

**LANDSCAPE CHARACTERISTICS OF THE LAGOS
LAGOON WATERFRONT: PERCEPTIONS AND
PREFERENCES FOR TOURISM**

BY

NNEZI UDUMA-OLUGU

(MATRIC No: 079051098)

MARCH 2014

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NNEZI UDUMA-OLUGU (Matric. No.079051098)

B. Sc (Arch) UNN, M. Sc (Arch) UNN, MLA (Landscape Architecture) University of
Manitoba, Winnipeg, MNIA, ASLA.

**A THESIS SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE IN
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SCHOOL OF POSTGRADUATE STUDIES

UNIVERSITY OF LAGOS.

CERTIFICATION.

This is to certify that the Thesis:-

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WATERFRONT: PERCEPTIONS AND PREFERENCES FOR
TOURISM**

Submitted to the

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Is a record of original research carried out

By

NNEZI UDUMA-OLUGU

In the Department of Architecture

..... AUTHOR'S NAME SIGNATURE DATE
..... 1 ST SUPERVISOR'S NAME SIGNATURE DATE
..... 2 ND SUPERVISOR'S NAME SIGNATURE DATE
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DECLARATION

I HEREBY DECLARE THAT I AM THE SOLE AUTHOR OF THIS RESEARCH PROJECT AND THAT IT HAS NOT BEEN PRESENTED BY ANY PREVIOUS APPLICATION FOR A HIGHER DEGREE.

I AUTHOURIZE THE UNIVERSITY OF LAGOS TO LEND IT TO OTHER INSTITUTIONS OR INDIVIDUALS FOR THE PURPOSE OF SCHOLARLY RESEARCH.

.....
Nnezi Uduma-Olugu

March, 2014

DEDICATION

This work is dedicated to the Most High God, in Whom I live and move, and have my being.

Without Him, there will be no me.

I also wish to mention my parents – late Ambassador Chief Ochea Uduma Ikpa (*Obuzo Akanu, Enyi Ebu Mgbo Ohafia, Oke Aba Akanu Ukwu*) and Chief Mrs Miennaya Ikpa (*Ada Ogo*) who always believed in me and told me I could make it even in the face of all impossibilities.

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To the King of Kings, The Immortal, Invisible God, The One for whom there is no searching of His understanding, The Only Wise God, be glory, honour, power and adoration now and forevermore!

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ABSTRACT

Landscape is internationally recognized as an important part of any human settlement. Research has shown that landscape characteristics is one of the factors that influence a destination's attractiveness to tourists. Tourism is a major industry and continues to grow in all parts of the world. Water tourism has not been given adequate attention in Nigeria and particularly in Lagos. Centrally located in the heart of Lagos State, is a major natural and landscape resource – Lagos Lagoon waterfront whose usefulness as a tourism resource is the subject of this research. Although the Lagos Lagoon is one of the biggest lagoons in Nigeria, as well as the largest of the four lagoon systems of the Gulf of Guinea, its waterfront has developed into slums with different blights. Part of the problem has been the lack of stated tourism policy for the area and lack of information on its landscape resources.

The study investigated the perceptions and preferences of the landscape characteristics of the Lagos Lagoon waterfront as it affects its tourism development. Using landscape assessment techniques, the landscape of the lagoon was evaluated in context of other factors that influence tourism in the study area. Four Hundred and Twenty two (422) respondents at six locations were surveyed to determine tourists' / users of water tourism destination's opinions of the landscape and other issues that impact tourism of the lagoon shores during festive seasons and on public holidays. Twenty six Landscape and tourism experts were interviewed in their offices, using semi-structured questionnaires. A Mapping was done of the landscape of the lagoon. This formed the basis for the photo-questionnaire which showed 20 pictures taken from different points along the Lagos Lagoon waterfront, shown to respondents to measure their landscape perception and preference. The results of the survey were analysed using SPSS version 16.

The study developed a predictive model for tourism in the Lagos Lagoon waterfront, in relation to its landscape units, place attachments and social patterns. The model provides policy makers information about the factors affecting landscape resources as they relate with tourism development, especially in the Lagos Lagoon waterfront. The correlation coefficient of determination obtained was $(R^2) = 0.591$; which is the amount of information being explained by landscape units, place attachment and social patterns, about tourism in the model. The model indicated that landscape of the lagoon has the greatest significant effect on its development for tourism.

Results revealed that the landscape characteristics of the lagoon is very significant and the slum clearance ranked highest as a deterrent to the development of the Lagos Lagoon tourism, followed by the enhancement of its physical qualities (water, vegetation) and provision of infrastructure. Results also showed a disconnect between the experts' and the general public perception of tourism status of the lagoon. The recommendation is that there needs to be more public enlightenment and a realignment of priority in land use planning for development of tourism in the Lagos Lagoon. It is also recommended that greater attention be given to the enhancement, development and amelioration of the landscape along the waterfront to boost tourism development in the Lagos Lagoon.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

The landscape characteristics of a place is largely a function of its morphology and to a large extent, they determine its character and its uses (Gnoth, 1997; Swaffield, 1999). The landscape features and characteristics of the Lagos Lagoon are key determinants of its usage. Apart from water which is its main feature, its vegetation, land form, land cover, ecology, human settlement and general scenic quality are other major assets that are relevant for its land use and management (Daniel & Boster, 1976), particularly its usefulness for tourism or recreation. One of the key indicators of a place's character is its landscape – comprising not only of the landcover and landscape quality: but also its very essence which can be captured when the landscape is assessed and evaluated, using pre-determined parameters (Swaffield, 1999). The uniqueness or otherwise of a place can influence tourism as well as people's perception of the venue. Traditionally, water-based resources, either coastlines or lakes, are important tourism resources (Gunn, 2002). Globally, tourism has been identified as a major revenue source. America, Europe and Asia are far ahead of Africa in the tourism sector (UNWTO, 2011).

Twenty two per cent of Lagos State landmass is made up of lagoons, creeks, rivers and swamps (Oshundeyi and Babarinde, 2003). Due to its location, the Lagos Lagoon's inlet to the Atlantic Ocean, provided Lagos with an unparalleled gateway for European contact with Nigeria on the coast from colonial times. Indeed, metropolitan Lagos is replete with ubiquitous creeks, bays, lagoons, coastlines and breath-taking scenic views. Since it consists mostly of water, there exists a potential for the city to benefit from water tourism. Instead, water-based sites are largely neglected and grossly under-utilized (Uduma-Olugu & Oduwaye, 2010).

The existing developed waterfront sites in Lagos do not appear to have adequate infrastructure, nor do they present water-use in ways that are sufficiently appealing to tourists (Uduma-Olugu & Iyagba, 2009b; Uduma-Olugu & Onukwube, 2012). Before independence, the colonial government adopted the Garden City approach in the planning of European Quarters, which were later called Government Reserved Areas (GRA's), was characterized

by spaciouly lush greenery (Immerwahr, 2007). Rapid urbanization resulting from the equally rapid rate of migration has changed the Lagos landscape, marring it with slums (Adejumo 2003). Okedele, Adebayo, Iweka and Uduma-Olugu (2009), in discussing the housing limitations of infrastructural development in urban Lagos, posited that severe overcrowding, unwholesome environmental conditions and slum settlements are age-long manifestations of government's neglect of the housing sector.

Obiefuna, Idris & Uduma-Olugu (2011) highlighted the negative effect of overdevelopment and the resultant depletion of the lagoonal land cover. According to Adejumo (2003), urbanization has resulted in uncontrolled use and development of land, creating chaos and blighted conditions in cities. Besides, lands hitherto set aside for tourism development have been completely or partially taken over by industrial, commercial and residential purposes. Fadamiro and Atolagbe (2006) attributed this to lack of pursuit of landscape planning, design, and management in promoting land use development. Unplanned urbanization has resulted in the increase in temperature in built-up areas, leading to loss of land cover and attendant sequestration of carbon (Nwilo et al., 2012) which is impacting negatively on housing thermal comfort in Lagos (Adebamowo & Uduma-Olugu, 2009).

Water-based tourism in Nigeria in general and Lagos in particular, is not as developed or as lucrative as in other African countries such as Ghana, Kenya, South Africa, in terms of facilities, basic infrastructure and provision of core attractions at venues (Visser & Njuguna 1992; Uduma-Olugu & Iyagba, 2009; Adejumo, 2010; Akyeampong, 2011). In spite of the merits of water-based tourism, most potential sites and tourism resources in Lagos are not properly utilized – they are either untapped or ill-managed and perceptions of tourism remain low. (Uduma-Olugu & Onukwube, 2012). Specifically, while perceptions of a destination image remains key to tourist behavior, considerations for the preferences of the end users are hardly taken into account in tourism policy making in Nigeria. Various studies have identified some of the problems plaguing the Lagos water tourism industry. Notable among them are; the lack of tourism product development, inadequate government support; poor social capital and poor financial and human resources (Adejumo, 2010). Others include cultural issues (Aina and Babatola, 2010) and deficiencies in the facilities provided at coastal venues (Uduma-Olugu & Onukwube, 2012).

1.2 Statement of the Problem

Nigeria is a mono-economy depending almost entirely on oil revenue. The rest of the world have moved on in terms of diversification of national income. Places like Dubai which also used to depend mostly on oil have in recent times, invested heavily on tourism and have turned their economy around. Nigeria has similar potentials especially in the water resources that are abundant in Lagos State but it has so far not taken commensurate strides towards the attainment of a tourism-driven economy. With a coastline of about 190km stretching from Epe in the east to Badagry in the west, the poor state of the water-based tourism in Lagos continues to baffle informed stakeholders.

Of the possible causes, lack of effective tourism development policy, fiscal inadequacies, poor tourism promotion and planning have been highlighted. Wilbur Smith's (1984) Metropolitan Lagos State Regional Master Plan recommendation on coastal tourism and waterfront parks were not followed by the relevant state agencies resulting in the haphazard development of tourism on the coast and elsewhere along the Lagos waterways and lagoon. Tourism along the lagoon is very poor and not much developed unlike that on the coast as attested to the popularity of places like Bar Beach, Kuramo beach and Lekki/ Maiyegun Beach (Oshundeyi and Babarinde, 2003). Lack of development of tourism is directly linked to the lack of stated policy.

Precisely the inability of the government to meet up with the housing demands has lured many of the urban poor to circumvent planning ideals by constructing shanties and other informal settlements along waterfronts, creating slums which deface the water bodies and cause urban blight especially along the shores of the Lagos Lagoon. Lagoons are fragile ecosystems susceptible to pollution from municipal, industrial and agricultural runoff. Indeed, the Lagos Lagoon specifically, is under intensified pressure from pollution (Nwankwo, 2004). Major sources of pollution in the lagoon have been identified as: the deposition of raw sewage, wood shaving, refuse and other domestic wastes, sand and gravel extraction, dredging, industrial waste, petroleum hydrocarbons and waste oil discharge among others (Nwilo, Peters & Badejo, 2009; Okoye *et al.*, 2010). The level of pollution and misuse of the natural asset and landscape resources of the Lagos Lagoon, has inhibited from

benefiting from more laudable uses such as tourism and recreation. A great tourism potential continues to exist untapped in the Lagos Lagoon

The problems assailing the Lagos Lagoon are abundant and the economic impact is affecting the country adversely. There is a need to stem the continual loss of revenue and benefit from the opportunities for exploiting the valuable natural asset of Lagos Lagoon. Improved tourism promotes allied industries which lead to job creation, poverty alleviation and economic boost for the nation (Akyeampong, 2011). Instead of revenue generation, the lagoon has turned into a liability. The waterfront which is usually a high property area has rather developed into slums, thereby creating a major security challenge since it often breeds criminals, all because of the physical problems which can be solved. It becomes imperative to develop a clear tourism policy for the area to improve its use.

The degree to which such a policy achieves effective tourism rejuvenation depends, among others, on the extent to which the factors which sustained poor tourism utilization of the Lagos Lagoonal waterfront to date are well discerned and analysed beyond the realm of intellectual guesswork. It is against the foregoing that this thesis investigates the reason tourism is not flourishing along the lagoon as it does in the coastal waterfront. Specifically for the Lagos Lagoon to benefit from the booming tourism traffic, there is a need to change in the way the waterfront of the Lagos waterways are currently being perceived and used. In specific terms, beyond what existing research have done in analyzing its pollution, its recreational and urban re-generational potentials, as well as its use for water transportation, there is a need to investigate the factors which influence tourism traffic to the area, in order to better position it for tourism and recreational development.

From the foregoing, studies have been done on the state of pollution of the lagoon, its recreational and urban regeneration potentials, its use for water transportation, it is in this context that this study aims at filling a major gap in the analytical research on the Lagos Lagoon: by examining how its characteristics affect the perceptions and preferences of its waterfront for tourism development

1.3 Aim and Objectives of Study

The aim of the study is to investigate the perceptions and preferences of the landscape characteristics of the Lagos Lagoon waterfront in the context of its waterfront utilization for tourism.

In pursuit of this aim, the study objectives are to;

- 1 Identify the existing land use and landscape resources in the Lagos Lagoon waterfront.
- 2 Investigate perceptions and preferences of the landscape characteristics of the Lagos Lagoon waterfront.
- 3 Investigate the factors affecting tourism development in the Lagos Lagoon waterfront.
- 4 Conduct a landscape assessment of the Lagos lagoon waterfront as it relates to tourism.
- 5 Develop a predictive model that will indicate the optimum relationship between tourism and landscape units, place attachment and social patterns.

1.4 Research Questions

1. What land use and landscape resources exist in the Lagos Lagoon waterfront?
2. What are the perceptions and preferences regarding the landscape characteristics of the Lagos Lagoon waterfront towards tourism development?
3. What factor(s) are significant in determining the tourism development of the Lagos Lagoon waterfront?
4. What is the landscape assessment of the Lagos Lagoon waterfront in relation to tourism?
5. What model best describes the optimum relationship between tourism and place attachment, landscape units, and social patterns?

1.5 Significance of Study

Prior to this study there has not been empirical data relating the landscape characteristics as it affects tourism development of the Lagos lagoon. By providing this data, the study creates a legitimate basis for evaluating and formulating policies at all levels to enhance tourism development and land use planning. It is also a way of determining the best areas suited for different types of tourism, while identifying other relevant issues which may affect the

eventual use of one of the city's major natural resource by revealing the optimum usage for different purposes. Identification of the factors influencing the development of water-based tourism in the Lagos Lagoon, is expected to provide policy decision template which will impact on the tourism volume of Lagos. With the development of a predictive model and an empirically derived landscape assessment, it is envisaged that the study will also provide policy makers in government and private sectors with ideas and deeper understanding of the factors affecting efficient use of landscape resources in tourism especially in the Lagos Lagoon waterfront.

The practice and profession of landscape architecture is relatively new to Nigeria (Obiefuna and Uduma-Olugu, 2011). This study is a landmark research to showcase the use of landscape techniques – which involves preferences and perceptions evaluation - in land use planning. By applying landscape assessment methods, which is not yet a popular tool for planning in Nigeria, to one of the important landscape resources of Lagos. The study is also significant in showing the relevance and importance of landscape techniques in tourism planning.

For the specific intention of tourism land use planning in the Lagos Lagoon, the study is intended as a resource for determining the best areas suited for different types of tourism, while identifying other relevant issues which may affect the eventual use of one of the city's major natural resource. The results of the study are expected to reveal the optimum usage for different aspects of the lagoon in terms of landscape characteristics and general planning.

The study hopes to show a clearer direction in the subsequent development of hitherto unused tourist potential sites in the Lagos lagoon, thereby providing avenues for wealth creation and employment for the adjoining communities and neighbourhoods. Studies elsewhere have shown that when tourism is effective in an area, the local and adjoining community immediately benefit from it, in terms of sales of local arts and crafts at higher costs, as well as generating employment for the people in that vicinity.

Previous studies demonstrate that residents feel tourism helps the economy (Ritchie, 1988), that tourism increases the standard of living of host residents, and that tourism helps the host community and country earn foreign exchange (Ahmed & Krohn, 1992). Also, tourism helps

generate employment (Ahmed & Krohn, 1992; Backman & Backman, 1997), and increase revenue to local business (Backman & Backman, 1997) and shopping facilities (Backman & Backman, 1997). These, in diverse ways, generate economic spirals which impact positively on the economy of the larger society. Tourism has considerable potential to contribute to pro-poor growth in several ways, especially in the African environment and due to its multifaceted nature, tourism offers a “wide scope for participation”, especially by operators in the informal sector (Akyeampong, 2011). The rapid development of tourism is also seen as the most effective way of promoting economic growth and employment, especially in underdeveloped areas (McNamara and Gibson, 2008).

Identifying the factors challenging the development of water-based tourism in the Lagos Lagoon, is expected to impact on the tourism volume of Lagos. Enhanced tourism, which is one of the intended results of the study. It will showcase the positive cultural heritage of Nigeria, as people visit the country to appreciate its natural resources – both water and other landscape determinants of the lagoon’s scenic beauty - among other features available to both tourists and residents alike. This will improve Nigeria’s image and marketability of its tourism product internationally and encourage recreation among the urban dwellers of Lagos.

Improved tourist attractions in the Lagos Lagoon will encourage more relaxation and therefore better health for the populace as there were more variety and choice for recreation. Since water is readily available, it will provide accessible recreation for a healthier work force. Effective tourism provides more recreational opportunities for local residents. Tourism can also be a major reason for the variety of entertainment and leisure activities in the community; which further helps in providing outlets for releasing stress. Tourism can stimulate the development of local infrastructure i.e. roads, water, sewage and sanitary systems, telecommunications etc.; providing economic benefits as well as a healthy environment.

Sustainable environment will result if the water resources of Lagos are better harnessed. The study hopes to highlight the gains of a cleaner, unpolluted lagoon. Currently, water is being mismanaged, as effluent and all manner of waste is pumped directly into the existing water bodies in Lagos, particularly the Lagos Lagoon (Onyema, 2009). Its water is used as a disposal agent while its more valuable uses as a major asset for tourism and recreation is not

being fully explored. The current environmental pollution of the Lagos lagoon threatens public safety and causes health hazards. It is intended that issues of water pollution, conservation and sustainability will be highlighted and possibly addressed by stakeholders, if the study shows its effect on the lagoon tourism development - the smelly, polluted water can be put into better use. The eco-system will be positively influenced, encouraging the re-establishment of various species of fish and other aquatic life and encouraging the growth of natural systems like the wetlands, etc.

With the development of a predictive model and an empirically derived landscape assessment, it is envisaged that the study will provide policy makers and private sectors with ideas and deeper understanding of the factors affecting efficient use of water in water-based tourism. Better use of water will encourage the implementation of water transport, water sports and boat regatta at state and national level, perhaps competing with such festivals as Argungu Fishing festival in Northern Nigeria which pools thousands of tourists on a large scale each year. Tourism is a multidisciplinary field that involves many entities on the local and national levels; therefore, the development of tourism involves many actors and stakeholders on the two aforementioned levels. The research focuses on producing a model that will assist the various identified stakeholders at different levels to make informed decisions which will move the industry forward by providing the framework required for synergy to be achieved.

1.6 Scope and Delimitation of Study

The research is on the Lagos lagoon waterfront. Waterfronts have been an important feature in commercial centres, whether inland or close to the sea; especially for trade and transportation via water. Urban waterfront redevelopment phenomena have been largely ignored in the developing world until recently (Basset et al., 2002).

The choice of Lagos as the study area is underscored by its importance in the economic and social landscape of Nigeria. Lagos already has a ready stream of direct visitors and tourists available for the tourism market (Ogunleye & Alo, 2010). The study explored the landscape characteristics of the Lagos Lagoon which is the biggest of the nine lagoons in the Lagos State. It focused on the immediate vicinity of Lagos lagoon waterfront alone and did not cover the other lagoons nor the harbour leading to the Atlantic Ocean. The aspect of

landscape assessment covered in the study are aesthetics (history, ambience – based on sight, sounds, smells), human (landscape, land use, management, buildings and settlements), and visual impact (views, viewers, visual amenity) factors. Such physical issues as the geology, soil, climate, chemical composition of the water, and ecology; as well as the cultural / religious use of the lagoon are not part of this study.

The last three decades have witnessed profound changes along abandoned or underused waterfronts. The trend is increasing in cities around the globe. In the last decade, developing countries have been seeking to revive their historic port cities, in diverse contexts ranging from post-colonialism and globalization to culture revival and tourism development (Ali & Nawawi, 2009). Since waterfront refers to any property that is adjacent to water, be it an ocean, lake, river or stream (Ali & Nawawi, 2009), thus any property that has a strong visual or physical connection to water can be considered waterfront such as the University of Lagos and the littoral residential developments of Banana Island, Lekki peninsula and Oworoshoki. This research considers waterfront of the Lagos Lagoon, areas within immediate sight, and proximity to the edge of the lagoon.

Apart from being the capital of Nigeria until 12th of December 1991, Lagos has remained a major economic, social and commercial hub in Nigeria, pooling several visitors daily – both local and foreign. With the location of both an International and local airport; it has a ready stream of direct visitors and tourists available for the tourism market (Ogunleye & Alo, 2010). Also, most of the other aquatic tourism sites in Nigeria are inland, whereas Lagos lagoon is one of the major waters in Nigeria which has the various strata of waterways including coastal waters at the same place. Lagos is bounded on the south by the Atlantic Ocean and the Lagos Lagoon empties into the ocean through the harbour.



Figure 1.1: The Lagos Lagoon Complex, spanning Republic of Benin on the West, Atlantic Ocean to the South and Ogun State on the North and East of Lagos State, Nigeria. (Source: Uduma-Olugu & Oduwaye, 2010).

Various strata of water ways exist in Lagos waterways as shown in Figure 1.1 and they include: Coastal shoreline, nine lagoons namely; Yewa, Ologe, Badagry, Iyagbe, Lagos, Kuramo, Epe, Lekki and Marhin. There are several creeks including; 5 Cowrie Creek, Badagry (Apapa-Wharf), Tincan Island, Ijora, Lighthouse, Tamoro, Festac, 3 within University of Lagos – Eledu, Abule Agege and Ogbe. Several rivers like Ogun River and streams form part of the Lagos waterways. Unfortunately most of the streams have been channelized in the drainage system for Lagos (Onyema, 2009).

The study explored how landscape characteristics affect water tourism development of the Lagos Lagoon which is the biggest of the nine lagoons in the Lagos State axis. Covering all nine lagoons is beyond the scope of this study; instead, this study investigated landscape resources and potential tourism of areas in the immediate vicinity of Lagos lagoon, covering the Lagos lagoon as bounded by palaver Island in the east; Lagos Island and Harbour in the south; Yaba, Oyingbo, Ebute Meta in the west; and Oworonshoki, Ogudu and Ikorodu in the north. The study did not cover the water tourism venue along the harbour leading to the Atlantic Ocean. Within this area are several hotels, restaurants, boat clubs and other tourist attractions, but they are outside the purview of this study.

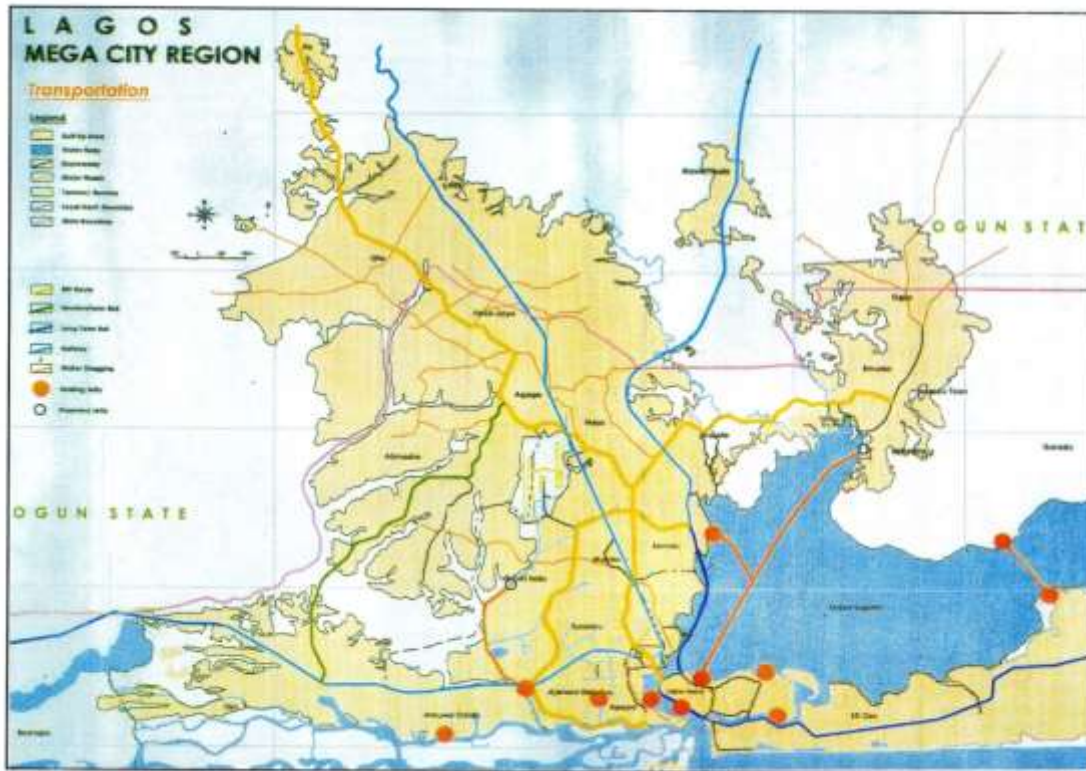


Figure 1.2: The waterways and urban structure of Lagos Metropolis including the Lagos lagoon. (Source:George, 2009)

The major challenges encountered in the study involved the gathering of information from industry practitioners in the tourism industry. Generally, people's unwillingness to fill out questionnaires correctly or give of their time for interviews is envisaged. People met at the recreational facilities felt their privacy was being invaded and often resented having to fill the questionnaires as they were relaxing and considered it a taxing exercise. Some respondents felt they needed to be paid or receive some form of remuneration before partaking in the research. Another problem in the collection of primary data involved the absence of established data at the government parastatals responsible for tourism and waterfront planning and development. Part of the difficulty in data collection was in gathering secondary information, as it seemed that this area of research has not gained much popularity. This resulted in a paucity of data in the literature review. Much of the secondary data stemmed from theories established several years ago.

1.7 Operational Definition of Terms

Coastal Tourism:

In this study, it refers to tourism along the coast which promote coastal activities. Coastal tourism actively rests primarily on the sea-sand-sun (3S) type of activities, especially along its beach tourism.

Domestic Tourism:

Domestic tourism is the tourism of resident visitors within the economic territory of country of reference. In this study, it is also used for indigenes of the country travelling and exploring within their own country. The domestic tourist usually spends a certain amount of time away from his normal place of residence, but within the boundaries of his own country.

International Tourist:

This is defined as anyone visiting a country, other than that which is his usual residence, for more than 24 hours. It excludes individuals taking up work appointments, students attending school, and commuters in transit who do not actually stopover.

Landscape:

Landscape is an expanse of scenery that can be seen in a single view: the visible elements of a land area, which help define the self image of a region. The term landscape focuses upon the visual properties or characteristics of the environment, these include natural and man-made elements and physical and biological resources which could be identified visually.

Landscape is about the relationship between people and places. Combining both people's physical origins and the cultural overlay of human presence, often created over millennia, landscapes reflect the living synthesis of people and place vital to local and national identity. Landscapes, as perceived in terms of their character and quality, help define the self image of a region, its sense of place that differentiates it from other regions. It is the dynamic backdrop to people's lives. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain or mangrove forest. It results from the way that different components of our environment - both natural (the influences of geology, soils,

climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by man. People's perceptions turn land into the concept of landscape.

Landscape Assessment:

This involves the systematic evaluation of large land in terms of suitability or capability/carrying capacity for likely, foreseeable future use or uses. Such assessment may result in a land use plan or policy outlining general land use, showing areas for conservation. The land area may coincide with a physiographic/ecological regions such as river basin or water-shed, or a political unit such as a local or state government. Landscape assessment considers the potential effects of the proposed development on the landscape as an environmental resource. Physical change to the landscape may also result in changes to the distinctive character of that landscape and other surrounding landscapes and how they are perceived.

The essence of landscape assessment is also to interpret the significance of the contribution of ecosystems, landforms and built form to landscape character and quality in order to determine the best use of the landscape under study for landscape planning purposes. The starting point of the planning process is the program of landscape change which embraces the needs of the society living in the landscape. The main task of landscape planning is to locate new land uses, new development and new activities. The landscape baseline for the assessment is established by both desk-based and field-based surveys in order to identify, describe and classify the physical and perceived aspects of the landscape within the defined study area. An understanding can then be gained of the individual elements, features and characteristics of the landscape and the way that these interact and combine to form distinct character areas.

Landscape Characteristics:

This refers to the elements of any place which give its distinctive identity from the vegetation, landforms, land cover, land-use and cultural elements that help define largely consistent and discernible patterns in the landscape.

Landscape Quality:

Refers to a wide range of environmental, ecological, socio-cultural and psychological factors which combine to give a landscape its identity.

Recreation:

Refers to day trips from home by local residents to places of interest for rest and relaxation, which is distinct from 'tourism' - involving visits of at least 40km away from home and including an overnight stay. Recreation is also the personal sensation of well-being in the process of anticipating, recalling, and engaging in any activity. This sensation of well-being is a phenomenon in which physical, biological and social components are integrated to form a functional unit.

Tourism:

Tourism is the set of activities of a person travelling to a place outside his usual environment for less than a year and whose main purpose of travel is other than the exercise of an activity remunerated from within the place visited. (Smith,1995). Tourism also comprises the activities carried out by people during their holidays and their visit to places different from their usual environment or residence, for a consecutive period of time less than a year, with leisure, business or other purposes (McIntosh, Goeldner & Ritchie, 1995).Tourism is also defined as travel for personal satisfaction (Fritsch and Johannsen, 2004). Tourism is defined by McIntosh et al (1995), as "the sum of the phenomena and relationships arising from the interaction among tourists, the tourism industry, host governments, host communities, origin governments, universities, community colleges and non-governmental organizations, in the process of attracting, transporting, hosting and managing these tourists and other visitors" (Weaver et al., 2001). The accepted purpose of tourism seems to be self-improvement through rest and / or experiences. It follows that for a tourist's experience to be complete, he must have an encounter with and be intertwined with elements of the visiting culture where he can learn new things.

Tourist:

A tourist is defined as someone who travels at least 50 miles from home for the purpose of leisure, business and other functions. Tourists are people who travel to and stay in places outside their usual environment for more than twenty-four (24) hours and not more than one

consecutive year for leisure, business and other purposes not related to the exercise of an activity remunerated from within the place visited (UNWTO, 2007). It is often the desire of a tourist to seek a genuine and exciting new experience that is germane and intrinsic to a place, its people, traditions and its cultural differences.

Water-Based Tourism:

According to Jennings (2007), this relates to any touristic activity undertaken in or in relation to water resources, such as lakes, dams, canals, creeks, streams, rivers, canals, waterways, marine coastal zones, seas, oceans, and ice-associated areas. Touristic activity refers to any activity, any pursuit, sport, hobby, endeavor, pastime, game, exercise, or experience undertaken when a person is “outside his or her usual environment for a specified period of time and whose main purpose of travel is leisure”

Water-Based Tourism Destination:

This refers to a tourist attraction where water is celebrated and used in various forms to allow greater interaction between visitors and the various water features provided at the venue. It is usually a water-themed place, usually beside a naturally occurring predominant water body. The aquatic entertainment facilities provided typically contains water slides, wave pools, "lazy rivers," or interactive fountains. It may be a combination of natural and artificial water features all geared towards an ultimate recreational experience with water.

Waterfront:

A waterfront is defined as any property that is adjacent to water, be it an ocean, lake, river or stream (Ali & Nawawi, 2009). Furthermore, waterfront property may only need to seem attached to the water to be considered waterfront, it is not necessarily required to be connected to the water (Breen 1994). In urban design terms, waterfront is the area of a city, such as a harbor or dockyard, alongside a body of water. It is the zone of interaction between urban development and the water where the needs of the water, the city, and its inhabitant come together. It is described as any developed area beside the water that is being used for, or has been used for, urban residential, recreational, commercial, shipping, or industrial purposes. The waterfront is the inter face point where land and water meet, between approximately 200 to 300 meters from the water line and 1 to 2 km to the land site and also

takes in land within 20 minutes walking distance (Dong, 2004). For the study, visual connection with the water is important.

1.8 The Study Area

1.8.1 Origin

The Lagos lagoon is a very important natural resource of Lagos state, Nigeria. The Lagos lagoon complex was originally known as the Western Nigerian lagoons (Webb, 1958) which comprises several lagoons stretching from the Republic of Benin to Nigeria (Hill & Webb, 1958; Ibe, 1988; Chukwu, 2002). The Lagos lagoon system comprises a network of nine lagoons - Yewa, Ologe, Badagry, Iyagbe, Lagos, Kuramo, Epe, Lekki and Mahin (Nwankwo, 2004; Onyema, 2009). The Lagos lagoon is one of the biggest lagoons in Nigeria, being also, the largest of the four lagoon systems of the Gulf of Guinea which stretches for about 257km from Cotonou in the Republic of Benin to the western edge of the Niger Delta (Webb, 1958; Onyema, 2009). The Lagos lagoon is the main focus of this study. The Lagos lagoon's water tourism potentials have not been properly harnessed (Uduma-Olugu and Iyagba, 2009; Uduma-Olugu and Oduwaye, 2010).

1.8.2 The Lagoon Environment

In considering any lagoonal environment, it is necessary to note that more than 70% of the earth surface is covered by water, among which are aquatic ecosystems like oceans, seas, lakes, rivers, creeks and lagoons (Onyema, 2009). A coastal lagoon such as the Lagos lagoon, refers to an inland body of water, usually parallel to the coast, separated from the ocean by one or more restricted inlets, having depths which seldom exceed a couple of meters (Kjerfve, 1994).

The vegetation is varied along the shores of the lagoon. Onyema (2009) reports that muddy shores are common in estuarine and open lagoon areas in Nigeria, one of which is the Lagos Lagoon. It is an important regional resource for ecological, economic and recreational purposes.

Nwilo, Peters, & Badejo's (2009) description of the boundaries of the Lagos Lagoon shows that the Southern margin of the lagoon is bounded by the Five Cowrie Creek, the Eastern margin by the Palava Islands and the Northern border by Ikorodu (Figure 3.1). The lagoon is

40 - 64km long and has two arms: one connects the Lekki lagoon while the other leads northwards into the hinterland (Allen, 1965). The Lagos lagoon is located in the heart of Lagos state, fed by several rivers and empties through the Lagos harbor to the Atlantic Ocean (Nwilo, Peters & Badejo, 2009).

