive our economy.

2.4 PROBLEMS OF TOURISM DEVELOPMENT IN NIGERIA

There are some problems affecting the proper development of tourism in Nigeria.

A. Insufficient Awareness

Most Nigerians are not aware of tourism in the country and those that are aware prefer to go abroad for holidays because of neglect of the tourists spots in Nigeria by the people and the tourism board. Sufficient information and enlightenment should be given and places of interest should be well looked after in their various locations.

B. Lack of Infrastructure and Facilities

There are no good road network, water supply, electricity and there is poor standard of transport and communication facilities in the country and especially at the tourist sites. This should be well taken care of to attract both international and local tourists.

C. Lack of Trained Manpower

There is no manpower development in the areas of hotel management and administration. Tourism could be taught in schools in order to have ideas and trained manpower.

D. Traditional Life Style

Most Nigerians are tied to their work to the extent that the idea of holidays during which tourism could be undertaken appears alien to them. Nigerians should learn to take a break from work for relaxation and holidaying.

E. Negative Press Reports

On the international scene, the incessant negative report in the foreign media about Nigeria has helped in no small measure to portray Nigerians as a very violent and unsafe place, where armed robbery and arson reign supreme. The press should help encourage tourism and portray good image for the country.

2.5 BENEFITS OF TOURISM TO NIGERIA

Tourism will improve prospects and accelerated economic and social advancement in all areas of the tourist sites.

The benefits can be broken under three headings:-

A. Economic Gains

a. Source of income and employment

b. Increase in foreign exchange earning

c. Increase in per capital disposable income

d. Increase in government revenues from various taxes

e. Change in occupational pattern i.e more secondary and tertiary services.

f. Development of household/small scale crafts industry

g. Formation of Economic base for the physical development of the tourist centre.

B. Physical Gains

a. Development of roads, rail and air services

b. Development of cultural and religious centre and areas of natural landscape beauty.

c. Maintenance of monuments, shrines, and other places of tourist interest.

d. Increase in building activity

e. Development of the total environment of the tourist centre

f. Propagation of the state/local image.

C. Social – Cultural Gains

a. Mutual understanding and friendship

b. Satisfaction

c. Meeting of cultures and preservation of the cultural past

d. A possible change in habits, behaviour and outlook.

The above are the gains a careful and painstaking development of tourism could accrue to Kogi State and Nigeria in general. Tourism is a labour intensive section of the economy and can provide jobs.

2.6 TOURISM AND LEISURE

Today, the trends of holidays and design of resorts, though reflecting the habits and requirements of the 19th centuries, further enhance the fact that the use of free time for recreation is as old as civilization. The basis of this can be seen in the development of travels and the cultivation of the arts. Beginning from the era of the Greeks and Roman civilizations with the development of theatres and pageants respectively, through the middle ages particularly during the feudal or subsistence economy, there was a considerable volume of employment generated by this some what unasserted industry.

Nowadays, however, with the advent of 'high-tech', tourism indisputably, the cutting edge industry with annual turnovers in billions. This revolution has been made possible as a result of improvement on transportation and communications.

The soaring figures in recreation related activities today can be attributed to an enormous growth in leisure time, personal wealth, aggressive advertising campaigns and most especially personnel mobility. As a result, recreation and business activities formerly restricted to a location close to the home are now widely extended with a corresponding increase in related professions and employment's.

Tourism and related activities are mainly patronized by the industrialized nations and a few cadres of the third world countries. This latest and fast growing industry enjoys enormous economic potentials yet, it is not a fact – accomplished that there would be ready money to spend on these activities. In Nigeria especially, one of the major factors that militates against the development of tourism from the local point of in the inability of a good percentage of the low and the individual commitments and expectations are management and integration of all classes of the population in mind in the development of the present scope of

study, it would bring together the various classes and hence encourage the spirit of tourism and holidaying.

2.7 HOTEL CLASSIFICATION

A hotel is a commercial establishment that offers lodging, food, leisure and recreational services, and others services to the public.

1. Motels: They are mostly sited near highways, and near cities. They cater primarily to tourists and others enroute by car motoring locally. They offer free parking to automobile travelers and are on a modest scale with hotel services but with no room services.

2. Resort Hotels: Usually located in vacation areas, at sea sides or on the mountain. They provide recreation facilities for guests. They require spacious lounges, games rooms, bars and swimming pool.

3. Transient or Airport Hotels: These cater largely to air travelers and business travelers and require all night reception and catering facilities, they are usually located in downtown city areas.

4. Convention Hotel: These are characterized by high rise structures, luxury, large function spaces, accommodation with shops in the development to improve viability.

2.8 HOTELS IN LOKOJA

Being strategically located, Lokoja should serve as a good relaxing point for all bordering towns which are rather busy with business and civil set ups with these in mind, there is the need to provide adequate relaxation point with most conveniences present.

The hotels available in Lokoja are few and sub – standard and inadequate in every respect. Though at present, some are being up – graded to provide comfortable accommodation and recreational facilities, which do not meet the international standard.

Kogi state has several hotels, some of those in Lokoja are tabulated below, showing the different type of accommodation the rates, facilities and services available, their peak periods and the number of quest per day.

No.	No. of guest per day	Name of hotel	Type of Acc.	Rates ₦	Facilities Available	Services Available	Peak Period.
1.	B/W 7 – 9	Kogi hotels Ianet Edundayo Rd.	Suite Executive double	2070 1380 805	Ac,T.v, Fan, Refridgerator, Generating set, 24hers water supply, satellite, intercom, car park, video.	Bar, Restaurant, Laundry.	Tuesday Wednesday Thursday Usually low at weekends
2.	8 – 10	Nataco Hotels	Executive double Double standard	920 690 460	Ac,T.v, Fan Intercomm, Satellite, Gen. Set.	Bar, Restaurant.	Dec, Jan, Feb.
3.	Ava hotels Aliu Rd, Lokoja	6 – 8	Suite Exe double double Single	1350 750 500 400	Ac, Fan, Intercomm, satellite, Refridgerator	Restaurant, Bar	During functions weekends.
4.	Confluence Motel Adaukoto, Lokoja.	7 – 9	Dekyxe room Double room Economy	740 652 522	Ac, Fan,TV, Gen.Set, Refridgerator, 24hrs water supply.	Restaurant, Bar, Car wash, laundry, security.	Monday Thursday
5.	Liberty Hotel ltd. New lay out, Lokoja.	8 – 10	Suite Exe-double Luxury double Ordinary double Single	2,500 977.50 862.50 690 460	Satellite, intercom, conference hall, Tombola games, mini shop video club, suya stand, car park.	Bar, Garden, Catering Laundry	During Conferences Mondays.
6.	Hotel Pacific Lokongoma phase I Lokoja.	5 – 7	Exe double Double	650 550	Ac, fan, TV, Video, water & electricity supply, telephone, satellite.	Restaurant, Bar.	Tuesday Thursday
7.	Hotel Gandy Plots 5, Inikpi st. Lokoja.	4 – 8	Suite Exe. Double Double Single	1000 700 600 500	Ac, fan, T.V, Intercom, Satellite.	Laundry, Bar, Catering garden, telephone, car wash.	During functions.

TABLE 2.2

2.9 TOURISM IN KOGI STATE

Kogi state is a confluence state which is centrally located, apart from this, the state has historical significance and relevance to the country. The state capital (Lokoja) is located between the mount Patti and the Niger – Benue Confluence and is the first commercial and political capital of Northern Nigeria.

Its tourism which has suffered neglect came into limelight after the creation of states; facilities for tourism were gradually developed, historical relics were also developed to boost tourism in the state. At the state capital, Amusement Park was built, contracts were awarded for road construction to the top of the Patti ridge, historical monuments were also renovated.

The Kogi state government is also committed to the development of hotel and tourism in the state; it has also embarked on the construction of a tourist centre at the bank of the Niger which will boost its sources of revenue.

2.10 TOURIST ATTRACTIONS IN KOGI STATE

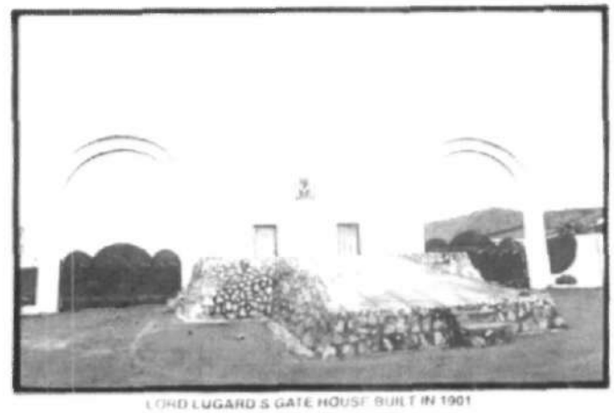
Kogi state tourist attractions are a combination of historical monuments, Natural features and festivals. Tourists attraction in the state capital include:-

- Lord Lugard's House.
- Mount Patti Hill.
- They spot where the royal Niger Company Flag was lowered.
- Graveyard of the deposed exiled Emirs of Kano, Zaria & Bida during the colonial rule.
- Europeans cementry which contains the remains of the European Soldiers of the West African Force station in Lokoja until 1926.
- Niger – Benue confluence.

- Bishop Ajayi Crowther house.
- Iron of liberty:- the sports where slaves were freed other kings attractions within the state include:-
- The Agbaja plateau about 14km from Lokoja.
- Koton – Karfe Cave.
- Egeneja Warm Spring.
- The earth bridge at Eugene.
- Inikpi Statue.
- Awo (a tunnel about 1km long which served as a hiding place during wars).

Below are some tourists spots in Lokoja.

2.1



LORD LUGARD S GATE HOUSE BUILT IN 1901

2.2

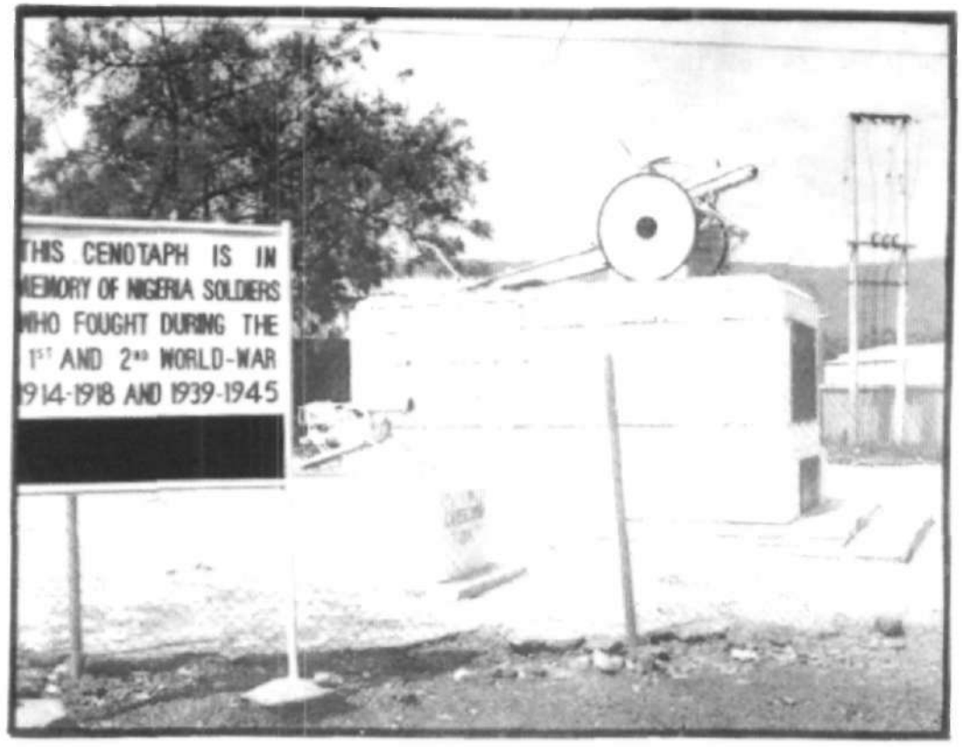


SITE WHERE THE ROYAL NIGER COMPANY FLAG WAS LOWERED



2.3

A TOMB IN EUROPEAN/AFRICAN CEMETERY IN LOKOJA



2.4

THE CENOTAPH OF FIRST AND SECOND WORLD WARS

With all the above tourist attractions, it is expected that standard hotels are built to take care of the increasing number of tourists, both foreign and local. Inspite of several tourist locations, there are no resorts.

CHAPTER 3

LEISURE AND RECREATION

3.0 BASIC DEFINITIONS

The following terms often used are explained below.

3.01 LEISURE

Leisure is described as an idle time during which one may indulge in rest, recreation e.t.c. It describes the time when one does not have to work.

3.02 RECREATION

Recreation means any pleasant activity which one enjoys doing in one's spare time. It refers to any individual after work, by form of play or relaxation in preparation for an individual pursuits.

3.0.3 RESORT

Resort refers to a place visited by many people for holiday. It is also a place visited by people often especially for rest or relaxation, as on vacation.

3.0.4 HOLIDAY

A day or period of time when one does not have to work, this period could be short or long depending on the individual.

3.0.5 VACATION

Freedom from work or study within a specific interval in a year.

3.0.6 RELAXATION

Making people less energetic than usual. It is also the relieve from attention or efforts.

3.0.7 PARK

A public piece of land with trees and grass set aside for aesthetic, educational, recreational and cultural use.

3.0.8 OUT DOOR RECREATION

Out door recreation refers to leisure activities done outside a building.

3.0.9 RECESS

Short period of free time in which one does no work or a temporary withdrawal from work or business.

3.0.10 BREAK

It describes an interruption or discontinuation of a regularity.

3.0.11 HOLIDAY RESORT

It is a place for the purpose of rest or leisure and recreation.

3.0.12 TOUR

A travel to visit a particular place or places.

3.0.13 TOURIST

Any person who travels for pleasure or a person visiting a country other than that in which he usually resides for a period of at least twenty- four hours.

3.0.14 TOURISM

It is the act of travelling for sight seeing.

3.0.15 HOLIDAY RESORT DESIGN

It is the process that relates vacationers or holiday makers to the form and function of a resort.

3.1 THE NATURE OF RESORTS

A resort combines some or all of the attributes of each outdoor recreation area and offers facilities for board and lodging which makes it capable of more than a day's use. In addition, it offers nature's beauty and has facilities for active and passive undertakings as well as other conveniences associated with urban outdoor recreation, restaurants and lodging. Resort areas combine the enjoyment of the outdoors with excitement of the urban facilities.

A resort could be located on the mountain, on water or coast, in the countryside and on anywhere or away from the urban periphery with its main function being to satisfy the needs of recreation, company and diversion, health, tourism or as an avenue of escape for the urban masses.

There are three main categories of resorts depending on the purpose of the visit, or function of the area. These are:-

i. **Holiday Resort:** These are kind of resorts which have a natural setting or established in rural setting which tales care of recreational needs for weekend, seasonal or annual vacationers. They have concentrated accommodation, such as hotel or motel rooms, tents, chalets, caravans and cabins located within easy access of urban centres.

ii. **Tourist Resorts:** These are resorts located on sites with cultural and historical interest or areas of out standing natural beauty preserved in their natural form or condition, with food and lodging facilities, roads and parking areas are normally kept outside the resort location. A tourist resort satisfies the needs of persons who visit a place for the sake of interest and visual pleasure.

iii. **Health Resorts:** These are mainly for people making visits for the sake of their health. These include persons searching for health at mineral springs or those seeking warmer

climate because they suffer from respiratory diseases. Recovering centers for sick people or physiotherapy centers.

iv. **Retreats:** The fourth kind of resorts are the retreats. These are areas developed to cater for people seeking the quieter and more secluded kind of holiday with emphasis in peace and tranquility. They are usually located in secluded places and the outdoor recreation facilities offer little else besides accommodation.

3.2 TYPES OF HOLIDAY RESORTS

There are tree types of holiday resorts . These are :-

A. THE COUNTRYSIDE RESORTS

These are located in the countryside areas in natural condition with few amenities, it has its lodging and catering kept outside the area. It is set aside for informal and passive outdoor recreation like picnicking and camping and usually attracts fewer visitors.

B. THE MULTIPURPOSE HOLIDAY RESORTS

These are developed for mass use and incorporate a variety of facilities for outdoor, and possibly indoor, recreation pursuits with road network and parking areas, restaurant and accommodation. They are usually located near large cities or within national parks.

C. THE SELECT HOLIDAY RESORTS

These cater for the growing field of specialized hobbies such as skiing, horse riding and mountain climbing. The selective vacationer use this type of holiday resorts in the quest of the basic amenities and other attractions like sports.

The choice of a holiday resort is determined by the special amenities offered by the holiday resort as well as by the relative costs.

3.3 RELATIONSHIPS IN HOLIDAY, RECREATION AND LEISURE

3.3.1 SOCIAL STATUS ANDLEISURE

The use of leisure time is independent of social status of an individual, rather, awareness of and the need for participation in recreational activities carry greater emphasis. However it is suggested that Educators, practitioners and planners from all occupational fields focus their orientation in leisure towards the context of the total human experience to broaden the basis of leisure expression.

To account for leisure and determine its relation to people and the social personnel will need to view leisure as both an independent and independent variable. Leisure has become less a reflection of demographic or socio-economic status as a life style, choice and form of personal experience. It is hoped that the 21st century will provide avenues for all social classes to enjoy the freedom of leisure has become less a reflection of demographic or socio – economic status as a life style, choice and form of personal experience. It is hoped that the 21st century will provide avenues for all social classes to enjoy the freedom of leisure participation.

3.3.2 EDUCATION/WORK AND LEISURE

It has been observed that education increases the awareness for leisure pursuit amongst students. This is evident in the provision of student union building fields, gymnasium, multipurpose halls, pools and other facilities. Like Education, work, which is

any physical or mental involvement engaged in order to achieve results is a great competition in the use of time, both supplementing and complementing each other.

Work and leisure are inversely related to each other with respect to time. Leisure is an enjoyable diversion from work. But work always remains the prime basis for human existence, work and leisure are accepted for their importance in the day to day well being of man.

3.3.3 PLAY AND LEISURE

Play refers to any activity an individual participates in to amuse himself. It is a continuos activity in which energy may be released and the participant may gain knowledge and personal experience or development.

3.3.4 PEOPLE AND LEISURE

The working society appreciates leisure more, since for a non – working society, every activity is leisure in itself. The question of how and where to utilize increasing leisure time is a major problem for an increasing number of people. A proper under standing of these problems may influence the culture and course of societal development.

3.4 FACTORS INFLUENCING OUTDOOR RECREATION

The need for recreation vary at different times and the kind chosen depend on the following factors:

3.4.1 Money:

Money is a very strong factor which influence recreation, individual or personal income controls participation in recreation and influence the form and intensity that the participation will take. For some people a break from work and a trip to a resort for weekend will be possible but cannot stay longer than that because of cost.

3.4.2 Age and Sex:

The age and sex determines the kind and form of recreation an individual may participate in younger people take part more in strenuous exercise. Taking a walk may be just okay for the aged than the younger people. Just like age, the sex also determines the type of recreational activities.

3.4.3 Time:

Time is also another factor influencing recreational activities. Availability of time or non availability of it has an effect on what people will do. Time consist of two parts, the leisure time and mobility time, that is, the ability of a person to move easily from one point to another. 'part of the driving' can be considered as driving for pleasure of sightseeing, but up to a certain extent, travel consumes leisure time. The occurance of this leisure time has much to do with the types of recreation that people enjoy.

With the advances in technology, there has been an increase in professional and skilled workers, the number of working hours has reduced, giving people more time to participate in outdoor recreational activities.

3.4.4 Availability and Accessibility:

Availability and accessibility of recreation grounds can also influence outdoor recreation. The availability of suitable spaces, climate, pleasant attractions like water bodies, hills, enhance conducive atmosphere for the participation of people in outdoor recreation. Accessibility to and from the recreation site will also influence the participation in outdoor recreation. Just like the availability of basic infrastructural facility – light (- power source) water, health facilities etc.

3.4.5 Communication:

Communication provides the media to transmit messages to the public. Mass and personal communication have continued to make technological advancements to the extend that live television broadcasts can now be transmitted around the world by satellite system.

People learn more absent outdoor recreation through communication mass communication such as Newspapers and Television expose the public to recreational ideas.

3.5 CLASSIFICATION OF OUTDOOR RECREATION AREAS

The term "park" is usually applied to many different kinds of outdoor recreation areas which include Amusement centres, Playgrounds, nature preserves, wilderness areas and even resorts. It is necessary to differentiate between the different outdoor recreational areas in order to overcome the apparent misunderstanding.

i. **Amusement Centres** :- These are designed to offer entertainment fantasy and adventure and has specialized facilities for intensive use and formal pursuits. E.g. Apapa Amusement Park, Disney world U.S.A.

ii. **Playgrounds:-** These have specialized facilities in which to participate in or watch active play and other organized activities. E.g. golf courses, play fields, racetracks.

iii. **National Parks:-** These are beautiful and wild country conserve of national interest. They are buildings of historical and aesthetic interest protected and preserved. They usually have open air recreational facilities provided. e.g. the Kainji national park.

iv. **Recreation Parks:-** They have facilities of limited use and flexible form developed with a minimum of construction and a maximum of natural unprocessed materials for active, passive, formal and informal pursuits e.g. neighbourhood community, district and regional parks.

v. **Wild life area/Nature reserves:-** They are living museum of national history with an almost total exclusion of human access except for nature study and incidental recreation use. Examples are game and forest reserves.

vii. **Resorts:-** They are natural or man – made attraction with facilities for varied outdoor recreation activities, they are usually located away from urban centres, and have provision for board and lodging examples are holiday tourists and health resorts.

3.6 SPECIFIC FEATURES OF HOLIDAYS

There are many forms of activities which a holiday maker may take part in, these include sight seeing, games, sports, crafts, music, drama and other social activities.

Holidays making may also include activities during leisure time like physical, social, mental or emotional involvement.

Holidays are taken as a result of internal motivation and the desire to achieve personal satisfaction.

Holiday could be selected activities or involvement, which is voluntary, free of compulsion or obligation.

3.7 SOME TYPICAL RESORT ACTIVITIES

(A) At first point of call:-

Park and obtain relevant informalities at the reception, relax at the snack shop, getting touch with home or friends. Areas should be conducive enough and pleasant for said activities.

(B) Getting into new wear:-

Attires suitable for activities e.g. playing, swimming, walking for scenic admiration. There is therefore need for facilities to be functional, easily accessible, encourage participation, and yet provide security and freshness. (landscape outdoors and decorated interiors).

(C) Meeting others:-

At common eating and drinking areas (outdoors and indoors), settings must be adequate, visible, conducive and catching.

Play grounds and like places are additional places of socializing. Seats should be provided where possible.

Clubs or groups generally require large spaces for meetings.

(D) Packing and Departing:-

The general setting and souvenirs should be such that people are always enticed to visit over and over again.

Both arrival and departure should be as flexible and pleasing as possible. The circulation pattern and other systems that make for good stay should be without any complication.

3.8 PROVIDING FOR INDIVIDUAL NEEDS

Needs vary from persons to persons depending on their social status, inspiration, outright cultural background, sex, religion, age, health and others.

i. **Users of a recreation unit:** Provide conducive and pleasant venue for entertainment, play and meetings.

ii. **Seasoned player or professional:** Provide a high standard pitch and related equipment.

iii. **Users with advanced age:** Provide comfortable, less stressful, observable and warmth leisure activities.

iv. **Argile user:** Provide more activities premises for social interaction.

v. **Accompanied kids:** Provide day time and evening spaces for parents and kids.

vi. **Facility Manager:** Provide a highly organized and rentable center.

vii. **Town or city mayor:** Provide a state of the art facility which will entice the users especially with all level sporting and as well as dazzle other towns.

viii. **The general public:** Provide a complex with all necessary activities (sports, halls, Grandstand e.t.c. with a difference).

CHAPTER 4

CASE STUDIES

4.0 GENERAL

Case studies were conducted with the aim of acquainting oneself with facilities and services of related projects and to ascertain the strength and weakness of designs in real life situations, which will help in producing a better design.

Four case studies are presented, two local leisure centres namely, the Ikogosi warm spring resort centres in Ekiti - state and the whispering palms Iworo - lagos.

It is also important to have international visitors in mind while planning, to have the ideas of facilities required by the visitors since the proposed holiday resort intends to accommodate both foreign and local guests. Therefore two international leisure centres are presented namely, the Ocean park in Hong-Kong and Balina Serai Resort Hotel Bali in Indonesia.