As a water body subject to tidal waves, it is directly linked to the Atlantic Ocean on the south and ends around the Palavar Islands on the east. The lagoon continues to the Epe lagoon which eventually opens out to the Atlantic ocean through the Lagos harbor – which is part of the Lagos lagoon (Onyema, 2009). The lagoon is fed mainly by the rivers of Ogun, Shasha, Oshun, Agboyi and Maijidun, the Ogudu creeks and waters of Epe and Lekki lagoons.

As shown in Figure 1.3, communities that make up the Lagos lagoon waterfront are varied and include: Makoko, University of Lagos, Ilaje, Oworonshoki, Ogudu, Baiyeku, Bariga, Adeniji-Adele, Ebute Meta, Iddo, Oyingbo, Okobaba, Agboyi, Ofin, Ipakodo, Ikorodu, Ibeche, Ajah, Jakande, Langbassa, Palavar Island, Oreta, Ikorodu, Ilaje, Maijidun, Ilubirin-Ebute Ero, Ikate Elegushi, Lekki peninsula (Moba), Osborne, Victoria Garden City (VGC), Parkview, Banana Island and Ikoyi. The communities are interspaced with uninhabited swampy mangrove vegetation.



Figure 1.3: The Communities adjoining the Lagos lagoon shores. (Source: Department of Surveying and Geoinformatics, University of Lagos)

Also along some of the waterfront edging the Lagos lagoon, are shanties built on the water using makeshift materials, as well as wood preservation and sawmill market particularly at the Makoko and Okobaba end that generally deface the waterfront and make it unattractive for water tourism or recreation. The Third Mainland bridge of Lagos also traverses this lagoon, making it even more important and a key landmark in the Lagos landscape.

CHAPTER TWO

LITERATURE REVIEW, THEORETICAL AND CONCEPTUAL FRAMEWORK

2.1 Introduction

This section reviews literature on landscape resources, perception, assessment and tourism. Issues of landscape assessment, tourism and recreation have been researched individually but not so much on their relationships. Any attempt to understand the dynamics of the three issues as they impinge on the use of the Lagos Lagoon requires a study of underlying factors influencing them. Whereas literature abounds on tourism, recreation, and landscape assessment separately, this section reviews their inter-relatedness as well as the factors that affect them individually.

The development of methods for systematically integrating aesthetic values in ecological and land-use decision making began in the mid-1960s. Ndubuisi (2002) posits that K. Craik, L. Leopold, B. Linton, E. Shafer, J. Wohwill and E. Zube in the United States and K. Fines and his colleagues in Britain conducted pioneering studies in landscape perception and assessment during the late sixties. Zube's 1966 visual-assessment study on Nantucket Island and his 1968 resource-assessment study of the US Virgin Islands provided significant methodological directives for the assessment and integration of visual resources in ecological planning. Also notable in this period, was Linton's work which developed a framework in 1968 for describing and analyzing visual elements in large forested landscapes (Ndubuisi, 2002).

Based on past research works, it can be argued that natural areas are sought out in order for people to restore themselves from the stress encountered in everyday life. In support of this notion, over 100 studies have found convincing evidence that natural environments are important in facilitating recovery from stress, and stress reduction consistently emerges as one of the key perceived benefits of a wilderness experience (Knopf 1987; Ulrich, Dimberg, and Driver 1991).

Laboratory research examining restoration after exposure to a stressful event using both physiological and psychological measures have indicated that individuals recover the quickest when exposed to natural settings (Ulrich et al. 1991). Thus, the natural environment

seems to be facilitating a restorative function. As Kaplan (1995) has pointed out, natural environments are often a destination for those in need of restoration and must include the attributes of tranquility, peace, and silence (Kaplan and Talbot 1983; Kaplan 1995). These restorative properties have been hypothesized to be a product of the adaptive process through which humans evolved (Ulrich, 1993). Consequently, if environmental stressors such as noise pollution are found to disrupt these attributes, restoration may not occur, and negative outcomes may result. Furthermore, if an individual is seeking to escape the restrictions of the urban world, and his or her affective encounter with the natural area is a negative one caused by ambient stressors, it follows that the individual's well-being and health may adversely be affected as well (Russell and Snodgrass, 1987).

One component of the experience with natural environments is simply viewing the landscape (Ulrich 1993). For those who find special meaning in viewing wilderness or national park landscapes, affective components may be examined by focusing on the feelings and perceptions of the individuals who visit, view, or inhabit the specified landscape. The response of these individuals is typically of an aesthetic dimension, with preference, or like-dislike affect (Zajonc, 1980) being the variable operationalized. Preference is associated with pleasurable feelings and neuro-physiological activity elicited by an encounter with a given landscape (Berlyne 1971).

2.2 Landscape Characteristics

Obiefuna (1995) identified elements of the landscape as land form, topography, land cover (vegetation), and visual/ aesthetic elements. Smith et al (2003) also included land use in the characterization of landscape as man's imprint on the land determine its character. Ndubuisi (2002) identified three key landscape classifications – single landscape characteristics (where homogenous areas denote the productivity and quality of the landscape which possess similar of an individual natural resource e.g soils or vegetation), multiple landscape characteristics that explore the interrelationships between the natural and cultural characteristics of the landscape. The newer more recent definition is one which includes human processes – the social, cultural and economic classification. This definition is internationally accepted but not yet tried within a Nigerian context.

2.3 Identification of Landscape Resources

Internationally, landscape is generally recognized as having an important part of any human settlement. If landscape should be recognized as a resource, it therefore becomes a variable to be considered in land use decisions (Dearden, 1985). When evaluating landscapes it is important to use an interdisciplinary approach, communicate with other evaluators and recognize the academic respectability of the elementary approach (Appleton, 1975).

A structured method of landscape assessment, linking description, classification, analysis and evaluation, usually provides an integrated framework within which decisions on land use management and advice can be debated (Cooper and Murray, 1992). One of the major problems in developing quantitative assessment methods for scenic impacts is that of measuring the contributions of specific landscape elements to overall preference (Buhyoff and Riesenmann, 1979).

During the late 1960's through to the '70s, there was an emphasis in landscape assessment to produce 'objective' and quantitative methods of attaching a numerical value for the 'subjective' responses to aesthetic or scenic quality. These methods were developed to act as evaluative tools to enable an evaluation to be repeated by different observers, or carried out in different areas and still produce comparable results (Robinson *et al.*, 1976) in effect, they were expected to give reliable and consistent information about the observers' responses to landscape quality.

Unwin (1975) describes three phases of landscape evaluation as follows;

Landscape measurement: an inventory of what actually exists in the landscape;

Landscape value: an investigation and measurement of value judgments or preferences in the visual landscape;

Landscape evaluation: an assessment of the quality of the objective visual landscape in terms of individual or societal preferences for different landscape types.

The impact a landscape use makes on it can be varied as shown in the chart below (Table 2.1).

Table 2.1. Tourism Impact and Factors contributing to Landscape (Source: Institute of Environmental Assessment and Landscape Institute, 1995)

LANDSCAPE IMPACTS

e.g. impacts on Landscape Elements Local Distinctiveness Regional Context Special Interests			
Factors That Contribute to the Landscape			
Physical Geology Landform Drainage Soils Ecology Climate	Human Archeology Landscape Land Use/ Management Buildings and Settlements	Aesthetic Visual Factors History Other Senses Sounds Smells Tastes, Touch	Associations Cultural Historical
Visual Impacts e.g. impacts on: views viewers visual Amenity			

The above chart, highlights the interrelationship between Landscape and visual impact. They can be summarized as follows:

Landscape Impacts: “Changes in the fabric, character, and quality of the Landscape as a result of a development”. Direct impact upon specific Landscape elements. Subtler effects upon the overall patterns of elements that give rise to Landscape character and regional and local distinctiveness. Impacts upon acknowledgement, special interests or values such as designated landscapes, conservation sites and cultural associations

Visual Impacts: “Relate solely to changes in available views of the Landscape, and the effect of those changes on people”. The direct impacts of the development upon views of the Landscape through intrusion or obstruction. The overall impact on visual amenity, be it degradation or enhancement. The reaction of viewers who may be affected.

2.4 Landscape Evaluation and Assessment Methods

Since landscape is recognized as a resource, it therefore becomes a variable to be considered in land use decisions (Dearden, 1985). A structured method of landscape assessment, linking description, classification, analysis and evaluation, usually provides an integrated framework within which decisions on land use management and advice can be debated (Cooper and Murray, 1992). The purpose of landscape assessment is to assist in the protection, management and planning of the natural environment. Therefore, a strong selection of the landscape characteristics to be assessed has to be made enabling for planning purposes in checking a landscape's ability to fulfil various functions (Wissen, Schroth, Schmid, & Lange, 2005). The landscape functions comprise the current and potential ability of the landscape to fulfil the human needs regarding the natural resources and the landscape experience. The degree of human impact and the visibility in the landscape can be measured by visual indicators such as relief, vegetation, land use, structural elements or lines of sight. But characteristics such as harmony and scenic beauty that depend on the perceptual process which the features of the landscape evoke in the human viewer should also be assessed (Daniel, 2001).

2.4.1 Criteria for Assessment

For a comprehensive assessment, social and economic criteria have to be evaluated. This means that the integrated analysis of landscape change requires the examination of the landscape under different aspects (Tress & Tress, 2001). The degree of human impact, and the visibility in the landscape can be measured by visual indicators as relief, vegetation, land use, structural elements or lines of sight (Nohl, 2001). But characteristics such as harmony and scenic beauty that depend on the perceptual process the features of the landscape evoke in the human viewer should be assessed (Daniel, 2001).

Non-visual processes with respect to the geological or biological impact of a landscape change relevant for nature protection can be derived from visual indicators. The ecological needs of different plant species are used as an indicator value for the sensitivity of, and adverse effects on a biotope. Other indicator species as birds, bats or amphibians indicate the ecological functionality of spatial functional relationships. These indicators can be shown in a spatially explicit manner (Hehl-Lange, 2001).

Most of the economic and social indicators are rather hard to express as they are non-visual and not spatially explicit. Their assessment is not formalised yet with regard to landscape assessment and the relationships are rather complex (v. Haaren, 2004). Nevertheless, some basic indices of productivity (e.g. of agricultural land and forest), can be derived even from land cover/use map data (Quine et al., 2004).

The first step in an assessment is describing the site and landscape under study in objective terms. This includes both natural and cultural features, patterns and processes. A well-established approach is to describe landscape in terms of land form, land cover and landscape features. Increasingly, landscape architects are describing land form in terms of land systems or land type, which incorporates considerations of process and form. Land cover description can similarly use categories of vegetation type, including indigenous or modified plant communities and exotic production systems. Features include human artefacts, urban land cover and the patterns they make, as well as point or linear natural features.

In the past, purely visual assessments have used the idea of visual catchments or zones based on perceptual criteria. Another view (Swaffield, 1999), is that it is more robust to order the initial landscape description by reference to biophysical factors, such as land systems or hydrological catchments, and then to draw out the sense of distinct areas of visual character as part of an explicit interpretive step (which follows the description). This requires the basis for interpretation of character to be made explicit.

In discussing landscape evaluation, Swaffield (1999) states that it is important that the landscape architect specify the evaluation criteria, which must be selected to address the particular focus of the study (depending on if it is project-based or policy-based). He highlighted the criteria currently used into the following types: functional (e.g. integrity); structural (e.g. diversity); visual (e.g. legibility); relational (e.g. rarity); change related (e.g. sensitivity); and cultural (e.g. heritage value). The essence of landscape assessment is also to interpret the significance of the contribution of ecosystems, land form and built form to landscape character and quality. According to Swaffield (1999), there are seven basic elements that must be specified in any and every landscape assessment and these are; terms of reference, policy context, landscape description, landscape interpretation, landscape evaluation, assessment of effects; and implications: policy options, mitigation, monitoring.

2.4.2 Objectivity and Subjectivity of Landscape Assessment

The issue of the objectivity or subjectivity of landscape assessment has been debated over the years. There is a fundamental, theoretical, divergence of opinion over the question of whether landscapes have an intrinsic or objective beauty which may in some way be measurable or comparable, or whether scenic beauty is a value that can only be subjectively attributed to an area or specific landscape (Shuttleworth, 1980b). While physical geographers have devised ways of measuring landscape parameters to reflect visual quality; human geographers have probed individual and societal attitudes toward landscape (Dearden, 1985).

Orland *et al.* (1995) have described qualitative approaches as those which focus upon the evaluation of the complexity of landscape using the judgments of panels of human subjects, and quantitative approaches as those which measure physical characteristics of the visual field directly. On the physical, objective side, Buhyoff and Riesenmann (1979) have presented evidence that certain landscape dimensions can be used successfully to prepare an evaluation, and that aesthetic impact can be measured from specific landscape dimensions.

There is an increasing interest in the use of mapped data and geographic information systems (GISs) to assess visual landscape variables using reproducible methods over a wide area (Bishop and Hulse, 1994). Research efforts have shown that the public's scenic preferences can be assessed objectively and quantitatively (Dearden, 1980). Research has also demonstrated that public perceptions can be related to and, in fact, predicted from environmental attributes of a more tangible nature (Buhyoff *et al.*, 1994). The assessment and quantification of scenic quality is mandatory for proper consideration of the aesthetic consequence of management actions (Buhyoff *et al.*, 1994). The Belgian experience with landscape evaluation, especially in rural re-allotment projects, indicates the necessity to speak of scenic or visual resource management (Tips, 1984).

Numerous techniques of landscape evaluation have been devised in recent years (Crofts and Cooke, 1974). They form a spectrum in which the extremes are represented on the one hand by techniques based unequivocally on the subjective assessments of landscape quality by individuals or groups (e.g. Shafer *et al.*, 1969) and on the other by techniques using physical attributes of landscape as surrogates for personal perception (e.g. Linton, 1968; Land Use Consultants, 1971).

The various models can be subdivided several ways. Arthur *et al.* (1977) splits them into descriptive inventories and public preference models, both categories being further divided into non-quantitative and quantitative methods. Briggs and France (1980) use direct and indirect methods to subdivide the models; Crofts (1975) describes two sorts of techniques - preference and surrogate component techniques; Daniel and Vining (1983) split the methods into ecological, formal aesthetic, psychophysical, psychological and phenomenological models. These methods can basically divided into *descriptive inventories*, *public preference methods* (after Arthur *et al.*, 1977) and a third category of *quantitative holistic techniques*.

Descriptive inventories include ecological and formal aesthetic models, methods which are mostly applied by experts in an objective manner. Public preference models, such as psychological and phenomenological, are often undertaken using questionnaires, and are unavoidably linked to the problems of consensus among the public. Quantitative holistic techniques use a mixture of subjective and objective methods and include psychophysical and surrogate component models.

It is important to examine the reliability and validity of landscape evaluation models and to identify any assumptions central to the models. Internal and external validity are of concern in the development of any landscape visual assessment system. External validity reflects, in part, how well the system-generated assessments correspond to other known measures of visual quality. Internal validity reflects how well the system's internal logic withstands testing and violation of assumptions (Buhyoff *et al.*, 1995).

2.4.3 Interpretation of Landscapes

The issue of interpretation of evaluated landscape is important. The interpretation of any landscape requires classification that is undertaken by the landscape architect, which depends upon imposition of an interpretative framework. In evaluating natural character, for example Swaffeild (1999) argues that in New Zealand there are four different models of natural character, each of which implies a different basis for landscape interpretation. These models are:

- a typology of landscape that is based on long-established cultural categories of wilderness, the pastoral middle landscape and the city;
- an ecological classification of pristine landscape and its subsequent human modification (e.g. ecological districts and regions);

- an holistic model of culture and nature exemplified by the traditional Maori worldview (divided into different realms); and
- a human ecosystems model of functional landscape types (e.g. forestry, agri-systems, recreation, conservation and urban).

2.4.4 Trends in Landscape Assessment and Appreciation

Often, public sentiments and legislative mandate require that aesthetic and other intangible consequences of public land use be considered in most developed countries. Landscape Scenic beauty is one of the most important of our natural resources (Daniel & Boster, 1976). Of the many resources available for use, to be preserved, and we seek to improve, scenic beauty has proven to be one of the most difficult to measure in an objective, scientific manner. This is mostly because beauty is only partially defined by characteristics of the environment, and depends, in large part, upon human judgement. Meaningful indicators of public aesthetic preferences are necessary for comprehensive, multi-use planning and management of natural landscape resources.

2.4.5 Human Response to Natural Landscapes

Orientation and attraction towards nature are important aspects of human experience (Kellert, 1997). Numerous studies have demonstrated preference for environments with natural elements over those that are predominantly built (Kaplan & Kaplan, 1989), and it might therefore be predicted that humans will prefer those environments that are most natural and rich in a variety of life forms.

In fact, three decades of research concerning human response to different types of largely natural landscapes (Kaplan & Kaplan, 1989) raises the possibility that the most natural environments may not be the most preferred. Observing apparent preference for modified savannah environments, Gobster (1994, 1995) has speculated that the psychological processes that underpin preference for nature may also promote dispositions less consistent with protection of biological diversity.

Landscape architects have noted that natural ecosystems are often considered less attractive than more manicured environments. Both Nassauer (1995) and Thayer (1989) have suggested

that the appearance of natural habitats transgresses American cultural norms for neat appearance of landscapes.

Observing the social “language” of landscape among Americans, Nassauer suggested that through regular mowing of grassy areas and pruning of larger plants, landowners communicate their intention to care for their property; neatness equates with good management or stewardship of land. In this social context, natural ecosystems may be viewed as messy and untended (Thayer, 1989). Such social expectations confirmed significant challenges for those wishing to promote the value of biologically diverse ecosystems.

Preference for neat landscapes may reflect more ancient and widespread landscape responses than has been recognized by the researchers mentioned above. The anthropologist Jones (1985) has observed a preference for neat landscapes among Australia’s indigenous people. Australian aborigines managed their landscape for thousands of centuries prior to colonization by Europeans. An important form of management involved regular burning of vegetation, a practice thought to have resulted in the creation of large areas of savannah-like landscapes (Barr & Cary, 1992). Jones reported that this burning was undertaken for a variety of reasons:

To clear the ground to hunt, to drive game, to signal, for fun, but especially (in their own words) to “clean the country.” Aborigines perceive an un-burnt piece of ground with tall dry grass, with its skin penetrating seeds and the lurking dangers of snakes, rather as we would a dirty, untidy room. They set fire to it in order to curate it, to look after it.

Such anthropological analysis raises the possibility that social norms for neat landscapes might have a basis in more universal psychological processes. There is considerable evidence that humans prefer landscapes that are relatively open and smooth (Kaplan, Kaplan, & Brown, 1989). These seemingly universal preferences are most commonly attributed to inherited predispositions. Orians (1980) has argued that innate preference for very open landscapes provided an evolutionary advantage for hunters and gatherers living on the ancient savannah of East Africa at the time when the human brain, including structures associated with emotion, was developing. These more open landscapes provided the best shelter, hunting, and disease-free environments.

2.4.6 Landscape Assessment and Perceptions

Landscape assessment research has primarily focused on the visual properties of the land area under study. Consequently, the dimension most often measured is the scenic quality of a given area (Zube 1974). This variable also has been described as scenic beauty (Daniel and Boster, 1976) and landscape preference (Buhyoff and Wellman, 1978). Psychophysical landscape assessments typically represent the experiences of visitors to the area under study by means of color slides. Criticism has focused on whether human reactions to areas represented by photographs are valid indicators of reactions that would occur if people were to visit the areas and view them directly. However, when comparing between perceptual data gathered using color slide depictions of landscapes and data obtained at the actual sites where those slide photographs were taken, a very close relationship between the two has been established (Daniel and Boster, 1976). While the various research dwelt on the effect of the landscape on the visitors, they do not link this to the reasons for the preferences described.

2.4.7 Determinants of Landscape Preferences

Processes of natural selection have ensured that innate attraction to such landscapes still influences the attitudes of humans today. Many researchers have attributed preference for open landscapes to other survival needs of humans, including the need to see potential predators and prey without being seen oneself (Appleton, 1975) and to navigate and move through a landscape with ease (Kaplan, 1991).

The preference for park-like landscapes has also been attributed to learned responses. Gobster (1995) suggested that 18th century fashions in landscape design have led to familiarity with and preference for traditional English-style parkscapes in nations that were originally British colonies. Whatever the psychological origin, it is clear that preference for open and smooth landscapes may have important implications for human response to biologically diverse environments. The landscapes through which we can view and move with greatest ease are often those that have been most heavily modified through removal of understory plants.

Gobster (1994) observed that the spatial configurations that humans most prefer are consistent with the visual characteristics of vegetation of poor ecological quality. He examined preferences for such modified landscapes among North American children.

Gobster (1994) showed children photographs of five savannah landscapes in the Chicago district and found children's preference for savannah decreased as naturalness increased; children actually preferred the more degraded environments. Gobster's findings, however, are not consistent with other works in this area. For example, Kaplan et al. (1989) reported a non-significant but positive relationship between naturalness and landscape preferences, whereas other research (Van den Berg, Vlek, & Coeterier, 1998) suggests that biodiversity has a positive relationship with beauty ratings but that perceived biodiversity differs with educational and occupational background of respondents.

Preferences for natural landscapes that have been "tidied up," and from which understory species have been removed, clearly present a significant obstacle for those seeking to protect biological diversity within ecosystems, but clearly further research is required. The few existing studies have examined responses to broad-ranging landscape types (Kaplan & Herbert, 1987), providing little insight to the problem of preference for openness, smoothness, and naturalness in Australian landscapes.

A study carried out in south-eastern Australia (Williams. & Cary, 2002) indicated people's preference for vegetation types that highlight the importance of water, healthy vegetation, and safety in the environment. Visual characteristics of the trees, including form, foliage, and bark, were interpreted as indicative of an unhealthy, dry, and fire-prone environment. The use of tree characteristics to infer the productivity and safety of the landscape is consistent with the evolutionary theories of Orians and Heerwagen (1992). There have been few studies of human perception of individual tree species to date. Those in existence generally focus on the relationship between tree form and preference (Summit & Sommer, 1999).

In furtherance to the differences in perception of landscapes, another school of thought makes a clear distinction between the scenic and ecological aesthetics of landscapes. Gobster (2008) identifies this in the following table:

Table 2.2. Some major distinctions between scenic versus ecological aesthetics. (Source: Gobster, 2008)

Scenic Aesthetics	Ecological Aesthetics
	Human
Affective/emotional	Cognitive /knowledge-based
Stimulus-response/snapshot in time	Experiential/temporal-spatial dimensions
Visual	Multisensory/movement
Preference/lowest common denominator?	Appreciation/elitist?
	Landscape
Visual/static/inanimate	Multimodal/dynamic/animate/ephemeral
Picturesque/formal/composed/faced value	Vernacular/symbolic/indicator species
Bounded/fixed/framed/specific places	Surrounding/entire landscape/ambient
Naturalistic/dramatic/vivid/scenic	Natural/subtle/unscenic
Tidy/scenery	Messy/ecological processes
	Interactions and Outcomes
Perceptual	Experiential
Pleasure	Understanding and pleasure
Passive/object-oriented	Active/participatory/engaging/involvement
Short-term/mood change	Long lasting/restorative/unity/sense of place
Status quo	Catalyst for internal and external change

Gobster (2008) further distinguishes between scenic beauty and the aesthetic experience arising from ecological beauty, although the two can be closely aligned. He suggested that there may be fundamental differences in how scenic beauty is conceived of, designed for, and measured by landscape managers and landscape perception researchers compared to how ecological beauty is perceived and studied by aesthetic philosophers. In the former case, the landscape focus is on the visual, static, and picturesque qualities, while more experiential dimensions are largely ignored. Similarly, the focus on the individual usually considers only the person's visual perception of landscape, measured by uni-dimensional preference ratings for discrete scenes presented off- site through the use of photographs (Gobster, 1999).

If the scenery is taken away not much else is left to study and design for. In the case of ecologically significant landscapes that may appear messy or drab, aesthetic philosophers have had to dig deeper to understand landscape beauty, instead of focusing on the aesthetic experience of landscapes and how people come to appreciate them through real- time, on – the - ground interactions. It becomes important to consider philosophical writings about aesthetic experience (for example, Carlson & Berleant 2004). Aesthetic philosophers such as Carlson (1999), and Callicott (2004) have written about ecological beauty at least in part from an experiential perspective, often drawing on places they and others have experienced.

Based on the same premise Zube, Sell, & Taylor (1982) used to describe the landscape perception - interaction process. Gobster (2008) concludes that aesthetic experiences come about from transactions between the landscape and people and result in outcomes that affect change in both of these realms. Factors affecting the individual include things people bring to their experience: emotion and cognitive capabilities, some of which may be hardwired through evolution and others that are acquired through knowledge and experience. These factors exist in a larger context of identity as defined by self and culture and situational factors such as how preoccupied or focused the individual is at the time of interaction with landscape. Factors affecting the landscape are numerous and have been well documented by Zube, Sell, & Taylor (1982) and others.

Aesthetic experience is an important focus of study for landscape perception researchers. However, little such work has occurred outside of the philosophical literature. In two earlier studies, Chenoweth and Gobster empirically examined people's aesthetic experiences in the landscape and the value they had to people (Chenoweth and Gobster 1990). Drawing largely on philosophical studies of aesthetic experience to formulate our rating scales and open-ended questions, they found that people considered aesthetic experiences to be a valued part of their lives with important psychologically restorative benefits. Presumably, one reason why certain landscapes are preferred for their scenic or ecological beauty is because they provide aesthetic experiences—some small and fleeting and others that can be “peak” and even life-changing. Because of this important link between preference and experience, it seems critical that more attention be given to the study as well as design and management of landscapes that facilitate aesthetic experiences.

This study examines landscape preferences of urban tourists in Lagos. It will test whether there is evidence of preference for landscapes that are of more natural quality and examine the relationship between landscape preferences and behaviour that promotes recreation and water tourism.

2.4.8 Landscape Perceptions, Preferences and Tourism

Previous studies indicated that tourist behaviors can be explained by destination image, place attachment, activities involvement, tourist attitudes, subjective norms and perceived control behavior (Lee, 2009). Destination images significantly affect the satisfaction and future

behavior of tourists staying at coastal resorts in Spain (Bigné *et al.*, 2001). Chen and Tsai (2007) ascertained that destination image directly affects the quality of the trip, and indirectly affects perceived value, satisfaction and future behavioral intentions of tourists visiting coastal destinations. In the Nigerian context, Sati (2005) measured the satisfaction of tourists and visitors at a natural tourist attraction in Jos, measuring their perception of the aesthetics, landscape, location and awareness of the site and found them to be only 50 per cent satisfied with the facilities provided. The authors explained the inter-relatedness of the tourist behaviors but did not explore the connection between tourist behaviors and their perception or preferences of the landscape of the tourism destinations.

2.4.9 Factors affecting Destination selection in Tourism

A major determinant for selection of a tourist destination is the core facilities provided at the venue. Aziz and Zainol (2009) listed facilities at tourism destinations, in their study on the destinations in Peninsular Malaysia. Within a Nigerian context, Uduma-Olugu & Iyagba (2009b) also discovered that facilities provided at the venue can affect patronage. Rutin (2010) identified one of the factors for selecting a tourism destination as the absence of recent political or security unrest in the host countries or in close neighbouring countries. Studies on Kenyan tourism show that the key tourist attractions in Kenya are the coasts and the wild life in the national parks (Visser and Njuguna, 1992). Akyeampong (2011) posited that the case of Ghana is similar.

People are motivated to travel to see buildings in different landscape settings. Apart from the iconoclastic buildings which are major attractions in themselves, the general culture of building can influence a tourist's desire to visit a place (UNWTO, 2007). Architecture has an intrinsic ability to define space, human behaviour and perception. It thus inevitably has the capacity to instruct on the cultural and social manifesto of a people (Jimoh, 2005). Traditional architecture is often the best way to showcase a people's culture and way of life. Okedele & Uduma-Olugu (2007) suggested that organic architecture is a sure way of showcasing a people's culture especially in conjunction with nature and man's dwelling. What is new, is the development dynamics of slum tourism and its rapidly spreading popularity across the globe (Frenzel, Koens and Steinbrink, 2012) particularly in several developing countries like India, Brazil, Kenya, and Indonesia. Durr (2012) investigated slum tourism in Mazatlán, Mexico, highlighting the controversy inherent in the tourism.

Research has shown that extensive work has been done in landscape perceptions and tourism but a gap remains in the interconnection between tourist perceptions /preferences and the destination's landscape characteristics.

2.5 Review of Landscape Assessment Methodology Research

Over the years there has been research into various methods of assessing landscape. Landscape assessment research has primarily focused on the visual properties of the land area under study. Consequently, the dimension most often measured is the scenic quality of a given area (Zube 1974). This variable also has been described as visual quality (Shafer and Richards 1974), scenic beauty (Daniel and Boster, 1976), landscape preference (Buhyoff and Wellman, 1978), visual attractiveness (Brush 1979), and aesthetic quality (Feimer, Smardon, and Craik, 1981).

2.5.1 Psychophysical Landscape Assessment Methods

Psychophysical landscape assessments typically represent the experiences of visitors to the area under study by means of color slides. Criticism has focused on whether human reactions to areas represented by photographs are valid indicators of reactions that would occur if people were to visit the areas and view them directly (Henry and Matamala, 1990). However, when comparing between perceptual data gathered using color slide depictions of landscapes and data obtained at the actual sites where those slide photographs were taken, a very close relationship between the two has been established (Daniel and Boster 1976; Malm et al. 1981). Correlations between photo-based and direct on-site assessments have been found to be .80 or greater (Daniel, 1990).

Furthermore, research specifically assessing the ambient environmental stressor of visual air quality based on judgments of actual park visitors versus judgments by college student volunteers revealed that color slides are an adequate means of representing visibility-relevant aspects of scenic areas (Daniel, 1984).

Landscape assessments utilizing psychophysical methodology have been obtained using Likert-type rating scales (Daniel and Boster, 1976; Brush 1979), rank orders (Shafer and Brush, 1977), forced choice paired comparisons (Buhyoff and Wellman, 1978; Mace and

Loomis 1995), magnitude estimation (Buhyoff, Wellman, and Daniel 1982), and Q-sorts (Pitt and Zube, 1979). Daniel and Vining (1983) argue that perception should not change as a function of the method of expressing judgments. Data obtained from several direct tests of this argument have provided support (Daniel and Boster, 1976; Pitt and Zube 1979; Ward and Russell, 1981). Therefore, the underlying relationship that is revealed appears to be valid no matter what type of data-gathering device is employed.

2.5.2 Effect of Aesthetic and Sensory Perceptions

The aesthetic dimension of landscape assessment has been found to be closely related to other psychological dimensions. In this context, a landscape that is determined to be scenically beautiful also elicits positive ratings of tranquility, freedom, and solitude (Daniel 1984; Ulrich, Dimberg and Driver, 1991). Given that affective experiences are important in viewing natural areas and that noise has affective consequences, it is possible that noise itself, specifically helicopter noise typical of tourist aircraft in national parks, would influence perceived aesthetic quality of landscapes as well as feelings of tranquility and solitude. It was hypothesized that even the low-level helicopter noise would increase annoyance while viewing slides of scenic vistas, and that the noise would also influence scales measuring scenic beauty, naturalness, preference, solitude, tranquility, freedom, and affect.

Tranquility and solitude have been examined in numerous recreation studies and are attributes addressed in the American Wilderness Act of 1964. This line of research has found that the primary reasons for visiting natural environments include escape from the stress of urban areas and the attainment of tranquility and solitude (Driver, Nash and Haas, 1987). Sounds that interfere with these experiences are considered annoying and have significant negative effects on these attributes (Kariel, 1990). These effects were present even at low levels of helicopter noise. Beyond annoyance, tranquility, and solitude, this study found that an auditory stressor affected visual landscape quality. Naturalness has been identified as an important attribute of scenic environments, is mandated in the Wilderness Act, and has been found to be related to scenic beauty (Daniel and Hill 1986).

2.5.3 Noise and Scenic Beauty in Landscape Assessment

Preference has been studied in numerous landscape assessments and has been found in the past to be highly correlated with scenic beauty when assessing natural environments.

Loudness has been found to be a key factor with regard to the level of annoyance produced by transportation noise (Kryter 1985). To test whether this relationship holds true in landscape assessments of natural settings, comparisons were made between the 40-dB(A) and the 80-dB(A) levels of helicopter noise. Mace, Bell and Loomis (1999) found that as the loudness of helicopter noise increased from 40 dB(A) to 80 dB(A), an occurrence that simulates usual conditions at the Grand Canyon, attributes that have been deemed an integral part of a visit to such an environment decreased significantly and became much more negative.

This is important, when considering that people are visiting natural areas to escape the stressors found in the city, experience solitude and tranquility (Driver, Nash, and Haas 1987), restore themselves (Ulrich 1993), and enjoy nature (Driver, Tinsley, and Manfredi 1991), the psychological effects of transportation noise may be even more pronounced in natural environments. This becomes especially important when considering the rapid increase and spread of human-produced noise throughout the parks and wilderness areas in general. Escape from this ambient environmental stressor then becomes more and more difficult.

Affect, or emotion, is a central component of experience and behavior in any environment, whether natural or built (Ulrich 1993). It has been established that few meaningful thoughts, actions, or environmental encounters occur without affect (Zajonc 1980). Consequently, an individual's affective state is a significant factor in any environmental experience (Russell and Snodgrass 1987).

2.5.4 Attitudes and Perceptions

Attitudes and perceptions of tourism impacts play an important role in both landscape perceptions/assessment and tourism studies. Researchers have used perceptions of residents and tourists to understand tourism impacts in many tourism destinations (Andriotis and Vaughan, 2003). Studies have shown that three main elements of the exchange process can be identified, economic, environmental, and social/cultural, in terms of resident perception of tourism impacts – costs and benefits (Schluter and Var, 1988). Most studies measure perceptions of impacts or attitudes using a series of agreement scales (McGehee and Andereck, 2004).

2.5.5 Landscape Character Categories

Once the landscape units had been identified, these were amalgamated into landscape character categories. These categories incorporate landscape units of consistent landscape character, thereby facilitating the definition of objectives and policies for types of landscapes.

Overall the assessment establishes the relative importance that should be attached to different types of landscape and their individual components, enabling analysis of the likely effects of different types of development upon the wider landscape. This is based on the implications for individual landscape features and components and identification of specific audiences that would be affected.

Significant landscape features were noted. These are features which are either significant in the local area or its immediate surroundings or over a much wider area. These features can be part of an outstanding landscape. They add interest and character to an area. Such features as specific peaks, distinct vegetation or landforms could be identified as significant.

2.6 Determinants of Destination Selection in Tourism

People's perception of the place they visit for tourism or recreation is important. According to Oliver-Smith and Hoffman (2002), "One of the fundamental features to which individuals and communities must respond is the natural environment where they dwell." For ancient philosophers, this interaction between humans and the environment is first initiated by understanding the environment via the senses.

Plato and Socrates debated the value of aesthetics, but it was not until 1790 that Alexander Baumgarten coined the term "aesthetics" from the Greek *aisthetikos*, meaning sensory perception. Landwehr (1990) and Breedlove (2003) defined aesthetic appreciation as what happens when we account for human-environmental interactions in which the environment is perceived and then described in terms of its beauty. In considering the aesthetics of landscape, the challenge lies in how people experience the relationship between their lives and the world of biophysical processes. Furthermore, when the biophysical world is viewed as a series of recognizable patterns, continuity, complexity, elaboration, and variation, it is cognitively pleasing to humans (Breedlove, 2003).

2.6.1 Motivation for Tourism

When people leave their immediate environment to seek a tourist experience in another place, it is unusually for various reasons. The increasing multiplicity of tourism experiences has inspired various scholars to develop typologies which take into account these pluralistic patterns instead of portraying tourists as a homogeneous group (Yannakis & Gibson, 1992). Cohen (1972, 1979) was one of the first authors to subdivide travelers into different categories. He explicitly criticizes the earlier works of other scholars who consider all tourists either as interested only in superficial pleasures (e.g. Boorstin, 1964) or as seeking real authenticity (e.g. MacCannell, 1973).

According to Cohen's conceptual descriptions, tourists can be classified according to their degree of institutionalization, distinguishing the drifter, the explorer, the individual mass tourist and the organized mass tourist (Cohen, 1972), as well as according to their motivations for traveling, ranging from the search for pure pleasure ("recreational" and "diversionary" modes) at one end of the continuum through to the quest for profound meanings ("experiential", "experimental" and "existential" modes) at the other (Cohen, 1979).

2.6.2 Tourism Destination Selection

We often take for granted the resources and attractions in our own backyard. Lagos has a large, diverse natural resource base and a rich cultural heritage upon which to build a strong tourism program. In America, the Florida Department of Commerce asked automobile travelers why they visited Florida. The results of the survey (Table 2.3), indicated that even with highly publicized attractions such as Walt Disney World, Sea World, Cypress Gardens, Busch Gardens, Spaceport USA, and Silver Springs, less than 10 percent traveled to Florida primarily to visit attractions (Chesnutt, 2007). While Lagos may not obviously have the same quantity of attractions, beaches, and offshore fishing as Florida, it does have an agreeable tropical climate most of the year, provides many opportunities for rest and relaxation, is rich in history, has many quality golf courses and beaches, and has abundant fresh-water fishing opportunities.

Table 2.3. Top Ten Activities Enjoyed by Visitors to Florida (Source: Chesnutt, 2007)

	Percent
Shopping and restaurants	16
Rest and relaxation	16
Beaches	15
Climate	15
Attractions	9
Pool activities	7
Historic sites	4
Fishing	3
Golf	3
Dancing and night life	2

Studies on Kenyan tourism show that the key tourist attractions in Kenya are the coasts and the wild life in the national parks (Visser and Njuguna, 1992). They posit that there are other potential areas that attract tourists to Kenya, including conferences, sporting competitions, culturally based and historical activities. The three major tourist areas identified as attracting major tourist attention along the coasts, are Diani Beach, Mombasa North Coast and Malindi, all of which have major hotel developments. Akyeamong(2011) posits that the case of Ghana is similar – given that the country’s high standing in tourism is as a result of a wide range of tourism resources which include sandy beaches, ecological and cultural resources as well as its historical heritage.

A major determinant for selection of a tourist destination is the core facilities provided at the venue. Aziz and Zainol (2009) listed facilities at tourism destinations, in their study on the destinations in Peninsular Malaysia as: highway and roads, easy to access, hygienic restaurants, public transportation, safe place, health service, inexpensive service, suitable accommodation, clean natural environment, various accommodation, low travel cost, signage, friendly local people, protected nature reserve, agriculture-based products, local arts and crafts, local cultural activity, tourist information, variety of local cuisine, parking area and space, relaxing, exciting, pollution-free, not overcrowded, place of good reputation, recreational activities, adventurous activities, shopping centers, sports and gaming facilities, many tourist attractions, beautiful scenery, fascinating atmosphere, variety of flora and fauna, beautiful buildings, cool climate, beautiful mountains, family-oriented and good nature trails.

Within a Nigerian context, Uduma-Olugu & Iyagba (2009b) also discovered that facilities provided at the venue can affect patronage – lodging sports/games were found to be lacking in most of the surveyed sites. In their study, Oldham, Creemers and Rebeck (2000) observed

that the supply of tourism facilities requires a capital input like land and infrastructure, and also other supporting inputs such as transport, water, power, food and beverages and sundry services. Rutin (2010) identified one of the factors for selecting a tourism destination as the absence of recent political or security unrest in the host countries or in close neighbouring countries.

2.6.3 Motivations, Expectations, Perceptions, Satisfaction, Destination Image and Tourism

Various literature assess tourism behavior from an exploratory analysis of motivations, expectations, perceptions, and satisfaction. Gallarza et al. (2002) apply statistical multivariate techniques that rely on a principal component analysis, correlation tests, cluster analysis, multiple discriminant analysis, and homogeneity analysis to tourism. Discrete-choice models, in particular qualitative choice models, can be used to assess tourism behavior. These rely on binomial logit (Barros and Proença, 2005) or multinomial logit (Hong et al., 2006).

Some previous studies indicated that tourist behaviors can be explained by destination image, place attachment, activities involvement, tourist attitudes, subjective norms and perceived control behavior (Lee, 2009). Destination image is typically defined as a tourist's overall perception of a specific destination or as a tourist's mental picture of the area (Gallarza, Saura, & Garcia, 2002). Empirical studies carried out in New Mexico and Thailand indicated that destination image positively affects future behavior of tourists. Destination images significantly affect the satisfaction and future behavior of tourists staying at coastal resorts in Spain (Bigné et al., 2001), scenic coastal areas in Taiwan (Lin et al., 2003) and in Eureka Springs in the United States (Chi & Qu, 2008). Chen and Tsai (2007) ascertained that destination image directly affects the quality of the trip, and indirectly affects perceived value, satisfaction and future behavioral intentions of tourists visiting coastal destinations. The tourism literature indicates that destination image is the antecedent of satisfaction and future behavior. Lee (2009) found from his empirical study that destination image is a critical influence on tourist satisfaction in wetlands in Taiwan. He also determined that the relationships among destination image, satisfaction, and future behavior can be examined in most tourism settings in addition to wetlands tourism and this examination can help to predict tourist demand.

According to Maslow's (1943) hierarchy of needs, tourist needs are normally related to higher needs for self-esteem, self-actualization and social needs. Crompton (1979) developed the push-pull model of travel motivation, which identified push-and-pull effects on tourist destination choice and experiences. According to this model, the push force causes a tourist to leave home and seek some unspecified vacation destination, while the pull force compels a tourist toward specific destinations that are perceived as attractive because of their attributes (Kozak, 2002). Furthermore, tourists participate in tourism activities to satisfy their needs for relaxation, knowledge and escape and to develop social relationships (Charters & Ali-Knight, 2002).

Tourist behavior has been assessed through structural equation modeling. Baker and Crompton (1998) test the effect of perceived quality performance on behavioral intentions, Yoon and Uysal (2005) test causal relationships among push and pull motivations, satisfaction and destination loyalty, Vogt and Andereck (2003) explain how emotion and cognition can influence perceptions, Silvestre and Correia (2005), from a second-order factor analysis, explain the image of Algarve as a tourist destination, Correia et al. (2007b) assess motivations and perceptions about exotic destinations, and Kim and Yoon (2003) observe perceptions from a conceptual point of view.

Keeping tourists satisfied and delighting them is of particular importance to the hospitality and tourism industry. Customers' consumption pattern has also undergone a significant transformation recently. They are not merely looking for the traditional sun-sea-sand, passive pleasure seeking holiday; but are increasingly demanding for service quality that are considered as value for money (Sharpley and Forster, 2003). Providing service quality thus will help improving satisfaction of visitors and this is believed to lead to repeat visits, positive word-of-mouth and increased international visitation (Ramsaran-Fowadar, 2007).

In the Nigerian context, Sati (2005) measured the satisfaction of tourists and visitors at a tourist attraction in Jos in a natural setting, measuring also their perception of the aesthetics, landscape, location and awareness of the site and found them to be only 50 per cent satisfied with the facilities provided for leisure and recreation. This led him to the conclusion for a need to provide a variety of activities with factors of new adventure, relaxation, escapism, mental fantasy at the park under study. Most of the visitors asserted that the architecture of

the park reflected their traditional architectural identity and the beauty of the environment brought them closer to nature.

Managing the tourist's expectations is also extremely important, since expectations can significantly influence tourist choice processes as well as perceptions of experiences (Gnoth, 1997). Firstly, the individual's favorable beliefs (or expectations) about a destination would help the tourist site to occupy a privileged position among the places evoked during the choice process. Secondly, expectations may affect perceptions of destination experiences, or more specifically, the tourist satisfaction process. Expectations usually influence tourists' satisfaction and value-creation. As a result, expectations management is a key element to the destination's success.

To explore the factors generating expectations of a tourist destination, is a theoretical framework based on predictive expectations. Predictive expectations, defined generally as the individual's beliefs about how a product or service is likely to perform at some moment in the future (Oliver, 1987), are the most used type of expectations in past research (Santos and Boote, 2003). In addition, past research on service expectations helps to identify the factors generating tourist expectations. Past experience, external communication, word-of-mouth communication and image may be considered the main factors in expectation formation.

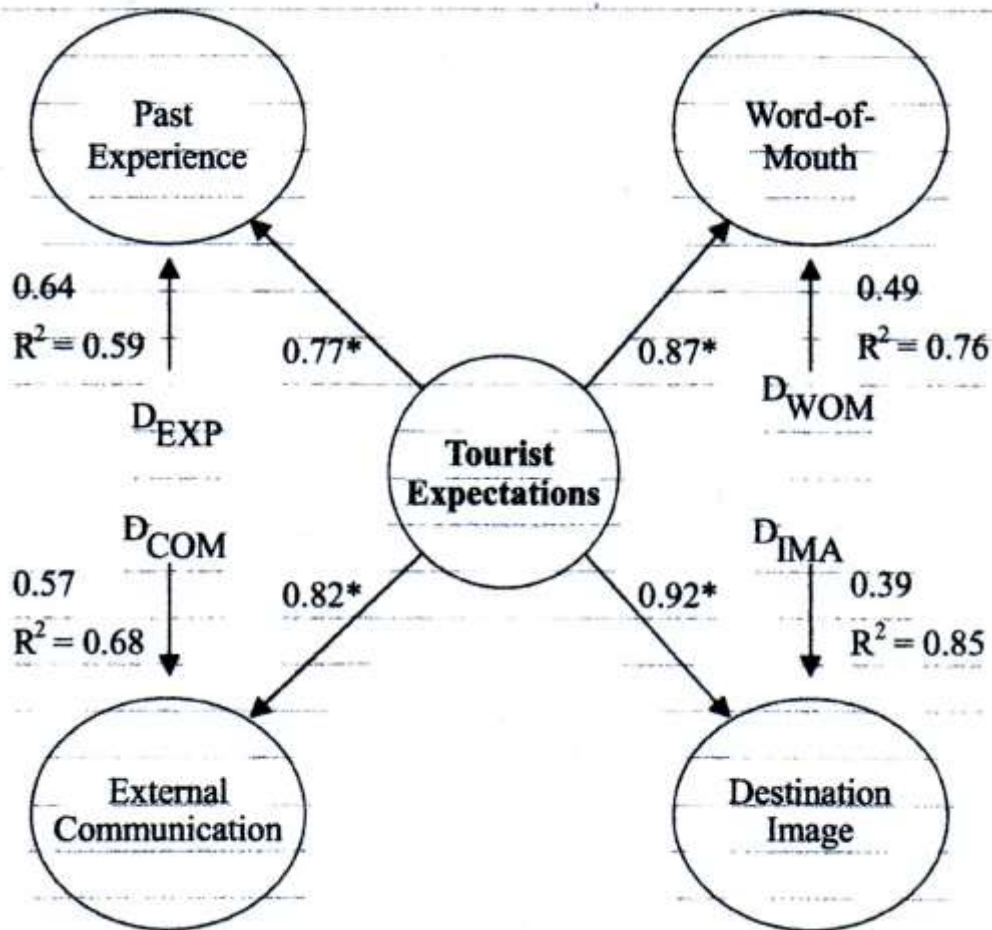


Figure 2.1: Tourist Expectations (Source: Rodriguez del Bosque et al, 2009)

Some studies address the issue of satisfaction from the management and psychology perspectives. Deery and Jago (2001), for instance, take a human resource approach and argue that the attitudes and abilities of staff have a crucial impact on the way the service is delivered to visitors and will therefore affect their enjoyment of the visit and their perceptions of the attraction. Jago and Deery's (2001) study reports that a successful volunteer program helps delivering quality visitor experience at a historical visitor attraction. Rojas and Camarero (2007), however, adopt a cognitive approach and observe that the visitor's expectations are affected by both cognitive (perceived quality) and emotional (pleasure) experience, and these are direct determinants of satisfaction. Burnett's (2001) study discuss how "real authenticity" instead of "attractively authenticity" can enhance visitors' satisfaction.

2.6.4 Tourism and Perception of the Environment

Bulut & Yilmaz (2008) posit that most tourism is based on the environment (comprising natural, cultural and visual). A study by Snepenger, D., Snepenger, M., & Dalbey, M. (2007) explored how community residents (at 19 different places) define a broad range of places shared with tourists at an alpine destination. It was based on the premise that a destination incorporates a critical mass of interrelated and diverse supply-side elements or places that include attractions, transportation venues, and diverse types of lodging, dining, retail, and support services: therefore much can be learned about the potential dynamics of tourism development by focusing on specific places and how people perceive them.

Depending on their attitudes, host communities can “either make or mar” tourism promotion in any given area (Akyeampong, 2011). According to Gursoy and Rutherford (2004), the hostile posture of residents can shorten tourists’ length of stay, lessen the amount of money spent in the community, create negative word-of-mouth publicity and diminish the likelihood of tourists returning to that community. Specifically, host-community backing for tourism, as demonstrated in the social exchange theory, is determined by the level of community concern; utilization of tourism resource base; community attachment; the state of the local economy, ecocentric values, economic benefits; and social costs and cultural benefits. Kuvan and Akan (2005) have also stressed that residents’ attitudes towards tourism development are based on its economic, social and environmental impacts.

In reviewing current trends using tourist behaviour to understand requirements at destinations and the interplay between the tourists themselves and the attractions, the study showed how the meanings and places affected tourism. The study was carried out at multiple places (20 neighbourhoods) in and around Bozeman, Montana, United States of America – an area with high economic activity and high tourism development.

To understand the array of experiences occurring at the destination, the survey monitored four meanings and three consumption characteristics of the selected destinations. The meanings included hedonic, utilitarian, social and novelty whereas the consumption characteristics which monitors how tourism at the place affects everyday lives of the community residents. Results showed that people are attracted to places that are highly hedonic, utilitarian, social and novel. They are also places to which residents bring quests and

in which tourism has a positive impact. Also, detractors are negative with respect to meanings and consumption characteristics.

2.7 Issues in Water-Based Recreation and Tourism

Coastal/water tourism has its roots in Britain. It was initially meant more for recovery from sickness and relief from the stuffy existence in the hinter land that drove the elite to seek a breath of sea breeze by the coasts of Britain. Gradually the towns became favourite holiday spots as industrialisation brought with it faster means of travel, more money which enables the middle-to-low income earners to afford trips to places where the elites had previously held sway.

A range of activities and uses of natural resources occur in water tourism zones some of these include, recreation, fishing and residential living. There are different stakeholders involved in each activity which emphasizes the breadth and depth of viewpoints that can affect coastal management plans. The attraction of tourism to waterfronts and coastal regions continues to flourish. This is partially due to the eternal appeal of sun, sea and sand; but also because the destinations offer beauty, aesthetic value, exotic appeal and diverse habitats (White & Rosales, 2003).

2.7.1 Relatedness of Tourism, Recreation and Leisure

Considerations of the corresponding and contrasting qualities of activities undertaken in recreation and tourism contexts have engaged the interest of the respective research communities. In the 1980s the work of Mieczkowski (1981) and Murphy (1985) helped to establish frameworks for understanding how tourism co-exists situationally with leisure and recreation. Their conceptual maps placed recreation entirely within the leisure domain, while tourism, due to its relationship with business travel, overlapped with and extended beyond recreation and leisure (Poria, Butler, & Airey, 2003). Hall and Page (1999), supported by Williams (2003), modified the model, extending recreation beyond leisure in recognition of Stebbins' (1982) work on serious leisure (Figure. 2.2).

Scholars have noted that the psychological and behavioral attributes of leisure participants and tourists are strongly interrelated (Chang and Gibson, 2011). Cohen (1974) described tourism as a special form of leisure; however, most researchers have assumed that leisure and

recreation exist in one realm and tourism in another (Fedler, 1987). Tourism inherently involves a journey away from home, usually for 24 hours or more. Despite the dimensions of home (everyday leisure) and away (tourism), Mannell and Iso- Ahola (1987) suggested leisure and tourism share similar behavioral and psychological attributes such as freedom of choice, enjoyment, intrinsic motivation, self-determination, and self-expression.

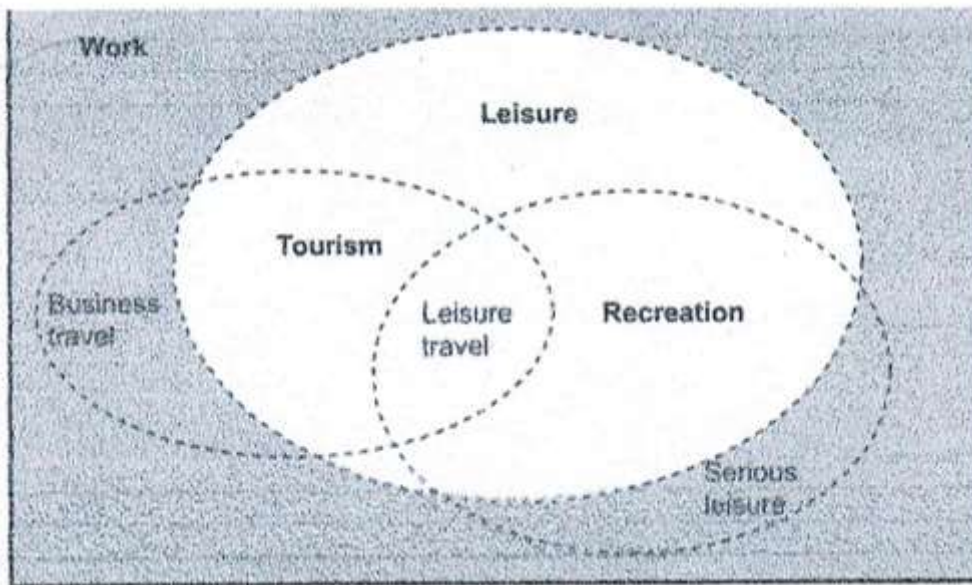


Figure 2.2: Model showing the relationship between leisure, recreation and tourism. (Source: Hall and Page, 1999)

While definitional debates of specific areas continue, a consensus has formed around at least one aspect of the relationship: leisure travel undertaken for recreation purposes is a form of tourism, and is distinct from leisure tourism. Taking the example of a park setting, recreational travellers may seek the intrinsic values of the park, and their behaviour will reflect those values through engagement with the natural environment in such activities as camping, hiking, and climbing. Leisure tourists in the same setting may seek more extrinsic recreational facilities and would be more likely to access and pay for infrastructure and enhancements of the attraction such as accommodation, food and beverage outlets and other man-made attractions. An understanding of the relationship in different contexts is important in order to be able to determine where recreation ends and tourism begins (McKercher, 1996). The extent to which people exhibit different levels of involvement and place attachment with destinations as the settings for activities may be valuable in this study.

2.7.2 Post War Boom and Tourism Growth

In general, the tourism industry in Europe had its major growth within 1950s. Before that time due to the wartime regulations, there were travel restrictions and obstructions concerning health and safety. Therefore tourism sector was negatively affected and stayed as a fragmented sector, and basic components like hotels, transport operators, travel agencies, tour operators etc. worked independently.

1950s was the growth of tour operators, which changed the nature of tourism industry from individual business activities to more integrated activity (Lickorish & Jenkins, 1997). 1950s was the time when the international travel for holiday purposes started to be strengthened. This change in the nature of demand was considered among the factors that changed the structure of tourism industry (Lickorish & Jenkins, 1997). Most of the West European countries started to increase their interventions in international tourism and began to promote their tourism industries with an aim to increasing their share of benefits from it (Tarhan, 1997). This fact was referred to as the development of mass tourism, which started with the post-war period and till the present time.

Arising from the coastal tourism is the massive water tourism phenomenon that has evolved mostly in United States of America, The Caribbean islands and parts of Europe – notably Spain, Turkey, Portugal and Greece. This involves a lucrative industry centred around the concept of water enjoyment, involving different types of water features which bring the tourist into direct, more exciting interactions with water, more than ever before.

Most travel and tourism research address the issue of the impacts of tourism as an important component which needs to be considered by decision makers involved with the planning of tourism (McIntosh, Goeldner, & Ritchie, 1995; Gunn, 2002). Tourism impacts the people and their community and environment in different ways.

2.7.3 Tourism Impacts

Mathieson and Wall (1982) present a synthesis of the research on the impacts of tourism, and analyze tourism impact studies that have focused on interrelationships of a combination of phenomena associated with tourism development. Damage to the natural environment is usually not in the best interests of the industry, as it not only threatens ecosystem functioning

but the economic security of tourism businesses (McNamara and Gibson, 2008). An example of this tension is particularly apparent along Australia's east coast, where tourism is both heavily reliant on beach, estuary and fluvial environments to provide it with popular attractions, and it is also responsible for negative impacts on these environments (Hall, 2001).

Studies of the environmental impact of tourism focus on tourism development, stress and preservation (Farrell & Runyan, 1991). Additionally, tourism has frequently been criticized for the disruption of traditional social structures and behavioral patterns (Butler, 1975; Kousis, 1989). However, tourism has also been viewed as a means of revitalizing cultures when dying customs are rejuvenated for tourists (Witt, 1990).

Environmental indicators assist governments to fulfill legislative requirements to report on environmental condition and trends, but they also play a broader role in the management of natural and human resources. To ensure an assessment of environmental condition and trends digestible to policy makers, an integrated approach is advocated that gives recognition to conflict and uncertainties surrounding environmental impacts whilst developing the capacity to consider cultural values and economic variables.

2.7.4 Conflict Between Tourism, Ecology and Use of the Environment

Over the years, many of the earth's natural resources have been negatively affected by adverse effects of tourism. The problems linked to the earth's health have influenced the way of conceiving tourism that has been organized and ruled by new concepts described in the European Charter of Sustainable Tourism; it contains the guidelines and principles that govern the fruition and organization of sites in respect for the environment and for the cultural resources of places.

Impact studies emerged in the 1960s with much emphasis on economic growth as a form of national development, measured in terms of "Gross National Product (GNP)," rate of employment, and the multiplier effect (Krannich, Berry & Greider, 1989). The 1970s saw the impacts of tourism ventures on social-cultural issues (Bryden, 1973). Environmental impacts of tourism became the sole concern of tourism researchers in the 1980s (Butler, 1980). 1990s tourism impact studies are an integration of the effects of the previous determined impacts,

leading to a shift from "Mass Tourism" to "Sustainable Tourism" in the form of Eco-tourism, heritage tourism, and Community tourism (Jurowski, Uysal, & Williams, 1997).

Within the definition of eco-tourism or Responsible Tourism, some key-elements have been highlighted: respect for the ecosystem and biodiversity, reduction of the environmental impact of structures and activities linked to tourism, preservation of the traditional culture of the local community, active hands-on of the local community in the running of eco-touristic enterprises.

In 2005, the Italian Association for the Responsible Tourism has given the following definition: "the responsible tourism is the tourism carried out according to the principle of social and economic justice and in full respect of the environment and the culture". On the basis of the ethical codes of sustainability, the touristic business must not impoverish the destination of the journey, can become instead a pole of a driving force for an economical and social development in the single destinations.

In considering the effect of how landscapes are used, issues of conservation and ecotourism have become important. While examining the factors that prevented the establishment of a National park in Sweden, Sandell (2005) presented a conceptual framework of ecostrategies (view and use of nature) evolved out of previous work and takes its point of departure in human ecology and development strategies (Sandell, 1988) and later on used for discussions of access, conservation and out-of-doors activities (Kaltenborn et al., 2001).

The framework consists of a four-field figure (Figure 2.3) with the help of one axis illustrating the mentioned dichotomy between "functional specialization" vs. "territorial adaptation" as point of departures for landscape perspectives – a basic choice between functional dependence on exchange with other areas and territorial dependence on the best use of local resources. The other axis illustrates the dichotomy between the strategies of "active" use vs. "passive" contemplation of the landscape – in short a choice between utilization and conservation. It should be noted that the prefix "eco-" only indicates that it is the man–nature relationship that is in focus and it does not involve any normative aspects of what relation is to be preferred. But of course the different ecostrategies involves various crucial consequences in terms of democracy, environmental issues, views of nature, local

development etc. Even though in the figure the different strategies may appear to be clear-cut categories, in reality, of course, it is a question of tendencies and blends involving a greater or lesser degree of passive vs. active use of landscape, and of functional vs. territorial strategies.

With focus on conservation, outdoor recreation and nature tourism, we may summarize the four ecostrategies as follows (Figure 2.3 and the examples in Figure 2.4):

- * The ecostrategy of “freezing” (“conserve”!) a specific landscape (and maintaining that “frozen” landscape) to be “set aside” as a museum for external consumption. This for the sake of e.g. biodiversity, nature tourism or science – priorities carried out on a national or international basis.

- * An ecostrategy in line with an active functional domination. The point of departure is the activities searched for. Special areas, equipment and organizations are established for these specialized outdoor activities. Long distance travel and heavy use of material resources are often involved. It could be argued that the landscape is looked upon as a factory for the production of adventure. A “factory” for the production of e.g. bathing, snowboarding and climbing, and in its more extreme forms the activities are rebuilt indoors (climbing and swimming indoors, computer-games etc.)

- * An ecostrategy in line with active adaptation. Here, as in the strategy of passive adaptation, interest is directed towards the features of the local natural and cultural landscape, the topography, the season etc. But the ecostrategy of active adaptation also involves direct utilization of the landscape – firewood, fishing, hunting etc. Outdoor recreation is one of many locally integrated aspects of one’s home district to be utilized. What area is “one’s home district” basically is a question of identity – to feel at home.

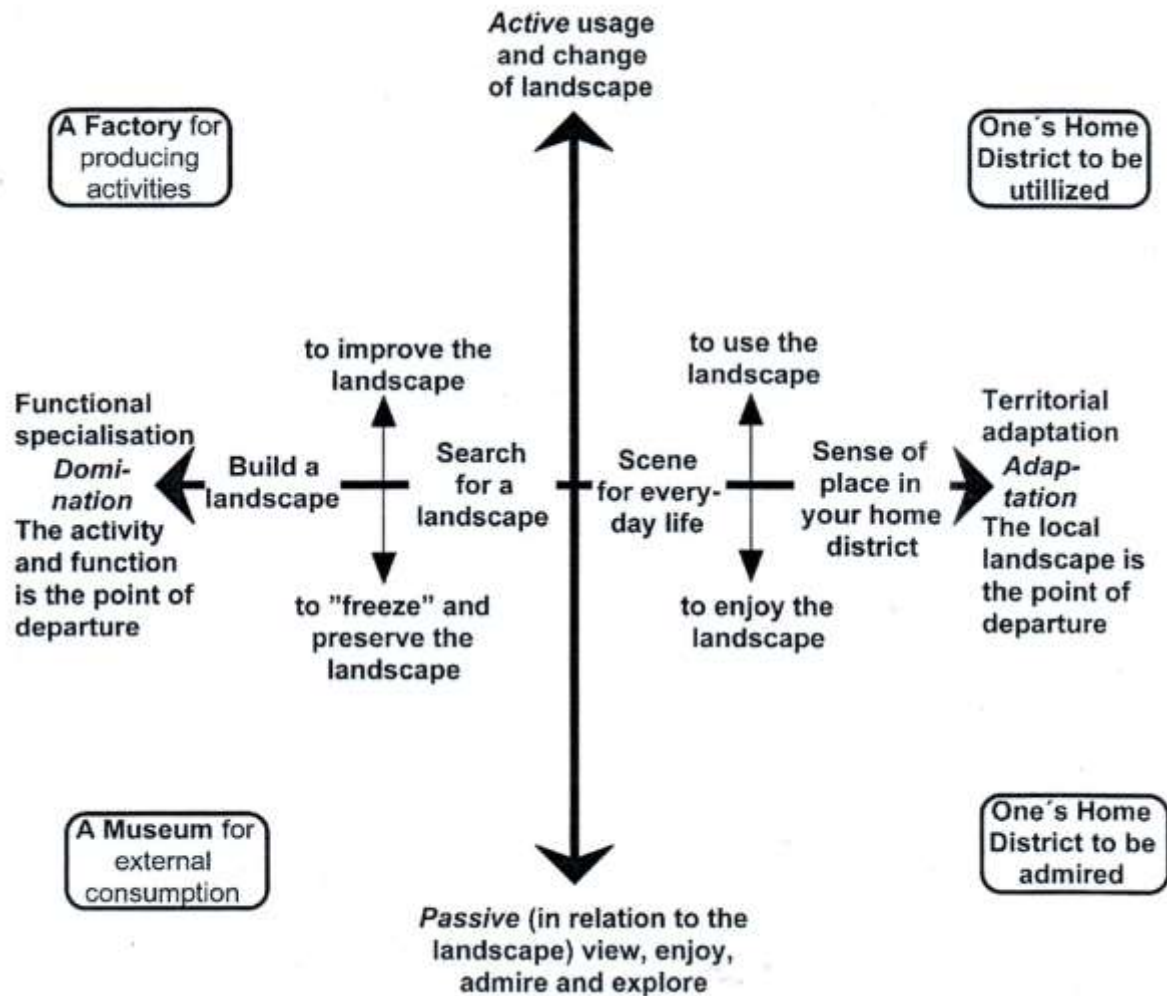


Figure 2.3: The conceptual framework of four ecostrategies with regard to man's relation to nature and landscape (source: Sandell, 2005).

* In the strategy of passive adaptation appreciative activities like strolling, crosscountry skiing, bird watching, looking for flowers etc. are carried out in one's home district to be admired. These activities are characterized by passive amusement and on a superficial level (what is done, what type of equipment used etc.) it could be very much the same as the museum ecostrategy (but the latter is carried out without any deeper integration and identification with the local natural and cultural landscape apart from the special feature visited).

Also, in line with the two latter ecostrategies – from the entrepreneur's point of view – we will find many of the current attempts at ecotourism and small-scale locally based nature-oriented recreation involving active utilization as hunting and fishing (in line with one's home district to be utilized) or passive admiration as in hiking and photo excursions (in line

with one's home district to be contemplated). Here the tourists are "invited" to one's home district – although the context, from the tourist's point of view, is still a part of the tourist industry in accordance with the strategy of functional specialization.

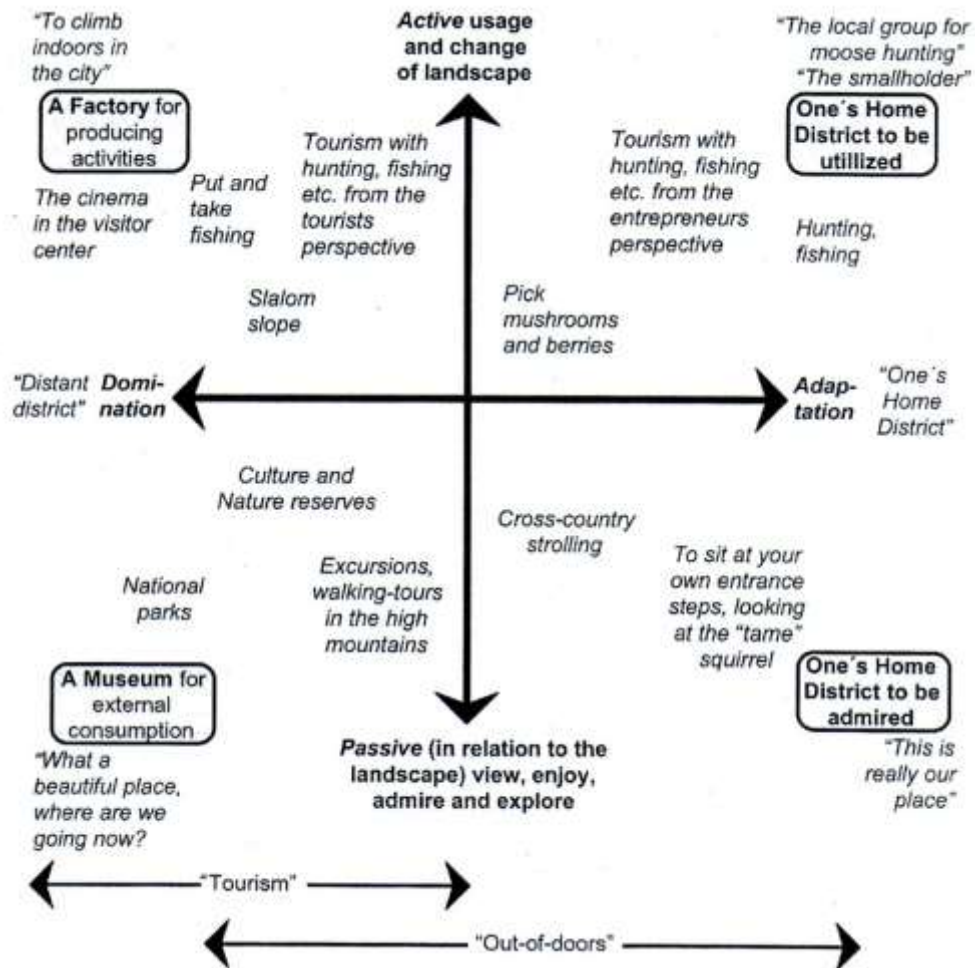


Figure 2.4: The conceptual framework of four ecostrategies with regard to man's relation to nature and landscape, with examples illustrating various aspects of out-of-doors and conservation (source: Sandell, 2005).