4.1 IKOGOSI WARM SPRINGS RESORT CENTRE

Ikogosi warm spring resort is located Ekiti west local government area of Ekiti state. It was formally in Ondo state but due to the creation of states, its location shifted to Ekiti State.

The warm spring is about 35km from Ado - Ekiti and it is situated in a valley with surrounding hills. It has a naturally thick forest vegetation which protects the resort from erosion and serves as shades during sunny days. The resort covers about 31.38 hectares and has an undulating topography. The centre was acquired by the Ondo state government in 1978 from the Baptist mission who had established a youth and conference centre in the 1950's

Traditionally, the springs are believed to be wives of the same husband who turned to spring water (warm and cold in the wake of rift and rivalry between them). The hot and ill-tempered wife believed to have turned to the popular warm spring while the cool – tempered wife turned to cold spring water and their husband became the undulating hills that encompass the springs. But scientifically, the deeper a body of water goes underground, the hotter it becomes and as it is forced back to the surface the temperature will be relatively high.

At Ikogosi warm spring resort, there is the provision of accommodation, swimming pool, restaurant, conference centre, children's play ground, a mini zoo and other facilities.

The resort has four VIP chalets which are well furnished, four western type chalets and thirty – two other chalets for visitors and students on excursion. Also it has a multipurpose conference centre. A restaurant located adjacent to the conference hall at the centre of the resort, but are not being used. It has no sporting facilities. It has a warm water swimming into which the mixture of the warm and cold spring flow and an outlet where the water flows out making the pool very clean at any point in time. There used to be a zoo within the resort in which animals like lions, tigers, monkeys, crocodiles, tortoise e.t.c. were kept. The warm spring is an exciting place to visit an holidays.

Merits

- Has a cool natural atmosphere, which makes visitors relax during their visits.
- Well paved and stepped walk paths to the source of the warm spring.
- Natural vegetation retained which prevents direct heat from the sun and prevent erosion.
- Chalets are well furnished (or well suited accommodation facilities).

Demerits

- Recreational facilities are not adequate.
- Parking spaces not defined.
- No additional landscape to the existing thick forest.
- No animals in the zoo at the present time.
- Poor maintenance in the entire environment.
- Facilities are too far apart.



4.1 ENTRANCE TO THE RESORT



4.2 SOURCE OF THE SPRINGS



4.3 CHILDREN'S PLAY GROUND



4.4 MEETING POINT OF HOT AND COLD WATER



4.5 EXECUTIVE CHALET



4.6 FEDERAL CHALET



4.7 SWIMMING POOL



4.8 SWIMMING POOL OUTLET

4.2 WHISPERING PALMS IWORO - LAGOS

Whispering palms is located at Iworo in Badagry area of lagos, and sited along the lagoon. It has not been fully completed, but is being gradually developed since its owned by private individuals. It was started in 1986, and its being built in phases.

The site is relatively large, with natural landscape but with scattered facilities. Both modern and traditional architectural structures are used. It has a beautiful scenery, with well planned and landscaped sit outs by the lagoon, on beach sand, which has tyres placed at the edge to prevent sand from washing off, with fresh air/breeze blowing over head making the palms to whisper. It has a quite and natural atmosphere for relaxation and recreation, which makes one want to go back for another visit. There is the provision for accommodation,. Children's play area, bar, restaurant, sports and leisure, a body workshop and health recuperation.

The resort has seven VIP chalets and a block of one storey with twenty-four rooms completed with double and single rooms. An open air dinning area which can seat about eighty to hundred persons comfortably. A seminar room with audiovisual equipment and a conference room which was recently introduced. It has two bars and a Barbecue stand close to the lagoon to serve visitors around the lagoon. It also has a small kitchen, for light snacks by the lagoon.

There are sporting facilities like boating, with about ten boats, table tennis, lawn tennis courts, dart games, handball and also equipment for children, a floating bar called the mammy water bar and a fountain on the lagoon. Also a shop at the reception and a news stand for newspapers, books etc. It also has a mini zoo which has birds, monkeys and crocodiles also horses for those wishing to go on a horse ride.

Merits

- Has a good scenic view.
- Good natural landscape which provides a relaxed atmosphere for visitors.
- Both modern and traditional materials were used for construction.
- Location of children's play area away from the lagoon.
- The provision of lodgers parking separate from those just visiting.

Demerits

- Pedestrian walkways are not defined within the site.
- Development is slow since it's a one-man business.
- Boating area and number of boats are very small compared to the number of visitors.
- The animals for the zoo are kept at different locations.



PART OF THE RESORT FENCE

4.9



4.10 RECEPTION AREA



FOUNTAIN

4.11



4.12 NEWS STAND



FLOATING BAR

4.13



4.14

MINI ZOO



4.15 PICNIC AREA



BOATING AREA

4.16



4.17 CONFERENCE ROOM



4.18 CHALETS



4.19 DINNING PAVILION



4.20 LAWN TENNIS COURT

4.3 BALINA SERAI RESORT HOTEL INDONESIA

The Balina Serai resort hotel is located on a secluded beach in East Bali, Indonesia. It was designed by Architect Killy Hills. Originally, the site used to be part of a coconut plantation. It has as neighbours hotels on both sides of the site. The hotel is intended for budget travelers.

The entry to the Balina Serai begins with an overview of the resort. Guest then descend to a porch formed by a colonnade on one side and a circular stone drum on the other. From the point of arrival, the ocean is viewed through the unwalled transparent lobby, from which the innate simplicity of the plan is easily understood. The accommodation is broken down into a cluster of pavilions, staggered plan to resemble an organically evolved village.

The hotel is designed to exploit passive environment control. All public areas are essentially unwalled pavilions, where cooling relies solely on natural ventilation and fans for air movement.

The facilities in Balina serai include standard guestrooms, open pavilion restaurant, tow suites contained within four separate two-storey buildings with views and direct access to both a large swimming pool and beach.

The guestrooms are entered in pairs from a detached open walkway positioned at mid - level between floors. The circulation system affords both privacy to guestrooms and permits the option of cross - ventilation as opposed too air - conditioning.

Grass thatch roofing was selected for both its physical appearance and environmental performance. Thatch has excellent insulating properties and also minimizes visual intrusion into the landscape.

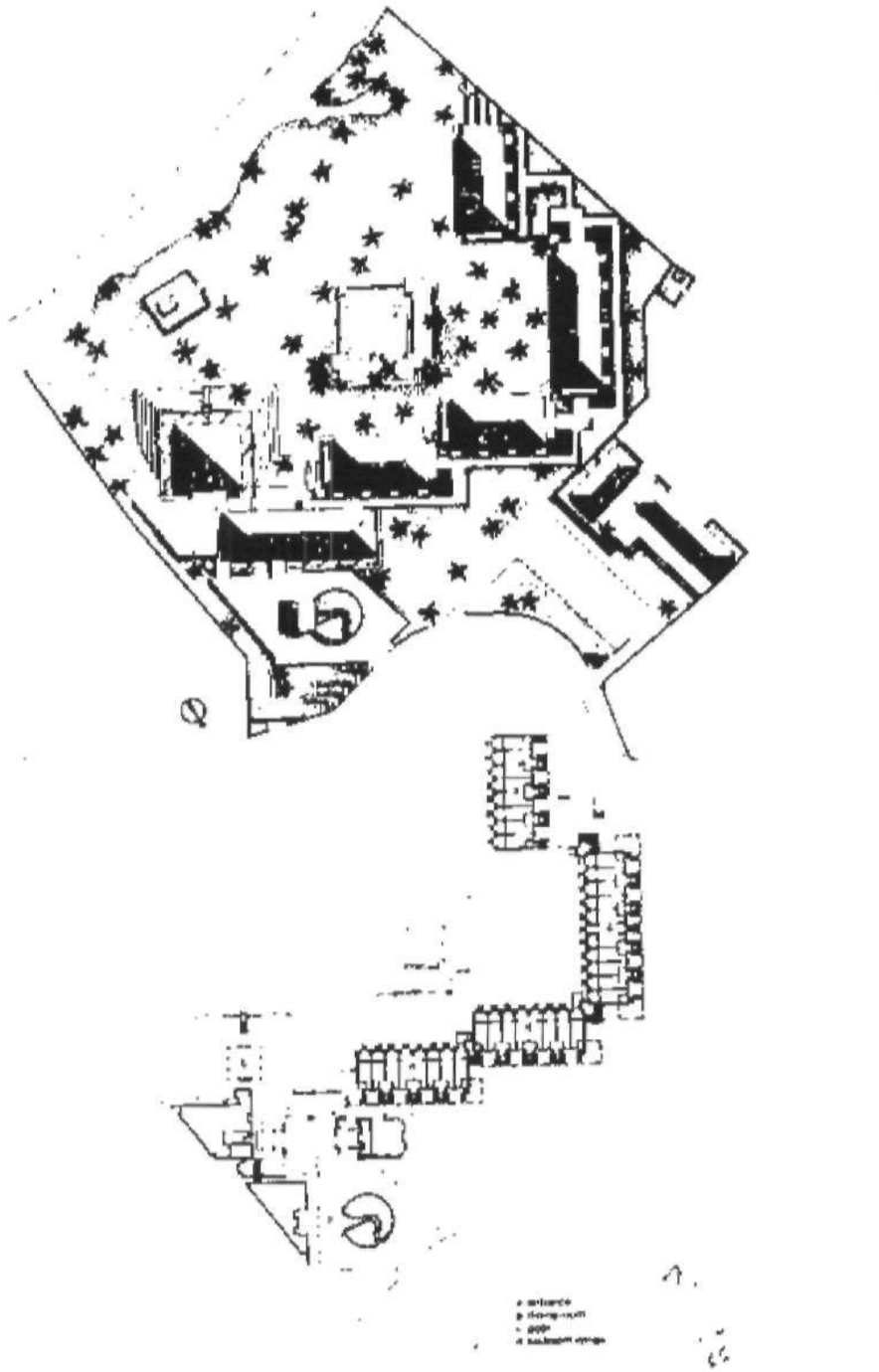
The construction at Balina Serai resort hotel is very simple and low – term, local materials and technology was used.

Merits

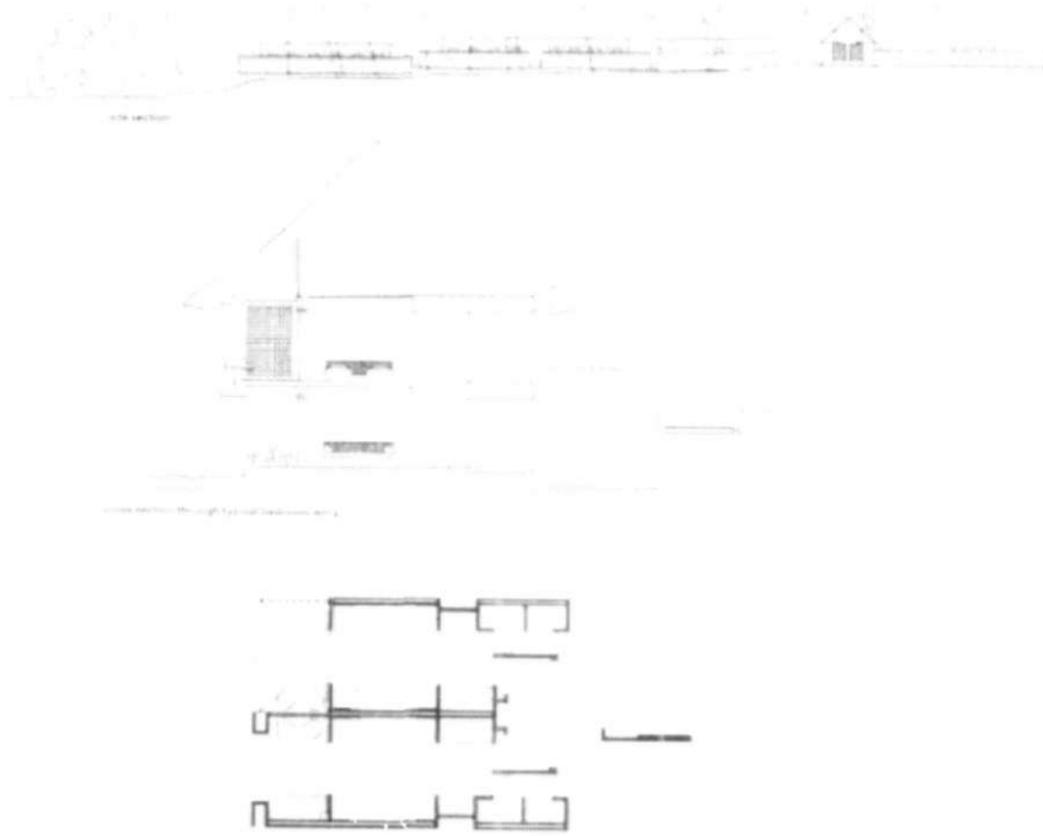
1. Modern Interpretation of a traditional vernacular.
2. Extensive use of passive means of ventilation.
3. Conscious Integration and adaption of the natural environment.
4. Economy of construction and material.
5. Use of cavity walls to enhance acoustics isolation.

Demerits

1. Parking not equally spaced, a bit too far for the last building to the SouthWest.
2. Rooms are not equally exposed, therefore neglecting the potential of using the site.
3. Use of thatch close to the ground, likely to attract fire.
4. Lacks aesthetics of emotional appeal.
5. No defined pathways between facilities.



4.21 SITE PLAN OF BALINA SERAI RESORT

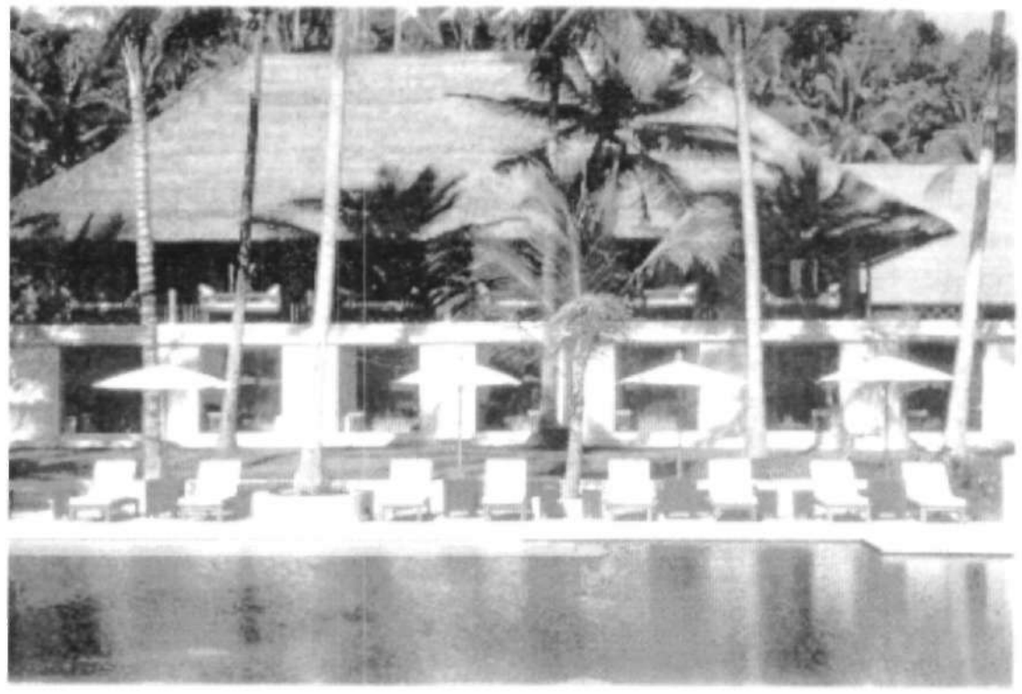




4.22 PLANS AND ELEVATION



4.23 BALINA SERAI RESORT



4.24 DINING PAVILION

OCEAN PARK, Hong Kong

The ocean park is located in Hong Kong by the ocean, as the name implies. It is a combination of Amusement and Animal Park which serves both the adults and children.

The general layout consists of a ticket both, a large restaurant and a conservation square at the main entrance, and a well-landscaped "lowland gardens" with waterfall, Dinosaur discovered tail, butterfly house and other activities. Besides it is the 'kid's world zone which has some exciting facilities for children. On the right side of the 'low garden' is the water world which has a separate admission.

Beyond the lowland garden the birds paradise. There are also the Headland rides, the marine land Tower, middle kingdom, and Taishue wan entry Plaza all with different activities taking mace within them in their various locations.

The available guest facilities include a relations offices located at the entrances for assistance and information, car parking for four hundred (400) cars, first - aid stations, free wheel chair for the disabled, souvenir ships, toilets, public phones, lost and found, free shuttle service between the main entrance and Taishue wan entrance, restaurant and food kiosk, but has no accommodation.

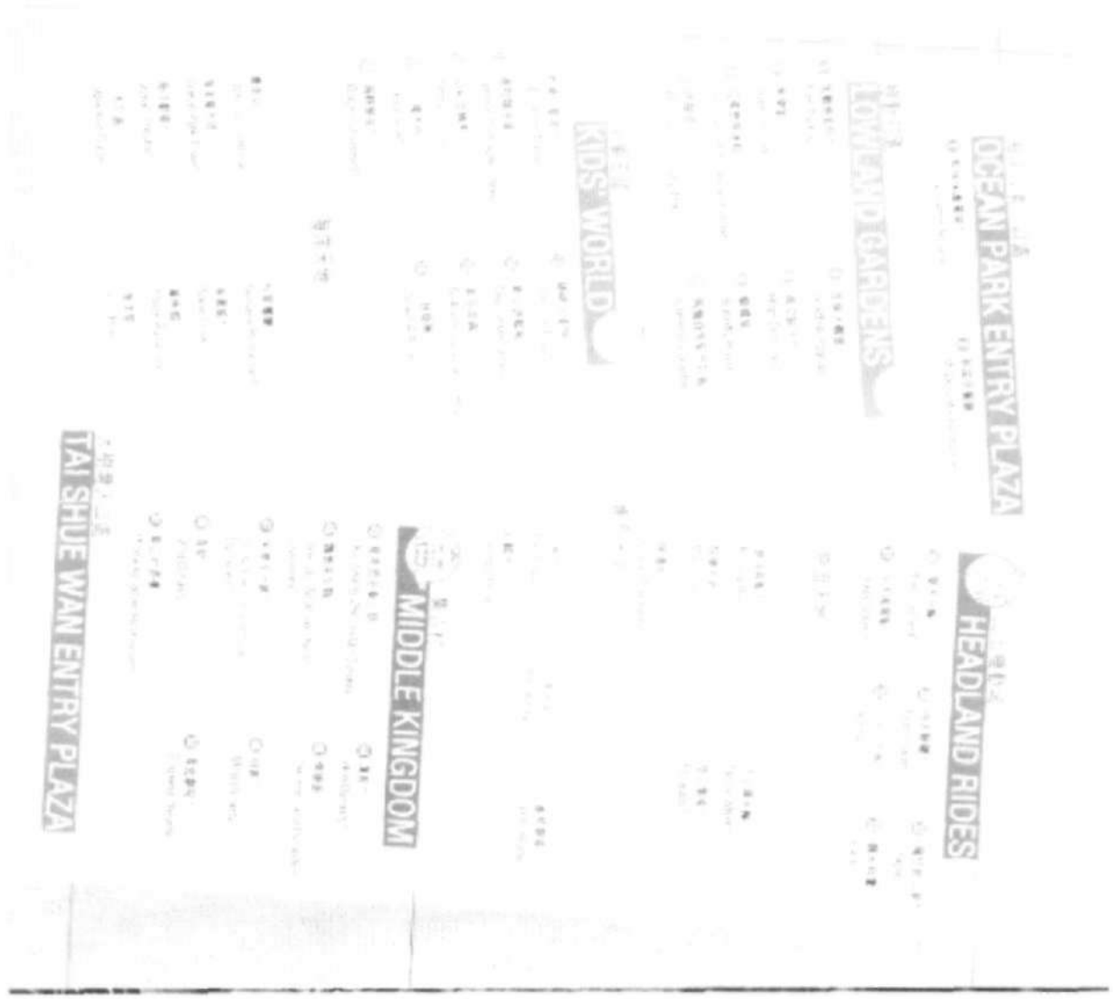
The ocean park is designed for fantasy, a place to visit for leisure and recreational activities. It has well defined circulation routes, landscaped areas and relaxation areas.

Merits

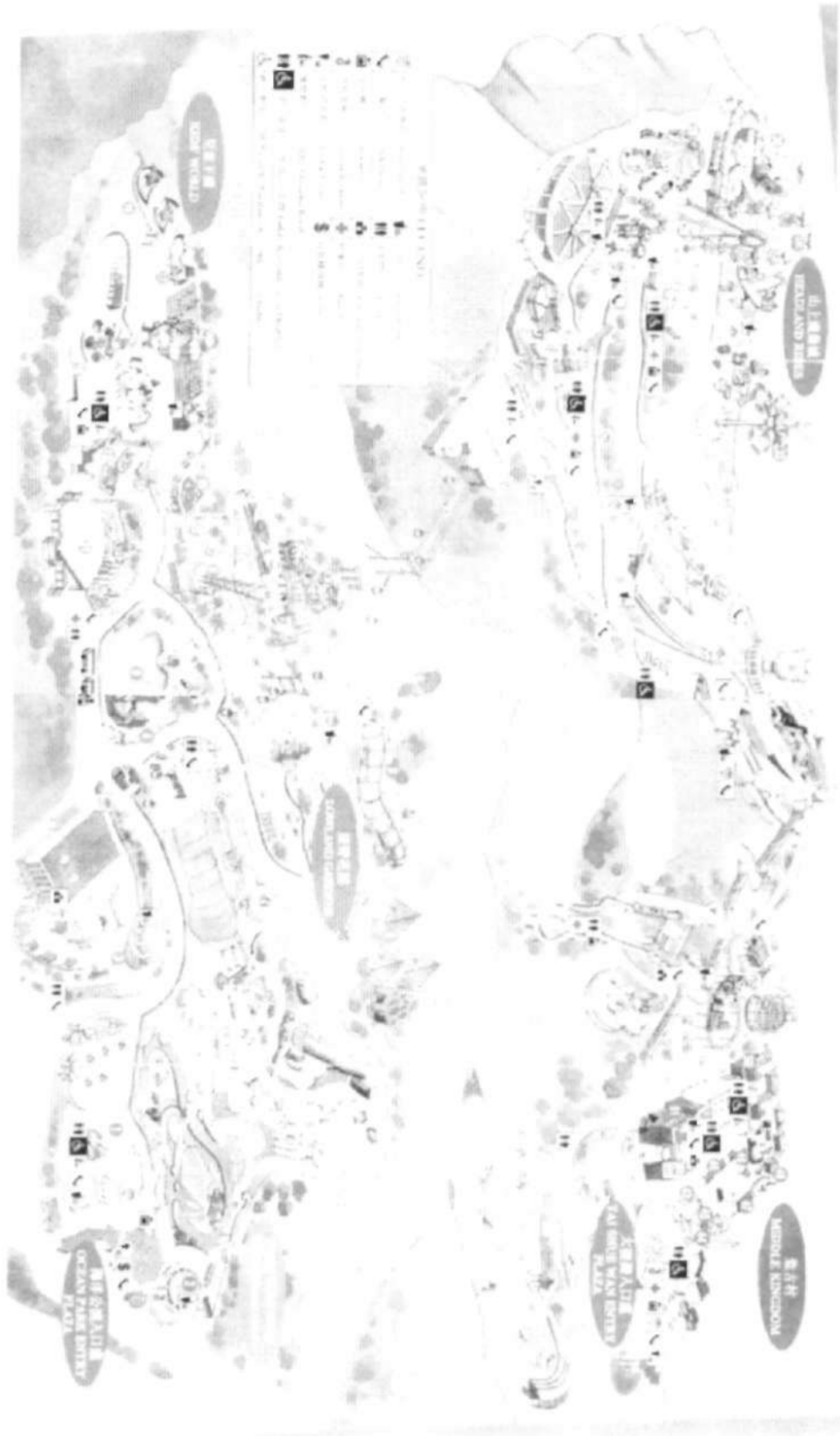
1. Adequate provision of security and communication.
2. Provision of many and diversified themes.
3. High level of technology and creative appeal.
4. Adequate provision for kids and the handicapped.
5. Dynamic organization and pathways.

Demerits

1. No use of natural elements for recreational purpose.
2. Entrances are far apart.
3. Themes are widely spread.
4. Most equipment are mechanically or electrically dependent.
5. Running costs are likely to be high.



4.25 KEY TO SITE PLAN OF OCEAN PARK



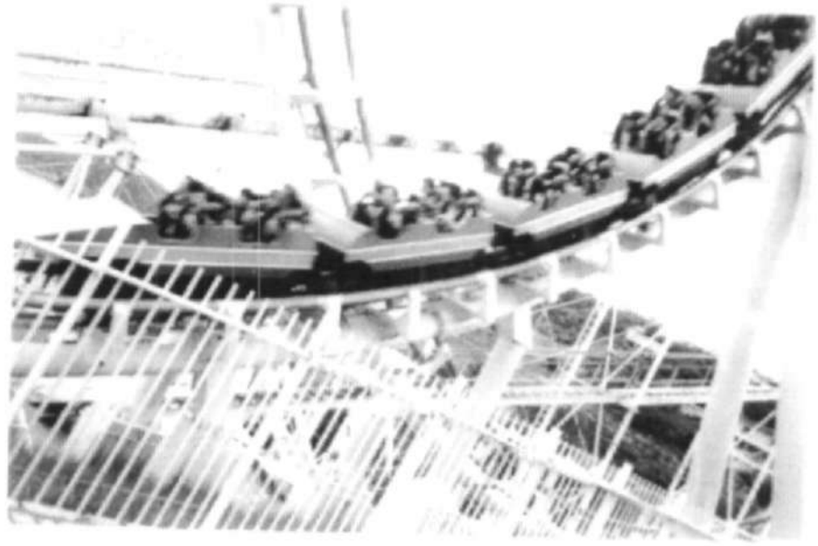
4.26 SITE PLAN OF OCEAN PARK



4.27 WAVE COVE



4.28 BIRDS THEATRE



4.29 SPACE WHEEL



4.30 MINE TRAIN



4.31 AQUARIUM



4.32 NIGHT SCENE

CHAPTER 5

STUDY AREA

5.0 INTRODUCTION

Kogi State was created in August 1991 by Gen. Ibrahim Babangida regime with its headquarter as Lokoja which is located within the middle belt of Nigeria and between a range of hills called mount Patti. Kogi State is made up of Ten Local Government areas from the former Kwara State and six other local government areas from the former Benue State, which then makes sixteen local Government Areas. The rivers Niger and Benue run through Lokoja town and form a confluence, which makes it a great economic and tourist relevance to the state.

5.1 BRIEF HISTORY OF LOKOJA

Mungo Park in 1775 began an exploratory journey of river Niger, his work was speeded up by a Briton, William Baikie who is believed to be associated with the founding of modern Lokoja in 1854 in the company of Bishop Samuel Ajayi Crowther. He encouraged the British people to settle in the town for their commercial activities. They brought liberated Africans as emigrant settlers and encouraged the populations to come down from mount Patti to form a settlement with the visitors.

Lokoja was then transformed from a transit trading point, to a commercial center for European firms in 1860. Because of these commercial activities, it served as a major point from where development spread to other neighbouring towns and as early as 1900, served as an administrative control point during the colonial era.

5.2 THE PEOPLE

The population of Lokoja is about 95,000 people and comprises of five major ethnic groups. These are the Nupes, Igbirras, Yourbas, Igalas and the Bassa Komu. The Nupes have cultural and ethnic affinity with the Hausas, while Hausa Language is the most commonly spoken in the town.

The two popular religions are Christianity and Islam.

5.3 LOCATION AND TOPOGRAPHY

Lokoja town is bounded within latitude 7.47^{1}N and 7.50^{1}N and longitude 6.45^{1}E and with a radius of 16km from the center. It is situated on the West Bank of the river Niger, at the confluence of Rivers Niger and Benue.

Kogi State, has at various borders other states whose socio - economic activity could get a buster from the establishment of the resort, these include, on the Northern boundary - Niger State, Plateau State and the federal capital territory, on the Western boundary Kwara State, Ondo State, Edo state, Anambra State and Enugu state on the Southern boundary and on the East by Benue State.

Running centrally within the state and especially the state capital is the Agbaja Plateau which rises about 356.8m above sea level and gently undulates along the region.

5.4 PATTERN OF SETTLEMENT

The pattern of settlement is the linear settlement, the people generally settled along the bank of the River Niger.

The river prevents its continuous spread, so it developed along the road and spread towards the mountain in the North. At the center of the town is the traditional settlement and then the new layout, government and civic buildings, police station.

5.5 BASIC INFRASTRUCTURE

These has to do with the essential amenities basically necessary for the proper wellbeing of man in his environment.

5.5.1 Transportation

The major transportation system in Lokoja by Taxi, motorcycle, buses, ferries, canoes and flying boats. There are no rail lines and no airport, but has an airstrip used for military purpose.

5.5.2 Water

The source of water supply are from wells, bore holes, streams and the small water works being presently maintained. Therefore the proposed holiday resort will have its own water supply and water reservoir.

5.5.3 Electricity

Electricity supply to Lokoja is through the national grid 132KVA line. The holiday resort is to be supplied with electricity by National Electric Power Authority and in addition to this, it will have a standby generator to supply electricity when National Electric Power Authority is off.

5.5.4 Road Network

The federal trunk A2 road from Abuja to Benin provides the town with three links. The first link is from Kotonkarfe, the next is form Okene and the last is to Kabba. Another link is the Lokoja - Ajaokuta road which links Lokoja with the eastern part of the country.

5.5.5 Telecommunication

There are the post office and the National Telecommunication Company, which cater for the telecommunication link of the people. The site is to be linked with National Telecommunication Company, communication line.

5.5.6 Economy

The economy of the state is basically dominated by farming, fishing, small scale industries, handicrafts (pottery and weaving). Employment in the government is small, majority of the population fall under the self-employed or apprenticeship categories. The resort will serve as job opportunity for the unemployed.

5.5.7 Sewage Disposal

There is neither a public sewage disposal system nor a co-ordinated solid waste management for Lokoja metropolis. Some households use water closet, others use the pit latrines while some use open ditches or nearby bush - grown areas. The proposed site will have efficient disposal of sewage.

5.5.8 Refuse Disposal

There is no organized disposal system within the metropolis, the households throw their refuse in any open space and ditches or river course convenient to them. There are very few recognized refuse dumping sites located in some areas. Incinerators will be provided in the proposed site for adequate refuse disposal.

5.5.9 Drainage

Rainwater, waste water from usage and burst pipes and water from sewage and industries contributes mainly to the drainage problems in Lokoja. The drainage facilities 'are poor' either lined or unlined channels that have been turned into refuse dumps. Proper drainage channels are to be provided on the proposed site.

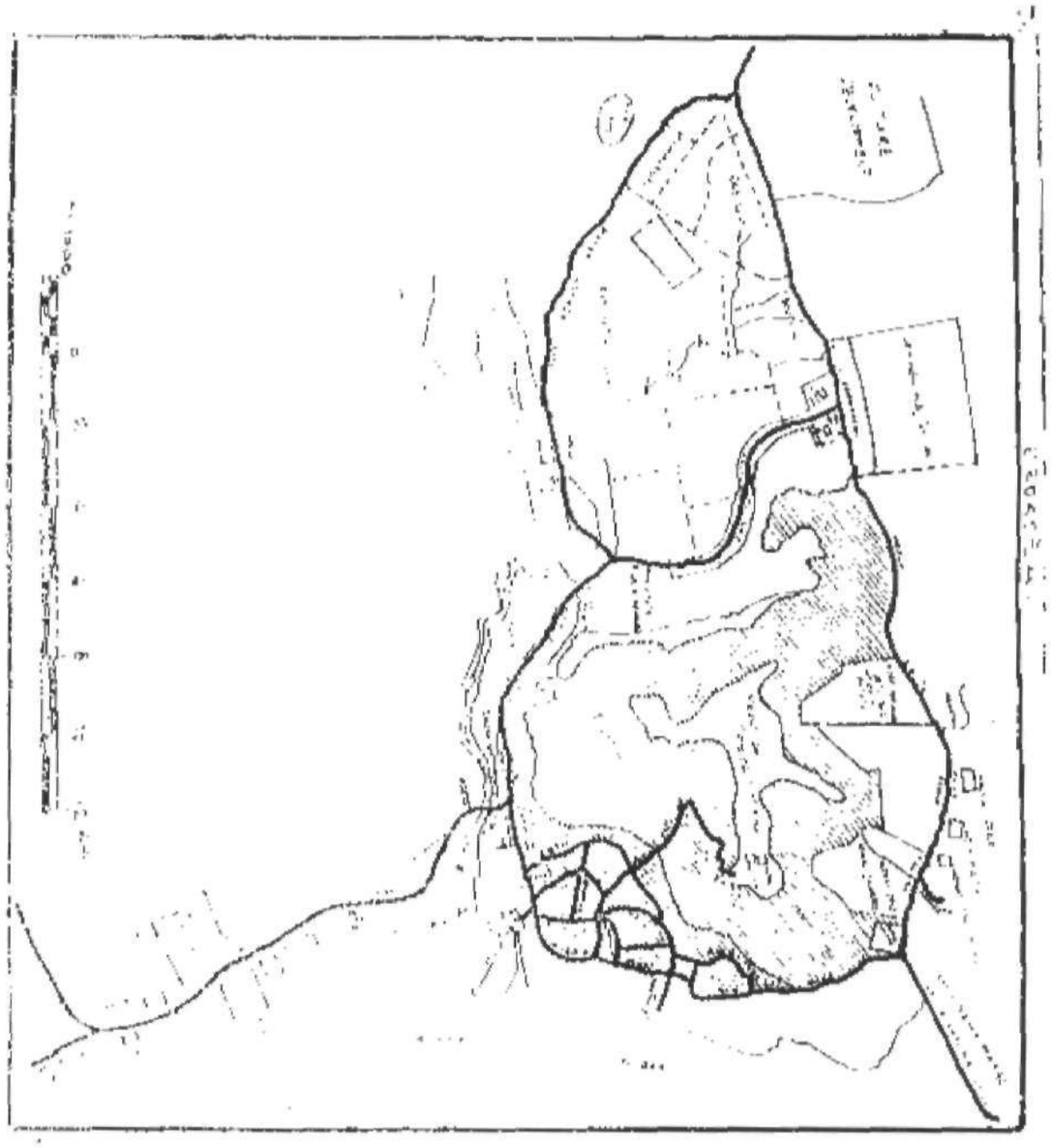


Fig 5.1 LANDUSE MAP OF LOKOJA

5.6 SITE LOCATION

The project site is located by the River Niger, which has a good view of the confluence. It is about 4km from the metropolis and along Lokoja/Ajaokuta wad.

5.7 SITE SELECTION CRITERIA

Sites for leisure and recreation facilities are selected on criteria's which are influenced by natural occurrence of vegetation and scenic views.

The following criteria were used in the selection of the site for the proposed project.

- **Availability of Land:** Expansion and flexibility of design were considered while selecting a site, so there is enough land for the proposed project.
- **Accessibility:** The site is easily accessible by public and private transport and pedestrian route.
- **Scenic Views:** The location of site takes good advantage of natural feature so as to enhance leisure and recreation.
- **Landscape Resources:** Natural features such as trees, shrubs, rock outcrop and many others that may be of added advantage in the design which can enhance the Landscape quality.

5.8 ANALYSIS OF SITES AND CHOICE

Two sites were selected for this project and analysis was done to select the better one. Site one is located along Lokoja/Ajoakuta road and the second site is located on the mount Patti ridge.

5.8.1 SITE ONE

This site, (which was finally selected from the project site) is located at the out skirt of the town, about 4km from the town center along Lokoja/Ajaokuta road.

Merits :

- The site is located at the out skirt of the town.
- It has a good scenic beauty of River Niger.
- It has good landscape resources.
- Enough land for future expansion.
- Good tarred road leading to site.

Demerits :

- Tapping facilities to the site is costly since its out skirt.

5.8.2 SITE TWO

The site is located on the mount Patti ridge which is 400m above sea level.

Merits :

- Has a meandering road, which is a good scenic view.
- Large enough for the project.
- Good view of the town from the hill.

Demerits :

- Population encroachment from residential development.
- Uninteresting natural features.
- Lack of service lines e.g. Telephone, water and electricity.

5.9 THE SITE

The selected site for the proposed holiday resort is discussed under the following sub-headings.

i. TOPOGRAPHY

Lokoja is a confluence town of rivers Niger and Benue. It lies at an altitude of 125m above sea level and on the West Bank of River Niger. The north west of the town is dominated by high plateau, the Patti ridge which rises as high as 400m above sea level.

On the eastern part of the selected site is the river Niger which has an Island of about 300m from the bank of the river, this can serve as a possible boating destination for tourists. Rock outcrops are found on different locations on the site. On western boundary is the major road linking Lokoja and Aja0kuta. On the north and south of the site are streams which can be developed for recreational activities.

ii. DRAINAGE

The site slopes gently in a NW-SE direction towards the river. Therefore drainage is along this direction.

iii. VEGETATION

Lokoja is characterized by large batches of rain forest in the west and southeast and wooded savanna (grassland) in the other parts. It has a modified vegetation characterized by short grasses, trees of medium size up to 4m high. On site, more trees, shrubs and hedges will be planted as part of the project proposal.

iv GEOLOGY :

The geology of the town is dominated largely by igneous and metamorphic rocks, composed mainly of granites, micashists and Meta sediments. The area features a rough terrain with mountainous landscape and high lying flat areas, forest and valleys.

On site, the existing rock out-crops shall be retained for recreational purposes.

v. **UTILITIES**

There is an existing power line passing parallel to the major road linking Lokoja and Ajaokuta. Telephone lines terminate about 1½ kilometer to the site, pipe borne water lines also terminate this point. The access road is tarred and less busy and links Lokoja and Ajaokuta as earlier mentioned.

vi **Climate**

Lokoja falls within the middle belt zone, and the climate is characterized by two Season. The wet season from April to October which brings with it the South – Westernly wind originating from equatorial rain belt and blowing from the high pressure zones and the dry season from November to March which is accompanied by harmattan, dust laden wind blowing from the Sahara desert.

The following climatic data prevail and are discussed separately below:-

- **Temperature**

The mean monthly temperatures are 33.7^0 maximum and 22.7^0 minimum. The hottest months are between mid February and mid April with temperatures as high as 38.3^0 maximum and 25.8^0 minimum. The temperature graphs show that there is a thermal discomfort throughout the year. Influence on the design will be on cooling installations and thermal comfort.

- **Sunshine**

Lokoja is characterized with a lot of sunshine the hours of sunshine are greater in the months of December to March and decreases during the other months the average daily sunshine period is about 8hrs.

Glare effect is caused by radiation, the area of influence in the design will be wall finished, roof, shading device, building orientation and landscape planning.

- **Rainfall**

Annual mean rainfall is about 1279.85mm (meteorological station Lokoja). The highest rainfall is recorded in June – August. Its influence on the design will be on roofing, roof slope, drainage, erosion, finishes and joints.

- **Relative Humidity**

During the dry season, it falls to 21% and wet season it is 81%. Comfortable relative humidity is between 30% - 70% in the month of April to June and October. Its influence on the design will be on ventilation, landscape and thermal insulation.

TEMPERATURE

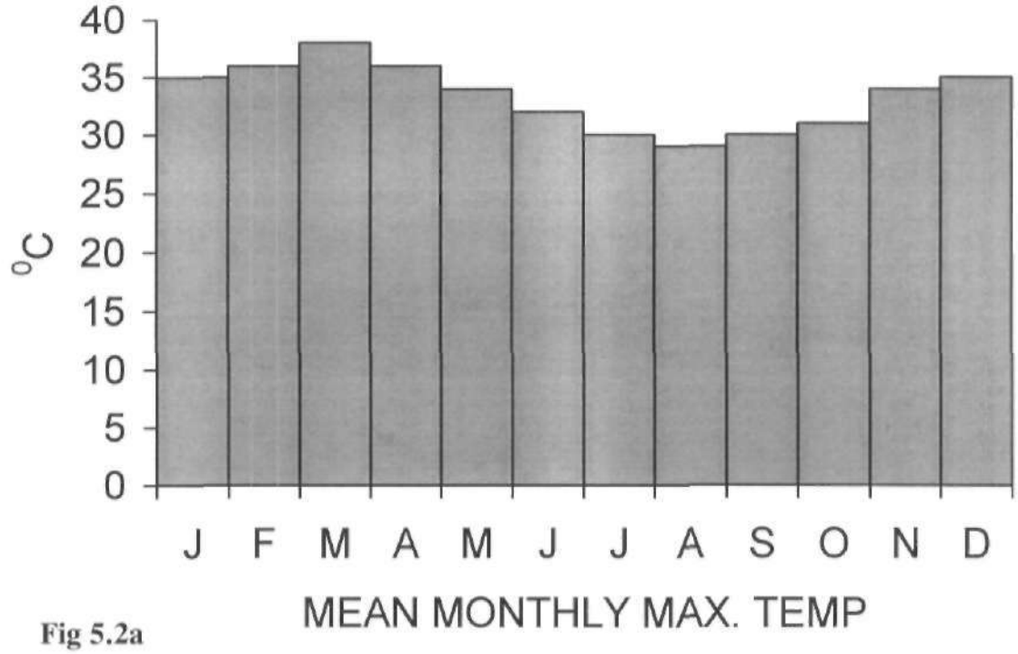


Fig 5.2a

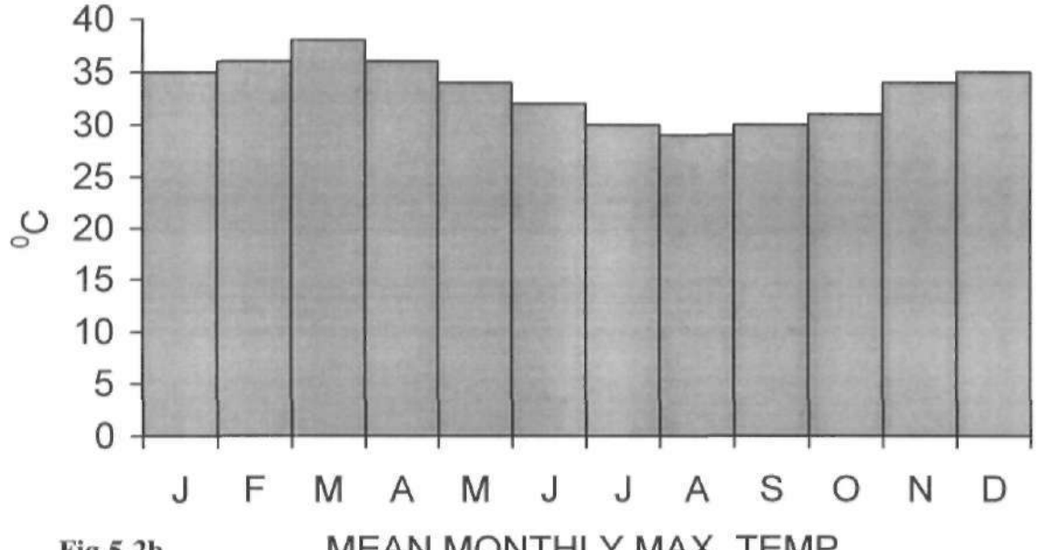


Fig 5.2b

SUNSHINE

MEAN MONTHLY SUNSHINE HOUR

MONTHS	VALUES (mm)
JAN	7
FEB	8
MAR	8.5
APR	6.8
MAY	5
JUN	7
JUL	7
AUG	6.2
SEP	4.72
OCT	5.5
NOV	7.2
DEC	8.8

(1993 - 1997)

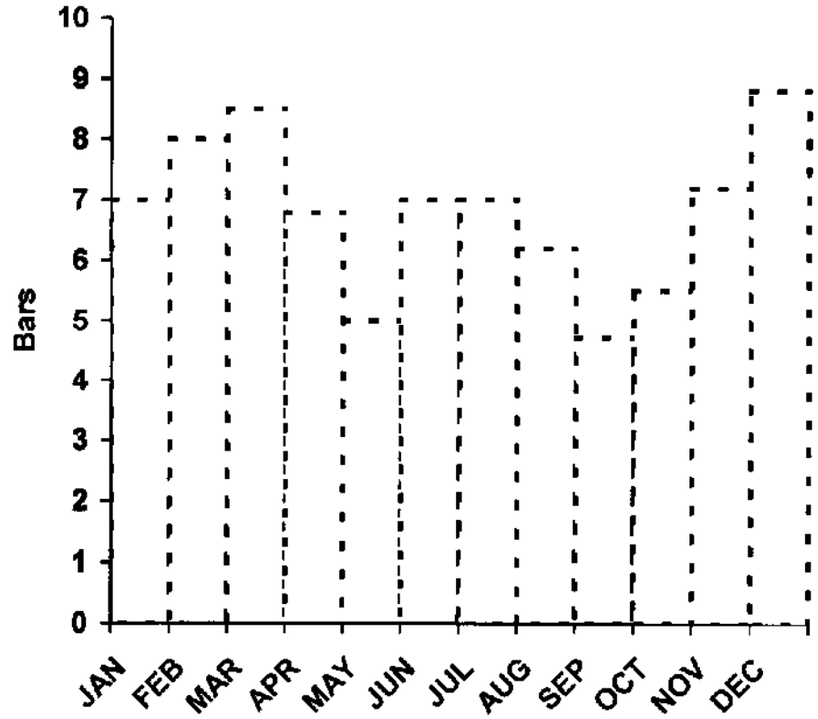


Fig 5.3

RAINFALL

MEAN MONTHLY VALUES OF DIALY RAINFALL

MONTHS	VALUES (mm)
JAN	2.2
FEB	29.3
MAR	22.9
APR	54.5
MAY	152.9
JUN	174.5
JUL	272.9
AUG	254.5
SEP	182.8
OCT	128.8
NOV	1.0
DEC	4.3

(1993 – 1997)

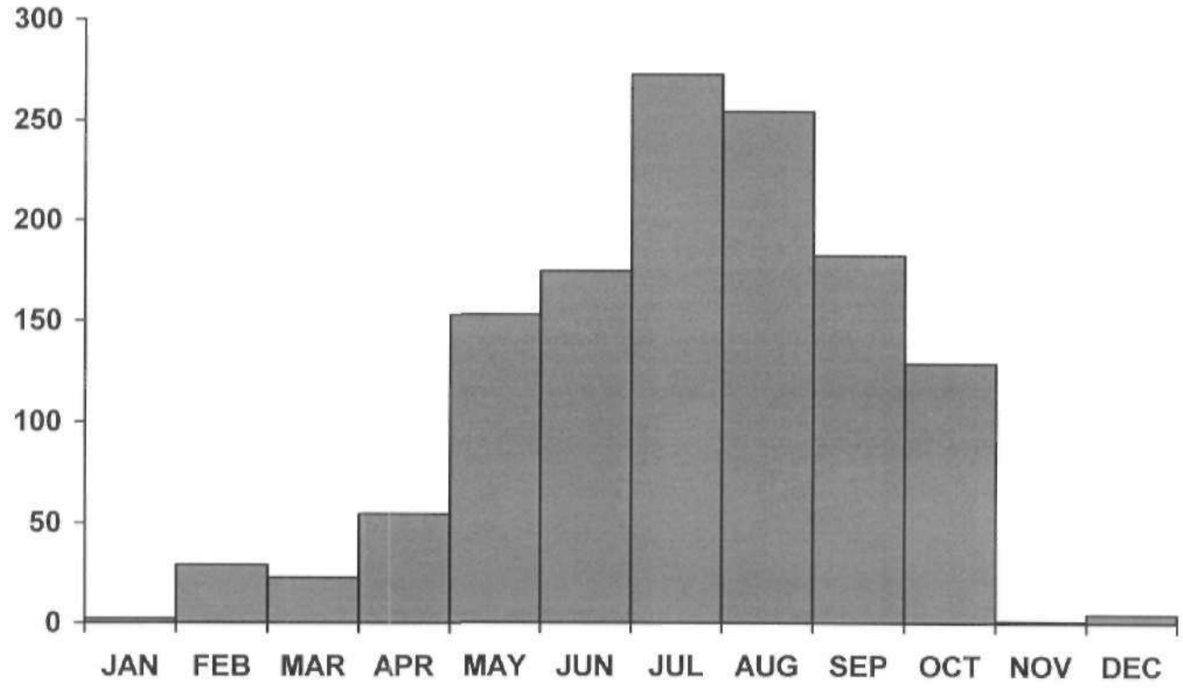


Fig 5.4

RELATIVE HUMIDITY

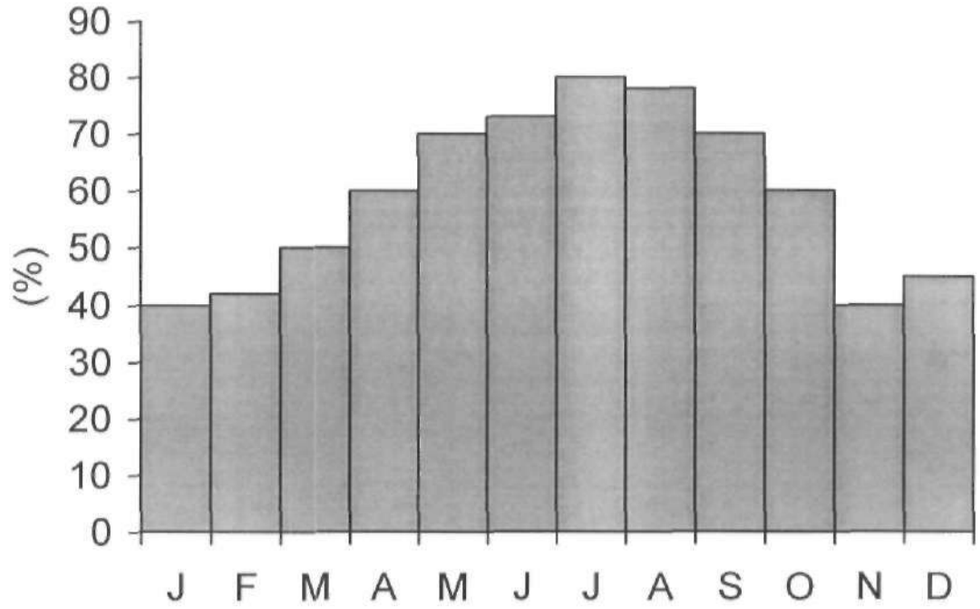


Fig 5.5a MEAN MONTHLY MAX. R.H.