2.7.5 Architecture and Tourism

Architecture has a major relationship with tourism. There is architectural tourism, where people travel far and near for the purpose of appreciating the architecture in another land. In dealing with the landscape characteristics of any tourism venue, it is critical to consider the surrounding built environment and what effect it may have on the destination. Apart from the iconoclastic buildings which are major attractions in themselves, the general culture of building can influence a tourist's desire to visit a place (UNWTO, 2007). The design, building material, etc can also contribute in different measures. Architecture has an intrinsic ability to define space, human behaviour and perception. It thus inevitably has the capacity to

instruct on the cultural and social manifesto of a people (Jimoh, 2005). Traditional architecture is often the best way to showcase a people's culture and way of life. Okedele & Uduma-Olugu (2007) suggested that organic architecture is a sure way of showcasing a people's culture especially in conjunction with nature and man's dwelling.

Deda (1994) makes a case distinctiveness of the architecture of different countries, as against the "cookie cutter principles" that replicate the same design for tourist facilities. He posits that this is based on a false premise that same lifestyle and comfort conditions of a tourist's home place should be identically reproduced in his holiday destination. The selection, shaping and re-combination of the physical element of centuries-old concepts, developing local traditions into forms which match contemporary uses, satisfying emerging desires resonate with, while not replicating the values of the past, is a problem not only for changing societies but contemporary architectural design (Volkman, 1987). Architects, landscape architects, planners and tourism stakeholders must take this into consideration in the design and conceptualisation of tourism destinations.

2.7.6 Slum Tourism

A new form of tourism is emerging where people travel to observe how people live in slums (Durr, 2012). According to Wikipedia, Slum tourism is a type of tourism that involves visiting impoverished areas, which has become increasingly prominent in several developing countries like India, Brazil, Kenya, and Indonesia. The concept began in poor sections of London and by 1884 had started in Manhattan. The trend is growing globally as people are curious of the conditions that the less privileged in society live. Durr (2012) investigated slum tourism in Mazatlán, Mexico, highlighting the controversy inherent in the tourism. The study posited that slum tourism is a growing business worldwide and simultaneously it is a new form of encounter between the global South and the global North. Frenzel, Koens and Steinbrink (2012) identified the problem as poverty – causing slums in local communities in mostly Southern Countries. They traced the problem from the main changes that occurred in the early post-World War II was the "discovery" of mass poverty in Asia, Africa and Latin America; and discussed tourism as part of the solution.

Slum tourism is a globalizing trend and a controversial form of tourism. Impoverished urban areas have always enticed popular imagination, considered to be places of 'otherness', places

of 'moral decay', 'deviant liberty' or 'authenticity'. 'Slumming' has a long tradition in the Global North, for example in Victorian London when the upper classes toured the East End. What is new however, is its development dynamics and its rapidly spreading popularity across the globe.(Frenzel, Koens and Steinbrink, 2012) This concept is however not popular in Nigeria as most Nigerians are fiercely proud and prefer to keep private aspects of their lives that would be considered below standards.

2.8 Theoretical Framework

The theoretical frameworks considered for the research cut across those for landscape assessment and perception as well as those involving tourism issues – place attachment, motivation and distinctiveness of the tourism product. To determine if a tourism destination is sufficiently attractive to the tourist, one needs to examine the reasons for selection of a destination and to consider the place of the landscape characteristics of the place in influencing that decision. The manner in which the public perceives the landscape is also important in evaluating the landscape and assessing it for land-use planning purposes.

2.8.1 Human Perception and Landscape Characteristics

A theoretical framework that relates with landscape perception and assessment, is the Scenic Beauty Model (SBME) which considers the relevance of physical features in evaluating a landscape (Daniel & Boster, 1976). Daniel *et al* (1976) updated by Daniel (2001) and Franco *et al.* (2003), posited that scenic beauty judgments depend jointly on the perceived properties of the landscape and the judgmental criteria of the observer. This is illustration in Figure.2.5.

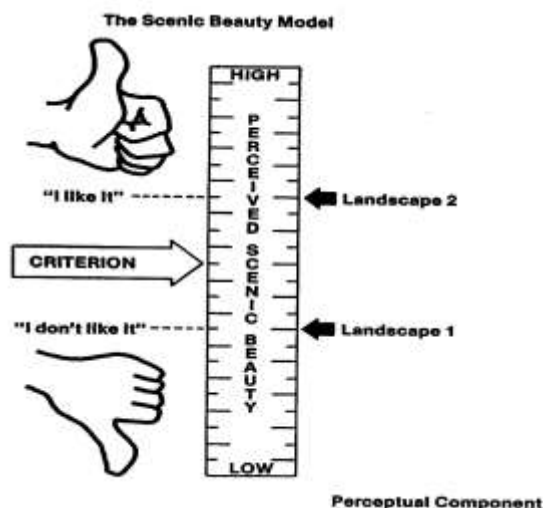


Figure 2.5: The Scenic Beauty Model. (Source: Daniel et al, 1976)

Daniel *et al* (1976) posit that because the perceived beauty of the landscape in case 1 falls short of the observer's minimum criterion for landscape beauty, a negative judgment ("I don't like it" or "it is ugly") will result. The perceived beauty of landscape in case 2, however, exceeds the observer's criterion and a positive judgment results ("I like it" or "it is beautiful"). Should the observer's standards be raised for some reason (to any point along the spectrum, for example), his judgment would be negative for both landscapes, even though their perceived beauty has not changed. Thus, scenic beauty judgments depend jointly on the perceived properties of the landscape and the judgmental criteria of the observer.

This model does not take into cognizance the landscape's sense of place and place attachment which goes beyond the observer's perceived beauty or lack of it. The landscape characteristics of the place contributes to its beauty and uniqueness and should therefore be reckoned with in assessing its desirability or otherwise.

Another important theoretical framework critical to the study is Zube, Sell, and Taylor's (1982) through their analysis of the theory of landscape perceptions and assessment. Initially developed in a more general context by Ittelson (1973), the framework is now 40 years old but still offers one of the best roadmaps for future work in this area (Gobster, Palmer, and Crystal 2003). This was further adapted by Gobster (2008) as follows:

- Landscape perception has multisensory qualities.

Landscapes provide information that is received through multiple senses and that is processed simultaneously.

- Landscape perception has spatial and temporal qualities.

Perceptions of landscapes can be shaped by cumulative experience over space and time and can change as landscapes change.

- Perceptual response to landscapes can be multidimensional.

People respond to landscapes aesthetically but also respond in terms of perceptions of ecological health, safety, cleanness, and other dimensions. These dimensions are interdependent and can interact in complex ways.

- Landscape perception is cognitive as well as affective.

Landscapes are perceived not only in terms of preference but also through symbolic meanings and motivational messages.

- Landscape perception has social, cultural, philosophical, and ethical aspects to it as well as psychological ones.

Perception of landscape is colored by the immediate perceptual social context and by our acquired experiences as individuals and through our society and culture.

- The outcomes of landscape perception are varied.

Landscape perception can result in preferences, choices, uses, and experiences that can have deep aesthetic or restorative value. Perception calls forth action that can lead to behavioral and environmental change.

- Landscape perception research methods should accommodate the variety inherent in landscape perception.

Researchers should use the full range of qualitative and quantitative approaches appropriate to the research questions at hand in order to advance theory, practice, and policy.

In 1982, Zube et al congealed the identified principles into a simplified model in which landscape perception is considered as a function of the interaction of humans and the landscape (Zube et al., 1975; Zube et al., 1982). The human component encompasses past experience, knowledge, expectations and the socio-cultural context of individuals and groups. The landscape component includes both individual elements and landscapes as entities. The interaction results in outcomes which in turn affect both the human and landscape components (see Figure 2.6).

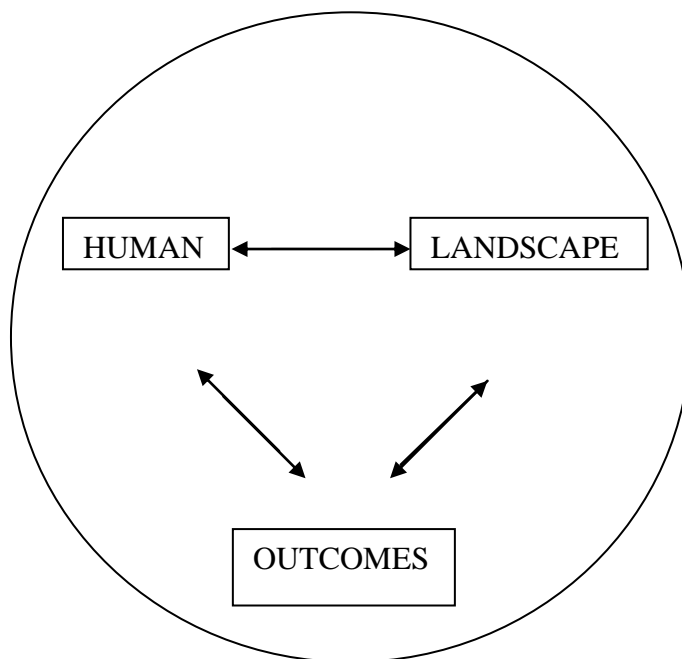


Figure 2.6: Model of landscape perception. (Source: Zube, Sell and Taylor, 1982)

There are three elements of the model: (1) the explicit or implicit concept of the human cognition; (2) the salient properties or characteristics of landscape; and (3) the expected outcome of the interaction between individuals or groups and landscape.

The human concept refers to the implicit or explicit assumptions about the nature of humanity, or that feature of humanity that is appealed to in a particular interaction with the Landscape. As examples, people may be referred to on a physiological (intra-cultural) level as responders to environmental stimuli; others approach humans on a cognitive level as thinkers imposing their value structures or ideals of artistic composition on their assessments of landscapes. The human concept, as referred to here, is not simply the nature of that facet of humanity that interacts with the landscape, but also the nature of the interaction itself. The concern with the character of human actions on, or stimulus from, landscape elements is critical to any review of the human model. It is important to have an idea of what people were doing in their interactions with a particular landscape. For example, whether they are building houses, hiking, or simply looking from a scenic viewpoint, the activity will significantly affect the nature of people's relationships with the landscape, in terms both of what they put into and what they take out of their interaction.

Landscape properties refer to those tangible or intangible elements in the landscape that are important to the interaction. For example, landscape inputs may be viewed as composition, and form, as physical properties or features, as scale, complexity, naturalism or gestalt; but always viewed from the perspective of the perceptual interaction. In landscape assessment, those properties of the landscape that can be seen as influencing the nature of the interaction and its outcomes are the obvious targets of environmental management. Important to the practical problem of how to modify environments to optimize desired outcomes is the degree to which pertinent tangible elements of the landscape can be identified.

Interaction outcome refers to the product which emerges from the human landscape perceptual interaction. As with the human and landscape elements, outcome must be viewed in its interactional context and may be either tangible (e.g. a state of physical change such as a farm field) or intangible (e.g. a state of mind such as a feeling of satisfaction or personal achievement). The outcomes, in turn, feed back to affect both human and landscape inputs to

the interaction. From a management perspective, it is perhaps most useful to view interaction outcome as the goals to be achieved in human-landscape interaction.

Zube et al (1982) summarizes the ideas of the cognitive group of researchers: In terms of landscape, meaningful features have been suggested as relative relief, land use diversity, water (as scenery and associated with force), degree of naturalism versus man-made, and complexity and unity. Human factors affecting scenic assessment are knowledge, education, personality, professional role, arousal, individual developmental history, and cultural and social group. Also affecting scenic preference are such contextual features as degree of crowding or change (in both landscape and human taste), and the labeling of features. References to outcome involve emotional or aesthetic feelings, reduction in arousal levels, or feelings of personal satisfaction.

This model is comprehensive in discussing landscape perception and were adapted to the research in determining the place of human perception of the landscape with regards to tourism destination.

2.8.2 Distinctiveness of Tourism Destination

Studies in tourism have been going on for many years. Tourism demand is a topic which has received growing attention from a large number of scholars. Tourism demand is of increasing concern for destination policy makers. This topic, having first appeared in the tourism literature in the 1950s, depended fundamentally on variables that were tourism demand related. Backed by econometric modeling, the first studies predicted the demand for tourism through a more macro-economic approach (Crouch, 1994). The econometric or time-series fields that forecast tourism demand based on aggregated data have steadily increased (Witt, 1992).

The micro-economic principles, which base their conclusions on Marshall's (1920) and Lancaster's (1966) theories of classical economics, focus on consumer heterogeneity and the need to find each individual's demand curve. This approach towards tourism demand acknowledges that man is a rational being who behaves in terms of maximum satisfaction with decisions based on in-depth knowledge of all possible alternatives. This form of trying

to understand human behavior is however limited, namely, in man's incapacity to perceive and evaluate all existing alternatives (Mansfeld, 1992).

This results, firstly, from the existence of an infinite number of possibilities of maximum consumer utility. Within the context of tourism, the situation grows even more complex, where destination diversity, accommodation, recreation, means of transport and motivation all compete for equal use. One of the theories considered in this study has to do with Lancaster's original work on consumer analysis which was published in 1966 but has since been refined and extended to provide an interesting and innovative approach to consumer demand theory. The spark for the formulation of Lancaster theory "originated from the simple observation that traditional demand theory was ignoring highly pertinent and obvious information—the properties of goods themselves" (Lancaster, 1971). According to Lancaster the "traditional demand theory" analysis commences with the complete ordering by the consumer of all possible collections of goods. For the common simplified two-good version of the analysis a "map" of consumer preferences is constructed.

Lancaster's work is based on two fundamental propositions:

- (1) All goods possess objective characteristics relevant to the choices that people make among different collections of goods. The relationship between a given quantity of a good (or a collection of goods) and the characteristics which it possesses, is essentially a technical relationship, depending on the objective properties of the goods and sometimes, in a context of technological "know-how", as to what the goods can do and how.
- (2) Individuals differ in their reactions to different characteristics, rather than in their assessment of the characteristics content of various goods collections. It is the characteristics which are of interest to consumers. They possess preferences for collections of characteristics, and preferences for goods are indirect and derived in the sense that goods are required only in order to produce the characteristics.

Based on these two propositions, Lancaster is viewing the relationship between people and products as at least a two-stage affair. This affair is composed of the relationship between products and their characteristics (objective and technical), and the relationship between characteristics and people (personal, involving individual preferences). The primary aim of Lancaster's approach is to provide a fully integrated theory of consumer choice and demand,

in which the characteristics of goods are taken explicitly into account, as an alternative to ad hoc models devised to deal with special situations. Such a theory provides a basic structure within which product variations and new goods fit easily and naturally.

Rugg (1973) was the first to incorporate the Lancasterian characteristics approach to tourism. The essence of Lancaster's approach is that goods are no longer the objects of utility by themselves. Goods are assumed to generate certain characteristics or attributes from which utility is ultimately derived. Maximising utility requires choosing a bundle of goods which generates the optimum bundle of characteristics. The work of Rugg (1973) was developed further by Morley (1994). Morley's contribution was generated by the need to develop a microeconomic theoretical model for tourism demand, which lends itself to conventional empirical investigation. According to Morley the application of discrete choice theory in the context of tourism is suggested by similarities between transport and tourism economics and also by a comparison of tourism with durable goods (since they have similar rankings in the needs hierarchy).

This model while identifying tourism destination as a product with its own characteristics, does not go far in determining the specific characteristics of the tourism destination which influence choice. It also does not take into cognizance the human perception of the product in determining its utility or lack of it. It is useful to the research as it helps in the exploration of the tourism destination's landscape characteristics as part of the determinants of its utility and subsequent choice as a destination.

2.8.3 Place Attachment and Sense of Place

Another important theoretical framework for the study is based on theories about involvement, place attachment and, also the combined use of the two constructs. Involvement was developed in consumer behaviour and can be defined as: the perceived personal importance and/or interest consumers attach to the acquisition, consumption, and disposition of a good, service, or an idea (Mowen & Minor 1998).

When applied in leisure research, it has often consisted of three dimensions: the first is attraction, conceived as the perceived importance of an activity or product and pleasure derived from participation or use (Funk, Ridinger, & Moorman, 2004). The second is self

expression, the degree to which participants express their self concept or individuality through the situation or object of study. Participation acts as a message of who the subjects are, and the situation or object acts as a vehicle through which one projects and enhances one's self image (Selin & Howard, 1988).

Place attachment was first developed in environmental psychology and is conceived as an affective bond or link between people and specific places (Hidalgo & Hernandez, 2001). The place attachment construct typically consists of two dimensions: the first is place dependence, which refers to a functional attachment to a place, and the second is place identity, which refers to a symbolic or affective attachment to a place (Backlund & Williams, 2003).

This model is useful in assessing how important a place is to the tourist/user when determining how attached they may be to the site. This is also relevant because a place's landscape characteristics is one of the factors that decide its attractiveness to the tourist (Gnoth, 1997).

2.8.4 Decision Making in Tourism

The theoretical underpinning of the decision-making process in choosing a tourist destination involves motivation and fulfillment as researched by Rodriguez del Bosque et al (2009). Motivation refers to an individual's need to adopt a certain behavior in order to satisfy the condition of evaluating satisfaction gained from the product (destination) and estimating the probability of repeating the purchase of a specific destination and/or the intention to recommend visiting the destination. Fodness (1994) argues that motivation theories describe a dynamic process of internal psychological factors (needs, desires and goals) which generate a level of tension in an individual and influence him or her towards purchase. Gartner (1993), Dann (1996) and Baloglu (1997) suggest that motivations have a direct influence on the affective component of an image such as a destination that generates certain feelings. Individuals with different motivations may similarly evaluate a tourist destination if the destination is able to succeed in the desired benefits.

Crompton's (1979) widely accepted push-pull model represent two forces in tourism research. Push motivations correspond to forces whereby individuals are pushed by motivational factors into making travel decisions and seen as the desire for personal

achievement, satisfaction, rest and relaxation, adventure, knowledge, getting away, and social interaction. Pull motivations, on the other hand, reflect internal or emotional factors prompted by the attributes of a destination (Uysal et al., 1996). The characteristics or attributes of a destination allow the tourist to create expectations in terms of satisfying motivational needs. Several studies have explored motivational determinants in the tourism context (Crompton, 1979; Iso-Ahola and Mannel, 1987; Uysal et al., 1996; Gnoth, 1997; Yoon and Uysal, 2005; Correia et al., 2007b).

Further developing this theoretical construct, Corriera & Pimpao (2008) in their study, confirmed that the landscape is one of three pull factors of motivation that influence a tourist's choice of a destination. The push factor recreational motivation include motivations related to personal well-being, such as stress relief, escape from routine and physical relaxation, presented as physical rewards. These results follow similarly to previous studies, in particular Gnoth (1997), who discusses three different push motivations: self-actualization, sense of self-esteem and social status. The first pull motivation, referred to as facilities, relates to weather, accessibility, gastronomy, security, relaxing atmosphere and social environment. The second, core attractions, relates to shopping facilities, nightlife, and sports, while landscape motivations include natural environment and landscape (sun and sand satisfaction combine weather with landscape and beach).

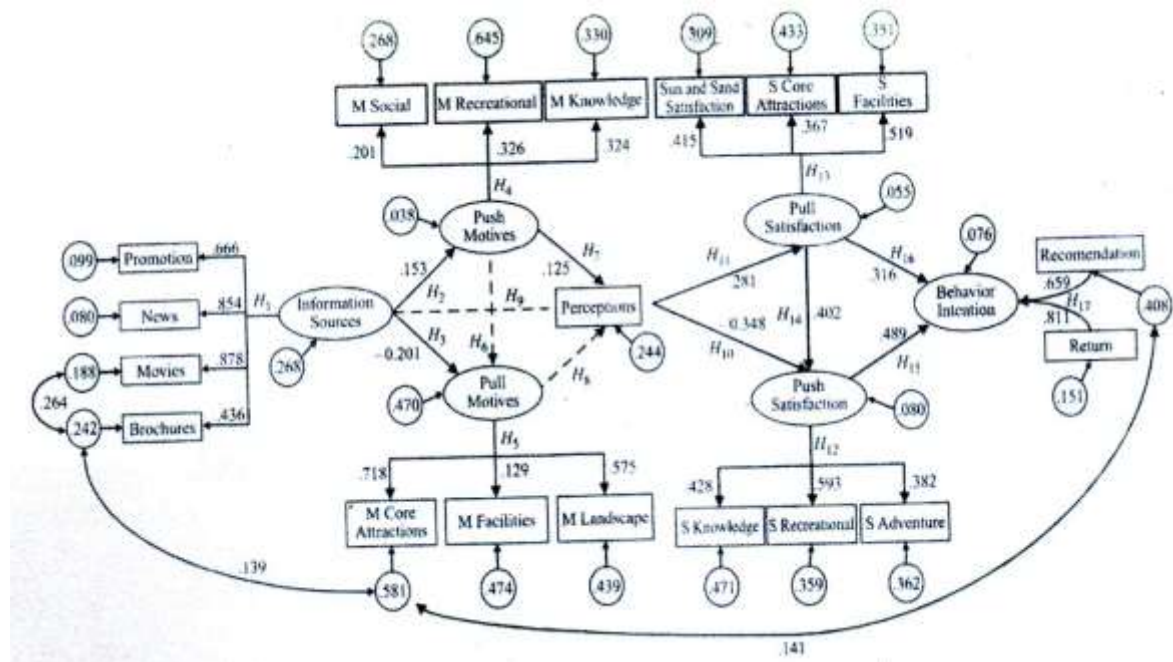


Figure 2.7: Push-Pull Motivation model (Source: Correia and Pimpao, 2008)

One of the crucial elements of successful destination marketing is tourist satisfaction, which influences the choice of destination and the decision to return (Yoon and Uysal, 2005). Tourist satisfaction has an important role in planning marketable tourism products and services for destinations and its assessment must be a basic parameter used to evaluate the performance of destination products and services (Yoon and Uysal, 2005).

Dimitrovic, Cvelbar, Kolar, Brencic, Ogrjensek & Zabkar (2009) developed a conceptual model of tourist satisfaction which includes seven latent constructs, with tourist satisfaction placed as the central construct. It incorporates four antecedent constructs – i.e. quality, value, costs and risks, and image – and two outcome constructs – i.e. complaint behavior and loyalty (see Figure 2.8). Nine research propositions explicated the relationships between the constructs, based on the existing marketing and tourism literature.

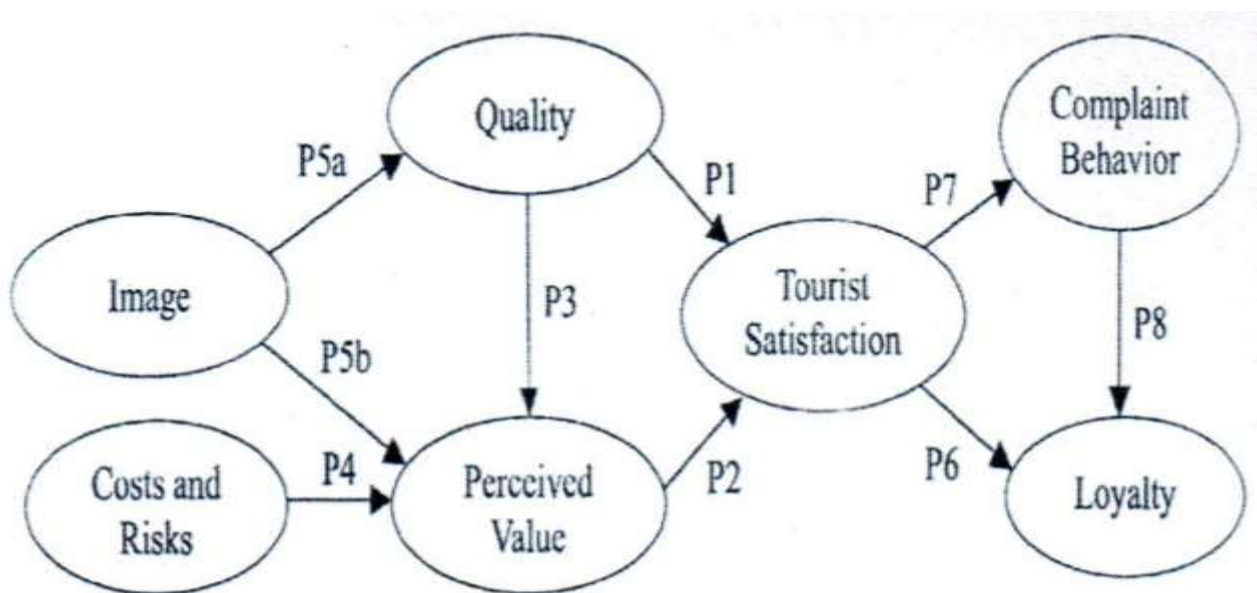


Figure 2.8: Tourist Satisfaction Conceptual Model (Source: Dimitrovic et al, 2009)

The linkages among tourist satisfaction, quality and value are arguably the most widely studied relationships in tourism literature. However, the delineation between the constructs is a widely debated issue. An overview of the marketing literature shows that as a theoretical construct, customer satisfaction is problematic to define and operationalize, especially in relation to service quality. Some authors suggest that perceived service quality and customer satisfaction are distinct constructs (Oliver, 1997; Taylor and Baker, 1994), and that there is a causal relationship between the two (Spreng and Mackoy, 1996). In some cases, however, the

constructs are interchangeable (Mittal et al., 1998). In tourism research, Tian-Cole et al. (2002) support the former view and consider satisfaction and quality as separate constructs. The theoretical models of the push and pull motivation and the tourism satisfaction models has been widely explored in the context of tourists' choice of destination to date. The aspect of the landscape characteristics was not fully determined, which is why the research intends to explore its place in the selection of a site for tourism.

2.9 Conceptual Framework

The conceptual framework adopted in the study is eclectic. It took cognizance of key issues around which the study objectively revolve. They are; the sense of place as determined by its place attachment, landscape perception, tourists' destination decision making process, especially as it affects tourism satisfaction and the landscape characteristics of the tourism product. The conceptual framework further includes non-landscape issues and identifies three key variables that impact on landscape characteristics of the Lagos lagoon and tourism. These are Sense of place, Landscape Units and Social Patterns. These lead to the various forms of Tourism which may be applied in the Lagos lagoon.

The successful development of tourism requires the existence or the provision of a wide range of factors, facilities, and services to meet the needs and the demands of actual or potential tourists. These considerations can be grouped in the following broad categories: attractions, transportation, accommodations, supporting facilities, and infrastructure. Attractions induce a tourist to visit an area; transportation enables him to do so; accommodations and supporting facilities cater to his well-being when there; and the infrastructure ensures the successful functioning of all of these.

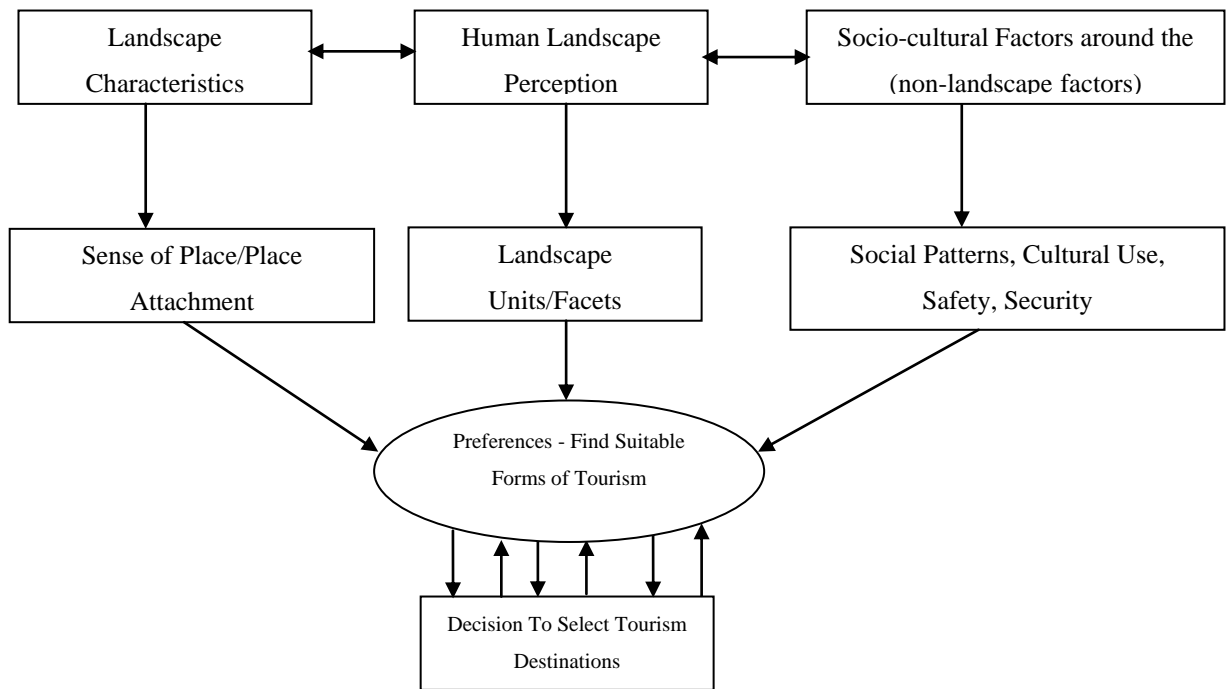


Figure2.10: Conceptual Model for the Research

CHAPTER THREE

RESEARCH METHODOLOGY

3.1. Research Design

The methodology adopted for the study include qualitative, quantitative, personal observation and desktop study. The combination of qualitative and quantitative research made it possible to thoroughly explore the factors contributing to tourists' expectations of a destination. The landscape resources were identified using secondary existing maps which were verified and upgraded by personal observation (via a field survey where the existing features were recorded during a boat ride along the shores of the Lagos Lagoon).

A quantitative survey was carried out at six locations to determine respondents' perceptions and preferences using indices that were predetermined from existing literature, data from interviews with professionals and personal input. The qualitative phase consisted of in-depth interviews with experts on tourism, landscape and policy makers to arrive at the landscape assessment. Qualitative research helped define the quantitative phase (i.e. survey design and data collection) more reliably. It identified factors that impact on tourism development, using structured questionnaires and recorded interviews.

Landscape assessment techniques involved sampling of perceptions and preferences of the public and relating this with both professional and expert perceptions, using pictures of the site. Landscape mapping of the landscape characteristics of the lagoon was determined from both literature and personal observation which guided the typologies used in carrying out the picture sorting of various aspects of the Lagos Lagoon. Both subjective and objective methods were used in arriving at the landscape assessment of the lagoon.

A combination of qualitative and quantitative research makes it possible to thoroughly explore the factors contributing to expectations of a tourist destination. The qualitative phase consists of in-depth interviews with experts from the tourism and landscape experts and policy makers. Additionally, this phase contains focus groups, one with land owners of water tourism venue and another with tourists of different age, gender and occupation

Individual interviews were used to identify current issues regarding tourism in Lagos generally and existing situation in the Lagos lagoon in particular. Secondly, a pilot survey that focused entirely on perceived impacts and landscape beauty were given to tourists or potential visitors to water-based destinations in Lagos to validate the perception indices to be used in the final phase of research. Finally, the primary data gathering technique involves an on-site survey of selected sections of the Lagos lagoon based on a landscape mapping of the entire study area.

The study examines the characteristics of the lagoon's landscape features using landscape assessment techniques, in consideration for its suitability or otherwise for development for tourism and recreation. It identifies factors that impact on their development, using structured questionnaires and recorded interviews. From the existing nine lagoons in the Lagos metropolis, the study concentrates on the largest – Lagos lagoon. The data were analyzed using inferential statistical tools.

A sample of 60 users of water-based tourism destinations in Lagos and 10 university staff and students was used to pilot test the questionnaire in November 2011. The university respondents were chosen on the basis of their having previously visited water-based tourist sites. The study was used to determine content validity of the instrument, flow of questionnaire, and to obtain respondents' opinions. The pilot study also helped in streamlining the questions as respondents complained about the size as well as the ambiguity or technicality of certain questions. Based on the responses, certain questions were isolated to be answered only by landscape and tourism experts. The respondents also complained of the size of the black and white pictures which formed part of the main questionnaire. This problem was solved by making separate bigger and coloured versions of the same pictures for clarity in the final survey. The reliability of the survey instrument was tested using Cronbach alpha reliability test (84.9% for the major constructs). The result of the studies and subsequent analysis showed reliability.

3.2 Justification of the Research Approach

The study employed both a qualitative and quantitative approach. This is because issues which the study is basically concerned with, are exploratory and requires responses that can easily be answered through descriptive survey techniques. This is considered appropriate

(Walker, 1997; Amarantunga *et al.*, 2002). The qualitative approach was used to validate and explain the quantitative data, especially since the field of landscape is specialist in nature. The use of pictures in measuring perception in landscape research has been used by various researchers (Gobster, 1999; Franco *et al.*, 2003; Fyhri *et al.*, 2009). Their studies confirmed that pictures taken at the sites have the same effect on respondents as on-site experiences as the correlation between the two was .80 or greater.

For the landscape evaluation, the method used for the study is the quantitative holistic technique which is a mixture of subjective and objective methods. This required the perception of both the general public and experts. There are several methods of measuring landscape perception and preference which include; Likert-type rating scales (Daniel and Boster, 1976; Brush, 1979), rank orders (Shafer and Brush, 1977), forced choice paired comparisons (Mace and Loomis, 1995), magnitude estimation (Buhyoff, Wellman, and Daniel, 1982), and Q-sorts (Salaudeen, 2009). Data obtained from several direct tests have shown that perception does not change as a function of the method of expressing judgments, as the underlying relationship that is revealed appears to be valid no matter what type of data-gathering device employed. (Daniel and Boster, 1976; Daniel and Vining, 1983). Likert-type rating scales were chosen for the study as it is an acceptable measurement of attitudinal issues in which the respondents indicate approval or disapproval in varying degrees.

3.3 Sources of Data

Principally, data collection were from two sources – primary and secondary sources. Gathering of primary data involved field surveys, administering of questionnaires and the use of structured interviews with landscape and tourism experts, government policy makers in the tourism and waterfront development sectors, resort managers, tourists, visitors, industry practitioners and other stakeholders (such as interviews of tour and tourism operators). Information on tourism in Nigeria and technical aspects of landscape assessment were derived from secondary sources such as reports by government agencies, books, papers, journals, relevant published and unpublished documents/materials as well as other internet sources. Additionally the statistical data used were generally taken from United Nations World Tourism Organization and Lagos State Ministry of Waterfront and Ministry of Tourism and Inter-governmental Affairs, Ministry of Physical Planning and Department of Surveying and Geoinformatics, University of Lagos (secondary data: maps, data from

ministries and government parastatals, government policies on existing and potential water tourism locations). Other secondary data include maps, pictures, books, thesis, newspapers, magazines, statistics and websites on the internet.

Data collection for this research was obtained from the primary sources were those gathered from the original sources and were collected especially for the research problem; they include information collected directly from participants by interviews. Interviewees, for example, represented all the participants involved in the Nigerian tourism industry such as tourism operators, tourism researchers, hoteliers, government officials, landscape architects and educators as well.

3.3.1 Research Questionnaires

Standardized questionnaires were used to collect information of users' characteristics, demography and perceptions of the Landscape Characteristics of the Lagos lagoon and tourism issues. A section of the questionnaire measured the perception of the respondents on 5 attributes indicative of the image pertinent to the Lagos lagoon (landscape, cultural heritage, human settlements, etc), with ratings ranging from a maximum of 5 (corresponding to "least beautiful") and 4 ("average") to a minimum of 1 (corresponding to "extremely beautiful") and 2 ("fairly beautiful") on the scale used, 3 corresponds to beautiful assessment.

Three different questionnaires were used to collect data from the various categories of respondents. The questions are varied based on the level and type of information to be collected from each group. The first group of respondents are the Tourists and users of water tourism destinations, the second are the owners/managers of recreational facilities located on the Lagos lagoon waterfront, the third were the tourism and landscape experts and the final group were the users of the lagoon waterfront – tourists and visitors of the recreational facilities of the lagoon.

The questionnaire for the tourists and users consisted of two parts. The first part had 32 questions which covered personal characteristics of respondents, landscape characteristics variables, tourism and place attachment variables. One of the questions had four sets comprising five pictures which rated respondents' perception of the Lagos Lagoon landscape.

Part two consisted of a table that requested respondents to rank 31 factors and infrastructural variables on a 5-point Likert scale ranging from 1-for no impact to 5-extremely critical impact. This part ended with an open-ended question that solicited the respondent's opinion on the development of tourism in the Lagos Lagoon.

The questionnaire for the tourism practitioners and landscape experts consisted of three parts. The first part was the same as the tourists/users questionnaire and had 32 questions which covered personal characteristics of respondents, landscape characteristics variables, tourism and place attachment variables. One of the questions had the same sets of pictures which rated respondents' perception of the Lagos Lagoon. Part two consisted of a table that requested respondents to rank 31 factors and infrastructural variables on a 5-point Likert scale ranging from 1-for no impact to 5-extremely critical impact. Part three consisted of a table that requested respondents to rank 16 factors that determine site selection on a 5-point Likert scale ranging from 1-for little influence to 5-extremely critical influence. This part ended with an open-ended question that solicited the respondent's opinions on the development of tourism in the Lagos Lagoon.

The questionnaire for the managers of recreational facilities on the Lagos Lagoon waterfront consisted of four parts. The first part had 20 questions which covered personal characteristics of respondents, staffing, patronage, tourism issues. One of the questions had a set of 5 pictures which rated respondents' perceptions of the Lagos Lagoon. Part two consisted of a table that requested respondents to rank 16 factors that determine site selection on a 5-point Likert scale ranging from 1-for little influence to 5-extremely critical influence. Part three consisted of a table that listed available facilities at the venue, requiring the respondents to tick yes or no. Part four consisted of a table that requested respondents to rank 31 factors and infrastructural variables on a 5-point Likert scale ranging from 1-for no impact to 5-extremely critical impact. This part ended with an open-ended question that solicited the respondent's opinions on the development of tourism in the Lagos Lagoon.

3.3.2 Interviews

In-depth interviews are considered an appropriate method in such a situation and by adopting this stance the investigation is far more open to new insights and better placed to interpret the contextual and political factors which are influential in the development of tourism. However,

in-depth interviews are one of the most commonly recognized forms of qualitative research method; they are one of the most widely used methods in qualitative research (Silverman, 2001). They are considered by many to be an appropriate and practicable way to get at some of what for qualitative researchers are the central ontological components of social reality. Indeed, qualitative interviewing has become a commonplace that it is often taken to be the "gold standard of qualitative research" (Mason, 2002).

Follow-up interviews and surveys were conducted with tourism industry practitioners, landscape experts and waterfront recreational destination users to obtain their views on related issues concerning tourism and landscape characteristics of the Lagos lagoon. Interviewees were also shown the same scenes (shown to the general public) from four sets of landscape scenarios and asked to describe liked and disliked aspects of each set.

The interviews were conducted face-to-face in the participant's offices and were recorded. The research explored the opinions of participants to gain in-depth information in relation to the aims of the project. Questions varied according to the respondent's position of authority. Participants who are policy makers in the Nigerian tourism industry from the public sector were asked about their direct experiences, opinions of the sector, their plans and strategy which have had or might impact on the sector in the future. Participants in the private sector were asked about their perceptions and point of view on the Nigerian tourism industry. In general, the questions focused on the participant's opinions about the development of the sector as well as ideas about the future of tourism. Data derived from the participants was used to help the research develop a clearer image and comprehensive ideas. Two forms of data were obtained – quantitative data from the questionnaire survey and qualitative data from the interviews.

3.4 Study Population

Two categories of people were used for this study; first group comprised of tourists / users of water tourism resources and water-based recreational facilities within the study area and selected coastal tourism destinations within and around Lagos. The second group involved Public officers charged with waterfront administration, land use and tourism development / control and landscape experts. The two populations were sampled separately using different instruments. The general public were surveyed using a photo-questionnaire at water tourism

places, while the experts were surveyed a semi-structured questionnaire along with interviews in their offices. The questions were similar in some cases but the experts were asked more technical questions.

3.5 Sample Frame

The communities that make up the Lagos lagoon waterfront are varied and include: Makoko, University of Lagos, Ilaje, Oworonshoki, Ogudu, Baiyeku, Agboyi, Moba, Ofin, Ikorodu, Ibeche, Aja, Lekki peninsula, Banana Island and Ikoyi. The areas studied were selected from both the urban and the quasi-rural parts of the Lagos lagoon in order to give a good representation of the study area. Based on the mapping of the study area, the functional recreational areas within the study area were surveyed – two within the urban context (University of Lagos waterfront, and Pavilion Recreational center, Lekki Phase 1) and one from the suburban area (Origin Zoo, Ipakodo, Ikorodu).

Respondents were also selected from users of popular existing water-based tourism destinations along the Lagos coast, based on the same criteria– one within the urban context (Bar Beach, Ahmadu Bello Way) and two on the outskirts of Lagos (Alpha Beach and Maiyegun/Gbara Beach). The respondents selected from similar coastal water tourism venues were also surveyed, as similar landscape perception and preference studies (Palmer and Hoffman, 2001; Tveit, 2009) indicated that photographs shown to people outside the key area under study provided credible results.

3.6 Sampling Size and Sampling Technique

The determination of a sample size for any survey is based on a whole range of issues that cannot be strictly answered as certain factors must be assumed. Issues such as required precision for the sample results, preferred method of analysis of results of the survey, and the adequacy of the sample to measure all variables satisfactorily where more than one variable is to be measured must be specified.

Photo-questionnaires similar to those used by previous researchers (Tveit, 2009; Fyhri et al, 2009) were used to sample water tourism users and tourists at the study locations using purposeful random sampling method during public holidays and festive seasons.

Table 3.1: Determining Sample Size From Given Population (Source: Krejcie and Morgan (1970))

N	S	N	S	N	S
10	10	220	140	1200	291
15	14	230	144	1300	297
20	19	240	148	1400	302
25	24	250	152	1500	306
30	28	260	155	1600	310
35	32	270	159	1700	313
40	36	280	162	1800	317
45	40	290	165	1900	320
50	44	300	169	2000	322
55	48	320	175	2200	327
60	52	340	181	2400	331
65	56	360	186	2600	335
70	59	380	191	2800	338
75	63	400	196	3000	341
80	66	420	201	3500	346
85	70	440	205	4000	351
90	73	460	210	4500	354
95	76	480	214	5000	357
100	80	500	217	6000	361
110	86	550	226	7000	364
120	92	600	234	8000	367
130	97	700	242	9000	368
140	103	750	248	10000	370
150	108	800	254	15000	375
160	113	850	260	20000	377
170	118	900	265	30000	379
180	123	950	269	40000	380
190	127	1000	274	50000	381
200	132	1000	278	750000	382
210	136	1100	285	1000000	384

Note: N = Population, S = Sample size

Previous studies as well as the pilot study were used to ascertain peak periods of patronage at the various destinations. Data from the Lagos State Ministry of Tourism was used to establish a minimum number of visitors to water tourism destinations in Lagos as ten million. The sample size was selected based on Krejcie and Morgan's (1990) table for determining sample size (Table 3.1), which indicated that the sample size should not be less than 384 for the total population involved.

Consequently, 150 questionnaires were used at the two locations that had the highest number of people while 75 were used at each of the four other sites. According to De Vaus (1996) (Table 3.2) selection of respondents on purposive sampling technique as is the case in this study, it is necessary that a population variance of 50/50 at the 95% confidence level, with the level of accuracy targeted as ± 5.0 , requires that the survey should obtain 400 responses. With 422 respondents obtained, the sample confidence interval is better than ± 5.0 .

Table 3.2: Achieved numbers of questionnaires needed for a specific confidence interval if variance is 50/50

Confidence interval	Achieved Sample
± 2.0	2500
± 2.5	1600
± 3.0	1100
± 3.5	816
± 4.0	625
± 4.5	494
± 5.0	400
± 5.5	330

The second group comprising landscape experts, tourism practitioners and government policy makers in tourism were sampled (based on their portfolios and areas of expertise) through interviews at their offices. The target respondents for tourism experts were directors and deputy directors with over 20 years field and office experience. Two directors, three deputy directors, two assistant directors and three senior tourism field officers with more than 15 years experience were interviewed from the Lagos State Ministries of Tourism and

Intergovernmental Development, Waterfront development, and Physical Planning respectively.

Three tourism practitioners and three tourism academicians were sampled, also based on their years of experience and practice in the field for twenty years and above. For Landscape experts, there were only 16 qualified landscape architects in practice and academics in Nigeria at the time of the study. From among them, six landscape architects at the level of directors or senior personnel were interviewed using semi-structured questionnaires.

3.7 Data Collection Instruments

The questionnaires consisted of a combination of multiple choice, Likert scale, and closed and open-ended questions, relating to respondents' perceptions. Preferences for five mapped landscape categories were compared with expert ratings of the same landscapes. The photo questionnaire (as used by Tveit, 2009 and Fyhri et al, 2009) presented coloured photographs showing vegetation and landforms characteristic of the study site. Photographic sites were selected in consultation with landscape experts to represent a range of values related to dominant species and degree of human modification of landscape. A bigger, coloured version of the same pictures accompanied the questionnaires, arising from complaints during the pilot studies that the black and white pictures shown in the questionnaires were too small and insufficiently legible. 422 questionnaires were returned out of 600 (70.33% response). Issues relating to the study in Objectives two and three were addressed by the questionnaires given to the tourists and users whereas objective four issues were addressed by different structured questionnaires used in interviewing the experts. These were later transcribed. The result of both surveys were used to arrive at the final objective.

The questionnaire (see appendix) was divided into four parts. The opening part was a letter of introduction which explained to the respondent the study's objective and solicited their cooperation, and ended with a commitment to maintain respondent's confidentiality in participating in the survey. The second part consisted of the first set of questions addressing respondent's personal attributes with the aim of determining the character hence suitability of the respondent in answering the questionnaire. The third part in like manner addressed the respondents perception of the landscape and tourism in the lagoon, using various pictures taken at the lagoon. This was meant to determine their areas and extent of involvement in

tourism and recreation and also measure their perception of the landscape character of the lagoon. The last part of the questionnaire comprised of questions directed at the study specific objectives. The questionnaire then closed with a final salutation and an expression of gratitude for participating in the research. This part also had an open-ended section which gave the respondents an opportunity to give their personal ideas in the development of tourism in relation to its landscape.

The questionnaires consisted of a combination of types of questions, such as multiple choice, Likert scale, and closed and open-ended questions, relating to respondents' perceptions. Among these, are questions regarding socio-demographics of the respondents (gender, age, marriage status, educational level, occupation, and visit or residential duration in Lagos). The survey instrument consisted of four sections. The first section gathered demographic information and patterns of usage for potential users of water tourism and recreational destinations in the area of study. The second and fourth parts of the questionnaire consisted of items that utilize a 5-point Likert type scale. The anchors include: a) little impact/influence to critical and b) extremely critical impact/influence. The third part of the instrument was used to gather information on existing facilities, requiring respondents to answer yes or no.

Apart from questions on demographics of the respondents, questions on involvement were asked. It has become important that researchers discuss measures of involvement including amount of time spent, frequency of participation and experience (Scott and Godbey, 1994). Level of involvement could be measured by time and money, and involvement meant to understand people's decision-making process.

Five vegetation types were identified from patterns of preference for landscapes presented in coloured photographs. Preferences for these five categories were compared with expert ratings of the same landscapes. The photo questionnaire presented 20 black and white photographs showing vegetation and landforms characteristic of the study site. Vegetation included grassland and mangrove in these areas. Photographic sites were selected in consultation with local landscape architectural experts to represent a range of values related to dominant species, spatial configuration (smoothness and openness of vegetation), and degree of human modification of landscape. Water and built landscape features were included in the photographs. Photographs showed aspects of landscape —as much as can be captured

in a single photograph using a standard 50 mm lens. A bigger, coloured version of the same pictures accompanied the questionnaires, arising from complaints during the pilot studies that the black and white pictures shown in the questionnaires were too small and insufficiently legible.

There were different questionnaires addressing different groups of respondents – tourists, users of water-based tourism destinations – both in urban and rural venues abutting the lagoon, within various categories of land uses, Government and Tourism industry practitioners. Tourists and users' questionnaire also required respondents to rate preference for the photographs using a 5-point scale (ranging from like very much to do not like at all) and provide some general demographic information.

3.7.1 Field Survey

Landscape Assessment methodology involved field survey where a photographic record were obtained (digital). Each landscape unit was identified based on vegetation, land cover and land patterns and assessed using a "Landscape Assessment Worksheet". Where appropriate boundaries were utilized and units subdivided to relate to the landscape themes (based on their degree of naturalness) present in the landscape. A photographic record for each landscape unit were attached to each worksheet and the individual units assessed on a scale of 1 – 7 (high) for a number of criteria to provide composite ratings for VALUE (quality) and VULNERABILITY. These are then combined to establish SENSITIVITY ratings for each unit. The Landscape Assessment Worksheets indicated the specific factors that contribute to the value and vulnerability ratings, and to assess their relative importance. These factors were important at both the micro and macro level. They include:

- Physical elements that enhance landscape character and value;
- Patterns and compositional factors that enhance landscape character and value;
- Elements and patterns that adversely affect landscape character and value

As part of the assessment, the important iconic or distinctive landscape features for each unit were identified. For each landscape unit an overall sensitivity rating is assigned on the final page of the Landscape Assessment Worksheets. The sensitivity classes range from 1 (no or very low sensitivity) through to 7 (extreme sensitivity). These sensitivity classes, which are derived from the value, the vulnerability and the influential factors in each unit, are then

related to the requirement under the Resource Management Act 1991 to protect outstanding landscapes in the following way:

Rating	Sensitivity	Protection level RMA
7	Extreme sensitivity	Outstanding Landscape
6	High sensitivity	Outstanding Landscape
5	Significant sensitivity	Regionally Significant
4	Moderate sensitivity	
3	Limited sensitivity	
2	Low sensitivity	
1	No / very low sensitivity	

The sensitivity ratings, which are achieved in this methodology, were a combination of landscape quality (value) and landscape vulnerability. Natural character effects were considered in relation to: natural processes, natural patterns, and natural elements.

3.7.2 Photo-questionnaires

The photos used for all the questionnaires were selected from various locations (Figure 3.1), based on the landscape mapping of the Lagos lagoon waterfront for this study. To determine the landscape perception of respondents, twenty pictures were used (in sets of five), in four categories; totally urban, landscape elements, open spaces and finally human and social activities on the lagoon.

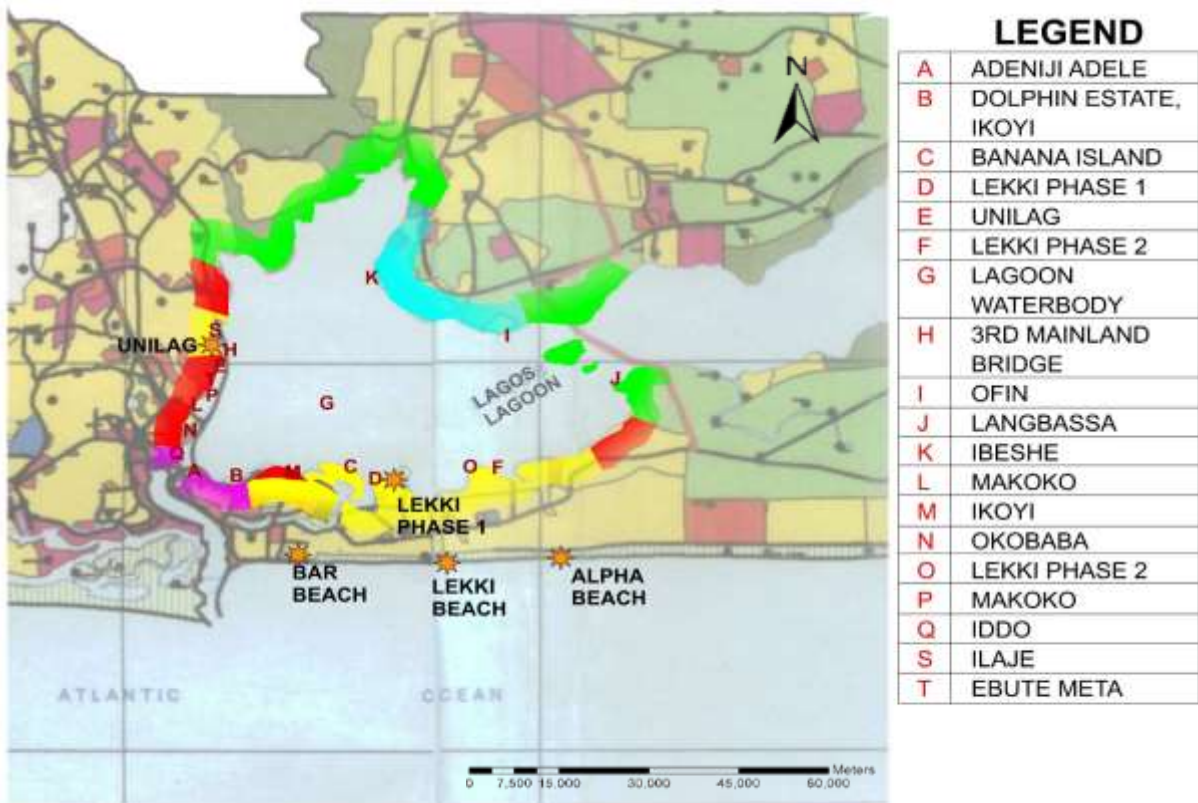


Figure 3.1: Location of the various picture sites along the Lagos Lagoon Waterfront

Picture A (Plate 3.1) showed a totally hard urban edge of the Adeniji Adele portion of the waterfront. Prominent in the picture are closely built buildings right behind the Carter and Third Mainland bridges. Some skyscrapers can be seen in the background but there is no vegetation in the picture. Picture B (Plate 3.2) showed a totally hard urban edge of the Osborne, Ikoyi part of the waterfront. This area has highbrow residential development with some vegetation mixed with the building, but there was a higher percentage of buildings more than vegetation in the picture.

Picture C (Plate 3.3) in the totally hard urban set showed some skyscrapers and medium rise buildings at the edge of the waterfront at Banana Island, Ikoyi. This area has highbrow mixed use residential and commercial development with minimal vegetation. Picture D (Figure 3.4) in the totally hard urban set showed an upscale part of Lekki Phase 1 with a well landscaped and manicured communal recreation space in the foreground and some residential buildings in the background. The vegetation was more prominent than the buildings.



Plate 3.1: Totally Urban Pictures: Picture A



Plate 3.2: Totally Urban Pictures: Picture B



Plate 3.3: Totally Urban Pictures: Picture C



Plate 3.4: Totally Urban Pictures: Picture D



Plate 3.5: Totally Urban Pictures: Picture E

The final picture in the totally hard urban set (Picture E - Plate 3.5) showed a part of the University of Lagos waterfront. No buildings are seen in the picture – only the road and part of the Third Mainland Bridge, with the vegetation being most prominent.

The first picture in the Landscape elements group (Picture F - Plate 3.6) showed only the grassland around the Chevron area of the waterfront. There no buildings in the immediate vicinity. Whereas, the second picture was taken in the middle of the lagoon and showed only the water body without vegetation, buildings or infrastructure (Picture G - Plate 3.7). Picture H (Plate 3.8) showed mostly the Third Mainland Bridge curving away in the distance, with hardly buildings in sight. Some small vegetation can be seen in the distance.

Picture I (Plate 3.1) showed mostly vegetation (mostly palms, mangrove and grassland) and some rural buildings in a quasi-rural setting of Ofin along the northern aspect of the Lagos Lagoon waterfront. There was more vegetation in the picture than buildings.



Plate 3.6: Landscape Elements Pictures: Picture F



Plate 3.7: Landscape Elements Pictures: Picture G



Plate 3.8: Landscape Elements Pictures: Picture H



Plate 3.9: Landscape Elements Pictures: Picture I



Plate 3.10: Landscape Elements Pictures: Picture J



Plate 3.11: Open Spaces Pictures: Picture K

The first picture in the Open Spaces group (Picture K - Plate 3.11) showed the circular fishing traps around the Baiyekun area of the waterfront, along the northern axis of the Lagos Lagoon. Some vegetation and a few buildings can be seen in the background. Picture L (Plate 3.12) in this group showed the wood processing, saw milling and burning activities on the lagoon around the Makoko/ Okobaba vicinity of the Lagos Lagoon waterfront.

Sand dredging activities and electricity transmission lines around Lekki Phase 1 are shown in Picture M (Plate 3.13). Dotted at various points on the lagoonal water body are transmission lines and various levels of sand dredging. Picture N (Plate 3.14) in this group showed the wood processing and water transportation around Makoko.



Plate 3.12: Open Spaces Pictures: Picture L



Plate 3.13: Open Spaces Pictures: Picture M



Plate 3.14: Open Spaces Pictures: Picture N



Plate 3.15: Open Spaces Pictures: Picture O

For the set of pictures that show human and social activities on the Lagos Lagoon, Picture P (Plate 3.16) showed wood processing activities on the lagoon along the shores of Makoko. A refuse disposal dump along the Ebute Emeta waterfront is shown in Picture Q (Plate 3.17). Bits of debris arising from the dump are also seen floating on the water. Water transportation by canoes and speed boats are shown in the third picture in the group of human and social activities – Picture R, Plate 3.18.

The fourth picture in this group (Picture S, Plate 3.19) showed some of the shanties along the Ilaje end of the waterfront – slum housing comprising mostly of timber, thatch and zinc houses on stilts built on the water. While the final picture in this group (Picture T, Plate 3.20) showed mechanic workshops and dump sites around the Ebute Emeta shores of the Lagos Lagoon.



Plate 3.16: Human and Social Activities Pictures: Picture P



Plate 3.17: Human and Social Activities Pictures: Picture Q



Plate 3.18: Human and Social Activities Pictures: Picture R



Plate 3.19: Human and Social Activities Pictures: Picture S



Plate 3.20: Human and Social Activities Pictures: Picture T

3.7.3 Validity and Reliability of Research Instruments

The questions used for the survey were validated by supervisors and experts in the field of landscape and Tourism was drawn based on the study objectives utilizing information from reviewed literature. This was subsequently reviewed by the supervisors of this study and other two experts for construct validity. The draft questionnaire was then exposed through a pilot study conducted within select areas in Lagos to test for reliability. A Pilot Study was conducted in November 2011, using a total sample size of 60 questionnaires which were randomly distributed by research assistants and the researcher at three water tourism venues – Bar Beach, Oniru Beach and University of Lagos Waterfront. Some questionnaires were filled by people who had been to other water tourism destinations in Lagos like Tarqwa Bay, Eleko Beach and Alpha Beach. Based on the response received at the pilot study, most of the queries were modified, restructured and/or re-stated. The result of the studies and subsequent analysis showed reliability.

For the interview plans and guides for the 3 identified categories of interviewees – landscape experts, government tourism officers, and managers/owners of water tourism destinations were drawn on the basis of the issues to be raised with each category of interviewee within the context of the research objectives. These were reviewed by the study supervisors for construct validity, time requirement for conducting the interview, and interviewee appreciation of issues to be raised.

3.7.4 Definitions And Measurement Of Research Variables

The dependent variable for the research is tourism while there are several independent variables. The major ones are place attachment, landscape units and prevailing social patterns. These were measured by various questions in the questionnaires (Please see the appendix). The variables selected for the study and their measurement are as follows;

3.7.4.1 Landscape Resources

To identify the landscape resources in the area, a desktop study was done and verified and upgraded by personal observation (via a field survey where the existing features were recorded). The landscape resources include the vegetation, human settlements, land forms and water. Certain questions were used to measure the respondents' perception of the resources as it relates to tourism. This was covered by Question 23. Its landscape assessment is based on the analysis of the various uses possible and the best one in consideration of the resources and the overriding public interest. The specific variables that assess these are as follows;

Landscape Characteristics, Perception and Affective Variables

1. Rating of the Lagos Lagoon Landscape (V_{17}): This variable is meant to assess the respondent's perception of the lagoon in terms of the feelings it evokes, preceding the desire to go there. This is categorized into: a) Breath-taking { } b) Beautiful { } c) Average { } d) Not Interesting { }
2. Feelings while on the Lagoon (V_{18}): This variable is meant to measure the respondent's affective variables relative to the lagoon's landscape. This is categorized into: a) Happy { } b) Afraid { } c) Satisfied { } d) Indifferent { } e) Others { }
3. Best Attraction to the Lagoon (V_{19}): This variable is meant to find out the respondent's opinion on the lagoon's most attractive landscape feature. The available options

include: a) Its water { } b) its vegetation { } c) The urban built environment { } d) The rural aspect { } e) Activities on the lagoon (eg fishing, local canoes, sand dredging) { } e) Its ambience (e.g peacefulness, quietude) { } f) Others { }

4. Worst Feature of the Lagoon (V₂₀): This variable is meant to find out the respondent's opinion on the lagoon's least attractive landscape feature. The available options include: a) Its water { } b) its vegetation { } c) The surrounding built environment { } d) General views { } e) Its lack of ambience (ordinariness) { }

5. Landscape Resources of the Lagoon (V₂₃): This variable is meant to ascertain the respondent's opinion of the lagoon's landscape resources. The options are: a) The water body { } b) The natural vegetation { } c) The open spaces along the lagoon waterfront { } d) The urban- vegetation mix { } e) The rural aspects { } f) The land form of its shores { } g) The socio-cultural aspects (markets, fishing, etc) { }

6. Ranking of Sets of Pictures of the Lagos Lagoon landscape (V₂₄): This variable is intended to measure the respondents' ranking of various landscape aspects of the lagoon. Each set of pictures depict different aspects of totally urban, landscape elements, open spaces and social/human activities on the lagoon. The respondents are to rank each group of five pictures based on: 1) Extremely beautiful { } 2) Fairly Beautiful { } 3) Beautiful { } 4) Average { } 5) Least Beautiful { }

3.7.4.2 Perceptions and Preferences

How a percent perceives a place will determine their preference and ultimately their decision to select a destination for tourism. The selection of a destination from the literature review is based on how the potential tourist perceives the location, as well as word-of-mouth and previous experience of the venue. These were covered by Questions 16, 18 and 19 which deal with facilities and factors as well as how a person feels at tourism venues. The second measurement is by doing the factor analysis of the table of factors in part two of the questionnaire. Important in determining this, is the personality of the respondents these are covered by the personal variables.

Personal Variables

1. Age (V₁): The study sought to find out the age bracket of the respondents. The options made available are: a) Below 16 { } b) 16---30 { } c) 31---45 { } d) 46---60 { } e) 61---75 { } f) Above 75 { }

2. Nationality (V₂): The study sought to find out the nationality of the users. This is to enable the determination of prevalent type of users – whether local or foreign. The options made available are: a) Nigerian { } b) European { } c) North American { } d) Asian { } e) Middle Eastern { } f) Latin American { } g) Other African Country { }
3. Gender (V₃): Part of the demography of the respondents is to determine their gender. They are categorized into Male and female.
4. Marital Status (V₄): The study sought to find out the marital status of the respondents. The options made available are: a) Married { } b) Divorced/Separated { } c) Widowed { } d) Unmarried { }
5. Employment status (V₅): This variable measures the employment status of the respondents which are categorized as: a) Retired{ } b) Office worker{ } c) Student{ } d) site worker { } e) business{ } f) Educator { } g) unemployed { }
6. Average Annual Income (V₆): The study sought to ascertain the income level of the respondents. This is to measure the economic status and spending capacity of those that use the venues. The options made available are: a) less than N500,000 per annum { } b) N500,000 - N10,000,000 per annum { } c) more than N10,000,000 per annum { }
7. Educational Qualification (V₇): The study sought to ascertain the educational qualification of the respondents. This is to measure the literacy level and their suitability to appropriately participate in the survey. The available categories include:
 - a) None { }
 - b) Primary school { }
 - c) Secondary school { }
 - d) Technical school /Polytechnic { }
 - e) Graduate (e.g. B.Sc., B.A) { }
 - f) Post Graduate (e.g. . M.Sc / Ph.D) { }
8. Place of Residence (V₈): The study sought to find out where the respondents reside. This variable is to measure if they are local residents, local tourists or foreign tourists. The options made available are: a) Lagos Metropolis { } b) other town in Lagos State{ } c) Other State in Nigeria { } d) Outside Nigeria { }

Tourism and Tourism Destination Selection Variables

1. Recommending The Lagos Lagoon to a visiting Tourist (V₂₁): This variable is meant to assess the respondent's perception of the lagoon in terms of its being good enough to show off to a visiting tourist. The responses are Yes or No.

2. Reasons for Response (V₂₂): This variable is a follow-up on (V₂₁) It is meant to determine the respondent's perception of the lagoon's tourism potential. This is categorized into: a) There is nothing special about it { } b) The waters are polluted { } c) The sights are uninteresting { } d) There is insufficient infrastructure { }
3. Missing Facilities (V₁₆): This variable measures the key facilities which the respondents feel ought to be provided and have the following options: a) Tour guides { } b) Water Sports/Games { } c) Sailing/Boating { } d) Recreational Activities { } e) Better Infrastructure { } f) Cleaner Environment { } g) Lodging Facilities { }
4. Perception of Tourism Status of the Lagos Lagoon (V₃₀): This is meant to measure the respondents' perception of tourism in the lagoon. Options available include: a) Excellent { } b) Very Good { } c) Good { } d) Bad { } e) Very Bad { }
5. Perception of Water Tourism Status of Lagos in general (V₃₁): This is meant to measure the respondents' perception of tourism in the lagoon. Options available include: a) Excellent { } b) Very Good { } c) Good { } d) Bad { } e) Very Bad { }
6. Popularity of Water Tourism Destinations in Lagos (V₃₂): This variable measures the key facilities which the respondents feel ought to be provided and have the following options: a) Bar Beach { } b) Eleko Beach { } c) Lekki Beach { } d) Alpha Beach { } e) Oniru Beach { } f) Elegushi Beach { } g) Ikorodu Waterfront { } h) Lekki Phase 1 Recreation Waterfront { }

3.7.4.3 Factors influencing Tourism in the Lagos Lagoon

Certain factors were identified as influencing the landscape characteristics of the Lagos lagoon and tourism. These 31 factors include safety, security, landscape features, infrastructure, land use, government policies, views and vistas, culture, facilities, etc. Their effects are measured from the questionnaire in a table that lists them and allows the option of indicating how influential they are. These form a table in part two of the questionnaire. The respondents are to choose from a likert scale of: 1) No impact { } 2) Little Critical Impact { } 3) Fairly Critical Impact { } 4) Critical Impact { } 5) Extremely Critical Impact { }

Facilities and Infrastructural Variables

An inventory was taken at each site of the existing facilities. Managers, tourists were to respond on a likert scale of 1 -5 on their opinion about which facilities and factors they

believed have the most and least impact on tourism at the Lagos Lagoon. These are presented in a tabular form.

3.7.4.4 Landscape Characteristics and Lagos Lagoon Tourism

The various elements that constitute the landscape characteristics of the Lagos lagoon influence tourism differently. Their effects are measured from the questionnaire in a table that lists them in part two of the questionnaire and a likert scale is used to measure their level of influence. The regression of these factors measure the relationship between the landscape characteristics of the lagoon with tourism.

Usage of Water-Based Tourist Facilities Variables

1. Frequency of Use (V_9): The study sought to find out how often respondents visit the Lagos Lagoon facilities. The variable measures popularity and usage. The options made available are: a) Rarely { } b) Seasonally { } c) Occasionally { } d) Often { } e) Regularly { }
2. Willingness to pay (V_{10}): The study sought to find out if the issue of payment at the venues affects usage. The response is Yes or No
3. Crowds at Destinations (V_{11}): The study sought to find out if the number of visitors at any particular time influences usage. The options made available include: a) 1---30 people { } b) 31---60 people { } c) 61---90 people { } d) 91---120 people { } e) More than 120 people { }
4. Period of visit (V_{12}): The study sought to find out if the number of visitors at any particular time influences usage. This variable measures the periods the venues are most likely to be populated. Options given are: a) During weekends { } b) During festivities { } c) During public holidays { } d) During weekdays { } e) Anytime { }
5. Visit to Water-based Tourist venue outside Nigeria (V_{13}): The study sought to ascertain if the respondents have visited a comparable facility outside the country. This measures the respondents' basis for comparison of the Lagos Lagoon with such places. The options are Yes or No.
6. Location of Comparable facility visited (V_{14}): This variable is a follow up on (V_{13}) and is categorized into: a) Latin America { } b) Europe { } c) North America { } d) Asia { } e) Africa { }

7. Comparison with The Lagos Lagoon (V₁₅): This variable is also a follow up on (V₁₃) and is meant to assess how the lagoon compares, in the respondent's opinion, with facilities outside Nigeria. This is categorized into: a) Similar { } b) Better { } c) Worse { }

8. Key Missing Facilities at the Lagos Lagoon Destinations (V₁₆): This variable addresses both usage and tourism variables as it sought to ascertain the facilities the respondents feels is important but cannot be found at the destinations. The options include: a) Tour guides { } b) Water Sports/ Games { } c) Sailing/boating { } d) Recreational Activities { } e) Better Infrastructure { } f) Cleaner environment { } g) Lodging Facilities { }

3.7.4.5 Relationship between Place attachment, Landscape Units, Social Patterns and Tourism

Certain questions address tourism, these include Questions 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 30, 31 and 32. They relate to respondent's previous tourism activities and choices they make. Place attachment is addressed by Questions 17, 18, 19, 20 and 27. Landscape units are addressed by Questions 17, 19, 20, 22, 23, 24, 25, 26 and 27, while social patterns are addressed by Questions 1, 2, 3, 4, 5, 6, 7, 8, 25, 26 and 29. These deal with demographics, and issues of culture and how the lagoon is used.