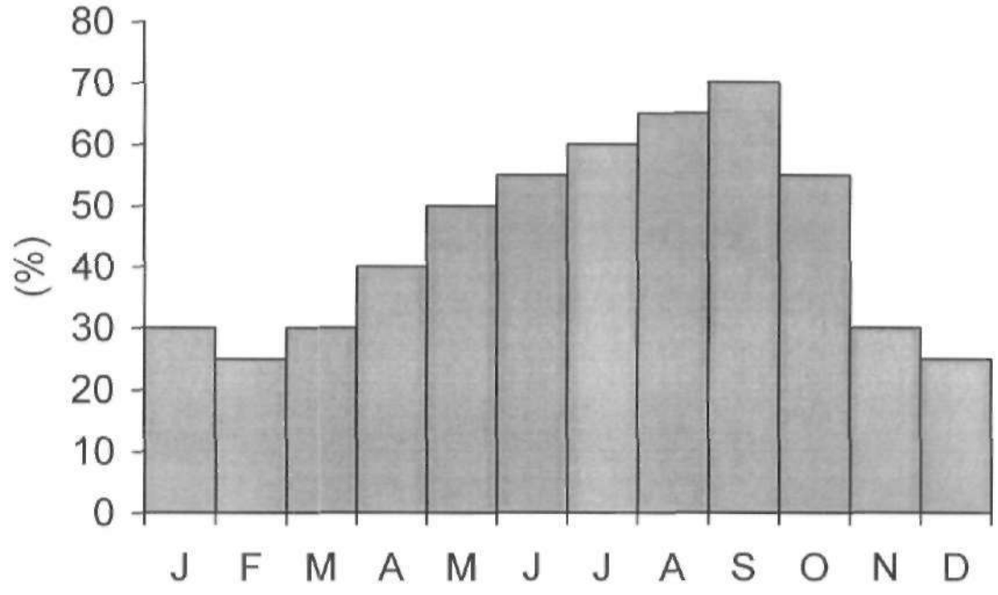


Fig 5.5b MEAN MONTHLY MIN.R.H

CHAPTER 6

RESORT LANDSCAPE

6.0 LANDSCAPE

Landscape is the art of modifying land areas by organizing natural, cultivated or constructed elements.

These elements include:

- Topographical features like hills, valleys and ponds.
- Cultivated features such as trees, grasses, flowers and shrubs.
- Constructed features like buildings, terraces, roads, bridges, fountains and statues or sculptures.

In the old times, landscape was limited to creation of gardens around private dwelling, but today, landscape covers a wider area, ranging from the setting out of small gardens to the ordering of parks, malls and highways.

6.1 FUNCTIONS OF LANDSCAPES

Landscapes serve some important functions which include:

a. Landscapes are used to create and preserve beauty, enhance comfort, convenience and health within the surrounding.

b. Landscape can be used to create a buffer between quite and noisy areas.

c. Landscape can be use break excessive wind flow, provide screens and demarcate areas of different function.

d. Landscapes can be used to reduce high temperature during the daytime and can also be used to create microclimate within the landscaped areas or surrounding.

e. Landscape can be used to control soil erosion in areas where the topography is irregular.

f. Landscape can also be used to enhanced accessibility on site.

6.2 HISTORICAL BACKGROUND OF LANDSCAPE

The art of landscape architecture is almost as old as architecture itself. In the ancient world, the Egyptians devoted efforts to planting gardens within the walled enclosures surrounding their homes, temples and palaces, they later laid out the gardens around rectangular fish ponds flanked by orderly rows of trees.

In the Mesopotamia, the hanging garden was the most famous, erected in C.605 BC under the auspices of Nebuchadnezzar II. They included full – size trees planted on earth – covered terraces raised on stone vaults in a corner of the palace complex. The Assyrians and Persians developed great tree filled parks for hunting on horseback, rectangular walled gardens were also planted, irrigated by pools and canals and was shaded by trees which were usually set in vast barren plains. The gardens symbolized paradise and this was inspired by the designs of Persian carpets.

In Greece, a garden usually surrounded by colonnade were very common, they preserved sacred groves as the habitats for divinities. In the 5th century, public gardens and colonnade works were much frequent.

In Rome, ornamental horticulture first flourished in Suburban Villas around Rome. Open arcades and peristyle were used to weave together dwellings, gardens and pools. Their houses were similar to area houses in that they also used colonnaded garden. Villas on the hilly terrain near Rome were designed with terraced gardens. Pleasure grounds were lavishly laid out by the rich, such as Iuculus, Sallust and Maecenas, this included banquet halls, Perticoes and sculpture. The vast grounds of the Emperor Hadrious Villa near Tivoli were magnificently landscaped.

In the Non – Western World, the Muslims, living where the climate is generally hot and dry, were inspired by the desert oasis and the ancient persian paradise garden centered

on water. They had enclosed courts surrounded by cool arcades and planted with trees and shrubs, enlivened with coloured tile work, fountains and pools and the interplay of light and shade. In the 15th century, gardens with flowers, fruit trees, water and shade were arranged in a unified composition, the Taj Mahal gardens in Agra and Shalimar garden in Lahore are notable examples. In China, palaces, temples and houses were built around series of courtyards, with trees and plants often in pots that could be changed with the seasons and pools. The Imperial city in Peking contained elaborate pleasure gardens with trees, artificial lakes and hillocks, bridges and pavilions. In Japan, they had gardens inspired by Chinese and Korean models. Palaces, temples, teahouses and private houses had garden settings that were closely integrated with the buildings. Kyoto was famous for its gardens which included pools, waterfalls, rock, stone, sand and evergreens, stone lanterns, sculptures and wooden bridges, gates and pavilions. Such tradition continue to some extent in modern Japan and have influenced western landscape architects.

Medieval, Renaissance and Baroque periods:

In Medieval Europe, which was ravage by invasions and incessant wars, gardens were generally small and enclosed for protection within the fortified walls of monasteries and castles. The gardens of most Monasteries were surrounded by cloistered walks and had a well or fountain at the ceter, possibly inspired by Persian gardens which was intended to enhance meditation.

During the Renaissance in Italy, when conditions became more stable, castle gave way to palaces and villas with extensive grounds landscaped in the Roman tradition. The houses were usually designed with settings as well, thus ensuring harmonious relationship between the two, the laid out along a central axis, avenues, walks, and steps from terrace, which afforded fine views of country side. Borders of tall, dark cypresses and clipped Jew

hedges, geometric flowerbeds, stone balustrades, fountains and sculptures conformed strictly to the overall plan. Example of the 15th and 16th century gardens include the gardens of the Medici, palmieri, and La Pietra Villas in Florence.

By the later part of the 16th century, Rome and its environs contained the finest achievements of Renaissance landscape architecture. In the hills north of Rome, water was used to cool and ornament the garden of the Villa d'este at Tivoli, designed by Piro Ligeria in C. 1550, the garden combines cascades, jets and curtains of water with placid pools and channels on hill side terraces through which the visitor walks on ramps and stairways.

In the 17th century, France replaced Italy as the primary inspiration of architectural and landscape design under Louis XIV, French gardeners began to work on a grander scale and a closer relationship with architecture. The foremost landscape architect of this time was Andre' Le Notve, he used sloping site to create broad walks, terraces of parterres broderie. At the palace of Versailles, he laid out a vast expanse of basins, fountains, parterves and woodland alleys along a broad central axis whose terminus was the horizon. In the 18th century, French garden design responded to English maturalism with romantic woodland landscapes dotted with grottos and pseudo – antique ruins.

Romantic period: Late 18th century gave rise to romanticism, with emphasis on untamed nature, the picturesque, the past, and the exotic which led to changes in landscape architecture as well as in other arts. This shift began in England with architect "capability Brown, preferring a new, softer and romantic style that imitate rather than disciplined nature". He replaced the parterres of symmetrically arranged flower beds and straight walks with sweeping lawns, sloping halls with curves paths and rivers and ponds punctuated by informally planted groups of trees and shrubbery, to achieve the effect of a wilderness in places like the Blenheim palace and Chatsworth. Another architect Humphry Repton (1752

– 1818) modified the style, he believed that a house should be best set off by formal flower beds that merged by subtle degrees into a naturalistic background.

The English Romantic style spread to the other parts of Europe. The English romantic style was employed by the engineer Jean Charles Alphand (1817 – 91) in laying out great parks in Paris. In Germany and Austria, the romantic style was also employed by prince Hermann Von Pickler Muskay (1785 – 1871); he created a romantic park on his estate near Berlin. It was also introduced in north America by Thomas Jefferson at monticello in his Virginia estate, also the central park, New York city is another example and was the first major public landscape architecture in the U.S. It was designed by Fredrick Law Olmsted and Calvert Vaux (1824 – 95).

In the 20th century, attempt was made to achieve a close integration of the house with its surroundings by architects like Sven Markilius in Sweden (1889 – 1977), Frank Lloyd Wright in the U.S and Markelius in Finland. The most notable landscape architecture to be found in California, where the temperate climate allows for the close interrelationship of open, lightly constructed houses and simple, informal gardens arranged around lawns and patios, many of these were designed in the 1940s and 50s by Tomas Church. Due to the economic depression caused between the two world war, the architect shifted from domestic setting to large – scale public works in which landscape architects and planners worked together on entire communities, regional areas and national projects.

More recently, is the dramatic landscape technique devised by Lawrence Halprin, which barely is differentiated from nature. In 1962, at the California coastal development sea ranch, he revived the traditions of the water garden, in his complex walk – through fountains in Portland and San-Francisco.

6.2.1 CURRENT TRENDS

The current trends in landscape architecture is reminiscent of the renaissance setting, with an inclination towards emulation of nature in all its biological and diverse forms. The leading exponent in this domain is the famous English garden designer John Brookes. His works range from temperate to tropical settings, coastal wet lands to mountainous and desert dry lands settings. Whether dealing with city, country side or suburban designs, he makes use of a careful integration of nature, cultural influences and a wide range of dynamic models for his outstanding and unique creations. Most of the gardens in his line of concepts display an exciting combination of plants, rocks, sand and water; tradition or modern materials are lavishly used for the built forms.

There is more towards the creation of Bio – Culture waste plants on most resorts especially those that are located adjacent to or on the down – side of water bodies running through hazardous industrial plants.

Recent layouts portraying this latest innovations would include the Scottsdale hotel. Arizon (EDAW, Inc) and the Nagoya Gulf course, Japan (J. Michael Poellot).

The introduction of play areas in parks and resorts has seen welcome innovations from highly specialized groups such as KOMPAN of New York and Game Time of Alabama both based in the U.S.

A large scale application of the current trend however can be seen in the Yerba Bucha Garden, San Francisco (Oct. 1993). The layout depicts a clear jux ta position of natural and Euclidean geometric interlaced with fascinating decorative motives. Another example can be seen in the Mirioso Resort Phillipines (1995) by Belt Collins Hawaii, HGHB and Mini Architects – NW Haworth). The settings all indicate a careful integration of themes, natural landscapes, culture and sensitive use of material and technology.

6.3 TYPE OF LANDSCAPE

There are mainly two types of landscapes, these are the hard and the soft landscapes.

- Hard Landscape include roads, footpaths, driveways, pavements, playing courts, parking, swimming pools, sand, stones and sculpture.
- Soft landscape include trees, shrubs, ground cover, hedges, flowers, water bodies and ponds.

6.3.1 HARD LANDSCAPE

i. Road and pathway: The major access roads for vehicular routes, drainage, pedestrian ways are usually of hard surface. The vehicular ways are made of asphalt and pedestrian ways made of cast insitu concrete. Precast concrete kerb can be used to demarcate between flower beds. Other hard surfacing materials include sand, concrete, brick, stone, wood, metal and tiles combining some of them to give suitable forms and effect.

ii. Parking and drive ways: These can also be made of asphalt or any other hard surface. Material which will give a minimum hardness for vehicular parking.

iv. Recreational area: This consist of tennis court, swimming pool, changing room and playground. Materials such as earth, sand, concrete, wooden floor and stone can be used for such areas.

6.3.2 SOFT LANDSCAPE

i. Trees: These are plants which vary in sizes, than flowers and shrubs.

ii. Groundcovers: These are plants mostly green grass land on the ground surface.

iii. Hedges/Shrubs: They are plant with medium height and foliage.

iv. Flowers: They are mostly shorter than shrubs and come in variety of colour. They have different leaves and sizes.

v. Water bodies: This include fountain, ponds, of streams. Moving water can give pleasant sounds.

6.4 PRINCIPLES OF RESORT LANDSCAPING

A well landscape resort can be a place to seek inspiration, an area to play in, a refuge to rest in and a place simply to look at and wonder about. It should be able to accommodate many type of activities, it should be a place to keep visitors busy all day and get them excited. It may be simple complex and it should be able to take many forms. However before landscaping a resort, style, composition and program should be borne in mind.

6.4.1 STYLE

This refers to the physical response to environmental and cultural conditions. It is influenced by climate, landform and the materials available. The cultural condition is also affected by factors like religion/economics and politics. A new style is often a hybrid or an adaptation of an existing style. Improved world wide communication, transportation, high technology, changing times and varying culture make styles very difficult to define. However an awareness of styles and the conditions that create them can help in deciding the form of landscape.

6.4.2 COMPOSITION

The main principle of composition are form, texture, colour, scale, balance, rhythm and focus.

i. **Form:** This refers to the shape and structure of elements that is intended within resort. It should be derived from and support the style in mind. The form should harmonize with each other except when a strong focal point is to be created in the case of a contrasting form should be used.

ii. **Colour & Texture:** The colour and texture within the resort landscape garden should be harmonious. Insufficient variation of either colour or texture can result in a fairly static setting, whereas too much variation can feel uncomfortably busy. A design principle to remember is that bright or light colours, bold or large foliage tend to stand out in a composition and appear closer to the observer than they actually are.

iii. **Scale:** This was to do with the size of elements within a composition. Different sizes of elements should be used appropriately. The sizes should be thought dent when adapting a plan for the site.

iv. **Balance, Rhythm and Focus:** They all deal with the placement of elements in a composition. A theme should be created by repeating elements, this can result in pleasing composition.

If the elements in a composition are repeated at regular interval to create a pattern, rhythm is produced. A pattern that is established parallel to a line of view or direction of travel encourages a feeling of motion. A pattern that is set perpendicular to a line of view or direction of travel announces a place of rest or a place to stop. Repeating elements help to create balance or rhythm within a composition, but when suddenly interrupted with elements of different form, texture, size or colour, a point of focus is created. A point of focus is a very strong element in a landscape, it should be well thought out.

6.4.3 PROGRAMME

This is the list of features that will accommodate all the activities that will be pursue. It include elements that will accommodate your considerations of how the landscape will be used, how it will be made comfortable, and how it should look. Consideration of use may indicate that you need to include in you plan elements such as driveway a parking spaces, flower, barbecue area, games court e.t.c.

A programme is as individual as the people using the resort and their lifestyles. A program should be drawn up carefully, it helps to adapt a design concept to fit your needs.

6.5 NATURAL AND ARTIFICIAL ELEMENTS IN THE RESORT LANDSCAPE AND THEIR APPLICATION.

6.5.1 SCREENS AND HEDGES:

These help to provide physical frame work of the garden. They control what is seen and not seen. Screens and hedges serve different functions in a resort landscaping. They are used

i. to demarcate boundaries

ii. they help to accommodate changes in level

iii. they give privacy, screening and visual barrier and security

iv. they give shelter from wind, dust and noise

v. they help to enclose and divide spaces or areas

vi. they direct pedestrian circulation

vii. they help to channel views to or away from objects

viii. they provide contrast in form, texture or colour with building, paving or water.

A hedge can replace walls and fences but patience is needed while the plants reach their mature size and form. It can be the reinforced at their centres with chain link or barbed wire.

To maintain screens and hedges, they should be weeded and watered during drought and especially in the first year the soil should be firm and general fertilizer can be applied. Light pruning should also be done to keep shape.

When choosing a hedge, the height should be carefully considered and the amount of screening to be achieved. If the object to be screened is down the slope, the plants will need to be much taller than if it were up the slope.

6.5.2 TREES

Trees are one of the most significant elements in a well landscaped resort garden because they are venerable and tend a sense of permanence. They are used:

i. To relate building to the site, and to link external spaces.

ii. they help to shelter from wind, dust, strong sun shine and noise.

iii. They also help to direct pedestrian circulation

iv. They are used to accommodate changes in level and ground modeling

v. They give privacy

vi. They are used to demarcate boundaries.

When choosing a tree for resort landscape, consider the function it is to perform and the visual quality it should provide. Same trees may be needed to provide shade over a sit out, while some are needed to produce flowers to serve as a focus, whatever their function would be, they should be selected with care, and when thoughtfully chosen, they provide years of pleasure.

LAYOUT OF TREES

Randomly placed trees, with the branches cleared to at least eye level, establish the "forest", meandering path can be set in this scene. This lets one wonder through the woodland, taking in the feeling of peace. This path can be constructed of soil, leaves, stones, unit paver or gravel. Trees can be land in groups a singly and can be planted in an avenue where there is a sufficiently interesting vista. In this composition, these are lived in opposite row and nothing distract the eye except the hill a fountain in the background. It should be kept in mind that rows, lines and grids of tress look best on level land or evenly graded land; they will lose their impact on irregular land forms.

At the planning stage, sufficient space for large trees should be sufficiently left and single trees should be given enough room to develop to mature spread. Depending on the variety and spread, the maturing distance is between 3m - 9meters.

LARGE TREES: Trees that grow go tall as 6m or over provide an immediate mature result giving scale, height and visual effect.

COLOUR AND HEIGHT

Trees that exhibit various colour shades should be sited singly to contract with the background. The colours help to complement the building and make an excellent focal point when used with discrimination.

Trees should be in scale with their surroundings. If site is large enough, flowering trees can be planted on masse to emphasize their seasonal effect

CHARACTER OF TREES

The general forms of trees are:

i. Broad

ii. Round

iii. Square

iv. Tapering

v. Conical

vi. Columnar

vii. Weeding

viii. Horizontal branching

ix. Angular branching

x. Spreading

xi. Arrow

xii. Contorted.

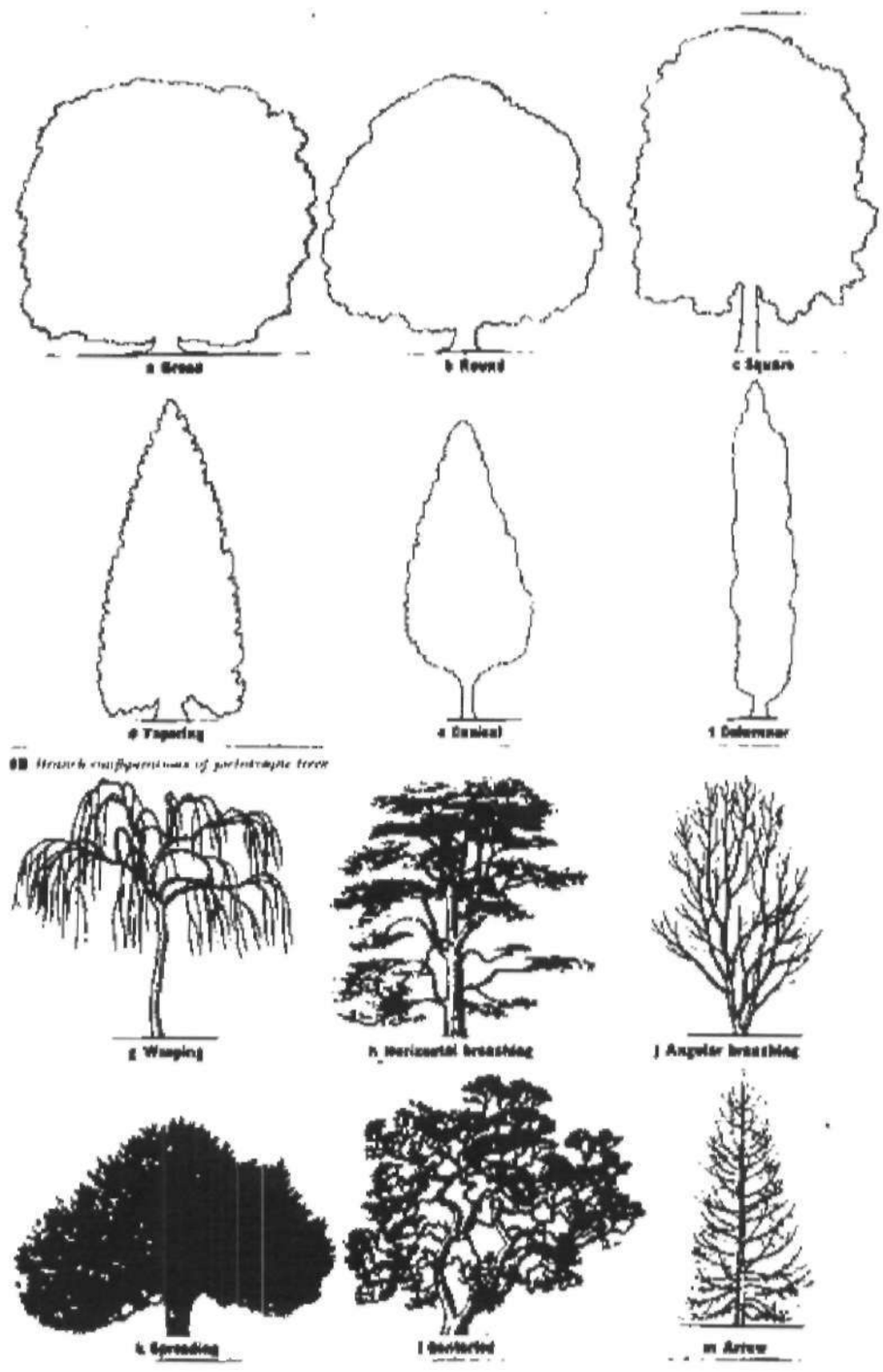


Fig 6.1 CHARACTERS OF TREES

Maintaining trees is a resort landscape, they should be inspected regularly and ensure that the tree ties are properly adjusted, the soil is kept clear of weeds and grass by hoeing or chemical spraying. Newly planted trees should be watered regularly and in periods of drought.

The recommended root spread is the height of the trees plus one – third. Excavation or root cutting should not be closer than 4.5m to the bole of the tree.