3.8 Method of Data Analysis

The factors that could affect landscape assessment and water tourism were identified from literature and used for the study. The respondents were required to rate the impact of each factor on a 5-point Likert scale using 1 for little impact, 2 for little impact, 3 for critical impact, 4 for very critical impact and 5 for extremely critical impact. Critical impact index for each factor were computed using mean item score and the scores ranked in descending order.

The reliability of the survey instrument were tested using Cronbach alpha reliability test. Cronbach alpha is a statistical model developed by Cronbach in 1951. The algorithm of this model forms part of SPSS package version 16.0 used in the data analysis of the study. This technique was also used to test reliability of research instrument, the questionnaires.

The use of descriptive statistics was deployed in the presentation of initial data using frequency and percentage distribution tables. Question by question analysis of data was utilized in a tabular form through the help of Statistical Package for Social Sciences (SPSS), relevant graphs including bar and pie-charts were indicated where appropriate and content analysis method was adopted in analyzing both open – ended items in the questionnaires as well as the structured interview questions. This was followed by interpretation of analyzed data.

Rosnow and Rosenthal (1999) explained validity as an indicator of how good an answer provided by research is for a given problem – whether the instruments measure what they are supposed to measure. Analysis of Variance (Anova) was used to validate the results of the pilot study as well as the main survey. The results confirmed their suitability and appropriateness. Both statistical and empirical validation was done.

CHAPTER FOUR

RESEARCH FINDINGS AND DISCUSSIONS

4.1 Findings and Discussions

The presentation, interpretation and discussion of major findings of data collected through the administration of questionnaires and structured Key Personnel Interviews (kpIs) is dealt with in this chapter. The demographic profiles or characteristics of the respondents which were also presented in a tabular form using the simple frequency and percentage distribution tables of analysis. Paired samples T- test, regression and correlation analysis were adopted for the research questions which were tested at 0.05 level of significance. A total of four hundred and twenty two questionnaires were correctly filled and used for the main survey. This was from a total of six hundred questionnaires distributed – making a 70.33 percent response.

4.2 Identification of the current land use and landscape resources in the study area.

4.2.1 Lagos Lagoon : Current Land Use Structure

This was determined from various maps from the Lagos State Ministry of Physical planning, Lagos State Ministry of Waterfront Development and Department of Surveying and Geoinformatics, University of Lagos, and also updated by a field survey on a boat ride along the shores of the lagoon. Findings show that various activities go on in the lagoon. These include; transportation, sand mining/dredging, wood preservation, refuse disposal, slum housing, high income housing, markets, fishing, jetties, natural vegetation, rural housing, urban commerce, urban waste water drainage, recreation, institutional, etc.



Figure 4.1: Land Use plan of the Lagos Metropolis (Source: George, 2009)

These activities on the shores and waterfront of the Lagos lagoon can be classified as urban residential, rural residential, slum housing, recreational, commercial, institutional, religious, mixed-use, urban agriculture, transportation, industrial / refuse disposal and open spaces. They are as follows;

4.2.1.1 Residential Land Use



High Income Residential (High rise, Banana Island and Ikoyi Foreshore)



High Income Residential (Ikoyi, Osborne)



Slum Housing (Makoko)



Shanty Housing on Stilts (Makoko, Ilaje, Jakande)

Plate 4.1: Residential activities at the Lagos lagoon (Source: Field work, 2010)

The urban residential aspects fall into two main categories- low and high density housing, The low density settlements include Osborne foreshore, Parkview, Banana Island, Ikoyi,

Victoria Garden City (VGC), Lekki Phase 1& 2 (Moba). These areas have beautiful houses and mostly have some vegetation or attempt at responding to the adjoining lagoon. The high density housing include Oworonshoki, Ogudu, Bariga, Ilaje, Makoko, Okobaba, Ajah, Jakande, Oyingbo and Ikorodu. Most of the housing here are overcrowded and hardly have much relationship with the water which they abut except for refuse disposal and occasional transportation avenues by canoes and boats.



Plate 4.2: Shanties and Houses on Stilt at the Lagos lagoon Shores (Source: internet, 2012)

The incidence of slum housing is prevalent in the following parts of the lagoon – Ilaje, Makoko, Ilubirin-Ebute Ero, Ikate Elegushi, Jakande Estate, Ajah and Bariga. The sight of the houses on stilts which are usually constructed of zinc, timber, bamboo or other temporary materials often deface the lagoon and affect the visual and landscape character and serenity of the water body.



Plate 4.3: Rural Aspects of the Lagos lagoon (Source: Field work, 2010)

There are some rural settlements within the study area. The rural communities with housing along the lagoon include – Baiyeku, Ofin, Oreta, Ibeche and Agboyi. Most of this type of housing are interspaced with natural vegetation and do not have the facilities available in the urban context.

4.2.1.2 Commercial and Mixed-Use Land Use



Sand Mining

Plate 4.4: Sand Dredging Activities of the Lagos lagoon (Source: Field work, 2010)



Markets (Makoko)

Plate 4.5: Commercial Activities of the Lagos lagoon (Source: Field work, 2010)

The commercial areas and the mixed-use settlements are the areas with offices, markets, saw milling, wood preservation, sand dredging and mining, mechanic villages, jetties, fishing, etc. Inclusive among them are Okobaba, Makoko, Oyingbo, Iddo, Adeniji-Adele, Lekki phase 1& 2, Banana Island, Ipakodo, Ikorodu. The following areas had jetties – Baiyeku, Iddo, Oyingbo, Ofin, Ibeche, Oworonshoki, Unilag and Ipakodo. Private houses around Ikoyi, VGC and Lekki Phase 1 & 2 had jetties as well. Sand dredging and mining were mostly prevalent in the following areas – Oworonshoki, Ilaje, Aja, Ikate Elegushi, Ofin and Maijidun. The incidence of wood burning saw milling and wood preservation was most notice able around Okobaba and Makoko with smoke rising from the burning of timber brings air pollution thereby affecting the ambience and general serenity of the lagoon.



Saw Milling (Makoko)

Timber Preservation (Makoko)

Plate 4.6: Wood processing activities at the Lagos lagoon (Source: Field work, 2010)



Offices & Luxury Apartments (Banana Island) Mixed use (Market & commercial, Adeniji Adele)

Plate 4.7: Urban Fabric of the Lagos lagoon (Source: Field work, 2010)

The Urban fabric of some areas with intense commercial activities as well as mixed use give a very hard edge to the lagoon in places like Adeniji-Adele, Ebute Meta, Iddo and Oyingbo. Most of these areas have refuse dumps and such like pollutants disposed directly into the lagoon. A major source of water pollution is observed near Ogudu where the overdevelopment has changed so much over the years and negatively affected the land cover (Obiefuna, Idris & Uduma-Olugu, 2011). It is also a means of drainage disposal for much of the canals bringing debris and refuse from within Lagos through the Agboyi River, emptying into the lagoon. The result is that the water in this area is very dark and smelly with very strong currents as the polluted water and sewage flow into the lagoon (Onyema, 2009). The area around Ikorodu is zone for industrial purposes. Some industries and sewage disposal systems also empty directly into the lagoon at various points without any form of treatment (Nwankwo, 2004; Onyema, 2009).

4.2.1.3 Fishing and Other Agricultural activities on the Lagos Lagoon



Fishing (Oworonshoki, On the Lagoon)

Plate 4.8: Fishing at the Lagos lagoon (Source: Field work, 2010)

Fishing is a major activity on the lagoon. Several fishing circles abound all over the lagoon. In addition, at any point in time, there are scores of fishermen on boats conducting business on the lagoon. This activity on the lagoon sometimes gives a picturesque view and adds to its scenic beauty. Conversely the circles constructed to catch fish sometimes make the lagoon look unsightly when debris and dead vegetation are caught within them.

4.2.1.4 Institutional Land Use



University of Lagos

Plate 4.9: Institutional Aspect of the Lagos lagoon (Source: Field work, 2010)

A major institutional area is the University of Lagos (Unilag). This area is a major feature of the Lagos lagoon. Some of the best views of the lagoon are towards the school. The buildings

by the lagoon are few while there are a lot of vegetation all along the Unilag lagoon waterfront. This gives the waterfront a lush attractive appearance and improves the scenic beauty and ambience of that part of the lagoon.

4.2.1.5 Services; Infrastructure and Transportation on The Lagoon



Transportation (Canoes Ebute ilubirin)



Transportation (Carter Bridge, Iddo)



Transportation (Ferries, Lekki Phase 1)



Transportation (3rd Mainland Bridge, Ilaje)

Plate 4.10: Transportation activities at the Lagos lagoon (Source: Field work, 2010)



Transportation (Jetties, Makoko, Oyingbo)

Plate 4.11: Transportation activities at the Lagos lagoon (Source: Field work, 2010)



Refuse Disposal (Iddo, Ebute Meta)

Plate 4.12: Degradation of the Lagos lagoon Shores (Source: Field work, 2010)

The Infrastructural and Transportation aspects include the Third Mainland Bridge, Carter Bridge (towards the harbor outlet of the lagoon), Several Electricity transmission lines, jetties, canoes, Motor boats, and yachts along and within the lagoon. Third Mainland Bridge is a major distinguishing feature of the Lagos lagoon as it traverses much of the western part of the lagoon, linking the Lagos Island to the mainland. It is one of the longest rivers in Africa.

4.2.1.6 Recreational Facilities within the Lagoon



University of Lagos, Lekki Phase 1

Plate 4.13: Recreational facilities at the Lagos lagoon waterfront (Source: Field work, 2010)

There are a few recreational facilities along the lagoon, within the study area. These include the University of Lagos lagoon waterfront, Origin zoo and jetty facility in Ikorodu, the Pavilion recreation ground in Lekki Phase 1, boat cruise outlet (Admiralty way Jetty) in Lekki Phase 1. These areas contribute to the tourism attraction of the Lagos lagoon.

4.2.1.7 Un-Developed/Conservation Areas of the Lagoon



Grassland (Lekki Phase 2)

Mangrove Vegetation (Palavar Island)

Plate 4.14: Undeveloped and Natural Vegetation of the Lagos lagoon (Source: Field work, 2010)



Ibeche, Ipakodo

Plate 4.15: Rural Undeveloped Aspects of the Lagos lagoon on the outskirts of Ikorodu
(Source: Field work, 2012)

There are some open spaces and undeveloped areas along the lagoon shores. These exist mostly around the rural northern (Maijidun, Ofin, Oreta, Ibeche, Agboyi and Baiyeku) and towards the eastern parts of the lagoon – Palava Island, Langbassa, Ajah. Some areas are zoned as agricultural or Conservation but have been taken over by housing and commercial facilities. The vegetation is mostly mangrove around the swampy areas while the area around Lekki Phase 2 (around Chevron) and part of Ajah is grassland.

4.2.1.8 Industrial Areas of the Lagoon

The area zoned for industrial use is in the Ikorodu/Ipakodo axis where a major industrial firm has a port for bringing in goods. No other area was observed as industrial. It is however established from previous studies that several industries discharge chemical and industrial waste directly into the lagoon at various informal points (Ajao, 1996; Nwankwo, 2004; Onyema, 2009).

4.2.2 Existing Landscape Resources in the Lagos Lagoon Waterfront

The landscape resources were identified by literature review, personal observation (via boat ride on the shores of the lagoon). The lagoon itself – the water body is a major resource, the shoreline, the land cover and land form consisting of the natural vegetation, the rural aspects, the socio-cultural aspects that encompass the activities on the lagoon like fishing, canoeing, sand mining, etc.

The vastness of the water body is a major feature as it proffers calmness and serenity. The meandering form of its shores adds to its scenic value as a landscape resource. Due to the expansiveness of its shores, the Lagos Lagoon straddles practically all the major divisions of Lagos, except Ikeja, thereby possessing the potential to be enjoyed by the general public especially from a visibility and direct contact point of view. There are several small islands within the lagoon one of which has been developed into an exclusive real estate - Banana Island. Several rivers and creeks connect-up with the lagoon as the water travels south to meet the Atlantic Ocean through the Lagos Harbour.

The fauna and flora of the lagoonal environment contribute to its value as a landscape resource. The ecosystem of the lagoon environment breeds specific types of aquatic animals and birds (Visser and Njuguna, 1992). Much of these are depleted with the on-going pollution of the water and intense urbanization of its surrounding environs. Various parts of the lagoon are wetlands especially around Ogudu – Ikorodu axis (Obiefuna, Idris and Uduma-Olugu, 2011). Wetlands have immense value in the production of food, biodiversity and acting as flood plains that protect settlements along waterfronts when water levels rise.

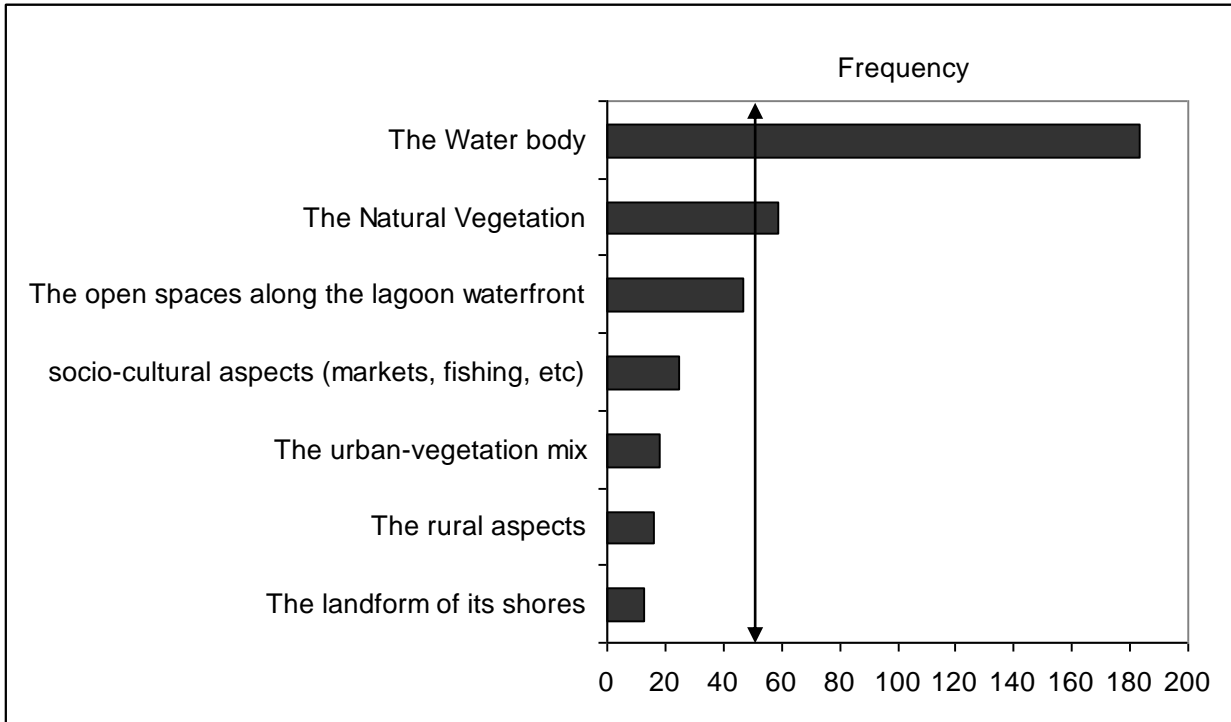
The Lagos Lagoon is the largest of the lagoons that traverse the Republic of Benin through to the Nigerian Niger Delta (Onyema, 2009), offering endless possibilities for water transport and tourism. Open spaces and recreational areas are also part of the landscape resources of the Lagos Lagoon. Three functional recreational areas were identified along the lagoon waterfront within the study areas – the Unilag waterfront, Pavilion Recreational Center, Lekki Phase 1 and the Origin zoo and jetty at Ipakodo, Ikorodu. These form the key study areas for the survey.

Table 4.1: Summary of Landscape Resources

Variable	Characteristics	Frequency	%
Landscape Resources	The Water body	183	50.7
	The Natural Vegetation	59	16.3
	The open spaces along the lagoon waterfront	47	13.0
	The urban-vegetation mix	18	5.0
	The rural aspects	16	4.4
	The landform of its shores	13	3.6
	socio-cultural aspects (markets, fishing, etc)	25	6.9

n = 361

The respondents were asked to identify the landscape resources in the area to check their understanding and perception of the landscape. Only 361 respondents answered this question. 50.7% (183) of them identified the lagoon water body as its major landscape resource, followed by the Natural vegetation 16.3% (59) and Open Spaces along the lagoon waterfront 13.0% (47). The socio-cultural aspects of the activities on the lagoon like fishing, canoes on the lagoon e.t.c, were identified by the respondents as a landscape resource 6.9% (25), followed by the mix of vegetation and the urban fabric of the lagoon waterfront 5.0% (18), followed by the rural aspects 4.4% (16) and lastly the landform 3.6% (13).



Mean Response = 51.57

Figure 4.2: Frequency of Landscape resources in the study area (Source: Field Survey, 2011)

Figure 4.2 shows that the dominant landscape feature of the Lagos lagoon is the water body while its least prominent landscape resource is the landform of its shores. This agrees with the researcher's findings when a field survey by water transport was undertaken to identify the landscape features of the Lagos lagoon.

4.2.2.1 Study Locations

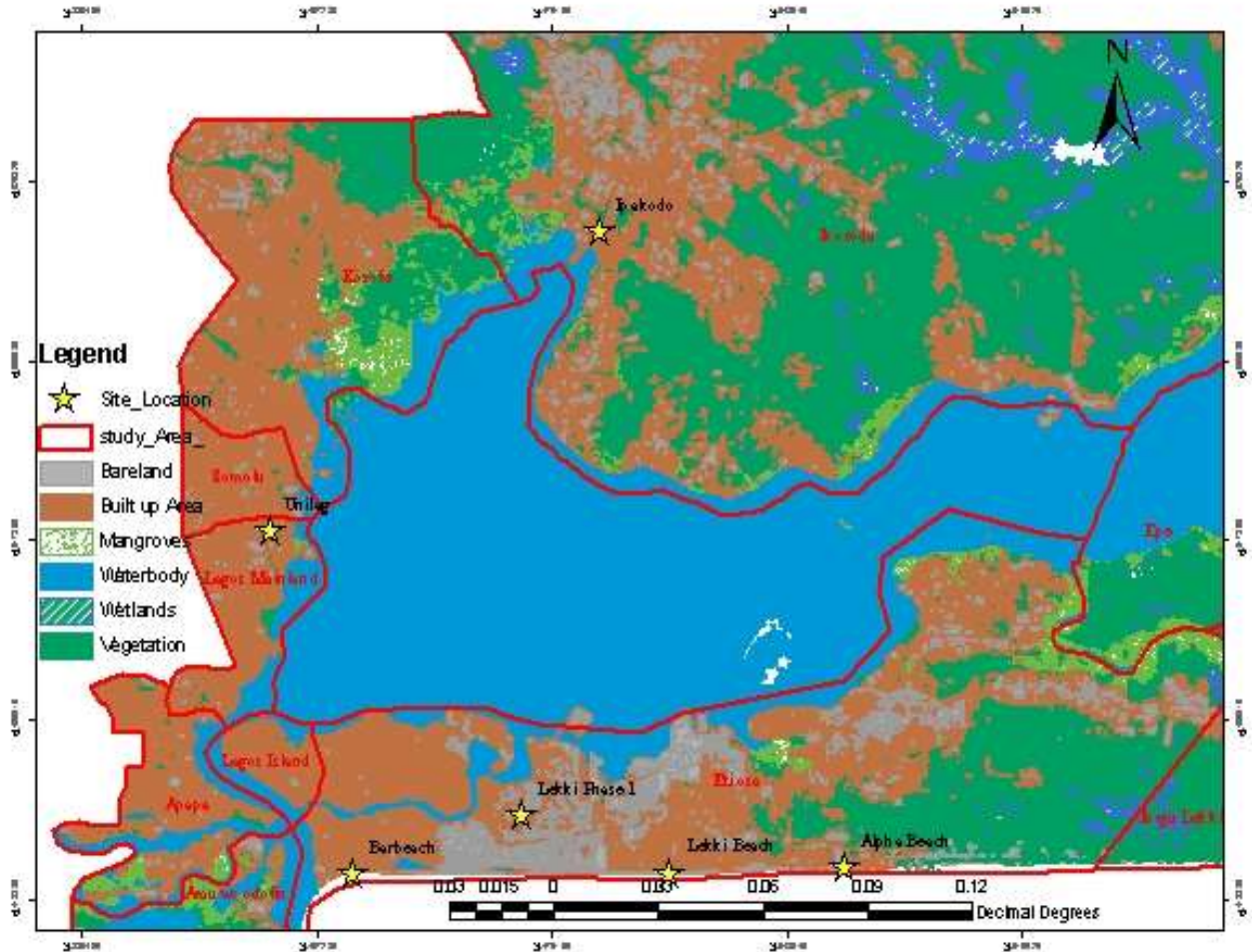


Figure 4.3: The Lagos lagoon showing land cover and study locations (Source: LandSat imagery from Department of Surveying and Geoinformatics, University of Lagos)

The study locations consist of the three water-based recreational spots within the study area of the Lagos Lagoon (Unilag waterfront, Lekki Phase 1 Club House – The Pavilion and Origin zoo and jetty, Ipakodo, Ikorodu) and three coastal water-based tourist destinations on the Lagos coast in close proximity to Lagos (Bar Beach, Alpha Beach and Maiyegun/Lekki Beach).

Along the Lagos coast are several popular recreational centers. During festivities and public holidays, people – both foreigners and Nigerians alike - go there for fun (Uduma-Olugu & Iyagba, 2009). These places were also surveyed in the field survey as their visitors constitute part of the potential visitors for tourism at the Lagos Lagoon.

Coastal recreational and tourist destinations abound in Lagos state and within the Lagos Metropolis. These include Bar Beach, Maiyegun / Gbara Beach (formerly known as Lekki Beach), Alpha Beach, Oniru Beach, and Elegushi Beach. Due to their popularity, some of these beaches were surveyed to observe their patronage and seek respondents to comment on the Lagos lagoon as the visitors constitute likely users of the Lagos Lagoon when well developed. From these group of coastal beaches within close proximity of Lagos metropolis, three were surveyed – Bar Beach, Maiyegun Beach, and Alpha Beach.

4.2.2.2 University of Lagos Waterfront

This refers to the part of University of Lagos which is directly abutting the Lagos Lagoon, at the eastern end of the University. Listed among the tourist attractions of Lagos (Uponi, 2007), the recreational facility known as the Unilag waterfront, is nestled in lush vegetation in close proximity to the Unilag Conference Center (which has its own waterfront), the Vice Chancellor’s lodge and the Unilag botanical garden. Used by students, staff and visitors alike, the waterfront facility is open to use for the public and requires no payment for access.



Passive recreation at the waterfront Picnic at the lagoon waterfront

Plate 4.16: Ambience of the UniLag Waterfront (Source: Field work, 2011)



View of the 3rd Mainland Bridge

Connection with the lagoon

Plate 4.17: Lagos Lagoon Views from the UniLag Waterfront (Source: Field work, 2011)



Pathways and Diverse Vegetation



Sitting arrangement

Plate 4.18: Landscape of the UniLag Waterfront (Source: Field work, 2011)



Play structures and Seating Facilities Toilet Facilities



Plate 4.19: Facilities provided at the UniLag Waterfront (Source: Field work, 2011)



Opportunities for social interaction



Plate 4.20: Facilities provided at the UniLag Waterfront (Source: Field work, 2012)

The facility is used at different times and seasons of the year. Activities include reading, walking, picnics, religious meetings, sight-seeing, use of jetty, etc. The waterfront is used mostly by people for passive recreation and reading and occasionally for picnics and religious activity.

4.2.2.3 Lekki Phase1 Club House – The Pavilion, Lekki, Lagos

Within the Lekki Peninsula Estate (Phase 1) is a recreational center for the community which also abuts the Lagos Lagoon. The recreational grounds are strategically located to capture views from both the Lagos Lagoon and the Lagos Harbour. It has facilities for accessing the water through jetties. The vegetation is somewhat sparse. It consists mostly of lawn with some scattering of trees. Although the facility is meant for the residents, it is open for use by the public.



Views towards the Harbour



Views towards the Lagos Lagoon

Plate 4.21: Views from the Pavilion Recreational center, Lekki Phase 1 Waterfront (Source: Field work, 2011)



Jetties at the waterfront

Plate 4.22: Access to the water from the Pavilion Recreational center, Lekki Phase 1 (Source: Field work, 2011)



Views of the bridge under construction

Plate 4.23: Views of the Bridge from Pavilion Recreational center, Lekki Phase 1 (Source: Field work, 2011)



Connection with the Lagoon

Sports facilities

Plate 4.24: Facilities at the Pavilion Recreational center, Lekki Phase 1 (Source: Field work, 2011)



The Debris at Water's edge

Plate 4.25: Ambience of the Pavilion Recreational center, Lekki Phase 1 (Source: Field work, 2011)

4.2.2.4 Origin Zoo and Jetty, Ipakodo, Ikorodu

Located at the outskirts of Ikorodu town, this facility was meant to be a zoo and recreational center as well as a transportation hub for water transport in the Ikorodu axis. It is not much in use as a recreational facility and functions more as a water transport outlet – for ferry services - for canoes and boats. Most of the origin animals in the zoo have died, leaving only a few monkeys and horses. Occasionally, the area is used by tourists and water lovers during public holidays and festivities for relaxation.



The boats and Jetty for water transport

Connection with the lagoon

Plate 4.26: Ferry Services at the Origin Zoo and Jetty, Ikorodu (Source: Field work, 2011)



Rentable facilities at the Facility



Horses and Thatched Shade with seating

Plate 4.27: Ambience of the Origin Zoo and Jetty, Ikorodu (Source: Field work, 2011)



Swimming Facility



Other facilities under construction

Plate 4.28: Available Facilities of the Origin Zoo and Jetty, Ikorodu (Source: Field work, 2011)

About the time of the study, the facility was under construction as some of the facilities were being rehabilitated. This further affected patronage at the venue.

4.2.2.5 Bar Beach



Plate 4.29: Colonial picture of the serene Bar Beach, Lagos in the sixties. (Source: internet, 2012)

Bar Beach which lies parallel to the Ahmadu Bello way, Victoria Island, is the first recognized holiday beach in Nigeria (Oshundeyi and Babarinde, 2003). It is also one of the most popular water tourist attractions to both local and foreign tourists alike. It has had a problem with occasional ocean upsurge in the last few years and the Federal Government has been tackling the problem yet on most holidays and festivities, the Bar Beach is fully patronized by fun seekers. It is located right within the urban fabric of the Lagos Metropolis. At this beach, private tour operators provide such facilities as beach tents, chairs and tables while the State government provides lifeguards (Oshundeyi and Babarinde, 2003). There are plans by the Government to develop the beach into a major tourism and real estate scheme to be known as Eko Atlantic City (Alayande, 2007).



Crowds at the Facility



A quieter setting

Plate 4.30: Ambience of the Bar Beach, Lagos (Source: Field work, 2011)



Swimming at the beach



Fun by the Ocean

Plate 4.31: Sun Sand and Sea activities at the Bar Beach, Lagos (Source: Field work, 2011)



Rentable facilities at the Facility



Debris at the water's edge

Plate 4.32: Available Facilities of the Bar Beach, Lagos (Source: Field work, 2011)

4.2.2.6 Maiyegun / Gbara Beach (Lekki Beach)

Maiyegun / Gbara Beach (formerly known as Lekki Beach) is also a popular tourist destination (Said, 2005). It is situated on the Lagos coast, within Maiyegun village. Popular as a venue for Musical shows, the beach attracts close to 3 million tourists yearly (Oshundeyi and Babarinde, 2003). The beach is located at the outskirts of Lagos, along the Lekki axis where new developments are quickly springing up as a result of the urban sprawl. Among the facilities at the venue are huts, chairs, podium for open air performances, umbrellas and ample parking.



Rentable facilities at the Facility



Horses and Thatched Shade with seating

Plate 4.33: Ambience of the Maiyegun Beach, Lekki (Source: Field work, 2011)



Swimming at the beach



Fun by the Ocean

Plate 4.34: Sun Sand and Sea activities at the Maiyegun Beach, Lekki (Source: Field work, 2011)



Horses and Restaurants



Raised platform for shows

Plate 4.35: Available Facilities of the Maiyegun Beach, Lekki (Source: Field work, 2011)



Thatched enclosures and Seating



Parking

Plate 4.36: Available Facilities of the Maiyegun Beach, Lekki (Source: Field work, 2011)

4.2.2.7 Alpha Beach

Alpha Beach is located on the outskirts of Lagos – also along the Lekki corridor. This beach has been one of the most popular ones in the Lagos vicinity. Its usage and popularity has been negatively affected by adverse ocean surge causing major erosion at the beach, preventing parking within the beach itself and affecting the way the beach is used. The sandy beach is much eroded and this makes it dangerous to be at the beach at high tide.



Swimming at the beach



Fun by the Ocean

Plate 4.37: Sun Sand and Sea activities at the Alpha Beach, Lekki (Source: Field work, 2011)



Rentable facilities at the beach



Horses

Plate 4.38: Ambience of the Alpha Beach, Lekki (Source: Field work, 2011)



Vendors and Seating



Parking

Plate 4.39: Available Facilities of the Alpha Beach, Lekki (Source: Field work, 2011)



Roller Coaster rides



The Ocean and the beach

Plate 4.43: Available Facilities of the Alpha Beach, Lekki (Source: Field work, 2011)



Erosion at the beach

Plate 4.44: Effect of Erosion at the Alpha Beach, Lekki (Source: Field work, 2011)

Table 4.2: Summary of Study Locations

Variable	Characteristics	Frequency	%
Place	Bar Beach	132	31.3
	Lekki Phase1 Club House – The Pavilion	55	13.0
	Alpha Beach	30	7.1
	Maiyegun/Lekki Beach	27	6.4
	Unilag Waterfront	137	32.5
	Origin Zoo Jetty, Ikorodu	41	9.7

n = 422

Table 4.2 indicates the locations surveyed and the Nationality of respondents – the highest number of respondents came from Unilag waterfront – 32.5% (137), followed by Bar Beach 31.3% (132), followed by Lekki Phase1 Club House – The Pavilion 13.0% (55), followed by Origin Zoo Jetty, Ikorodu 9.7% (41), followed by Alpha Beach 7.1% (30), and finally Maiyegun/Lekki Beach 6.4% (27).

Reliability Analysis of Demographic Variables

Table 4.2b: Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.848	.849	59

From Table 4.2b, the test of reliability of questionnaire based on the standardized Cronbach's Alpha is obtained as 0.849 (84.9%). The result suggested that the instrument of evaluation (questionnaire) is highly reliable judging from the fact that $84.9\% > 70\%$. Also that there is an internal consistency of the items in the instrument (questionnaire) used for data collection.

Table 4.2c: ANOVA

	Sum of Squares	Df	Mean Square	F	Sig
Between People	590.954	105	5.628		
Within People					
Between Items	1474.834	58	25.428	18.445	.000
Residual	8395.641	6090	1.379		
Total	9870.475	6148	1.605		
Total	10461.428	6253	1.673		

Grand Mean = 3.32

From the ANOVA test, Since the P1-value = $0.000 < 0.05$ significant level, the reliability of the instrument is significant. This further validates the adequacy of the instrument.

4.2.3 Landscape Typology of the Lagos Lagoon Waterfront

In evaluating the natural character of the Lagos Lagoon landscape, the study is using the approach of human ecosystems model of functional landscape types (Swaffield, 1999). On this basis, five major typologies have been identified in the Lagos Lagoon under study (Figure 4.6). These include – Scenic quasi-natural landscapes (mostly residential, institutional mixed with lush vegetation), Hard Urban fabric (Mostly intense urban built-up edge, commercial- markets, sand mining, saw milling, pollutants – with little or no vegetation), Slum Residential (stilt and shanty housing), Rural settlements and Natural, nearly pristine undeveloped landscapes.

Landscape types within the Lagos Lagoon waterfront include building blocks of landscape classification and are classified mainly on the basis of factors such as soils, landform, vegetation and settlement pattern. They are generic and can occur anywhere in the County. The landscape type found in the Lagos Lagoon is principally Mangrove Swamp. The land cover distribution is shown in Figure 4.4 indicates that natural vegetation exists only mostly in the northern and eastern parts of the lagoon where its rural population is (Ibeche, Ofin, Maijidun, Oreta, Langbassa, etc).