6.5.3 PLAY AREA

Children's play area can be simple or elaborate. The play structures should provide enough diversity to stimulate a child's imagination. A beautifully detailed play house, swing set, sand box, planted window boxes built to children's scale, complement their play world.

Flowers that are meant to be picked could be planted near the play area. Poisonous plants should be avoided. A tree to climb and which gives shade can also be planted; thought children will also enjoy sunlight.

In locating a play area in a resort landscape, determine where best to place the play area and consider how it will relate to other areas and activities and how visible it should be. The play area should be in plain view because of young children who need to be supervised. For listed age groups:

- Baby Pram standing, constant supervision
- Toddler Hard a soft surfaces, sand water, constant supervision – nurse.
- Pre - teen Hard a soft surfaces, a place for pets, climbing apparatus i.e. trees or frames, room for ball games.
- Teenager Room for ball games, sunbathing.

A play area should be comfortable, it should be safe and easily accessible.

6.5.4 POND AND WATER

A successful pond provides a feeling of restfulness, an area of interest, and a focal part that draws the viewer's attention. Pond and water serve functions such as

i. relating building to the site

ii. they are used to demarcate boundaries and areas

iii. they may be used as barriers

iv. they can also be used to channel views to or away from the building

v. and can be used to create external spaces by enclosing or breaking up areas.

The design of pond and water need extra attention and care creating an artificial water feature that looks like it has always been there is a challenge. Water always occupies the lowest spot in the landscape, so it should not be perched on a slope or burrowed into the tope of a ridge, otherwise it will not look natural.

Water should be sited in the open because shade encourages foliage growth and trees should not be left to overhang, because the leaves will fall on the pond or water. When building a pond, construction materials that match those found in the natural environment. The shape of the natural pond should also be similar to the surrounding landscape. Sudden changes will feel forced.

Plants for the pond and surrounding should look genuine. Specific plants which complement or contrast should be chosen and should be in scale with the surface area.

There are five basic types of plant associated with water, these are:

a. Marsh plants (requiring moist condition at all times).

b. Marginal plants (those with roots requiring up to 500mm deep water cover).

c. Submerged plants (oxygenate water).

d. Floating plants (with roots in the bottom of pools).

e. Water side plants (those suitable for growing in moist soil).

In maintaining the pond, ponds that are meant to look natural require less maintenance, the water should be clean and clear at all times. Dead plants or fallen leaves should be cleared.

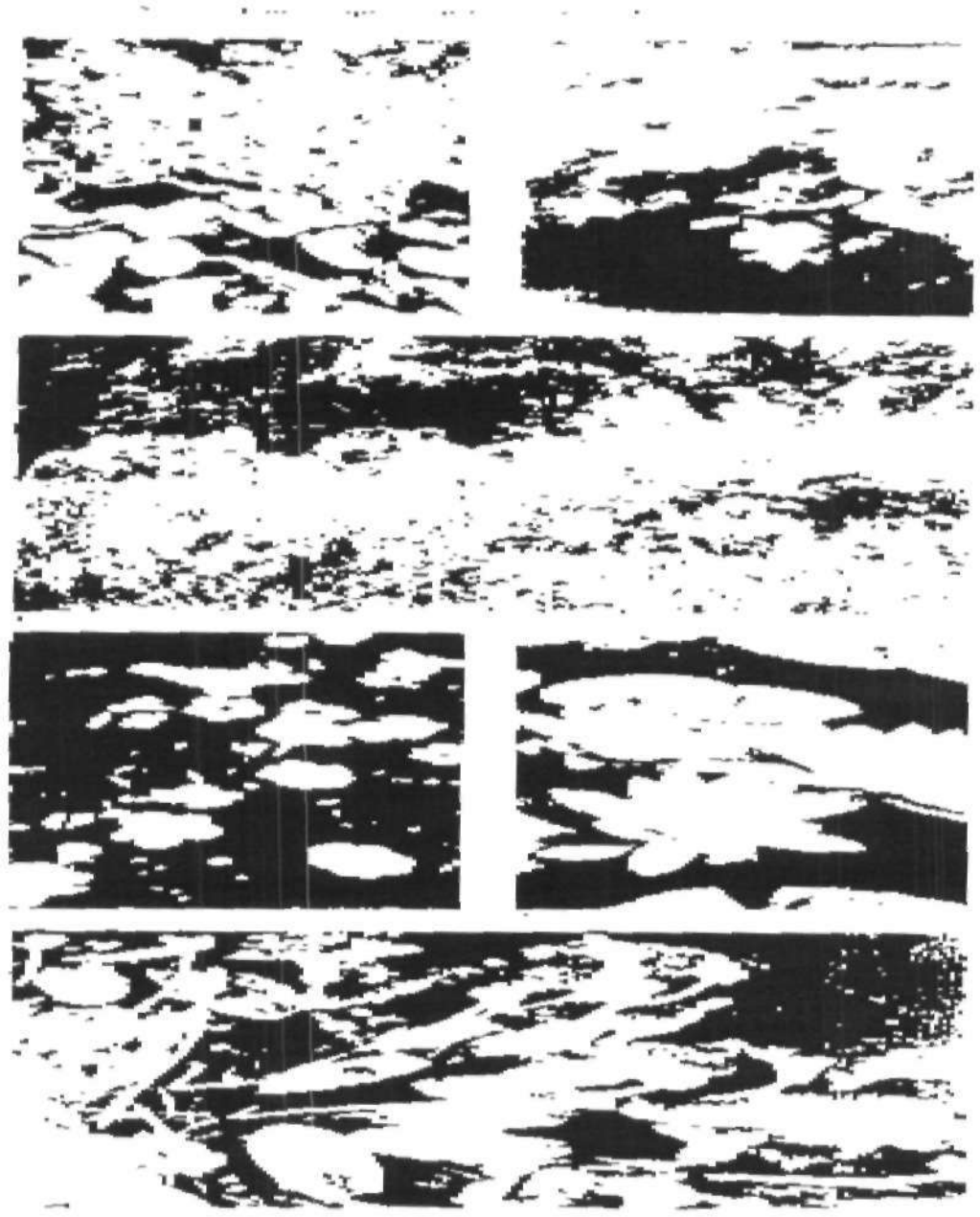


Fig 6.2 TYPES OF PLANT ASSOCIATED WITH WATER

6.5.5 STREET FURNITURE

Street furniture is an essential feature that cannot be avoided in a resort landscape. It cover a wide variety of items, from litter bins to lighting standards. They are relatively small in scale but present in large numbers. When choosing a street furniture, the function it's to serve and the condition required to enable it serve this function effectively should be bore in mind. Durability is another factor that should be checked; the climatic and exposure conditions for effects on material and construction; also cost, intensity of use and local character should also be checked before choosing a street furniture.

TYPES OF STREET FURNITURE

There are different types of street furniture that can be used in a resort landscape these are:

i. **Seating:** Sitting areas should be located in such a way that activities like traffic, play shopping etc. can be watched. They should be in sheltered position, not obstructing traffic.

   There are different materials that can be used, it ranges from hardwood (Iroko, Mahogany etc.), Precast, concrete, metal aluminium, mild steel, cas iron,), soft wood which should be protect by painting regularity to polyvinyl chloric in plank form.

ii. **Litter Bins:** For their presence to be felt, they should be located in conspicuous location since most people deliberately spread litters. This helps to encourage people to use them. They can be securely fixed to the wall, ground or post, their inner container should be easily removed for emptying and should have covers to avoid

smell. Materials such as concrete, metals, timber, glass fibre and plastics could be used for resort landscaping.

iii. **Car Park Posts:** They are posts used to mark off bays in a parking area. They could be metal or concrete depending on choice.

iv. **Plant Containers:** They are used in defining space and enclosure and also changes in level. They should be located where conditions will be favourable for the plant and adequate light should be considered. Materials could be Precast concrete blocks, bricks, insitu concrete with suitable drainage arrangement; metals with its interior coated with bitumastic paint to prevent toxic metallic salts affecting plants can also be used.

v. **Bollards:** These are traditional method of preventing vehicular traffic encroaching on to pedestrian areas. They are also used for encouraging traffic flow and for boundaries. They should be of about 1m high, to bust in shape and made of concrete or metal and set 300mm below the ground. Temporary bollards could also be made to allow occasional traffic pass.

vi. **Signs:** Signs helps to communicate, the message should be simple and placed in such a way that they can easily be recognized. Trees and other structures should not be placed to cover them, they should be visible both during the day and at night. They should be mounted at the eye level of a car driver and a pedestrian (1.07m - 1.2m) fixed on trees or walls with bold and simple lettering. Materials such as sheet metal, cast aluminium or sheet plastic, stone, concrete or engraved metal can be used.

vii. **Letter Boxes and Telephone Boots:** Public phone boots should be placed in very conspicuous places for users to easily recognize and have access to them.

viii. **Guard Rails:** Guard rails help to discourage pedestrians from moving off a given circulation area and also protects public foot path from road traffic.

ix. **Bus Shelters:** Used for shielding commuters from rains, dust and the general weather. They should be located where commutes can easily catch a bus. Bins and display panel should be displayed in them.

x. **Traffic and parking control:** In a resort landscape it should be ensured that other items do not conflict with the traffic and parking control.

xi. **Display Posters:** This should be placed in areas where they can easily be seen. Panels for mounting posters can be used to display them, this could be placed on walls or free standing units.

xii. **Night lighting:** Lighting equipment should be good as if its daytime, important visitors must not be clustered with too many column. It is often better to use fewer and more powerful units on higher columns where the scale permits.

6.5.6 SWIMMING POOLS

As a recreational feature in a resort landscape, a swimming pool is unrivaled for its impact. It can be used for cooling dip on a hot day, for swimming exercise routine, for lap swim and for relaxation.

It should be placed in a logical spot in relation to the building, it can be made the focal point of the resort landscape by adding a simple jet or fountain, sculpture, a change in level to create a small water fall, or special edging or tiles. If well designed a swimming pool will be much more than a recreational feature. Lounge chairs and umbrellas invite sunning, napping, reading and chatting.

The pool shape should relate to the general lay of the land and the terrain where the pool is being placed.

6.5.7 GAMES COURT

A game court is enjoyable for people of all ages. Teenagers and adults can play badminton, tennis, basketball or volleyball, the type of surfaces to be used depends on the variety of games within the resort. The surfaces could be hard or soft depends on choice, a net and a hoop may also be needed.

Games court come in several sizes, each designed for specific games and play options, the larger the court, the greater the variety of options, these usually have full size tennis courts. The smaller courts accommodate badminton, handball e.t.c.

Courts should be placed in a visible place with convenient access they can be screened from other parts of the resort but not from view. Seats for spectators & players waiting their turn should be provided and also lighting should be provided if courts will be used at night.

6.5.8 A CASCADE

The sight and sound of humbling, splashing water is always appealing. The cascade can be made to rush over builders contrasting with a quiet pool at its base. To achieve this, a sloping site is best used, the water source should be concealed and placed at random along the water.

A stream always ends in a body of water, so the termination of the cascade should be well thought about. To make the cascade plausible, a few stones and appropriate plantings needed.

6.5.9 GROUND COVER

They are relatively low – growing plants used to set off other features in a garden rather than draw attention to the planting itself. They can be used under taller plants or as low growing carpet. They help to suppress weeds and provide a pleasing effect, control erosion on steep slopes.

There are two types of ground cover, tailing plants that root as they creep, forming a mass of uniform height and low shrubs that have a naturally wide – spreading habit which produces an undulation, mounded appearance.

When selecting ground cover, the characteristics of the plant should be studied i.e. size, texture, colour, flowers and fruits. Some ground covers can be under planted with bulbs for a seasonal burst of colour. A ground cover that is thoughtfully selected and well cared for will suit any architectural style and will enhance any landscape scheme.

6.5.10 SHRUBS AND GRASS

Their function include:

i. Covering ground not covered by hard materials

ii. helping in demarcating boundaries and areas

iii. helping in directing pedestrians

iv. accommodating changes in level.

When planting shrubs, they should be planted in groups patterns. To achieve a maximum effect and to avoid quality or row effects, groups should consist of odd numbers and of only one species or variety. Shrubs should grow to cover all bare soil, the spacing should be 1 per square meter to achieve a maximum result.

The height of shrubs varies from 4.5m – 5m.

CHARACTER OF SHRUBS

Flowering effects, breadth, habit help to distinguish different species of varieties of shrubs. there are ten (10) basic characteristics of shrubs these are.

1. **Bare Stem:** All foliage and flowers carried at the top of the plant.
2. **Facers:** They have complete cover of foliage from base to top.
3. **Stems with Character:** They are use to achieve vertical effect.
4. **Bushy Spreading Shrubs:** They form a complete dome of foliage, they can be planted in confined areas.
5. **Shrubs with Distinctive Arching Habit:** Best planted singly or in groups with under planting of low growing species.
6. **Columnar Shaped Shrubs:** Best treated as scaled down columnar trees.
7. **Picturesque Shrubs:** They have spreading foliage and are contorted.
8. **Large Leaf Shrubs:** These can be used for exotic effect.
9. **Prostrate and Creeping Shrubs:** Used for covering ground as they round stem.
10. **Shrubs Grown Specifically for large Flowers:** They are best kept for massing with similar species and contained by walls or hedges.

Shrubs can be maintained by regular watering and weeding.



Fig 6.3 CHARACTERS OF SHRUBS

ii. Grass

Gras is a surfacing material used naturally in large areas. Their smooth texture help in emphasizing landform and contouring. Casual walking or sitting down does not harm grass but damage can be caused when entry is restricted and shortcuts develop this can be prevented by providing hard surface is by preventing or deflecting shortcuts with walls, fences, shrubs planting and changes in levels.

Grass can be maintained by mowing once or twice a week. They should be aerated, this is done to aid moisture, air and fertilizer to penetrate to the grass roots.

6.5.11 INDOOR PLANTS

Indoor plants are used to link internal and external spaces, relate internal spaces, give privacy and demarcate boundaries. They should be planted in groups or in individual pots which are sunk into containers or placed directly into suitably sized containers.

Indoor plant vary in height from prostrate 4.5m - 5m and can grow to small trees. Majorities of plants used indoors are evergreen, for good growth, there should be correct temperature and tight intensity. Poor light promotes etiolated growth (long and spindly) as plants reach for height source. Direct sunlight can destroy plant tissue, this should be avoided by providing an artificial shade for the plant. The use of artificial light is possible to help promote growth but a humid atmosphere must be provided for the plant to avoid over dry atmosphere resulting in excessive evaporation of moisture from aerial roots or leaves causing plants to wilt. Standing plant pots on moist peat filled trays can do this.

In maintaining the indoor plant, extreme dryness or wetness should be avoided.

6.5.12 LIGHTING FOR NIGHT SCENES

White light is best for resort landscape illumination. The lighting equipment must be proof against accidental disturbance and vandalism and should have access to maintenance by staff only. Possibility of shock and over heating should be avoided.

Flower beds: should be lighted by low mushroom units set in beds. Flood light can be directed across beds.

Trees: are best shown by light which reaches their foliage directly from concealed sources, either flood light from a distance or by projectors placed below them. Paths can be treated as footways, large grassed area can be lit by a high nast system.

Fountains and pools are best lighted by submerged equipment.

6.5.13 BARBECUE

This is an open air social entertainment at which animals are roasted whole or in parts. In a resort landscape, it should be placed close to the bar and to where most outdoor activities take place. Like picnic, boating, games, depending on choice.

6.5.14 LAWN

Lawn is a stretch of grass – covered ground. A broad, cool, green sweep of lawn is an image. Many people associate with the good life. It is visually inviting and an excellent surface to play and elegant foreground to a building.

They require a great deal of water and considerable care. It can be in all but cold climates. They grow best in sunny areas. For optimum growth, turf grasses need deep, relatively rich soil and require mowing, edging fertilizing, aerating, weeding and watering.

6.5.15 ROCK

They are usually found naturally on some sites, not all. For landscape purpose, they can be retained, if found on a chosen site. Steps can be made for climbing the rock, depending on the height and steep and a sitting area can be made on toy of the rock, this also depend on the nature of the rock.

CHAPTER 7

DESIGN BRIEF

7.0 THE BRIEF

This section deals with the scope and approach to design proposal.

7.1 Development

The confluence holiday resort being proposed will meet up the needs of various people from different origins, most especially expatriates, financially. Buoyant Nigerians, government organization, like ministries etc. and the Kogi State government, fast generates, conferences and meetings. Facilities will be provided to meet up there various needs and interest.

The project is being undertaken as a result of the growing need to provide resort centre conducive for leisure time and recreational activities which is currently in demand in (Kogi State) and in Lokoja in particular.

7.1.1 DESIGN POPULATION

The design population for the proposed holiday resort are as follows:

i. Domestic Population: The resort shall attract people from all parts of the country and most especially from neigbouring states and environs.

ii. Foreign Population: Foreigners will be given allowance to have a cheap (economically) stay, this will help to generate the much needed foreign exchange, this warrants their consideration which appears in the facilities provided.

7.2 FUNCTINAL UNITS

These contain the various facilities of the different functional units necessary for the smooth running of the proposed holiday resort. These facilities include:

i. Administrative Unit

The administrative section of this resort will cover the main entrance, reception, guest lounge, offices, telephone room, computer room, T.V viewing room, etc.

ii. Catering Facilities

These will include bars, barbecue, restaurants, coffee shop, storage areas, laundry, and staff resting rooms of other services.

iii. Leisure and Recreational Facilities

These facilities shall be categorized into

a. The indoor recreational facilities which will include fitness room, card and indo room, snooker room television viewing room etc.

b. The outdoor recreational facilities will include, swimming pool, basket ball, volley ball, lawn tennis, courts, boating, picnic areas, horse riding etc.

c. Children's play ground: This will have facilities like swing sets, sandbox, turning wheel, slides, see - saw etc.

iv. Auxiliary Service

These include the maintenance units, commercial bank which will cater for the financial needs of the guests and the generality of the public, shops where quests and the general public can shop for goods ranging from souvenirs, swimming costumes, magazines to perfumes, textiles etc.

v. Cultural and Conventional Facilities

The facilities will encourage the continual use of the resort. These include the multipurpose hall, meeting rooms, nightclub and exhibition hall.

vi. Accommodation

The accommodation in this resort will be basically in form of chalets, which shall be in four categories namely single, double, family chalets and the VIP suites. The family chalets shall have living room, kitchenettes and two rooms. The VIP suites are also to be given priority in terms of design and location.

vii. Viewing Tower

This shall also be provided to give guest a good view of the confluence (the meeting point of Rivers Niger and Benue) and also part of Lokoja town.

7.3 FUNCTIONAL RELATIONSHIPS AND SPACE REQUIREMENT

This will involve the functional relationships of the different units and within the units being proposed in the confluence holiday resort.

7.3.1 FUNCTIONAL DIAGRAM

This shows the relationship between the different units of the proposed confluence holiday resort on the total site i.e. the admin, accommodation, recreation, parking e.t.c.

7.3.2 SCHEDULE OF ACCOMMODATION AND SPACE REQUIREMENTS.

A. Administrative Unit

DESCRIPTION	TOTAL AREA (M^2)
Main entrance	36
Reception/Information Area	17.5
Lounge	234
Porter	5
Cashier	6
Telephone Room	18
Computer Room	36
First Aid Room	36
Postal Service	18
Coffee Room	36
General Office	30
Manager's Office	63
Secretary	8
Accountant	12
P.R.O	15
Asst. Manager	24
Record Office	9
Personnel Office	12
Shops	180
Car Wire	18
Board Room	36
Travel Agency	18

TABLE 7.1

Bank	24
Stores	16
Toilets	54
Exhibition Hall	72
Bar	24
Boating Ticket	12
Fitness Room	75
Library	42
B. Multipurpose Hall	
Main Hall	250
Stage	27
Changing Rooms	21
Offices	24
Discotheque	120
Toilets	24
Banquet Hall	105
Snacks Bar	24
Stores	10
Toilets	24
Ticket Booth	4
Lounge	12

TABLE 7.1

C. Catering Facilities	
Restaurant	170
Entrance Foyer	85
Kitchen	8
Servery	60
Dry Store	3.3
Cold Store	10.5
Bar (indoor drinking)	9
Staff Resting/Changing	31.5
General Store	22
Toilets	13.5
Catering Officers Office	16.5
Barbecue Stand	36
Swimming Pool Bar	60
D. Recreational Facilities	
Fitness Centre & Equipment Store	90
Swimming Pool	480
Swimming Pool Bar	18
Changing Room	30
Badminton	Conventional
Volley Ball Court	Conventional
Boating Area	Conventional
Basketball	Conventional
Handball	Conventional

TABLE 7.1

Picnic Area	
Children's Play Area	
Gardens	
Plant Nursery.	
T.V viewing room	59.5
Snooker room	42
Table tennis room	70
Card / games	70
E. Tower	
Entrance Lobby	16
Ticket Room	9
Toilet	15
Snacks Bar	8
Security Room	12
F. Accommodation	
i. Single Bedroom Guest Chalets (twin unit 36 rooms)	
Bedrooms	17.5
Bath/Wc.	3.6
ii. Double Bedroom Guest Chalets (twin unit 36 rooms)	
Bedrooms	27
Bath/Wc.	4

TABLE 7.1

iii. Family Chalets (15 units)	
2 bedrooms	
Bedrooms	20
Bath/Wc.	4
Living Room	27
Dinning	9
Kitchenette	9
iv. VIP Suites (15 Suites)	
Bedroom	35
Kitchenette	7.5
Living room	21
Bath/Wc	6
Dinning	7.5
v. Porters/Cleaners Chalets (twin units)	
Male Changing Room	54
Female Changing Room	54
vi. Laundry	150
G. Maintenance Unit	
Gate House	9
Generator House	24
Water Treatment/Tank	24
Security Post	9
H. Others	
Horse Shed	
Mini Zoo	

TABLE 7.1

7.4 DESIGN PARAMETERS

These features were put into consideration during the preliminary stage of the proposal to create a functional design for leisure and recreation these features include.

i. Planning Considerations

ii. Environmental Considerations

iii. Users Considerations

iv. Design Considerations.

7.4.1 PLANNING CONSIDERATION

During the planning stage, factors such as accessibility, safety of users, effective services, security and expansion were considered.

7.4.2 ENVIRONMENTAL CONSIDERATION

This has to do with the control of wind by the use of buffers or wind breakers, topography (hills) as barrier and building orientation.

7.4.3 USERS CONSIDERATIONS

Users play a vital role in the planning process, in that, their needs and requirements should be adapted as much as possible to the site planning. Individual may have isolated apartments, while families will prefer to stay together in one apartment.

7.4.4 DESIGN CONSIDERATIONS

The following factors were considered during the planning stage of the proposed holiday resort.

i. Topography

Site topography directly affects the floor shape of the building and requires early consideration at site selection stage. During the planning stage, the building has to be located in a way that it takes the form of natural slope on site.

On the proposed site, accommodation is on the highest point, while parking and administrative block are up front and going towards the river are other recreation activities which follows the natural drainage pattern.

ii. Access

- **Vehicular:**

Vehicular routes should be up front and not deep into the site and should be separate from pedestrian routes. Quick and easy dropping off point must be clear. All routes must be simple and uncomplicated.

- **Pedestrian**

Ramps and self closing doors should be provided to allow easy access for the disabled and to aid their access to site and circulation within it.

iii. Landscape

Landscaping of the building environment is as important as the building itself. Natural features existing on site will be retained and additional landscaping features such as trees, shrubs, water bodies sculpture, etc. will be used to create a conduare environment for leisure and recreational purpose.

iv. Ventilation

Due to location of site close o the Proximity of water bodies, it is characterized by hot humid climate thereby necessitating cross ventilation but additional mechanical supports will be provided.

v. Lighting

Attempt will be made to provide natural lighting in all functional spaces and night scenes will be adequately lighted using artificial means.

vi. Fire

In any building, prevention and control of fire outbreak is very important. Fire can be caused by electrical fault, cigarette stubs on rugs, etc. Access to fire fighting brigade, and fire hose should be thought about while planning and adequate provision for fire escape stairs and balconies should be made.

vii. Maintenance

For a durable and well kept building after construction, the design will ensure careful use of material and construction process.

viii. Expansion

Every design needs some degree of futures expansion and so, the design has to be in such a way that it can easily be expanded to fit the design on site.

CHAPTER EIGHT

THE DESIGN

8.0 PLANNING CONCEPT

The holiday resort being proposed for Lokoja shall have three main components, the Administrative block, accommodation chalets and recreation and leisure facilities. The administrative block is centralized so that it can easily be accessible from within the complex and from outside and consist of various zones with different activities. Some recreational and leisure facilities are located close to the river to give visitors a scenic view of the confluence chalets are located close to the recreational areas and spread towards the stream on the north of the site.

Emphasis will be laid on landscape architecture rather than the building design. The general planning is dictated by the nature of the site and existing natural features, with the addition of other landscape elements in the form of water bodies, shrubs, sculpture e.t.c. aiding the natural aesthetics.

8.1 SITE DESIGN CONCEPT

The site design concept helps to distribute all facilities on site. The following criteria help to guide in the creation of conducive and appropriate environment for leisure and recreation.

i. **Site:** The topography, access point, existing features e.t.c. from the site analysis were considered while planning.

ii. **Efficiency:** The guiding determinant here is the functionality and hierarchy of zones.

iii. **Circulation:** During the concept formation, the ease of movement of visitor from one zone to another was also considered.

iv. **Flexibility:** Consideration was given to the possibility of future expansion and development.

v. **Service area:** Special attention was given to services like traffic, delivery, damage e.t.c.

8.2 DESIGN CONCEPT

The concept of the administrative block and the general lay out of the accommodation chalets is "Y" shape. This represents the two major rivers in Nigeria meeting at a confluence and flowing together, this concept symbolizes unity.

8.3 GENERAL CIRCULATION

The pedestrians circulation on site is planned to be separated from the vehicular ways. The administrative block is placed in the middle representing the meeting point of the rivers. The "Y" shape circulation pattern was used for the accommodation area alternative routes linking all places of interest was also considered and used.

Vehicular circulation end at the administrative block for tourist just visiting the resort, but tourist for lodging will be allowed to their various chalets with their vehicles.

8.4.0 DESIGN REPORT

8.4.1 ADMINISTRATIVE BUILDING

The building contains an entrance foyer, a large waiting lounge with a bar, a reception/information area, bank, newsstand, cashier and a large exhibition hall on the

ground floor. On the first floor are offices for the manager, assistant manager, computer room, record room, board room, public relations officer, personal manager, a reading room, store and toilets.

Pedestrians walk ways are provided on both sides of the vehicular ways to provide access to the administrative building which has a fountain in front of it. On both side of the access roads are street lights well landscaped lawns with water elements, sculpture and children play ground.

On arrival at the administrative block, a tourist approaches the reception hall which is treated with natural stone and timber panel combination of high aesthetic appeal to give a welcoming and pleasing atmosphere. The tourist approaches the information desk and the receptionists books and offer the tourist the chalet choice and the tourist is then directed or taken to the chalets. The exhibition hall is provided for general display of arts and crafts typical of the people of Kogi state as well as other states of the federation. The hall is also let able to bodies who wish to exhibit their products for a period of time.

8.4.2 ACCOMMODATION

The chalet type of accommodation is provided in this resort, this is because it afford the tourist physical and visual contact with nature, are designed to meet standards of home comfort. Due to the availability of space, they can easily be expanded. When the need arises.

The chalets are in four categories, the single room twin unit chalet for single tourist, the double room twin unit chalet for couples, the family chalet with two rooms, living, a kitchenette and dining and the V.I.P chalet with a room, bar, dining, kitchenette, living and built in dress-in. These are spread downwards towards the bank of the river to the tourist's

good view of the Niger. The roof is of high pitch to shed off the heavy down pour of rain during the rainy season.

The accommodation chalets provided will have attendants to take care of the rooms to allow for efficiency and hygienic living. One attendant shall be attached to three units of the single room, one attendant shall be attached to two units of the double room, and for the VIP and family chalets, one attendant shall be assigned for proper and efficient cleaning.

Additional facilities are provided in the accommodation area for laundry and dry cleaning, to cater for lodging tourists and for house keeper and staff changing and rest room.

8.4.3 RECREATION

The indoor recreational activities include table tennis, snooker, television viewing, fitness room with facilities like leg press, lifting area, disc trolley etc., card, ludo, chess, and scrabble. These are located on the first floor of the shopping wing of the main complex. Also provided are a gaming room, night club and discotheque on the first floor of the catering wing.

The outdoor activities include boating, horse riding, swimming pool for adult and children, lawn tennis, basketball, badminton and volley ball courts, landscaped area for picnic, outdoor sitting, a sculpture garden and children's play area with swings, tunnels, merry go round, slides etc.

For the design of the swimming pool, a depth of 900mm oval shaped pool is provided for children and non swimmers and for the adults, a depth of 900mm – 1.5m. also provided are the changing rooms for males and females first and room, plant rooms for water circulation and purification, instructors room, a ticket office, a sit out area for viewers and a snacks bar. The pool is construction, a dense vibrated concrete was used , frost resistant

tiles was used for the inside finish and circulation, 3 hour turn over when bathing lead is heavy and 6 hrs, when not heavy.

Water Cleaning

Purification, flocculation and disinfection by chlorination are employed. Flocculation of organic substance to induce coagulation offer which filtration is done.

A boating area is provided at the eastern part of the site by the bank of the river to serve tourists who may be interested in taking a ride to the confluence and an island across the resort for those who wish to take a ride on the river Niger. A bar is provided on the river to serve those waiting for their turn and a boat hiring room is also provided.

8.4.4 CATERING FACILITIES

A restaurant is provided for all visitors and for tourists who do not have to use their kitchenette to prepare meals. This is located on the catering wing. On the ground floor is an open restaurant serving a variety of dishes and for those who need privacy, an enclosed space is provided on the first floor and also room for purely local dishes with mats on the first floor is also provided. Banquet halls for ceremonies like dinner parties, luncheons etc. A coffee room, and bar are also provided. Barbecue and snacks bars are provided in the recreation and picnic area located close to the banks of the river, this are mainly constructed from purely traditional thatched roofing material.

8.4.5 MULTIPURPOSE HALL

A multipurpose hall is provided for functions such as conferences , receptions, drama, meeting and other functions. It is located on the right wing of administration block

and has entrances through the administration block and also a separate entrance from the form.

8.4.6 VIEWING TOWER

A view tower is proposed for this resort to afford tourist who are not able to take a ride to the confluence a good view and a general scenic view and a general scenic view of the site.

8.4.7 AUXILLIARY AND MAINTENANCE FACILITIES

Shops, either for souvenir, photography, car hire, saloon etc. are provided on the ground floor of the indoor recreation wing, this will cater for the needs of the tourist. The technical section is a unit on its own which covers activities requiring general maintenance of the resort.

8.4.8 LANDSCAPE

Landscaping is very important especially in this resort planning, substantial open spaces have been allowed for fresh air flow, abundant green cover gives humidity balance as well as relaxation gardens.

8.4.9 CIRCULATION NETWORK

The traffic network is design in a way that congestion is not created at any point in time. From the approach, vehicular and pedestrian circulation are separated. Parking lots is provided for visitors in the administrative area and for lodging guests, parking spaces are provided in the accommodation area.

Paved footpaths connecting interesting foci are well defined and marked with hedges. Snacks spots and relaxation zones are plant along these paths to serve tired tourists who need to sit for a while.

8.5.0 SERVICES AND MAINTENANCE

Due to be the scope of this thesis work, detailed designs of certain facilities have not been possible, but workable solutions are provided in form of literature.

The services and maintenance in form of literature

1. Planting and Maintenance of :-

a. Lawn

b. Ground cover

c. Screens and hedges

d. Trees

e. Forest nursery

2. Maintenance and repair of :-

a. signs and all street furniture

b. all buildings

c. all mechanical and electrical plants

d. roads and footpaths.

3. Pollution control

a. Prevention of rubbish dumping on site

b. Clearing of waste bins

4. Water regime

a. Maintenance and control of all water supply system

b. All water bodies (fountains, ponds)

c. General maintenance of the swimming pool.

5. Emergency Services

a. Fire fighting : Fire extinguishers, sand buckets, alarm systems and other warning systems are to be provided while liaison with the maintenance section will be necessary in order to reduce the risk of bush fires by keeping all grass low at all times.

b. Health :- Mobile medical staff will be on the patrol and in the first aid offices during opening hours.

8.6 TECHNICAL INFRASTRUCTURE

8.6.1 WATER SUPPLY AND STORAGE

The resort is linked to the mains of Lokoja water supply for supply of water for needs such as cleaning, gardening, swimming pool, laundry, domestic purpose and recreational activities.

A water storage reservoir is necessary to meet the fluctuating demand especially at peak periods and to act as a reserve against interruption of supply from the water co-operation. Therefore an overhead water tank is provided to store at least 100% of the daily requirement.

8.6.2 REFUSE AND GARBAGE DISPOSAL

Dustbins are provided in each chalets, the administrative complex, along pathways and in the recreational areas from where they are transferred to the incinerator provided North west end of the resort and burnt.

8.6.3 SEWAGE AND SEWARAGE

Both surface water, foul water and other organic matter have been duly taken care of as shown on the services drawings

The gradient of the sewer must ensure self clearing velocity of 0.75 ms-1. This made possible due to the natural slope on site.

8.6.4 ELECTRICITY SUPPLY

Due to the interruption of electric supply by the National Electricity Power (PLC) a generating plant is installed.

Transformers are located at the fence off part of the site away from the buildings and activity area, this is to avoid any likely hood of fire from the transformer spreading into the resort.

8.6.5 AIR CONDITIONING

Two type of air conditioning systems are provided the central system for large public area like the administrative building, multipurpose hall, restaurant etc., and the unit system for individual chalets, this will help reduce discomfort during the hit seasons.

8.6.6 COMMUNICATION SYSTEM

Efficiency communication system is planned to attract business men or tourist who may want to keep in touch with their family, offices, or friends. A telephone exchange, a computer room and a postal agency are provided and open to all tourists.

8.6.7 EXTERNAL LIGHTING

To create an interesting and social atmosphere, light is provided for night scenes. This will also help to aid security, public safety and traffic control. Flood light, coloured light, street light are provided for different spots in the garden, this is such that glare and confusion is prevented.

8.7 BUILDING MATERIALS

In the selection of materials, preference was given to natural stone since it is durable and maintenance free.

Pre cast and reinforced concrete in different shapes and forms are also used in the gardens as base materials softened by trees and shrubs in pits and planters.

Floor finishes : In the administrative complex, terrazzo and granite floor finishes are used. This is because of the excessive wear and tear caused by high traffic. This surface will be well polished. For chalets, paladiana will be used.

Wall finishes: Paint of carefully selected colours will be used. And for the interiors, walls will be paneled in wood, wall paper or painted. The windows and doors will be aluminium frame and tinted glass, while for the

internal doors, hard wood, flush doors are used in the administrative building and chalets.

Roofing material: The roofing material used is the long aluminium roofing sheets. And for the barbecue and bar in the recreational garden, local thatch is used for the roofing.

The considerations given to the materials used for construction are as follows:-

a. Resistance to general wear and tear due to the intensive use and to sunlight, Rain, dust, etc.,

b. Attractiveness in order to stimulate optimum use.

c. The initial cost, replacement and maintenance cost.

CHAPTER 9

CONCLUSION

Most tourists see holiday as a means of escape from the harsh urban conditions and organized routine pattern of life. The proposed 'Confluence Holiday Resort' at Lokoja will provide a well landscaped, relaxed, conducive and leisure oriented activities. The main users include expatriates, state and federal government officials, for meetings, conferences e.t.c and for all Nigerians. This will not only generate tourist revenue, but also enlighten them about the culture of the people.

Several case studies were carried out, however only few were selected and studied in depth during the project design.

The articulated plan was based on the concept of the meeting point of the two prominent rivers in Nigeria, the rivers Niger and Benue, which symbolizes "Unity". Emphasis was given to landscape element to complement the leisure activities. These elements include water bodies (pond, fountain, swimming pool), trees, hedges, grass, screens and other landscape elements.

This work is not considered as providing the ultimate intellectual solutions to problems of tourism, but has been conceived as a small contribution to research in resort development in Nigeria and Architecture. In view of this, researchers in similar topic and subtopic could find useful information from it.

It is therefore duly recommended for any project work, research or design that has any inclination to the development of resorts.

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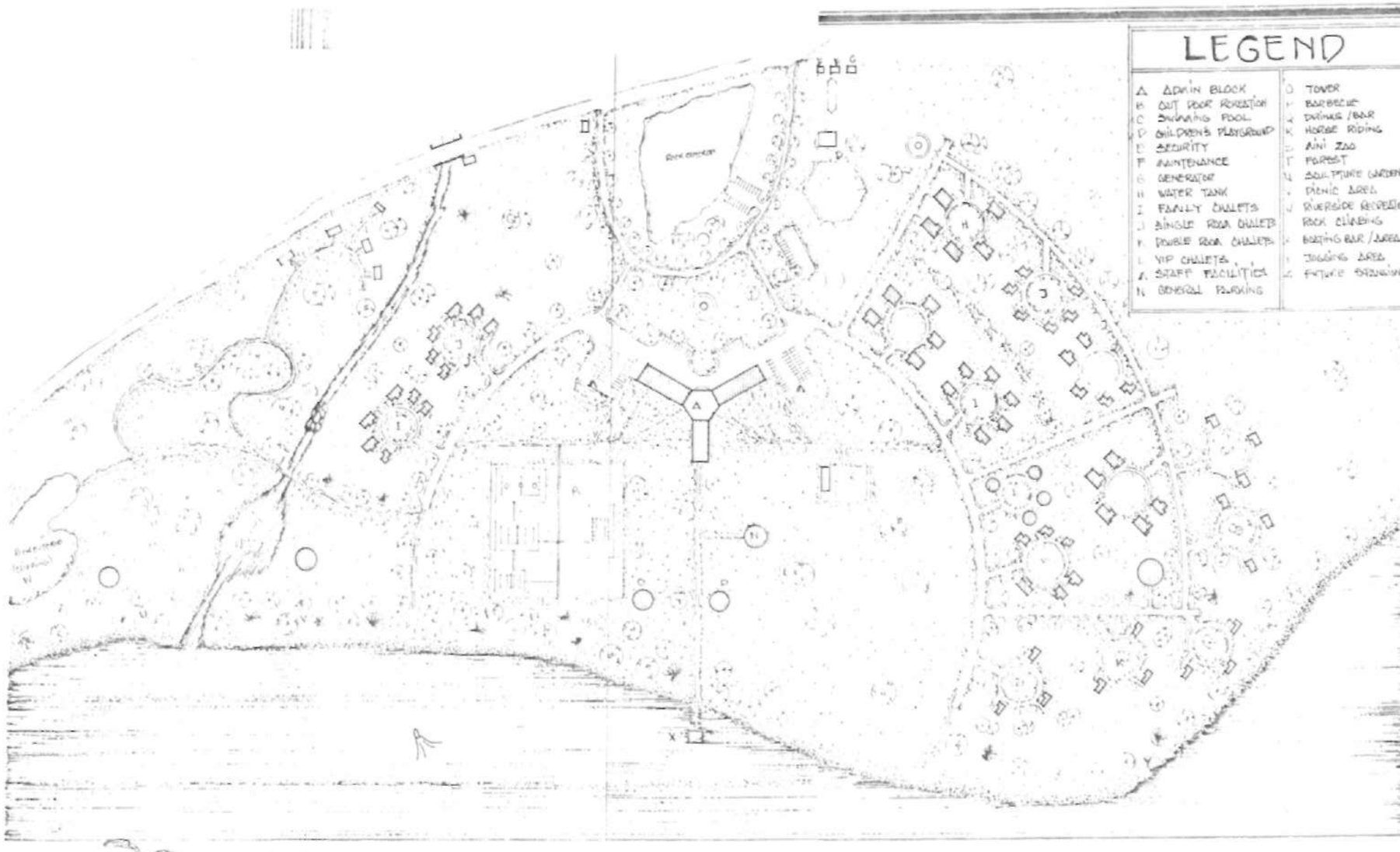
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APPENDIX

S/ No.	CLASS	FUNCTION	NAMES	SCIENTIFI C NAMES	SOIL TYPE	HEIGHT AT MATURITY	LEAVES	FLOWERS	FRUITS	SUITABLE FOR
1.	BIGNONIACEAE	Ornamental	African Tulip tree	SpathideaCa mpunulata	Good soil	21m (70 ft)	Bushy crown ,branchlets tomentellous leaves, opposite and unsual in each pair.	Flower (Apr. - Aug) showy bright and cremaon eith orange edges	(March) lanceolate oblong	GardenAve nues
2.	PALMAE	Shade and Fruit	Coconut tree	Cocis nucifera	Dry soil	100 ft (30m)	Large pinnatewith fibrous mating at base	Unisexual	Edible with inner nut	Gardens
3.	BIGNONIACEAE	Ornamental	Blue Jacaranda	Jacaranda mimosifolia	Dry soil	12m (40 ft)	Bipinnate	Blue and bell-shaped	Round and flattened on one side	Garden Avenue
4.	Caesalpinaceae	Ornamental	Pride of Barbados	Caesalpina pulcherima	Good soil	3.6m (12 ft)	Pinnate with rounded leaflets	Red, yellow or orange petals	Brown pods with seeds	Border and hedges
5.	APOCYNACEA	Ornamental	Fragipani or Temple flower	Plumeia acutifolia	Dry aoil	8m (24 ft)	Elliptical	White with yellow centre	Bifid occasionally produced	Gardens
6.	CARICACEAE	Fruit	Paw-paw	Carica papaya	Loamy	6m (20 ft)	Large broad leaves	Separate male and female flowers	Various shapes	Gardens and farms
7.	Nyctabinceae	Ornamental	Purple bougainvilla ea	Bougainvilla ea glabra	Dry	Climber	Simple	Creamy white in threes with 3 largwe purpule bracts beneath		Gardens or trellis over low walls
8.	MELIACEAE	Shade	Neem tree Margosa tree	Azadirachta indica	Loamy soil	24m (80 ft)	Pinnate, glossy, with slightly toothed margins	White and scented	Pale yellow with fleshy pulp	Plantation townscape
9.	APOCYNACEAE	Ornamental	Oleander	Nerium Oleander	Good soil	6m (20 ft)	Elliptical, narrow and pointed at ends	Sweet scented pind or white corona in center of petals (yellow)	Long and narrow containing seeds (occasional)	Gardens
10.	MAROCEAE	Friut	Umbrella tree Corkwood	Musanga Cecropioides	Good soil	27m (90 ft)	Male and female separate. Male (pink) in numerous heads	(March - Oct) inconspicuous	Succulent green	Gardens general landscape
11.	BUXACEAE	Ornamental	Whistling pine Beef wood	Casuarina equisetifolia	Poor soil	21 -24 m (70 - 80 ft)	Tiny and scale - like	- - - -	Short and cone - like	Coastal areas
12.	APOCYNECEAE	Ornamental	Yellow Allamanda	Allamanda spp.	Dry soil	Shrubs	Inwhrols	Yellow bellshaped and sweet scented	Occasionally (spiny)	Garden Avenue
13.	RUTACEAE	Fruit	Sweet Orange	Citrus Sinesis	Good soil	Up to 6m(20 ft)	Petrolarunings	White, waxy and fragrant	Spherical twins bright orange with sweet pulp	Garden and yards
14.	PALMAE	Fruit	Desert palm fan palm, palmyra palm	Borassus aethiopue	Marshy	24m (80 ft)	Up to 3.5m long, Fan shaped	Female inflorescence	Edible, fibrous and large ovoid drupe	Garden, farms avenues.

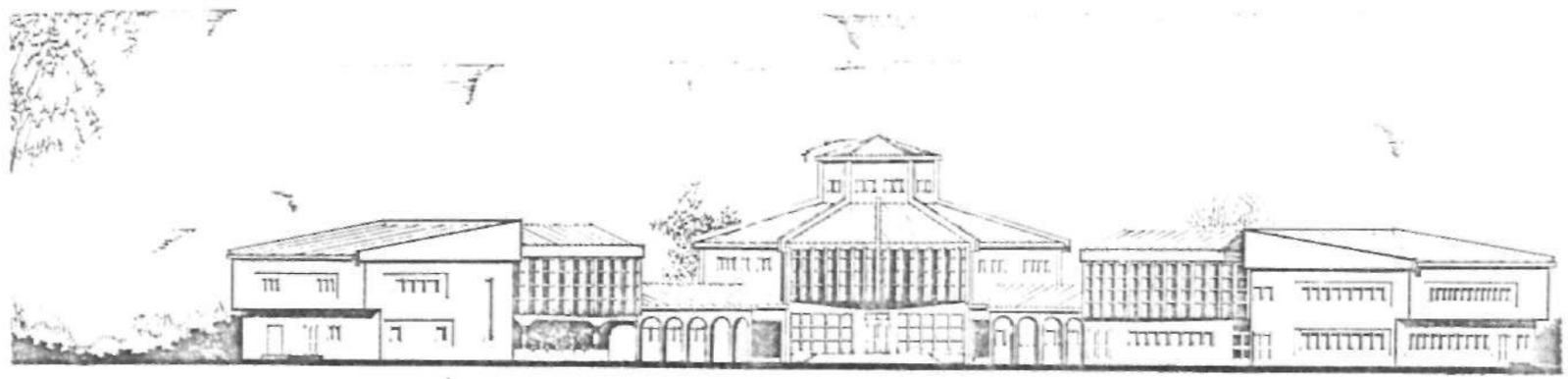
15.	SAPOTACEAE	Fruit	Kadanya	Vitellaria paradoxa	Dry soil	12m (40 ft)	Broad Obavate			
16.	ANACARDICEAE	Fruit	Cashew	Anarcaduim Occidentale	Loamy soil	9m (30ft)	Broad obovate	White	Yellowish Fleshy, Swollen and juicy	Gardens, Farms.
17.	MALIACEAE	Shade	Mahogany	Khaya Senegalensis	Loamy moist	30m(90ft)	Dark Shiny evergreen foliage	(Jan - Apr) Cream petals, Pale green sepals	(Dec - Apr) Opening by 4 valves	Avenues, farms.
18.	ANARCARDICEAE	Fruit	Mango	Mangifera Indica	Strives in most soils	Medium sized	Lanceolate	Conspicuous Upright, Terminal Panicles	Yellowish or reddish when ripe	Farms, Avenues
19.	CAESALPINACEAE	Ornamental	Flamboyant Flame of the forest	Delonix regia	Tropical soils	9-12m (30-40ft)	Opposite arrangement of leaves, long alliptic	Red petals	Large flat pods	Avenues, Gardens
20.	CAESALPINACEAE	Fruit	Indian tamarind	Tamarindus indeca	Good soil	12-15m (40ft)	Pinnate	(Jan-Apr) Yellow sepals Red at centre	Edible pulp (Mar, Jul, Dec.)	Farms, Gardens.