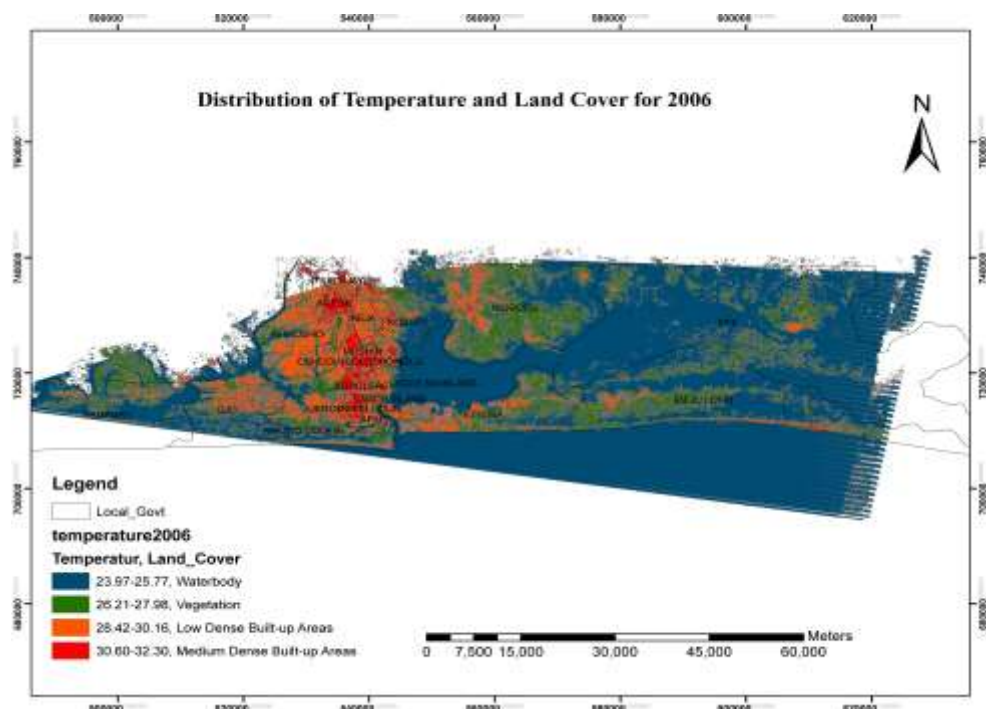


Figure 4.4: LandSat Imagery showing the relationship between the temperature and Land Cover over the Lagos for 2006 (Source: Nwilo et al, 2012)

The dominant vegetation of the area which is also common in Lagos State, is swamp forest, consisting of the fresh water and mangrove swamp forests which makes the environment a wetland region (Alayande, 2007). Mangrove forested ecosystems such as is found around Majidun constitute a significant and distinctive natural resource (Visser and Njuguna, 1992). According to Ruwa (1989) and Martens (1990), mangrove forested ecosystems yield large amounts of fish, crabs, prawns and oysters. They are an indispensable nursery ground for fish and numerous marine species of commercial and touristic value. They also form a natural filter maintaining the clarity of near-shore water, and are a home for resident and migratory birds and other wildlife (Ruwa, 1989; Martens, 1990). The area around Ogudu and Agboyi river inlet into the lagoon is marshy wetlands (Obiefuna, Idris and Uduma-Olugu, 2011).

Within the lagoon body of water are clusters of seagrass and seaweed beds which form highly productive ecosystems, providing nursery grounds for marine fauna. Seagrasses and seaweed play a significant role in the transfer of energy in the lagoons and creeks and are also a vital part of many food webs (Njuguna, 1985).

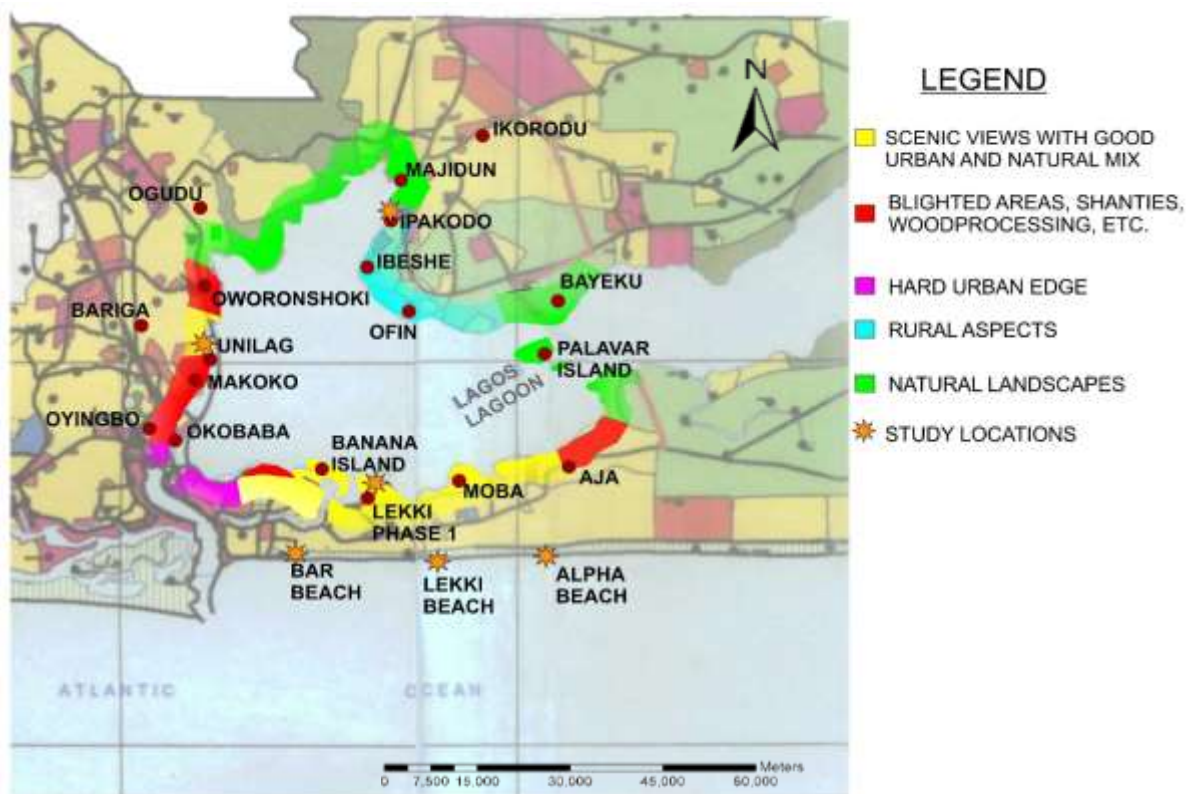


Figure 4.5: Landscape Mapping of the Lagos lagoon (Source: Field work, 2011)

In mapping the Lagos lagoon area for the study (Figure 4.5), the five distinct types were identified. The mapping was based on the pattern of human settlements, land use and land cover, the landscape of the Lagos Lagoon was mapped into five distinct types - Scenic Urban Aspects (with good views and lush vegetation), Hard Urban edge (with little or no vegetation), Blighted Aspects (with shanties on stilts, wood processing, etc), Rural Aspects and Natural Landscapes. These identified types were further categorized into two major groups – the urban and the rural landscapes in distinguishing between the existing recreational facilities. The study locations were chosen based on these two categories – urban Recreational (University of Lagos waterfront and Lekki Phase1 Club House – The Pavilion) and the rural recreational destination – Origin Zoo Jetty, Ikorodu. These are the identified tourism areas already in functional at various levels within the study area.

4.3 Perceptions and Preferences of Landscape Characteristics of the Lagos Lagoon Waterfront for Tourism Development.

4.3.1 Tourism Destination Selection

The issue of selection of a tourism destination was addressed in the questions that discuss the facilities considered important, the feelings/perceptions of the respondent while at the lagoon and by whether the respondents consider the lagoon sufficiently attractive to visit.

4.3.2 Personal Variables

The Socio-demographic provides a background of the profile of the respondents. This is important in order to understand the kind of people who were surveyed relative to their responses. Table 4.3 presents the summary of the socio-demographic variables and their respective responses.

Table 4.3: Summary of Socio-Demographic Variables

Variable	Characteristics	Frequency	%	Mean	Total
Gender	Male	276	65.4		
	Female	146	34.6		422
Age	(Below 16) Years	6	1.4	28.3 Yrs	
	(16---30) Years	284	67.3		
	(31---45) Years	112	26.5		
	(46---60) Years	20	4.7		422
Employment Status	Retired	8	1.9		
	Office Worker	192	45.5		
	Student	92	21.8		
	Site Worker	11	2.6		
	Business	98	23.2		
	Educator	2	.5		
	Unemployed	19	4.5		422
Marital Status	Married	171	40.5		
	Divorced/Separated	8	1.9		
	Widowed	3	.7		
	Unmarried	240	56.9		422
Educational Qualification	Primary school	27	6.4		
	Secondary school	57	13.5		
	Technical school /Polytechnic	49	11.6		
	Graduate (e.g. B.Sc., B.A)	205	48.6		
	Post Graduate (e.g. M.sc or PhD)	84	19.9		422
Average Annual Income	Low income --- less than N500,000 per annum	85	25.4	N4,282,934	
	Middle income --- N500,000 - N10,000,000 per annum	232	69.5		
	High income --- more than N10,000,000 per annum	17	5.1		334
Place of Residence	Lagos Metropolis	280	66.4		
	Other town in Lagos State	71	16.8		
	Other State in Nigeria	56	13.3		
	Outside Nigeria	15	3.6		422
Nationality	Nigerian	414	98.1		
	European	5	1.2		
	North American	1	.2		
	Middle East	1	.2		
	Other African Countries	1	.2		422

Gender analysis of the respondents from Table 4.3 show that, of the number of correctly filled questionnaires, 65.4% (276) were male while 34.6% (146) were female. The average age of respondents was 28.3 years, out of which the highest number of respondents were among the youth – aged 16 – 30 years (67.3% - 284), followed by 31 – 45 years (26.5% - 112), followed by 46 – 60 years (4.7% - 20) and finally below 16 years (1.4% - 6). The implication is that to a great extent people that visit such destinations are mostly young, and a lot of them are males. Respondents that fall under these age brackets are believed to have a lot of energy, dynamic and vibrant and are more likely to be engaged in active rather than passive recreation.

The employment status of respondents indicate that the highest number came from office workers 45.5% (192) while the least number were educators 0.5% (2). The highest number of respondents were unmarried – 56.9% (240), followed by married people – 40.5% (171), divorced/separated 1.9% (8) and finally widowed 0.7% (3). There was a high incidence of literate people among the respondents as graduates with BSc. Or MSc. had the highest number - 48.6% (205), followed by people with post graduate degrees 19.9% (84), people from Technical school/polytechnics were 11.6% (49). Respondents with secondary and primary school education were the fewest – 13.5% (57) and 6.4% (27). This implies that more literate people appear to appreciate water-based tourism more that those with less education.

The mean annual income of respondents was N4,282,934. This is quite high, indicating that it is mostly middle income earners that visit water-based tourism destinations. The highest percent was the group that earn N500,000 – N10,000,000 per annum – 69.5% (232), followed by those that earn less than N500,000 per annum- 25.4% (85). The last group earn more than N10,000,000 per annum – 5.1% (17). This is not surprising as most of such people are likely to travel out of the country than visit the local water tourism venues.

The highest number of respondents live in Lagos metropolis 66.4% (280), the tourists – coming from outside Lagos from other towns in Lagos State, other states and other countries make up the balance – 16.8% (71), 13.3% (56) and 3.6% (15) respectively. This result was expected as the area does not seem to have a high traffic of tourists which is what necessitated the study in the first place.

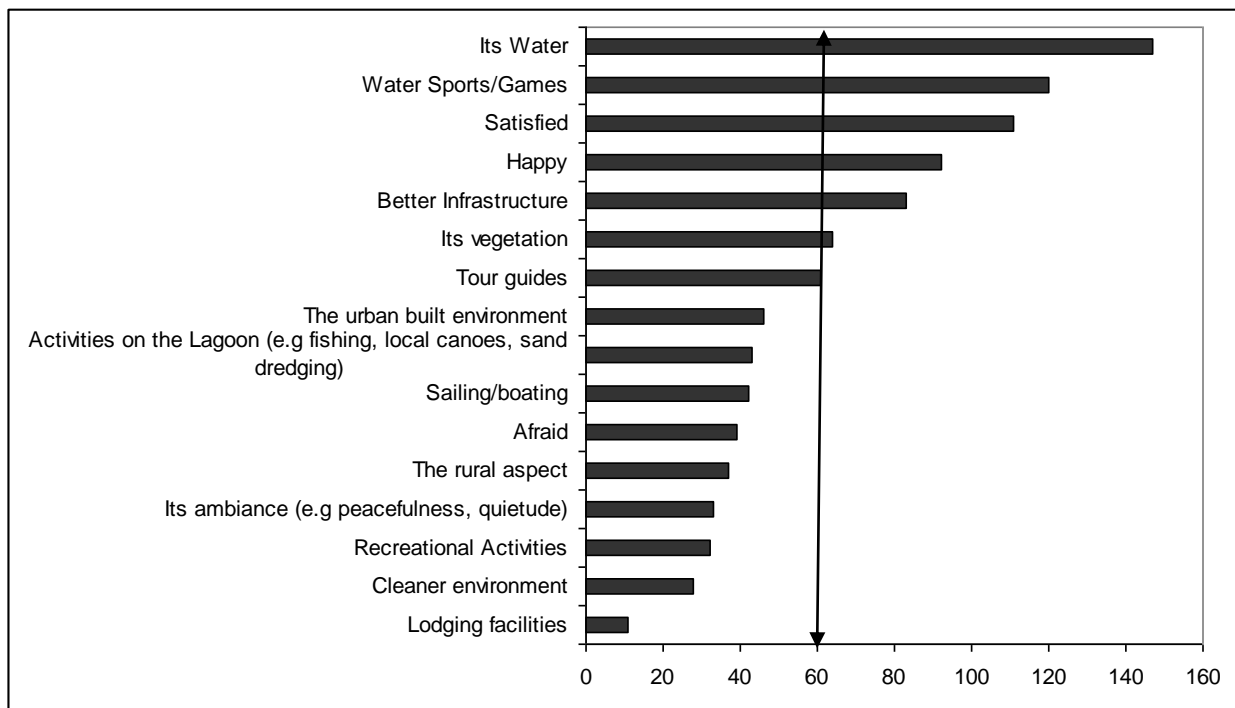
The Nationality of the respondents was also not surprising as 98.1% were Nigerians. Europeans (1.2%, 5), North Americans (0.2%, 1), Middle East (0.2%, 1) and other African countries (0.2%, 1) made up the balance. This clearly shows that tourism is not high at the venues since most of the visitors are Nigerians. The implication is that foreign tourists are not visiting the water-based tourism destinations. The tourism going on in is local from other towns within Nigeria. Domestic tourism is what is obtainable at some level on the Lagoon.

4.3.3 Determinants of tourist destination selection

Table 4.4: Summary of Site Selection Determinants

Variable	Characteristics	Frequency	%	Total
Facilities	Tour guides	61	16.2	
	Water Sports/Games	120	31.8	
	Sailing/boating	42	11.1	
	Recreational Activities	32	8.5	
	Better Infrastructure	83	22.0	
	Cleaner environment	28	7.4	
	Lodging facilities	11	2.9	377
Feeling while on Lagoon	Afraid	39	16.1	
	Satisfied	111	45.9	
	Happy	92	38.0	242
Attraction to the Lagos Lagoon	Its Water	147	39.7	
	Its vegetation	64	17.3	
	The urban built environment	46	12.4	
	The rural aspect	37	10.0	
	Activities on the Lagoon (e.g fishing, local canoes, sand dredging)	43	11.6	
	Its ambiance (e.g peacefulness, quietude)	33	8.9	370

From the above table – Table 4.4, it is noticeable that the two main determinants of the selection of the Lagos Lagoon as a tourist destination is the provision of water sports and games 31.8% (120), followed by if they have a feeling of satisfaction at the venue 28.6% (111). This is hardly surprising as the respondents comprise mostly of young energetic single people who would like to participate in active sports.



Grand mean response = 61.8125

Figure 4.6: Frequency of Factors that determines how a tourist selects a destination for tourism

Figure 4.6 identifies the seven key factors that determine the selection of the Lagos lagoon as a tourism destination as its water, the provision of water sports/games, evoking feelings of satisfaction and happiness, provision of better infrastructure, its vegetation and the provision of tour guides. Since the water is readily available and yet people are not attracted to the lagoon, it stands to reason that there is a problem with the water. This is corroborated by the results in Figure 4.8 which indicate that the respondents ranked the enhancement of physical properties like water quality the second most important factor for the development of the lagoonal tourism.

Of the facilities existing at the surveyed venues, only one has provision for water sports (Table 4.6). Better infrastructure was identified as a key factor. This is particularly important because without the relevant infrastructure, tourists will not be able to access the facilities provided at the destination. Constant electricity is a major problem at all the venues – none had steady power which is a major infrastructure that will affect the tourists’ comfort. The least important factor is the existence of on-site lodging facilities. This is understandable as the city of Lagos is replete with different categories of lodgings most of which are within reach.

Table 4.5: Existing facilities at Study locations

	Facilities	BarBeach	Pavilion	Alpha	Maiyegun	Unilag	Ipakodo
1.	Lodging /Accommodation	----	----	----	----	----	----
2.	Restaurant /Bar/Outdoor Eating Area	Yes	Yes	Yes	Yes	----	Yes
3.	Constant Electricity Supply	----	----	----	----	----	----
4.	Esplanade (Walkway by the waterside)/Waterside terrace	----	Yes	----	----	Yes	----
5.	Beachfront	Yes	----	Yes	Yes	----	----
6.	Parking	Yes	----	----	Yes	Yes	Yes
7.	Swimming	Yes	----	Yes	Yes	----	Yes
8.	Shopping facilities	Yes	----	Yes	Yes	Yes	----
9.	Surfing	----	----	----	----	----	----
10.	Site’s Landscaping	----	Yes	----	----	Yes	----
11.	Conveniences (Shower/toilet/Changing Rooms)	Yes	Yes	Yes	Yes	Yes	Yes
12.	Conference Facilities	----	----	----	----	----	----
13.	Music/Entertainment	----	Yes	Yes	Yes	----	Yes
13.	Horse Riding	Yes	----	Yes	Yes	----	Yes
14.	Arts and Crafts	Yes	----	Yes	Yes	----	----
15.	Boating/Sailing/canoeing	----	Yes	----	----	----	Yes
16.	Sightseeing Tours/Guides	----	----	----	----	----	----
17.	Water Sports	----	Yes	----	----	----	----
18.	Jetty	----	Yes	----	----	Yes	Yes

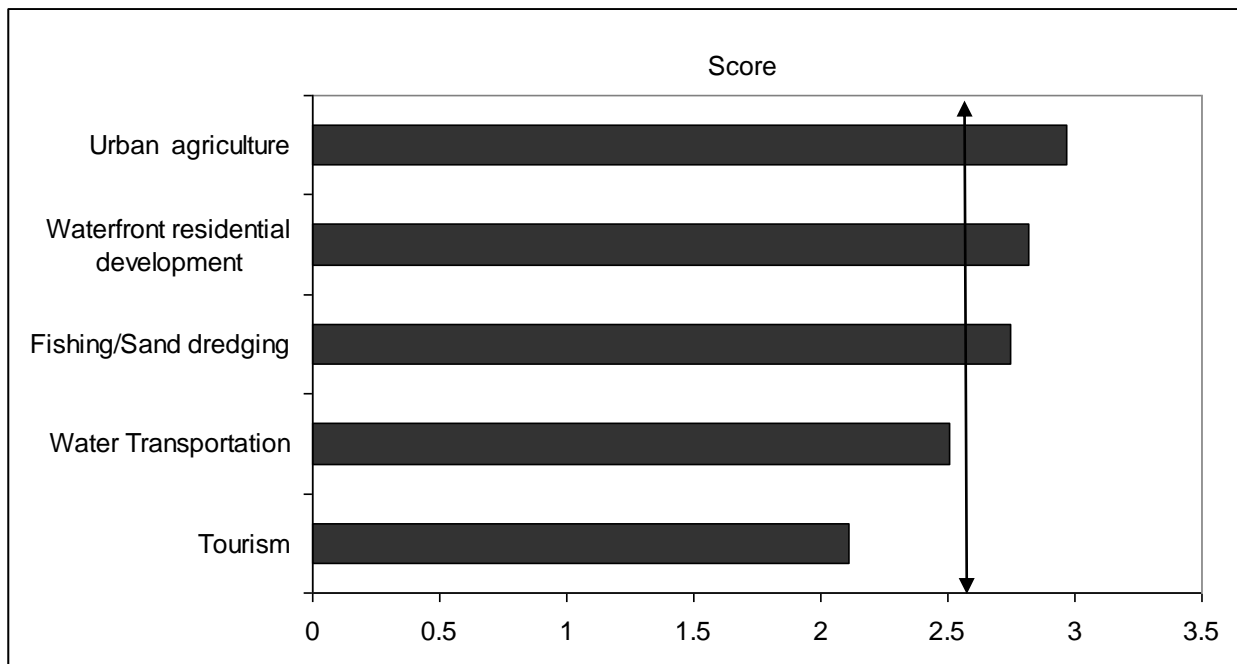
Table 4.5 show there are certain facilities that are completely absent at the all study locations, like lodging/accommodation, surfing, conference facilities and sightseeing tour guides. While accommodation / lodging and conference facilities were not available on-site, they were found to be in close proximity for Unilag water front, Alpha Beach, Maiyegun beach and Bar beach. Constant electricity was a major challenge to all the sites. None of the lagoonal venues has a beachfront. To further understand the perception of the respondents for the preferred use of the Lagos Lagoon, a direct question was asked about the best use of the lagoon in the opinion of the respondents. Their response is indicated in Table 4.6.

Table 4.6: Best activity the Lagos Lagoon should be used for

Variable	Characteristics	Frequency	%	Mean Scale	Mean Response	Total
Waterfront residential development	Not Important (1)	42	13.2			
	Averagely Needed (2)	80	25.2			
	Important (3)	89	28.1			
	Extremely Important (4)	106	33.4	2.5	2.8	317
Urban agriculture	Not Important (1)	40	12.7			
	Averagely Needed (2)	62	19.7			
	Important (3)	81	25.7			
	Extremely Important (4)	132	41.9	2.5	3.0	315
Tourism	Not Important (1)	157	43.4			
	Averagely Needed (2)	80	22.1			
	Important (3)	52	14.4			
	Extremely Important (4)	73	20.2	2.5	2.1	362
Water Transportation	Not Important (1)	76	23.2			
	Averagely Needed (2)	93	28.4			
	Important (3)	75	22.9			
	Extremely Important (4)	83	25.4	2.5	2.5	327
Fishing/Sand dredging	Not Important (1)	59	18.3			
	Averagely Needed (2)	79	24.5			
	Important (3)	69	21.4			
	Extremely Important (4)	116	35.9	2.5	2.7	323

Grand Mean Response = 2.62

The respondents suggested that the lagoon would be good for Urban Agriculture (Mean Response was 3.0), followed by Waterfront residential development (Mean Response was 2.8), followed by fishing/sand dredging (Mean Response was 2.7). They were non-committal in the suggestion of use of the lagoon for water transportation based on the responses. They however did not agree that the use of the area for tourism was important (Mean Response was 2.1 which was less than the mean scale 2.5). One can infer from this that they believe that a lot of work needs to be done to make the Lagos lagoon attractive for tourism.



Grand Mean Response = 2.62

Figure 4.7: Score of Activity in the Lagos Lagoon (Source: Field Survey, 2011)

Figure 4.7 further reiterates this result. The result is underscored by the general belief that most Nigerians are more preoccupied with basic sustenance and hardly have disposable income to spend on recreation and tourism, which may also explain the more frequent choice of urban agriculture, fishing and sand dredging in the top three selection. It is also not surprising that waterfront residential development has a high incidence as well, especially because Nigerians in general and even globally, people like waterfront residences as it often connotes wealth as such properties are usually quite expensive.

4.3.4 Perception of tourism in the Lagos Lagoon

Another direct question which sheds light to the issue of the selection of the Lagos Lagoon for tourism was; what is your perception of tourism in Lagos Lagoon? The results are shown in Table 4.7

Table 4.7: Respondents' perception of tourism in Lagos Lagoon

Variable	Characteristics	Frequency	%	Mean Scale	Mean Response	Total
General perception of tourism in the Lagos lagoon	Very Bad (1)	28	7.3			
	Bad (2)	90	23.4			
	Good (3)	134	34.9			
	Very Good (4)	84	21.9			
	Excellent (5)	49	12.8	3.0	3.1	384

n = 384

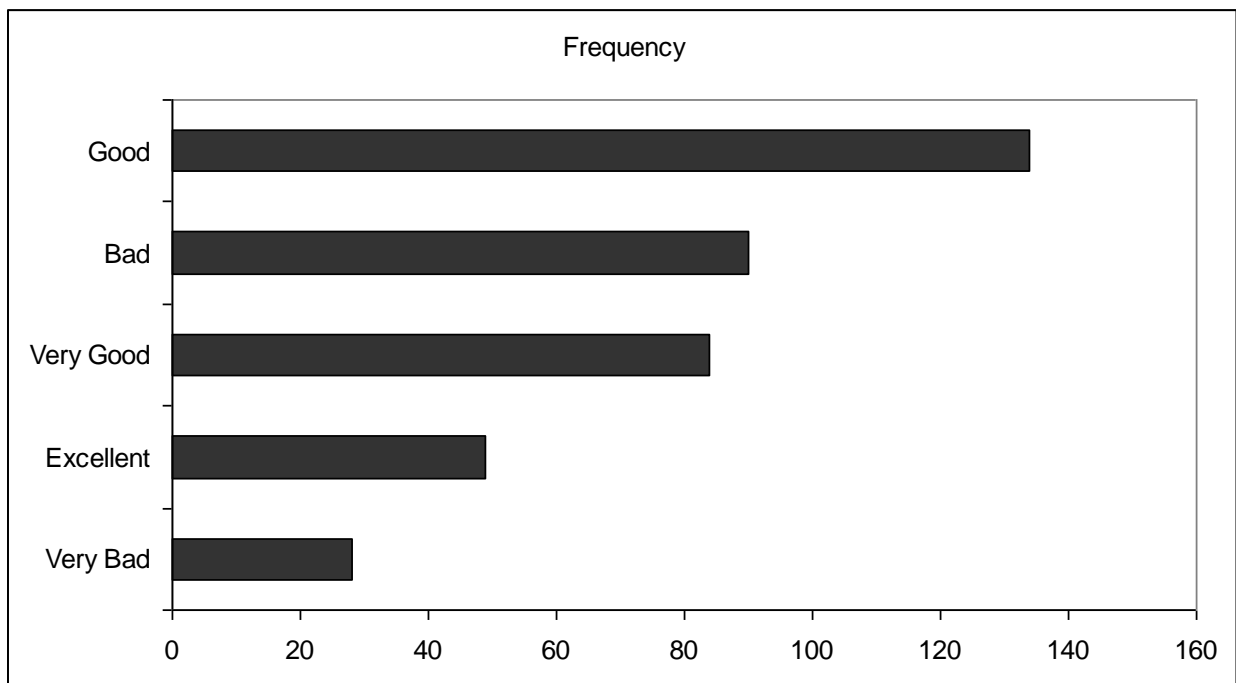


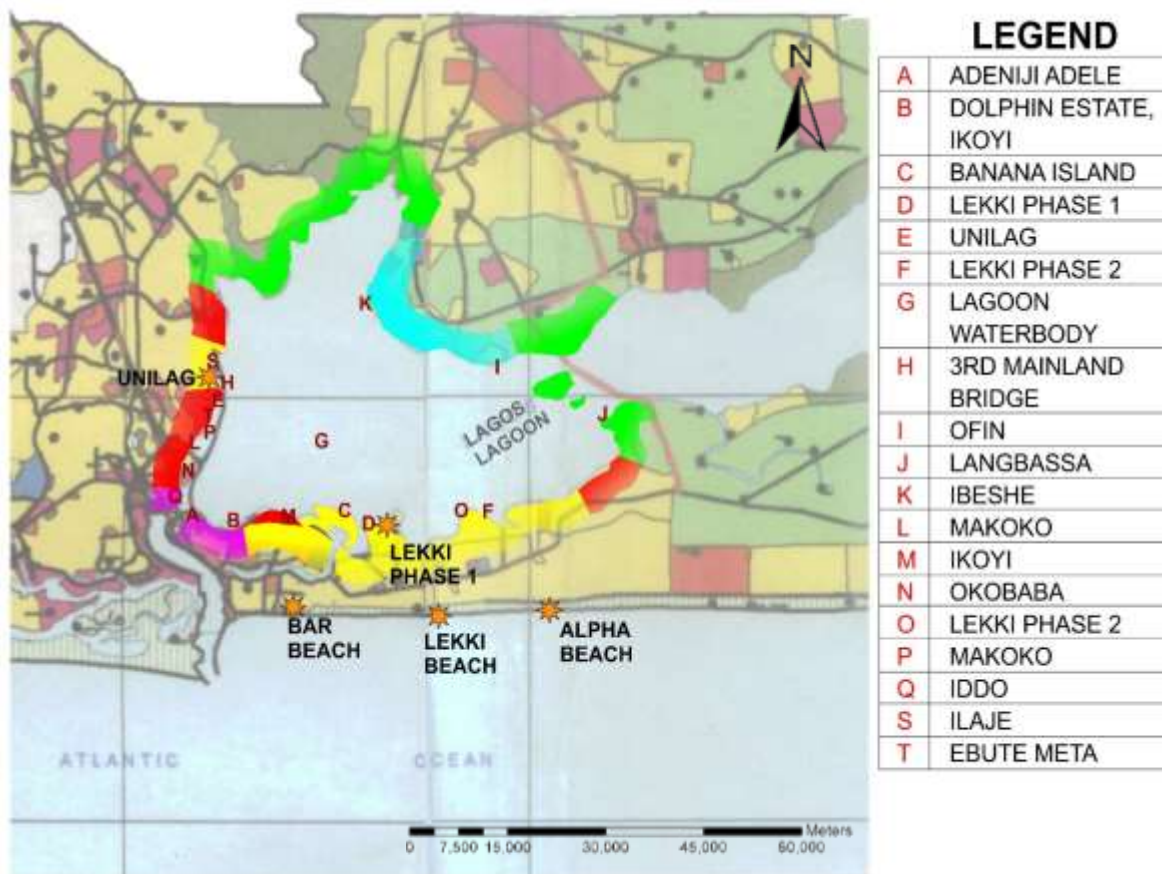
Figure 4.8: Frequency of Perception of Tourism in Lagos Lagoon

The results as shown in Table 4.7 and Figure 4.48 are surprising. In measuring the respondents' perception of tourism in the Lagos Lagoon, it is noticeable that most of the respondents felt that tourism on the lagoon was good 34.9% (134), followed by those who

felt it was bad 23.4% (90). 21.9% (84) actually felt that the tourism at the lagoon was very good while 12.8% (49) felt it was excellent. Only 7.3% (28) responded that tourism is very bad at the Lagos Lagoon. Their responses are in direct contradiction of the result of the entire survey which revealed that there is hardly much tourism going on there – certainly very few foreigners visit the Lagos lagoon for tourism. This implies that they may not have a good understanding of what tourism is all about, or that better education and advertisement needs to be embarked upon to further enlighten the public on various aspects and components of tourism.

4.3.5 Ranking of Respondents' Perception of the Landscape characteristics of the Lagos Lagoon

Below, Figure 4.9 shows the locations where the pictures were taken along the shores of the Lagos Lagoon waterfront. The analysis of the results of the ranking of the respondents' perception of pictures of various aspects of the Lagos Lagoon follow.





A { }



B { }



C { }



D { }



E { }

Plate 4.42(A-E): Totally Urban Pictures

Table 4.8: Ranking Of Landscape Perception of the Lagos Lagoon: Totally Urban

Picture	LB	%	A	%	FB	%	B	%	EB	%	Total	Scale Mean	Response Mean	%
Ranking of Picture: A	23	6.5	71	20.1	83	23.4	116	32.8	61	17.2	354	3.0	3.3	66
Ranking of Picture: B	33	9.3	76	21.5	96	27.2	110	31.2	38	10.8	353	3.0	3.1	62
Ranking of Picture: C	26	7.4	53	15.1	84	23.9	101	28.8	87	24.8	351	3.0	3.5	70
Ranking of Picture: D	28	8.0	68	19.3	97	27.6	107	30.4	52	14.8	352	3.0	3.2	64
Ranking of Picture: E	35	9.9	68	19.2	95	26.8	100	28.2	57	16.1	355	3.0	3.2	64
Total	145	8.22	336	19.04	455	25.78	534	30.28	295	16.74		3.0	3.3	66

Ranking of Landscape Perception of the Lagos Lagoon: LB (Least Beautiful), a (Average), FB (Fairly Beautiful), B (Beautiful), EB (Extremely Beautiful)

Table 4.08 shows the ranking of the totally urban aspects. In the first set of pictures (Plate 4.42: A-E) comprising shots of totally urban aspects of the lagoon, the mean response of all the pictures were above 3.0, indicating that they were all considered beautiful with picture C (showing a high-rise luxury building) having the highest score of 70 and picture B (showing single storey buildings mixed with a lot of vegetation) having the lowest score of 62. Picture C also had the highest score in the entire 20 pictures ranked by the respondents.



F { }



G{ }



H{ }



I{ }



J{ }

Plate 4.43(F-J): Landscape Elements Pictures

Table 4.9: Ranking Of Landscape Perception of the Lagos Lagoon: Landscape Elements

Picture	LB	%	A	%	FB	%	B	%	EB	%	Total	Scale Mean	Response Mean	%
Ranking of Picture: F	29	8.1	68	19.0	114	31.8	82	22.9	65	18.2	358	3.0	3.2	64
Ranking of Picture: G	36	10.2	81	22.9	82	23.2	98	27.8	56	15.9	353	3.0	3.0	64
Ranking of Picture: H	45	12.8	97	27.6	66	18.8	103	29.3	41	11.6	352	3.0	3.0	60
Ranking of Picture: I	49	13.9	69	16.5	90	25.5	107	30.3	38	10.8	353	3.0	3.0	60
Ranking of Picture: J	54	15.3	78	22.2	84	23.9	104	29.5	32	9.1	352	3.0	2.9	58
Total	213	12.06	393	22.24	436	24.64	494	27.96	232	13.12		3.0	3.1	62

Ranking of Landscape Perception of the Lagos Lagoon: LB (Least Beautiful), a (Average), FB (Fairly Beautiful), B (Beautiful), EB (Extremely Beautiful)

In the second set of pictures (Plate 4.43: F-J) comprising shots of different landscape elements of the lagoon, the mean response of four of the pictures (from Table 4.09), were above 3.0, indicating that they were considered beautiful except for picture J which had a score of 2.9. Pictures F (showing grassland vegetation) and picture G (showing only the water) both have the highest score of 64 implying that they were jointly considered the best pictures by the respondents. Picture J (showing mangrove forest vegetation) had the lowest score of 62, as the least liked picture in the group.