LEGEND
A ADMIN BLOCK
B OUT DOOR RECREATION
C SWIMMING POOL
D CHILDRENS PLAYGROUND
E SECURITY
F MAINTENANCE
G GENERATOR
H WATER TANK
I FAMILY CHALLETS
J SINGLE ROOM CHALLETS
K DOUBLE ROOM CHALLETS
L VIP CHALLETS
M STAFF FACILITIES
N GENERAL PARKING
O TOWER
P BARBECUE
Q DRINKS / BAR
R HORSE RIDING
S MINI ZOO
T FOREST
U SCULPTURE GARDEN
V PICNIC AREA
W RIVERSIDE RECREATION
ROCK CLIMBING
X BOATING BAR / AREA
Y JOGGING AREA
Z FUTURE EXPANSION

Ground Floor Plan

Ground Floor Plan
LIBRARY
TABLE TENNIS
INDOOR GAMES
AUDITORIUM
TV VIEWING
PHYSICS ROOM
CHEMISTRY ROOM
ADMIN BLOCK
MAIN BLOCK
STAGE
PLAY GROUND
A
A

Elevations

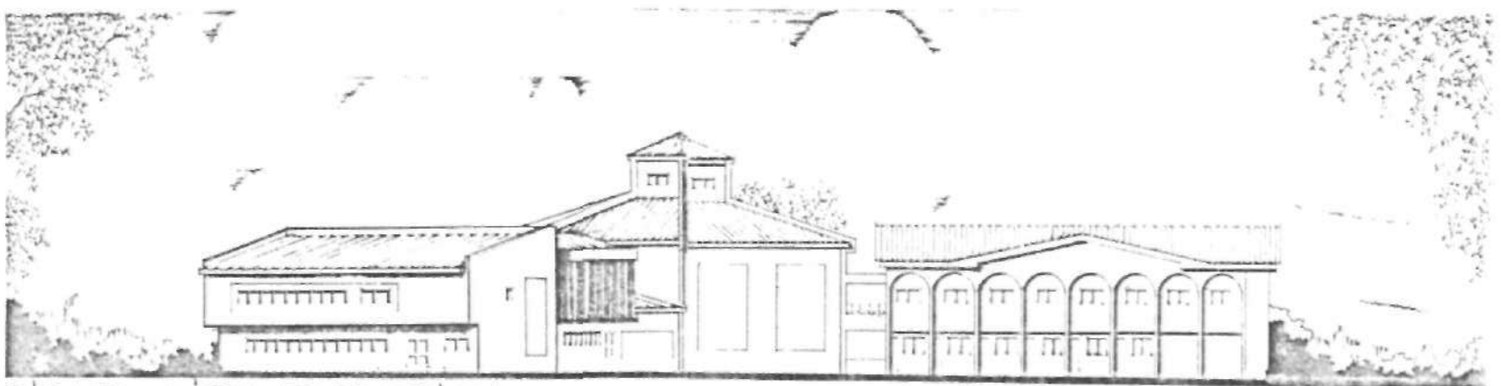


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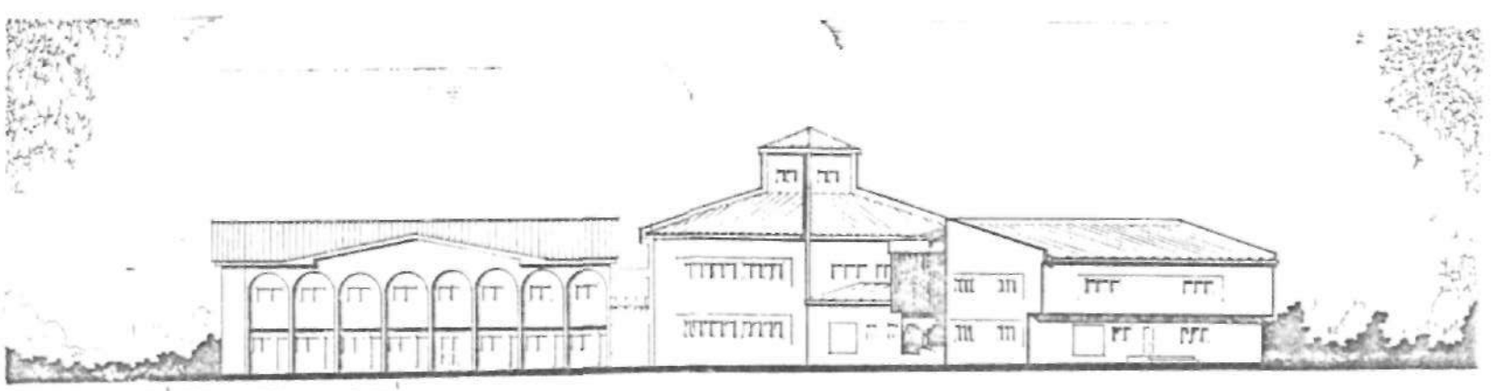


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Elevations

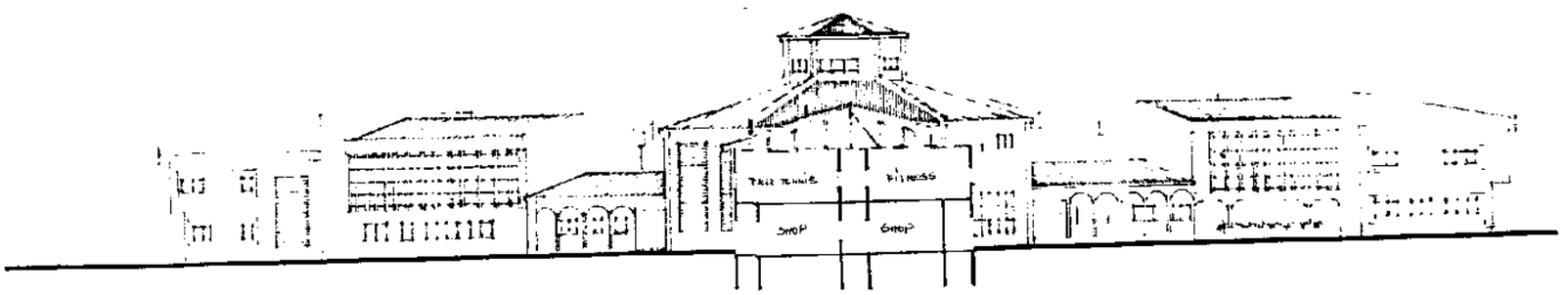


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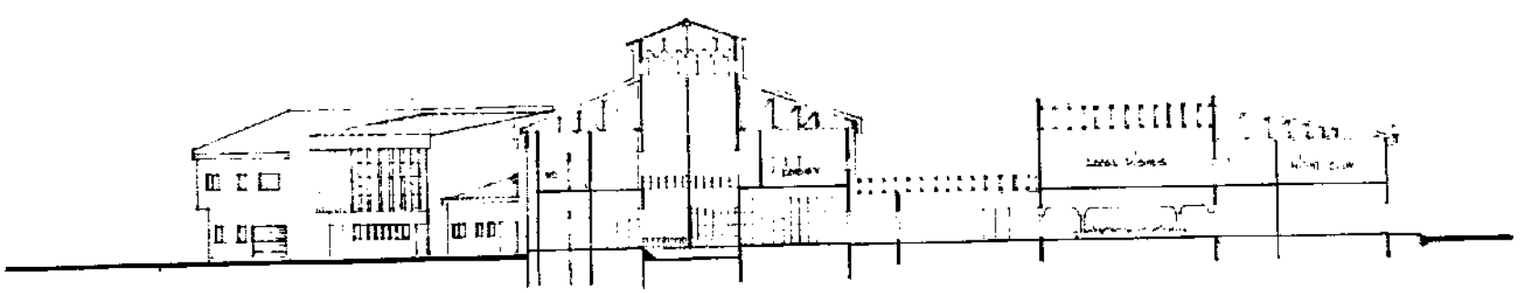


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Sections

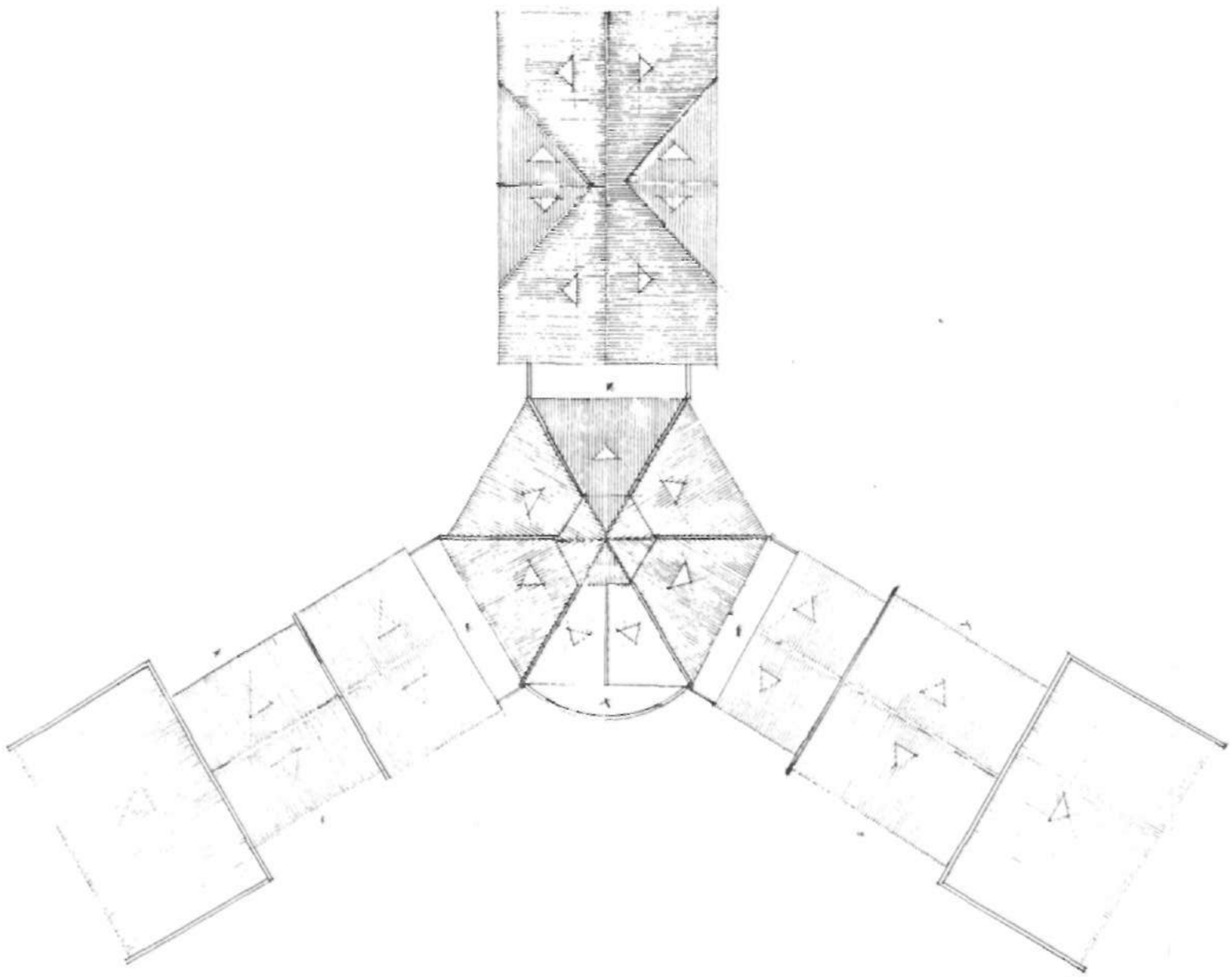


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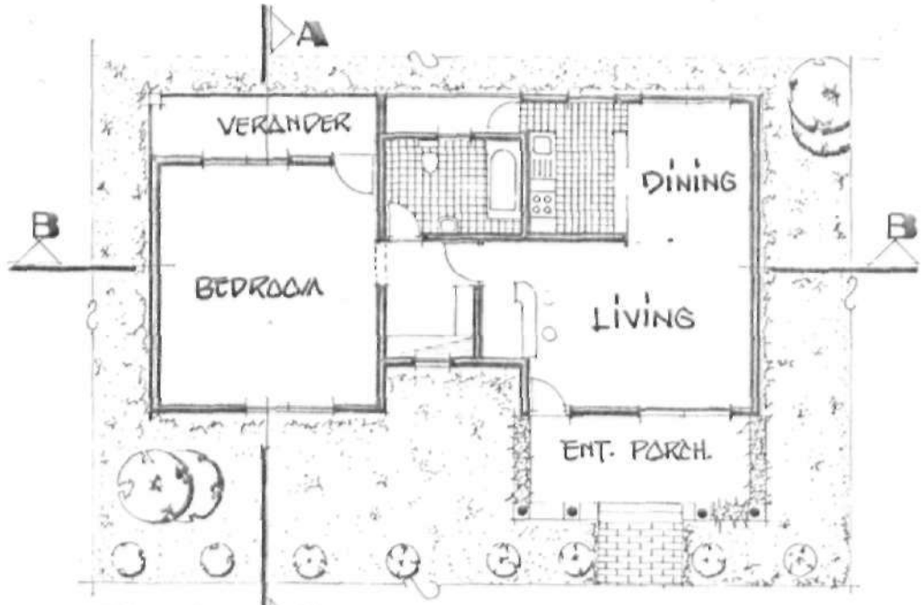


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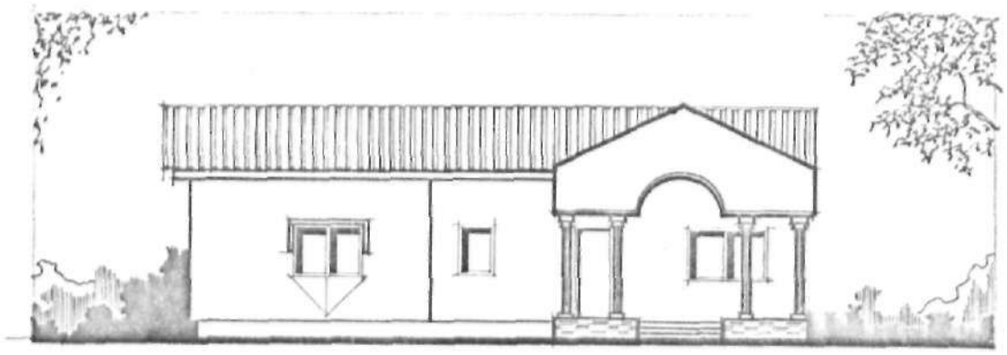
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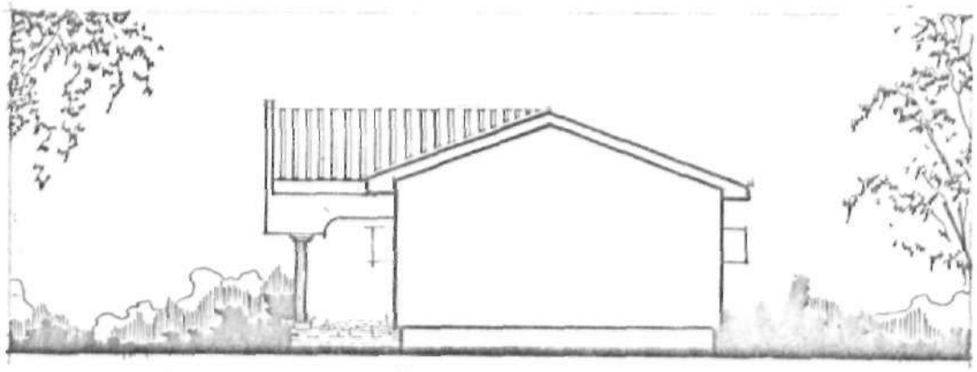
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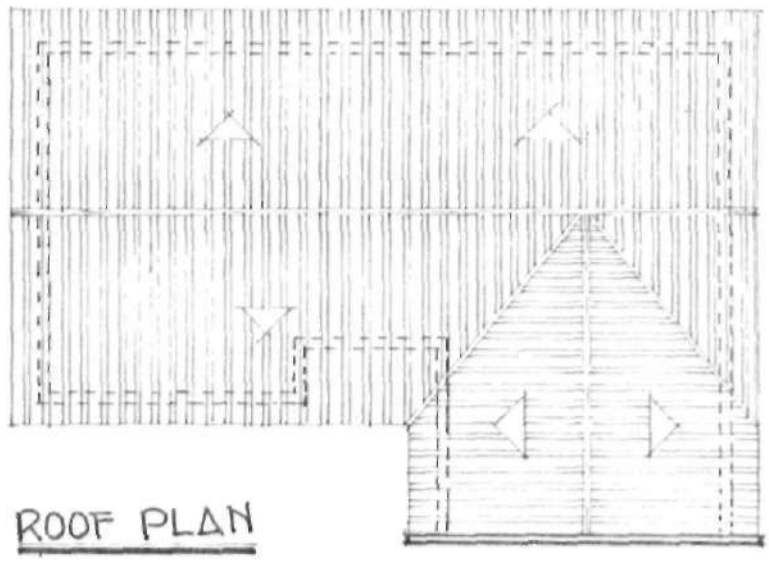
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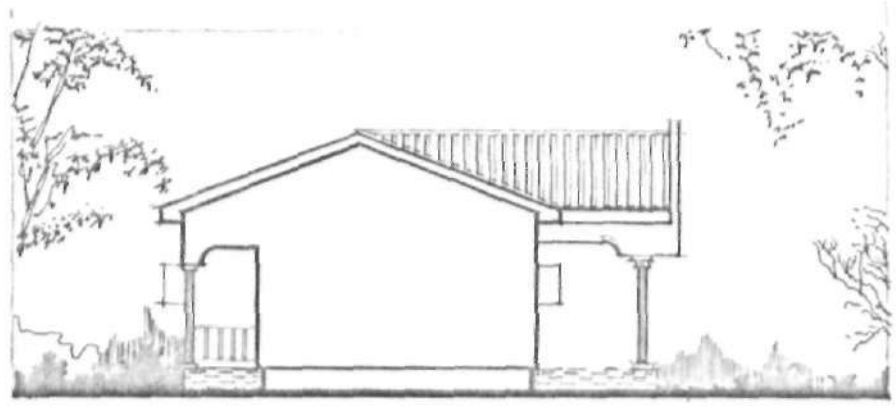
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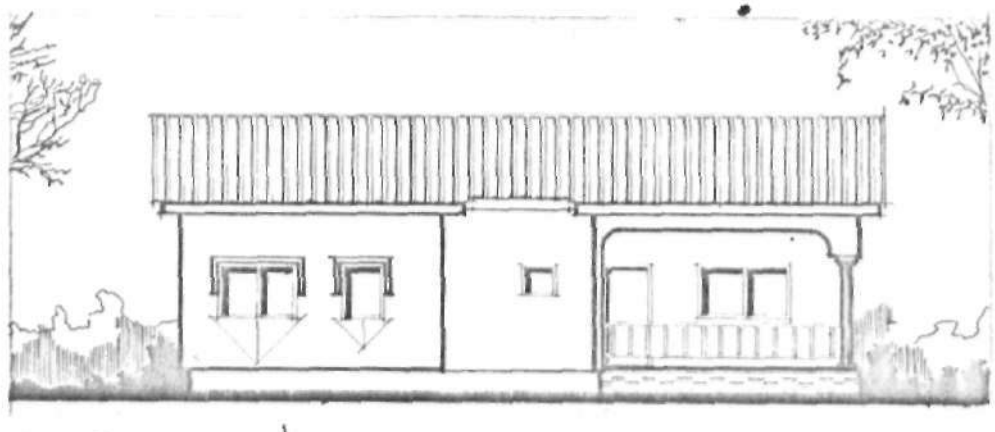
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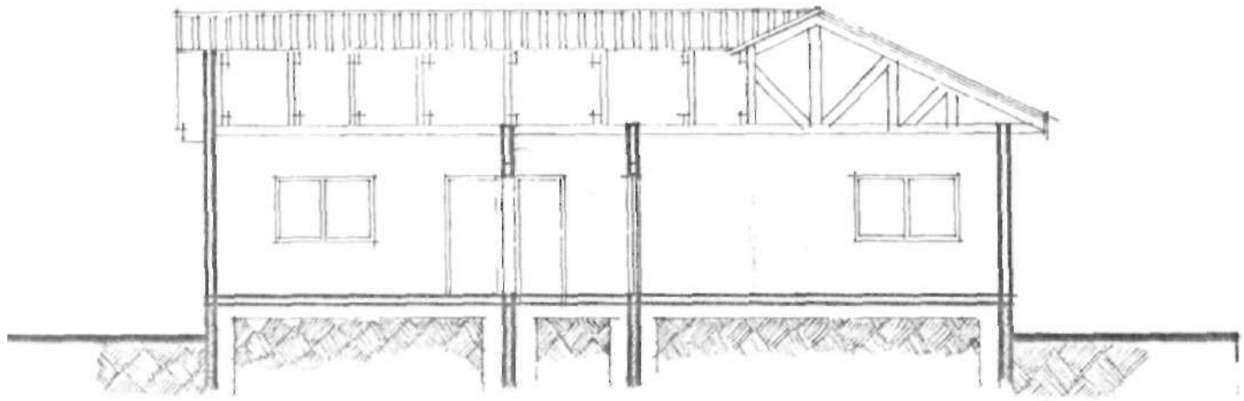
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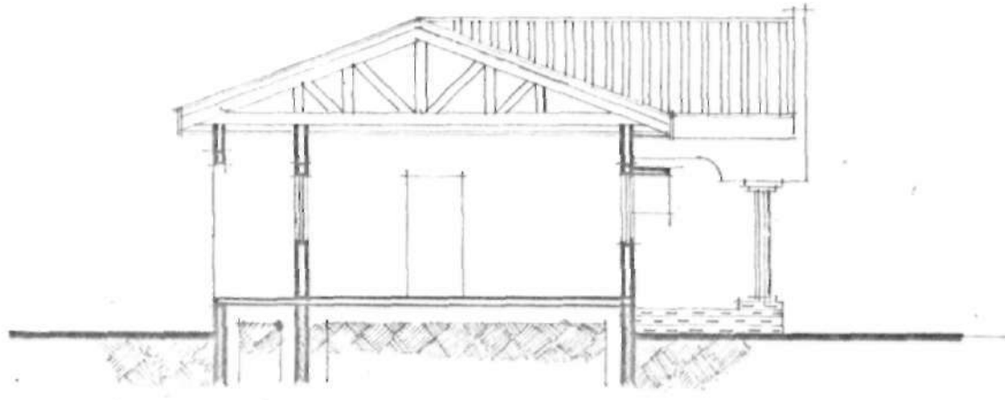
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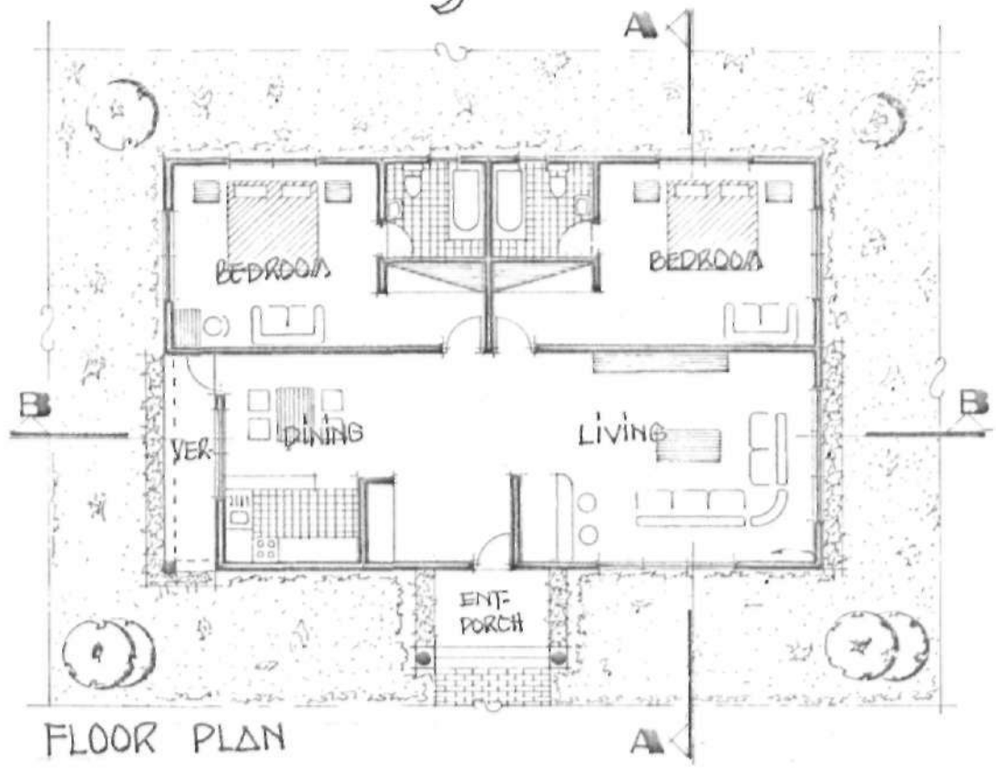


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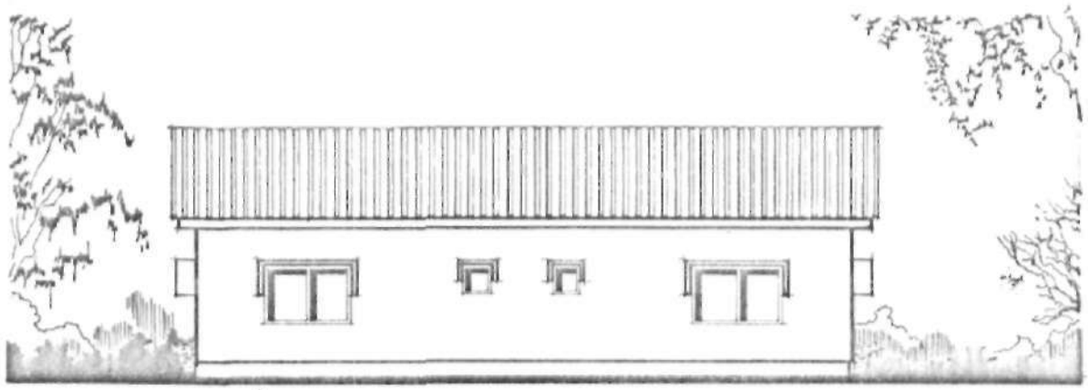
Family Chalet



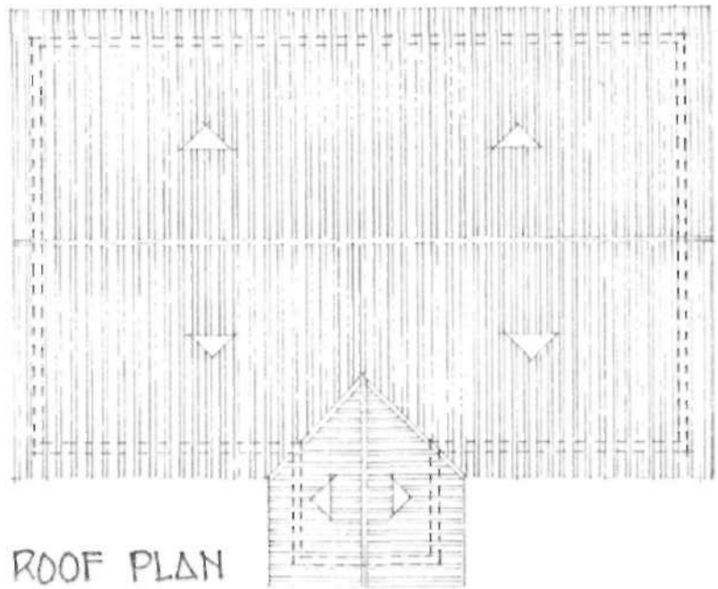
FLOOR PLAN



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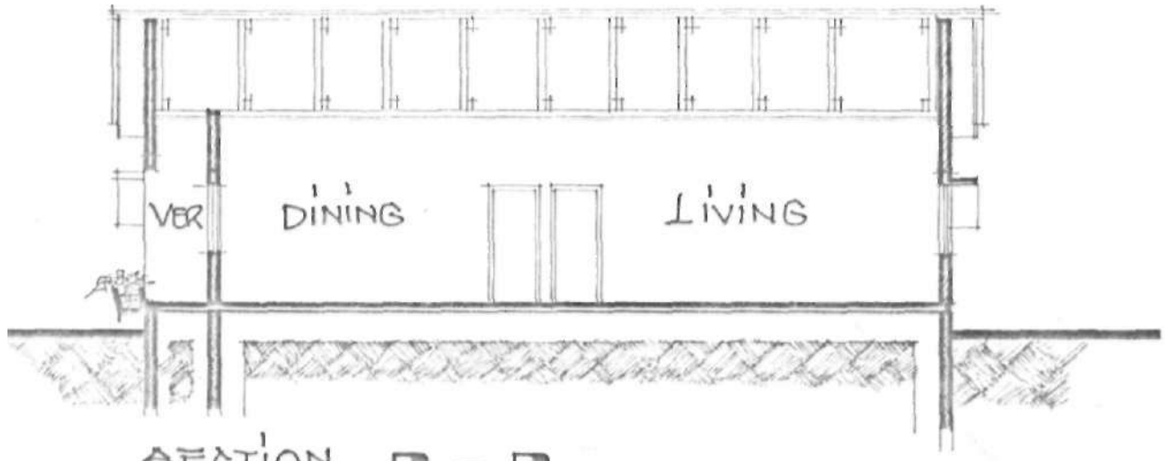
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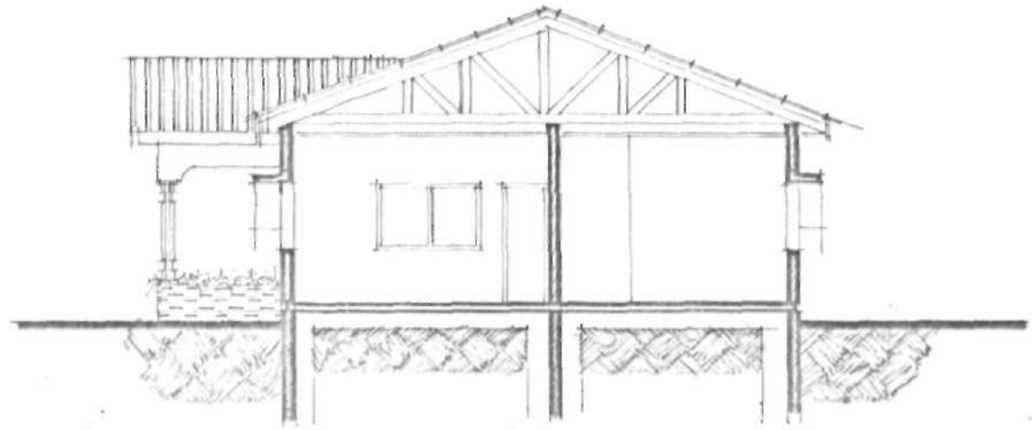
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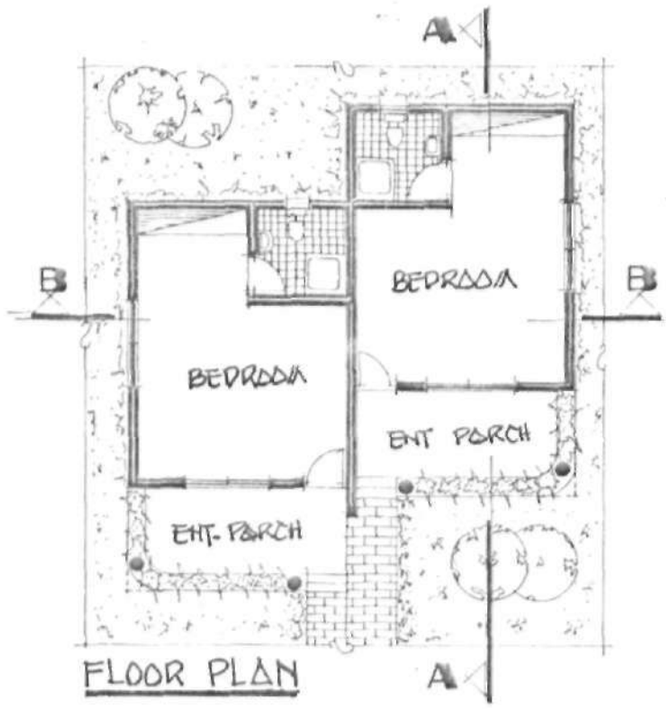


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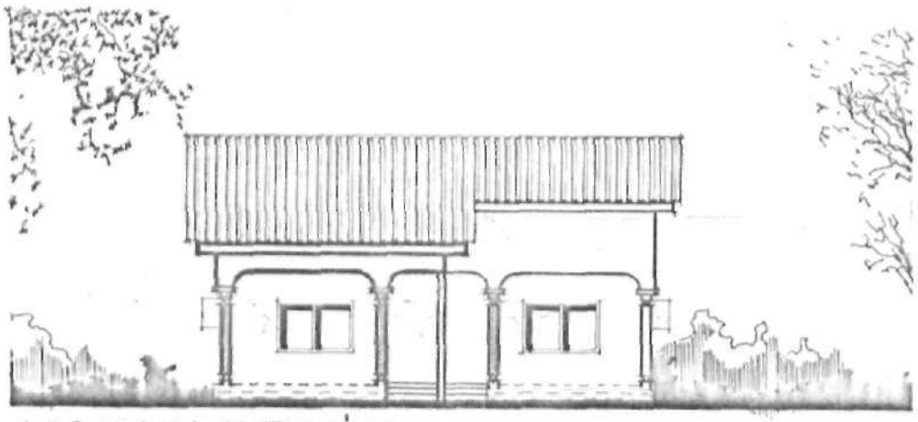


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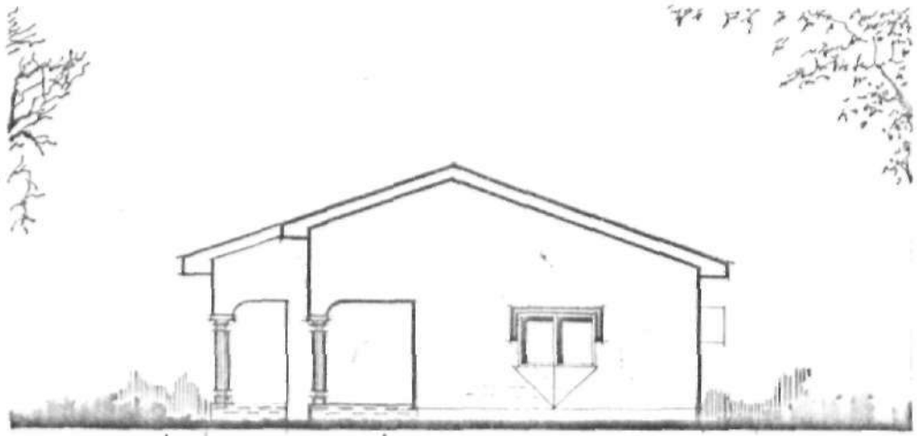
Double Twin Unit Chalet



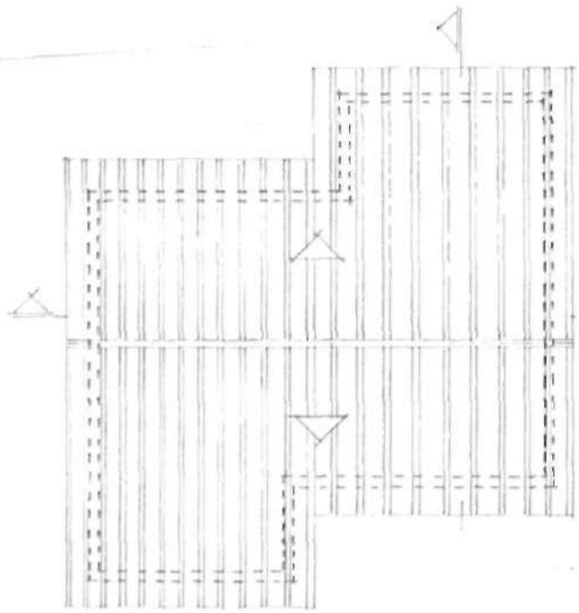
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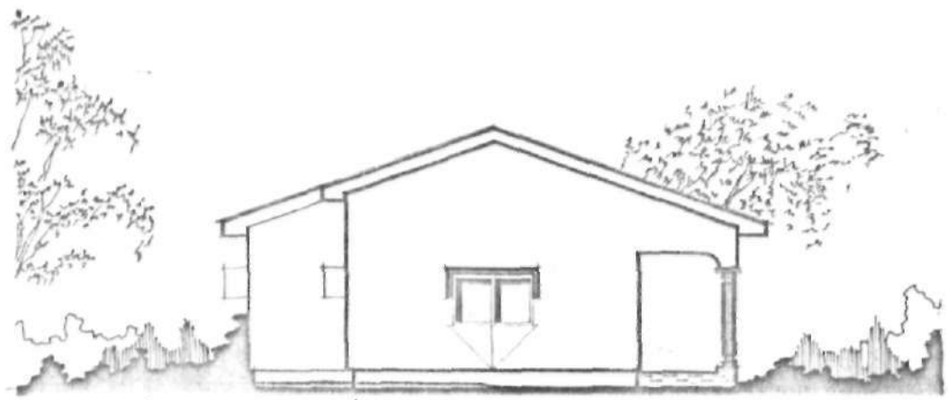
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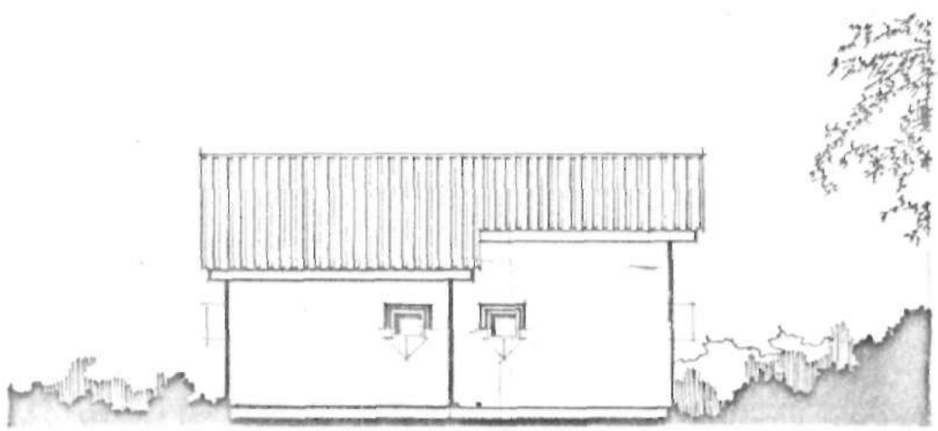
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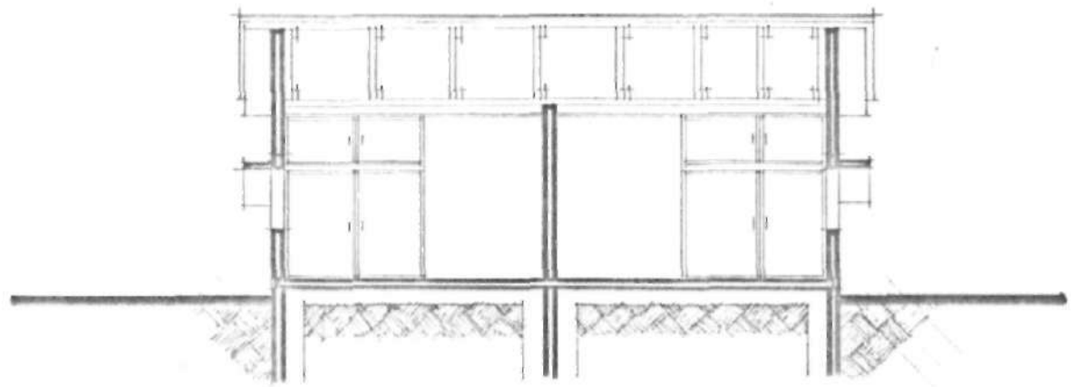
ROOF PLAN



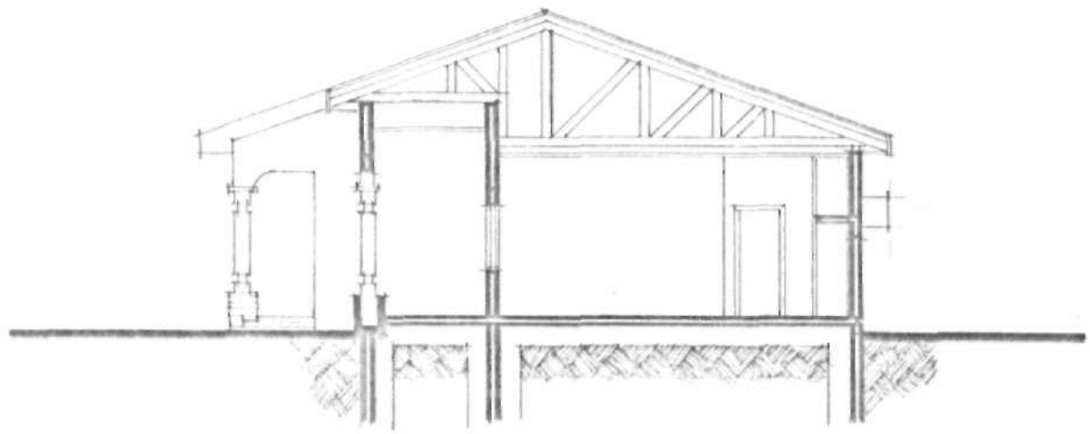
LEFT SIDE ELEVATION



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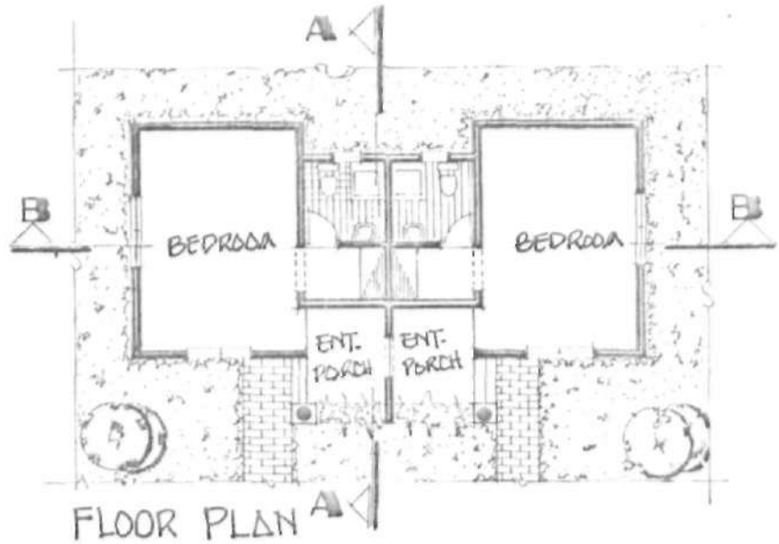


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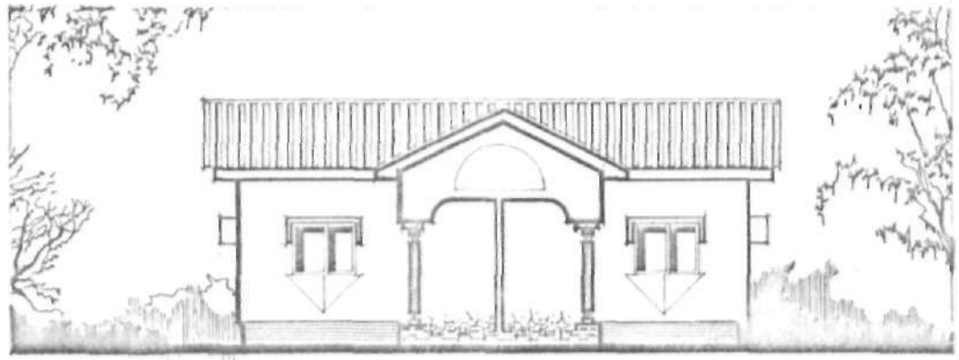


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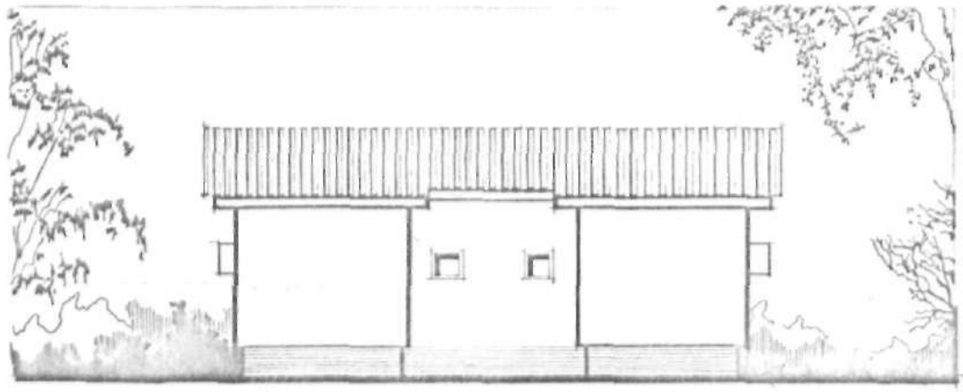
Single Twin Unit Chalet



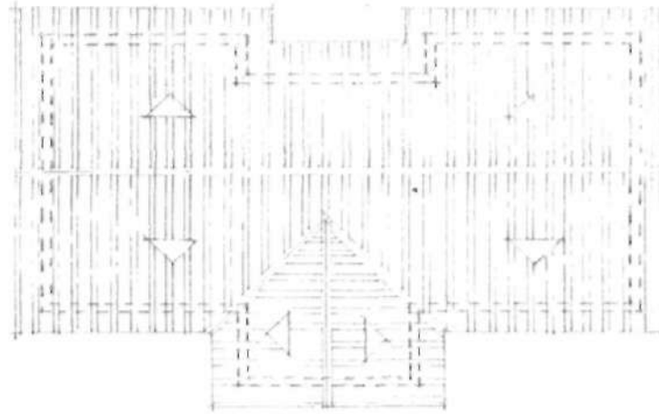
FLOOR PLAN



APPROACH ELEVATION



REAR ELEVATION



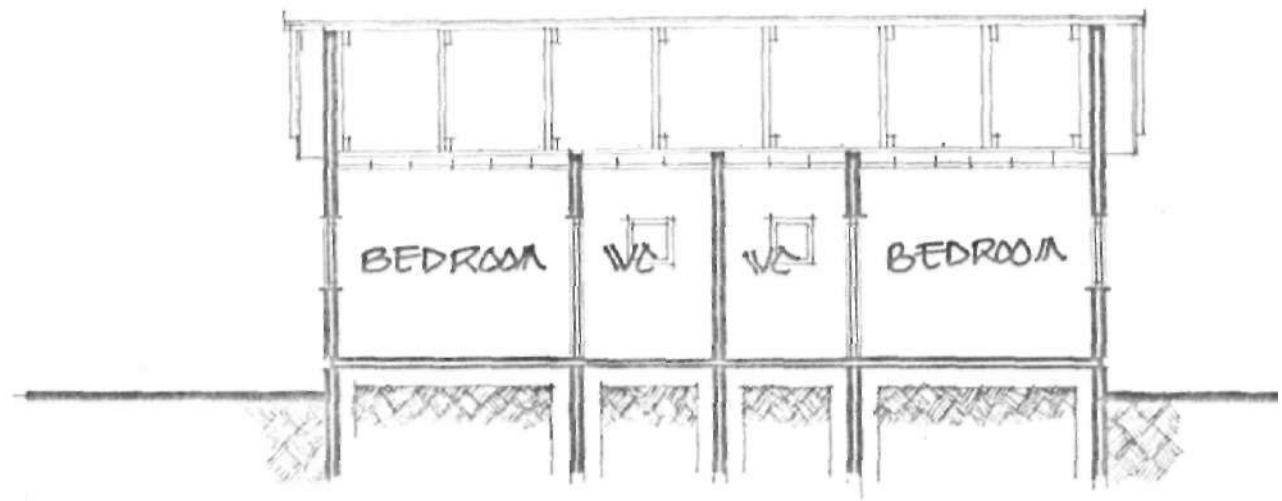
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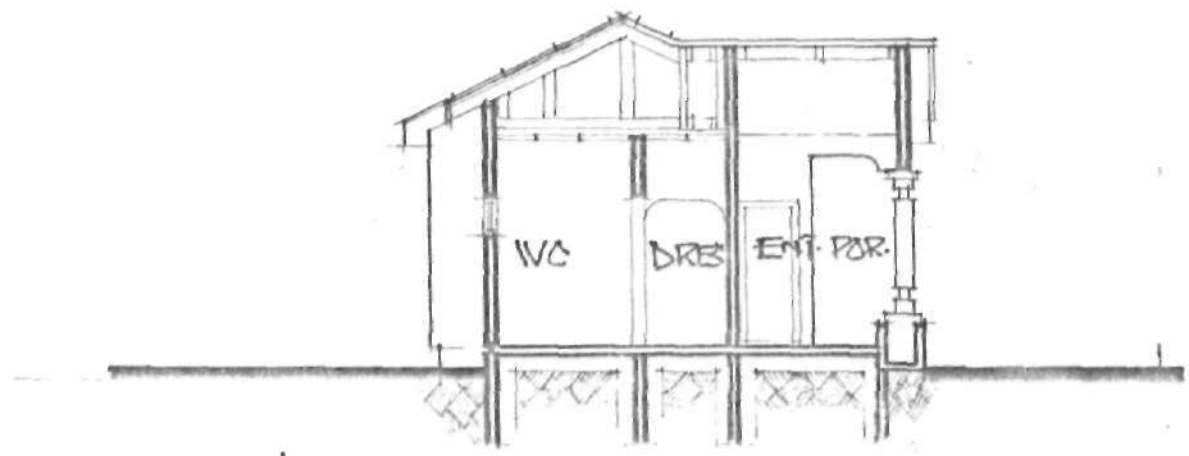
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



SECTION B - B



SECTION A - A