K { }



L { }



M{ }



N{ }



O { }

Plate 4.44(K-O): Open Spaces Pictures

Table 4.10: Ranking Of Landscape Perception of the Lagos Lagoon: Open Spaces

Picture	LB	%	A	%	FB	%	B	%	EB	%	Total	Scale Mean	Response Mean	%
Ranking of Picture: K	63	17.2	85	23.2	81	22.1	98	26.7	40	10.9	367	3.0	2.9	58
Ranking of Picture: L	63	17.1	89	24.1	64	17.3	109	29.5	44	11.9	369	3.0	3.0	60
Ranking of Picture: M	59	16.0	82	22.3	81	22.0	115	31.3	31	8.4	368	3.0	2.9	58
Ranking of Picture: N	51	14.1	81	22.4	79	21.9	121	33.5	29	8.0	361	3.0	3.0	60
Ranking of Picture: O	52	14.4	65	18.0	93	25.8	98	27.1	53	14.7	361	3.0	3.1	62
Total	288	15.76	402	22	398	21.82	541	29.62	197	10.78		3.0	3.0	60

Ranking of Landscape Perception of the Lagos Lagoon: LB (Least Beautiful), A (Average), FB (Fairly Beautiful), B (Beautiful), EB (Extremely Beautiful)

In the third set of pictures (Plate 4.44: K-O) comprising shots of open spaces around the lagoon, the scores were generally low. From Table 4.10, the mean response of three of the

pictures were just above 3.0, indicating that they were considered beautiful except for pictures K and M which both had a score of 2.9. Picture O (showing grassland vegetation) had the highest score of 62 implying that it was considered the best picture by the respondents. Pictures K (showing fishing circles) and picture M (showing mixed vegetation) jointly had the lowest score of 60, as the least liked pictures in the group. The two pictures were not considered beautiful.



P { }



Q { }



R { }



S{ }



T{ }

Plate 4.45(P-T): Human and Social activities Pictures

Table 4.11: Ranking Of Landscape Perception of the Lagos Lagoon: Human and Social Activities

Picture	LB	%	A	%	FB	%	B	%	EB	%	Total	Scale Mean	Response Mean	%
Ranking of Picture: P	79	22.4	72	20.4	69	19.5	95	28.9	38	10.8	353	3.0	2.8	56
Ranking of Picture: Q	58	16.4	79	22.4	81	22.9	97	27.5	38	10.8	353	3.0	2.9	58
Ranking of Picture: R	64	18.5	91	26.3	65	18.8	89	25.7	37	10.7	346	3.0	2.8	56
Ranking of Picture: S	103	29.5	73	20.9	79	22.6	68	19.5	26	7.4	349	3.0	2.5	50
Ranking of Picture: T	68	19.6	52	15.0	88	25.4	79	22.8	60	17.3	347	3.0	3.0	60
Total	372	21.28	367	21	382	21.84	428	24.48	199	11.4		3.0	2.8	56

Ranking of Landscape Perception of the Lagos Lagoon: LB (Least Beautiful), a (Average), FB (Fairly Beautiful), B (Beautiful), EB (Extremely Beautiful)

In the last set of pictures (Plate 4.45: P-T) comprising shots of human and social activities around the lagoon, the scores were the lowest in the entire group of pictures. Table 4.11 show the mean response of only one of the pictures was 3.0 (Pictures T - showing mechanic village amidst a refuse dump), indicating that they were considered barely beautiful. All the others fell below 3.0 showing they were not considered beautiful. The picture with the lowest score in this group was picture S (showing slum housing on stilts) with a score of 50, as the least liked pictures in the group. This particular picture was generally considered least beautiful in this group. It also had the lowest score in the entire 20 pictures ranked by the respondents

4.4 Factors affecting the development of the Lagos lagoon for tourism.

Based on literature review and interviews with landscape experts and tourism stakeholders, some variables were identified as possible factors that can influence tourism development of the Lagos Lagoon. The results are discussed below.

4.4.1 Determinants of the impact of landscape characteristics of the Lagos lagoon waterfront on tourism

Several factors were identified as determining the impact of the landscape characteristics of the Lagos Lagoon waterfront on tourism development. The regression of these factors are shown in table 4.12.

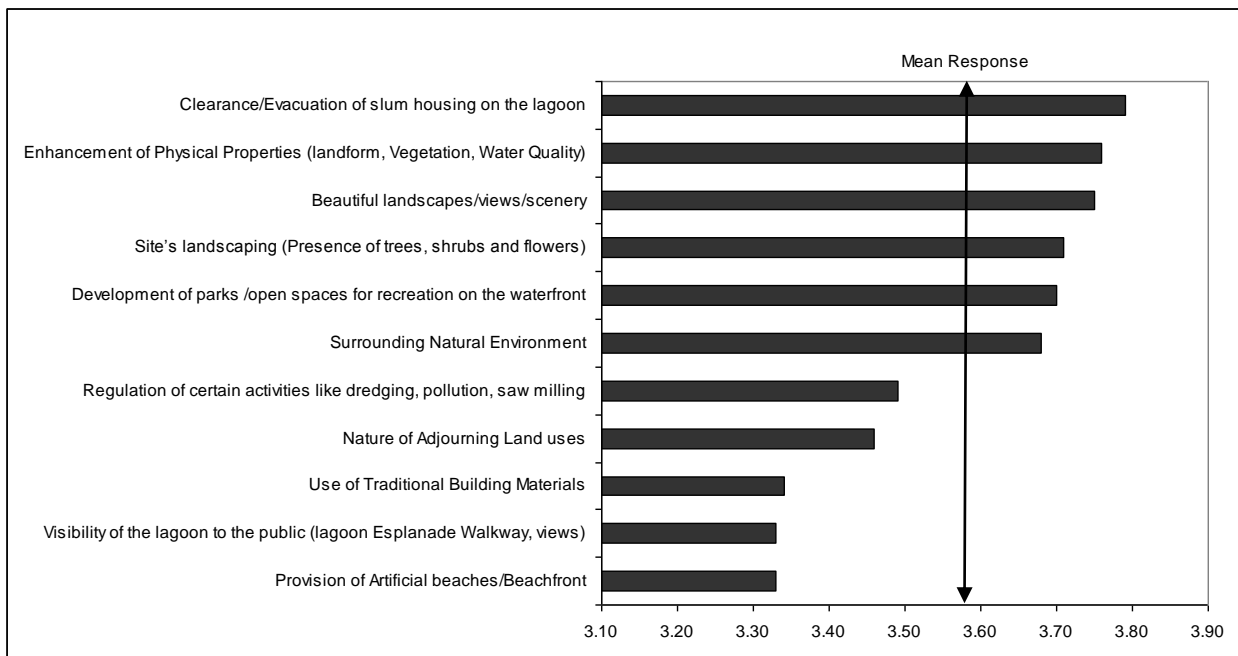
Table 4.12: Factors influencing the impact of landscape Characteristics of the Lagos Lagoon for tourism

Variable	Characteristics	Frequency	%	Mean Scale	Mean Response	Total
Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)	Extremely Little Impact	37	9.6			
	Little Impact	58	15.1			
	Average	127	33.0			
	Critical Impact	66	17.1			
	Extremely Critical Impact	97	25.2	3.0	3.33	385
Site's landscaping (Presence of trees, shrubs and flowers)	Extremely Little Impact	32	8.4			
	Little Impact	36	9.4			
	Average	74	19.4			
	Critical Impact	108	28.3			
	Extremely Critical Impact	132	34.6	3.0	3.71	382
Surrounding Natural Environment	Extremely Little Impact	23	6.0			
	Little Impact	56	14.7			
	Average	75	19.7			
	Critical Impact	94	24.7			
	Extremely Critical Impact	133	34.9	3.0	3.68	381
Beautiful landscapes/views/scenery	Extremely Little Impact	32	8.5			
	Little Impact	44	11.7			
	Average	58	15.4			
	Critical Impact	94	25.0			
	Extremely Critical Impact	148	39.4	3.0	3.75	376
Regulation of certain activities like dredging, pollution, saw milling	Extremely Little Impact	31	8.1			
	Little Impact	67	17.6			
	Average	79	20.7			
	Critical Impact	93	24.4			
	Extremely Critical Impact	111	29.1	3.0	3.49	381

Contd

Variable	Characteristics	Frequency	%	Mean Scale	Mean Response	Total
Development of parks /open spaces for recreation on the waterfront	Extremely Little Impact	21	5.5			
	Little Impact	54	14.2			
	Average	75	19.7			
	Critical Impact	100	26.2			
	Extremely Critical Impact	131	34.4	3.0	3.70	381
Provision of Artificial beaches/Beachfront	Extremely Little Impact	31	8.1			
	Little Impact	79	20.6			
	Average	96	25.1			
	Critical Impact	86	22.5			
	Extremely Critical Impact	91	23.8	3.0	3.33	383
Use of Traditional Building Materials	Extremely Little Impact	47	12.2			
	Little Impact	56	14.6			
	Average	97	25.3			
	Critical Impact	87	22.7			
	Extremely Critical Impact	97	25.3	3.0	3.34	384
Nature of Adjourning Land uses	Extremely Little Impact	20	5.3			
	Little Impact	63	16.8			
	Average	111	29.7			
	Critical Impact	85	22.7			
	Extremely Critical Impact	95	25.4	3.0	3.46	374
Clearance/Evacuation of slum housing on the lagoon	Extremely Little Impact	25	6.6			
	Little Impact	53	14.0			
	Average	48	12.7			
	Critical Impact	103	27.2			
	Extremely Critical Impact	149	39.4	3.0	3.79	378
Enhancement of Physical Properties (landform, Vegetation, Water Quality)	Extremely Little Impact	18	4.7			
	Little Impact	52	13.6			
	Average	75	19.6			
	Critical Impact	96	25.1			
	Extremely Critical Impact	141	36.9	3.0	3.76	382

Grand mean response = 3.58



Grand mean response = 3.58

Figure 4.10: Chart of Mean Response of Landscape Characteristics of the Lagos Lagoon Waterfront on Tourism

Figure 4.10 shows that six factors are important in considering the effect of the landscape characteristics. The landscape factor considered most significant by the respondents as influencing the tourism of the Lagos Lagoon, is the clearance of the slum housing and similar blights on the shores of the lagoon, this is followed by the need to enhance its physical properties (such as the water quality, vegetation, etc). This is understandable as most respondents believe that such places constitute a blight to the lagoon environment and reduce its value as a landscape resource. Handling the problem areas along the lagoon shores will help in influencing its acceptability for tourism.

The issue of enhancing the physical properties of the lagoon needs to be addressed also as the water is coloured, smelly and polluted (Ajao, 1996; Nwankwo, 2004; Onyema, 2009). This makes it unsuitable for most water tourism activities as visitors cannot swim in it, nor have direct access to it for hygienic reasons. This is a paradox as respondents have identified the water as the lagoon's key attraction (Figure 4.6) therefore it is important to improve its quality and attributes to make it suitable for use by visitors. Much of the lagoon's natural vegetation has been destroyed by indiscriminate urbanization but this can be ameliorated by

the re-introduction of naturally occurring vegetation selectively along the lagoon shores to restore its lush vegetation.

Table 4.13: Factor Analysis of Factors influencing the impact of landscape Characteristics of the Lagos Lagoon for tourism

Component Matrix

	Component										
	1	2	3	4	5	6	7	8	9	10	11
Provision of Lodging /Accommodation along the waterfront	.590	.283	-.227	-.193	.210	.157	-.083	-.338	.038	-.333	.108
Provision of relevant infrastructure (access, electricity, jetties)	.593	-.046	-.387	.171	.017	-.225	.126	-.242	-.212	-.139	-.054
Outdoor Eating places	.475	.348	-.377	.162	-.010	.334	-.065	-.172	-.076	.027	.128
Provision of water sports	.576	.262	-.050	-.124	-.236	-.204	-.140	-.357	-.027	-.166	.182
Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)	.645	.387	.122	.114	-.197	-.376	-.245	-.063	-.008	.105	-.272
Congestion of the venue	.079	.404	.296	.372	.334	-.166	-.274	-.180	.079	.255	.098
Presence of Park Furniture (Refuse bins, benches, Bollards, etc)	.481	-.044	.192	.097	-.240	-.052	.090	-.367	.237	.355	.212
Safety measures like life guards, barricades	.507	-.415	-.157	.382	-.076	-.005	-.080	.012	-.034	.189	-.028
Provision for Security	.524	-.370	-.189	.057	.097	-.199	.257	-.060	.203	.151	.127
Site's landscaping (Presence of trees, shrubs and flowers)	.502	.526	-.173	.123	.067	.432	-.145	.095	-.118	-.041	-.214
Surrounding Natural Environment	.451	.085	.571	-.045	-.114	.006	.204	.295	.311	-.360	.127
Culture of adjoining communities	.414	.292	-.120	-.182	-.096	-.140	-.086	.241	.324	.018	-.429
Beautiful landscapes/views/scenery	.547	.127	.155	.596	-.036	.018	-.100	.138	.155	-.281	.137
Availability of Arts & Crafts, Souvenir shops at venues	.507	.124	.069	-.214	-.390	.114	.225	.110	.100	.036	.017
Effective Advertisement	.413	.071	.182	.330	-.339	.392	.159	.104	-.137	-.006	-.120
Provision of Sightseeing Tours/Guides	.457	-.112	.250	.151	.071	.120	.364	-.254	-.027	.012	-.333
Regulation of certain activities like dredging, pollution, saw milling	.338	.147	.428	.003	.544	.098	.118	.158	-.489	.145	-.037
Development of parks /open spaces for recreation on the waterfront	.473	-.033	-.106	-.187	.301	.593	.122	-.113	-.357	-.025	.031
Improvement of Prevailing Government Policies on tourism development	.416	.085	-.166	-.006	-.003	-.210	.023	.432	-.439	.066	.351
Previous experience of the lagoon – positive or negative	.155	.346	.412	-.177	.279	.076	.312	.138	.168	.060	.334
Prevailing political climate in the country	.287	.212	-.207	-.396	.219	-.083	.109	.115	.086	.339	-.186
Provision of Artificial beaches/Beachfront	.230	.126	-.022	.315	.440	.076	.437	.005	.185	.002	-.025
Water Transportation (Boating/Sailing/canoeing)	.534	-.212	.099	.100	-.092	-.196	-.127	.040	-.038	-.026	.083
Musical Shows, Cultural displays and other Entertainment	.423	-.098	-.066	.182	.114	.031	-.217	.229	.118	.054	-.047
Existence of on-site conveniences (toilets, changing rooms, shower facility)	.496	-.349	-.189	.031	.182	.001	-.094	.236	.122	.214	.023
Maintenance of existing facilities	.472	-.094	.217	-.239	-.028	-.278	.261	.004	-.166	-.196	-.172
Use of Traditional Building Materials	.424	-.076	.050	-.302	.099	.417	-.317	.534	-.020	.134	.174
Nature of Adjoining Land uses	.492	.036	-.033	-.380	.047	.019	-.163	-.023	.418	.222	-.075
Clearance/Evacuation of slum housing on the lagoon	.300	-.333	.274	-.248	.287	.236	-.130	-.217	-.040	.454	-.184
Enhancement of Physical Properties (landform, Vegetation, Water Quality)	.462	-.341	.315	-.245	-.242	.032	-.111	-.074	.155	-.025	.457
Development of Conference Facilities and resorts along the lagoon shores	.338	-.113	.377	.136	.305	-.210	-.312	.197	.052	-.323	-.051

Extraction Method: Principal Component Analysis. 11 components extracted

Rotation Method: Varimax

Next, is the enhancement of views and beautiful landscapes along the waterfront, followed by general landscaping of the properties abutting the shores of the lagoon. The fifth factor considered relevant by the respondents, is the development of parks and open spaces for recreation along the waterfront. Currently, there are very few recreational open spaces or parks directly abutting the shores of the lagoon. Such places would afford the general public an opportunity to directly interact with the lagoon. The surrounding natural environment was also considered important in determining the effect of the landscape characteristics on tourism.

The provision of artificial beaches and beachfront was least considered relevant. This may be because the lagoonal environment is unique and different from the other forms of water bodies that have beaches (like along the coast where several beaches are already popular).

From the 31 factors identified in the questionnaire as influencing tourism in the Lagos Lagoon, the respondents selected eleven from among them as having the most significant effect on tourism; using principal component analysis with rotation method varimax. This can be seen in Table 4.13. The extracted factors are as follows; visibility of the lagoon to the public, site's landscape, surrounding natural environment, beautiful landscapes/views/scenery, regulation of certain activities like dredging/ pollution/saw milling, development of parks/open spaces for recreation on the waterfront, provision of artificial beaches/beachfront, use of traditional building materials, nature of adjoining land uses, clearance/evacuation of slum housing on the lagoon and enhancement of physical properties (landform, vegetation, water quality).

Regression analysis was applied to investigate the factor with the highest direct score on tourism. This was done in the following table – Table 4.14

4.14 Regression Analysis of Factors influencing the impact of landscape Characteristics of the Lagos Lagoon for tourism

Table 4.10: Regression Analysis of Factors influencing the impact of landscape Characteristics of the Lagos Lagoon for tourism

Regression Coefficients

	Unstandardized Coefficients		Standardized Coefficients	T	Sig.
	B	Std. Error	Beta		
(Constant)	.827	.077		10.740	.000
Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)	.082	.010	.211	8.219	.000
Site's landscaping (Presence of trees, shrubs and flowers)	.079	.011	.203	7.529	.000
Surrounding Natural Environment	.077	.010	.195	7.411	.000
Beautiful landscapes/views/scenery	.086	.010	.229	8.606	.000
Regulation of certain activities like dredging, pollution, saw milling	.054	.010	.141	5.374	.000
Development of parks /open spaces for recreation on the waterfront	.078	.011	.190	7.010	.000
Provision of Artificial beaches/Beachfront	.068	.010	.177	7.009	.000
Use of Traditional Building Materials	.045	.011	.118	4.264	.000
Nature of Adjourning Land uses	.065	.011	.160	5.838	.000
Clearance/Evacuation of slum housing on the lagoon	.042	.010	.108	4.064	.000
Enhancement of Physical Properties (landform, Vegetation, Water Quality)	.073	.011	.181	6.667	.000

Dependent Variable: Tourism Score

The p-values indicate that all the factors have significant effect on tourism, with the highest being beautiful landscapes/views/scenery and the lowest being clearance/evacuation of slum housing on the lagoon. The results are displayed in Figure 4.55.

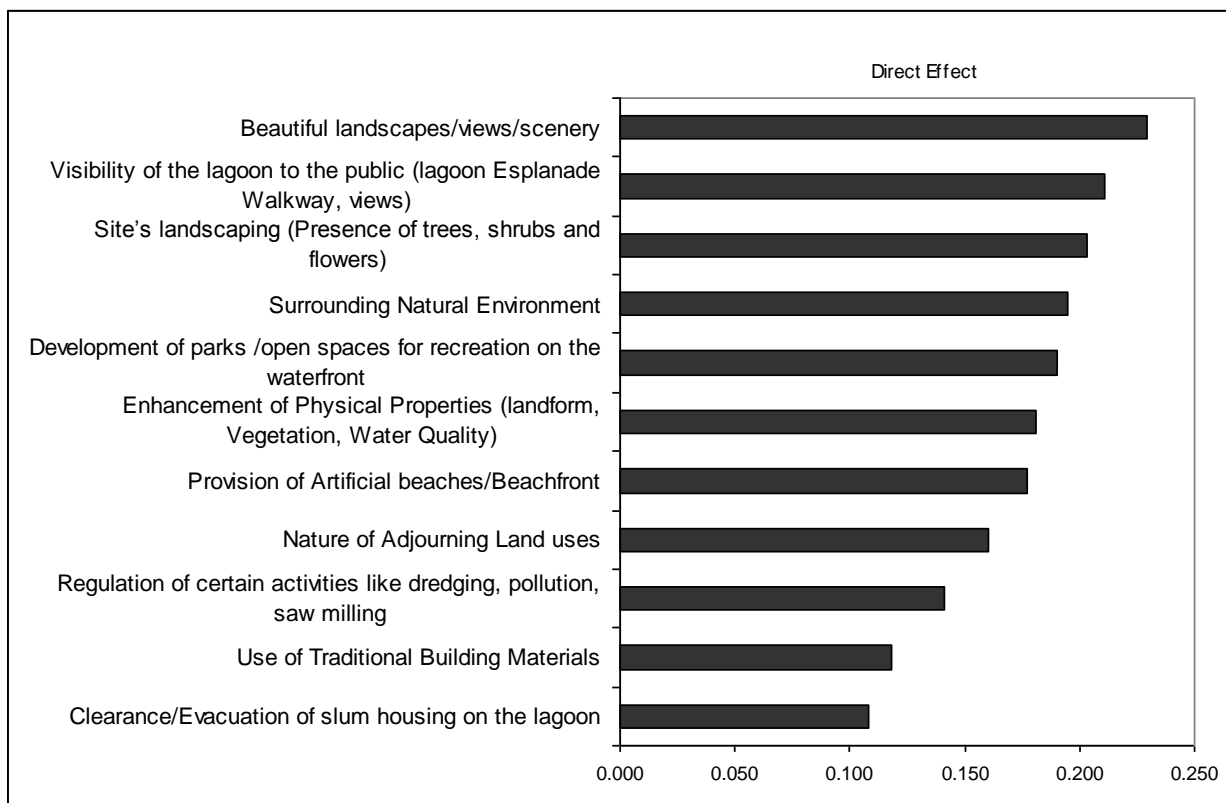


Figure 4.11: Direct Effect of Variables on Tourism Using Standardized Coefficient

Of all the choices highlighted in Figure 4.11, the seven topmost scores involve direct access to the lagoon either by way of beautiful scenery, visibility of the lagoon to the public, development of parks and open spaces for recreation and enhancement of the lagoon's physical properties like water quality; and the provision of artificial beaches/beachfront. All these point to the need to open up the lagoon to direct access both visually and physically. To make this possible, the water quality and jetties, piers, need to be improved and amply provided. This requires tackling pollution of the lagoon and providing necessary infrastructure for mooring boats and a more effective water transportation. Proper landscape planning can be employed to plan a network of parks, esplanades and waterfront developments along the shore of the lagoon to provide avenues for both active and passive recreation and leisure activities.

4.5 Evolution of the Landscape assessment of the Lagos lagoon for tourism

4.5.1 Result of interviews of Landscape and Tourism experts

The analysis of the interview results shows that there were similarities as well as differences in the perceptions and preferences of the various issues concerning the landscape characteristics and tourism development of the Lagos Lagoon as outlined below.

4.5.1.1 Personal Variables

Of the experts interviewed, less than a quarter were women, all were married except one. More than 80% were of the 46 – 60 age bracket, only one was in the age bracket of 61 -75 years. Three were in the age bracket of 31-45 years. They comprised about 50% office workers whilst the rest of the population comprised educators and site workers. More than 60% had post graduate degrees while the rest were graduates. None had less than graduate level education. More than 60% live in Lagos metropolis while the rest live in cities outside Lagos State

4.5.1.2 Patronage of the Lagos Lagoon Tourism Venues

Both the landscape and tourism experts confirmed they have been to the Lagos Lagoon waterfront, in varying degrees. Most said they go occasionally, a few said they go rarely while the rest said they go often. All except four of the experts said they were willing to pay to use the facilities of the Lagos Lagoon. The most common response to the issue of time of patronage was “Anytime”. Only four people said during festive seasons or public holiday.

4.5.1.3 Comparison with other water tourism venues

Practically all the interviewed experts had visited water tourism venues outside Nigeria except two people. The most continent visited was North America, followed by Europe. And finally Africa. Only one person said they had been to a water tourism venue in Asia. More than 80% of the experts said the Lagos Lagoon venues were worse when compared to the other places they had visited. The three experts that said the lagoon was similar to the places they had visited outside the country, were those that said they had been to African countries.

4.5.1.4 Rating of the Features of the Lagos Lagoon Waterfront

The experts were equally divided in rating the features of the Lagos Lagoon as “Beautiful” and ”Average”, only two experts described the lagoon as “Breath-taking”. Their responses to

the best feature was a mixture of “Its water”, “its ambience”, “rural aspects”, “urban environment” and “vegetation”, in that order. Most of the experts said its worst feature was “the surrounding built environment”, a few said “its ordinariness” whilst the rest responded that its water was one of its worst features.

4.5.1.5 Recommendation of the Lagos Lagoon Waterfront to Tourists

The response to their willingness to recommend the Lagos Lagoon to a tourist was almost evenly divided between “yes” and “no”, with the “yes” being slightly higher. However, they were almost unanimous in saying that the Lagoon should be used for tourism. A few added that it should also be used for water transport.

4.5.1.6 Status of Tourism in the Lagos Lagoon

Both the landscape and tourism experts were almost unanimous in stating that tourism is low in the Lagos Lagoon. Comments ranged from the state of tourism being “poor” “undeveloped” “very poor” “low” and “very low.” Only one person said it was fair. In response to the direct question of whether tourism is high in the lagoon all the experts said No.

4.5.1.7 State of Water-based Tourism in general

The majority responded that it was low and a few said it was getting better with the advent of a few private investors into the tourism sector. Still, they were of the opinion that much still needs to be done to bring it to an enviable level comparable to elsewhere on the continent and beyond.

4.5.1.8 Comparison of Tourism in the Lagoon and on the Coast

80% of the interviewed experts said the tourism along the Lagos coastal shores were better and more developed than that on the Lagos Lagoon. A handful gave responses indicating they were not sure or simply that the conditions were different and therefore not easily comparable. All the tourism experts said the coastal tourism was better. The differing views were from the landscape experts who explained that the lack of patronage may be attributable to the difference in experience arising from the geographical difference in landforms, waterways and tidal action.

4.5.1.9 Relevance of Landscape Characteristics to Tourism Development of the Lagos Lagoon

The response was almost unanimous that the landscape characteristics is important to the tourism development, except for the response of one of the tourism experts who was of the opinion that it did not have much relevance. All other landscape and tourism experts interviewed confirmed that the landscape characteristics of the lagoon was relevant to its being attractive to tourists and other people who may desire to use the lagoon for recreation or leisure.

4.5.1.10 Government Policy on the Tourism Development of the Lagos Lagoon

Most of the interviewed experts were unaware of any active government policy currently encouraging tourism development of the lagoon. Some of the tourism experts explained that there was a conflict between the federal and state government regarding ownership/ rights over the waterbody, some others from the ministry said there was a plan but it was currently undergoing revision and was not yet in use. In general the perception was that the government was not doing enough to encourage tourism development in the Lagos Lagoon.

4.5.1.11 Tourism Attraction to the Lagos Lagoon for Domestic and International Tourists

In response to the question about whether the local and international tourists have the same requirements for being attracted to a tourism site, the experts had a mixed range of answers. About half said international tourists have different requirements (security, cultural displays/flair, safety, water transport and opportunities for interactive water play), about a quarter of the experts said the requirements were the same, while the rest responded that there were a lot of similarities with few differences (less need for contact with water, more opportunities for partying, shopping, etc).

4.5.1.12 Core attraction of the Lagos Lagoon

The responses were varied about what was the core attraction of the lagoon, but mostly centered around the waterbody itself. More than half of the experts – cutting across both tourism and landscape experts, said the water was key: some said it was its vastness, its meandering shores, its connectivity to the rivers and creeks, its shore line and views. A few

others said its key attraction was its vegetation, the fishing activity. One landscape expert said part of its attraction was the historic stilt housing.

4.5.1.13 Participation of Nigerians in Tourism and Manner of Recreation/Relaxation

The consensus among those interviewed was that Nigerians hardly relax and barely partake in tourism, especially locally. This trend of thought pervaded both the landscape and tourism experts. The overriding perception was that most Nigerians are preoccupied with “bread and butter issues” and hardly had surplus funds for tourism and recreation. Those in the upper echelon of the Nigerian society who had sufficient funds were more likely to travel out of the country than to do so within Nigeria. The majority of the interviewed experts said the most common form of relaxation among Nigerians was partying, drinking and visiting friends and relations (VFR).

The response to the direct question of “Do Nigerians participate in tourism” ranged from “No”, “Not really”, and “Yes”. About half of the respondents said “Not really” while the remainder was made up of No and yes. Essentially the perception was that tourism and relaxation was low among Nigerians while the few who do so often do so outside the country and often not in the traditional or the western concept of recreation. There was the recognition of the rising number of Nigerians who go to the water tourism venues during festive seasons and public holidays.

4.5.1.14 Level of Awareness/Enlightenment and Advertisement of Tourism in Nigeria

Landscape and Tourism experts alike were of the opinion that the level of tourism awareness and advertisement was rather low among Nigerians. They were unanimous in expressing the view that not enough is being done to enlighten the public on various aspects of tourism and to advertise the resources which are already in existence to Nigerians and foreigners alike. Some of the experts said it was necessary to educate the public of the need to relax and recreate more as this can prolong life and promote a healthier lifestyle.

The issue of enlightenment was also buttressed by the experts in discussing the responses given by the general public in the survey at the venues where some said the status of tourism

was high. Most tourism experts explained that this merely confirms the people who responded this way probably are unaware of what tourism entails. The experts also said both government and interested private investors should get involved in the campaign to promote the various tourism potentials in Nigeria, especially the natural resources like the plentiful water bodies in Nigeria.

4.5.1.15 Blights and Slums on the Lagos Lagoon Waterfront

The responses were mixed on the issue of what should be done to the blights and slums that exist on the shores of the Lagos Lagoon. Almost all the experts said the shanties on the lagoon waterfront were defacing the lagoon and constituting a blight. Only one landscape expert and one tourism expert said they were historic and should be left as is. The rest of the interviewed experts were split between recommending complete clearance/relocation and some form of urban renewal that will upgrade or rehabilitate the informal housing. A few said there should be better management and control of the developments by the government. Most said they did not subscribe to the concept of slum tourism as it was degrading to our polity as Nigeria, but rather the problem should be fixed and not left to foreigners to see our state of disrepair. The consensus was that the wood processing should be relocated.

4.5.1.16 Best Land use of the Lagos Lagoon Waterfront

None of the experts said the lagoonal shores should be used for residential purposes. The responses ranged from tourism and recreation, eco-tourism and conservation, water transportation and urban agriculture in a varied mix. In response to the direct question of “Should the Lagos Lagoon waterfront be used for tourism?” the response was a unanimous “Yes”. Most of the experts added that it should be used for tourism but efforts should be made to address the identified problems.

4.5.1.17 Ranking of the Pictures of the Lagos Lagoon Waterfront

The picture (Plate 4.46) chosen as the best among the “Totally Urban Pictures” was “E” which showed mostly vegetation and hardly any buildings. Among the “Landscape Elements”, the picture as the best was “I” which shows the rural aspects with a mix of vegetation (Plate 4.47).



E { }

Plate 4.46: E - Expert's best among Totally Urban Pictures



I { }

Plate 4.47: I - Expert's best among Landscape Elements Pictures

Pictures “M” and “O” were jointly chosen as being the best picture among the “Open Spaces” set of pictures. “M” showed some vegetation with electricity transmission masts (Plate 4.48), while “O” shows only grassland (Plate 4.49). Picture “R” was chosen by the experts as the best picture among the “Human and Social Activities” set of pictures. “R” (Plate 4.50) shows water transport – people rowing on a canoe.



M { }

Plate 4.48: - M Expert’s best among Open Spaces Pictures



O { }

Plate 4.49: O - Expert's best among Open Spaces Pictures



R { }

Plate 4.50: R - Expert's best among Human and Social Activities Pictures

4.5.1.18 Other issues affecting the tourism development of the Lagos Lagoon Waterfront

The experts raised some other issues and factor which are pertinent to the development of tourism in the Lagos Lagoon. Some of these factors are highlighted below. Chief among the issues was the issue of the government involvement in encouraging and actively pushing tourism by enacting and enforcing sound planning policies and investing in infrastructural development to the area. The use of tax incentives, land equity, and generally creating an enabling environment to attract both domestic and foreign investors into the tourism sector.

The issue of the control of pollution of the lagoon and the cleaning of the water to improving the water quality came up along with the control of sand dredging at the lagoon. A general environmental sanitation was canvassed by the experts. Some highlighted the stench and colour of the water as a major deterrent to its use for recreational purposes. This will require effective monitoring of the waterways. Safety and security were also raised as a current challenge to those willing to utilize the lagoon's facilities.

A more serious approach to the development of water transportation as a means of opening up the lagoon and creating better connectivity with the adjoining creeks was also mentioned. Some experts suggested it might be necessary to dredge the floor of the lagoon to enable navigability for slightly bigger vessels and the provision of more jetties. One actually pointed out that it used to be possible to travel from Lagos to the Niger Delta through the waterways. It is possible to revive this as it will go a long way to encourage domestic tourism.

Environmental, conservation and ecological issues were highlighted by most of the landscape experts as being critical to the sustainability of the lagoon. They expressed the view that efforts should be made to rehabilitate the vegetation of the areas destroyed by the urban sprawl and uncontrolled development.

4.5.1.19 Summary of Experts' Perceptions and Preferences

The perceptions and preferences of the landscape and tourism experts were definite on a number of issues. The interviewed experts were unanimous in stating that tourism is under-developed in the Lagos Lagoon. The reasons given were varied but were mostly centered around the lack of infrastructure and proper government involvement, the culture of

Nigerians not to relax, not having sufficient disposable income and a latent fear of water. A majority said the blights – wood processing and slum houses should be cleared or relocated. Only two people wanted slum tourism to be encouraged.

There was unanimous opinion that awareness of tourism was low, especially in the Lagos Lagoon. All the experts both landscape and tourism said the Lagos Lagoon should be used for tourism, on the condition that the problems are addressed. There seemed to be a disparity in the response of the experts as to the status of tourism in the lagoon, with that of the public as they were of the view that very little tourism was going on at the lagoon, contrary to the general public opinion.

4.5.2 Landscape Characteristics and Lagos Lagoon Tourism

The Lagos lagoon under study can be described as a mostly urban natural resource with some mangrove forests and swampy wetlands. Ensnared in the heart of Lagos state, its vast water and meandering shoreline reaches most of the districts of Lagos metropolis. Features include extensive urban land cover of three key types – Hard urban edge, scenic aspects with a good mix of urbanity and natural vegetation, and blighted slum aspects with degrading environmental features - as well as rural and quasi-natural features (mostly towards the northern aspects).

Due to its diverse nature, the lagoon can be used for various types of tourism in a manner to ensure appropriate and sustainable development.

4.5.3 Landscape Assessment of the Lagos Lagoon for Tourism

Based on the study of its landscape characteristics, the Lagos Lagoon can be assessed for tourism as follows;

The hard urban edge can be rehabilitated to introduce vegetation and the water's edge developed into esplanades with good views to the water. The emphasis will be on accessibility and visibility of the lagoon. The introduction of urban-style waterfront development suitable for the public enjoyment will cater for mostly passive activities, parks and infuse a cultural mien to the hard urban edge. The area will also be suitable for public displays of cultural tourism like boat regattas, piers and jetties and major hubs for water

transport and tourism-related rides linking the various lagoons, creeks, harbor and eventually the sea. The aspects that currently have fairly scenic views will require more research to identify areas for neighbourhood parks, bicycle /jogging trails and possibly themed parks. These aspects will be suitable for Scenic parks with improved vegetation which can be appreciated from the lagoonal waters via boat rides, water sports and such-like recreation.

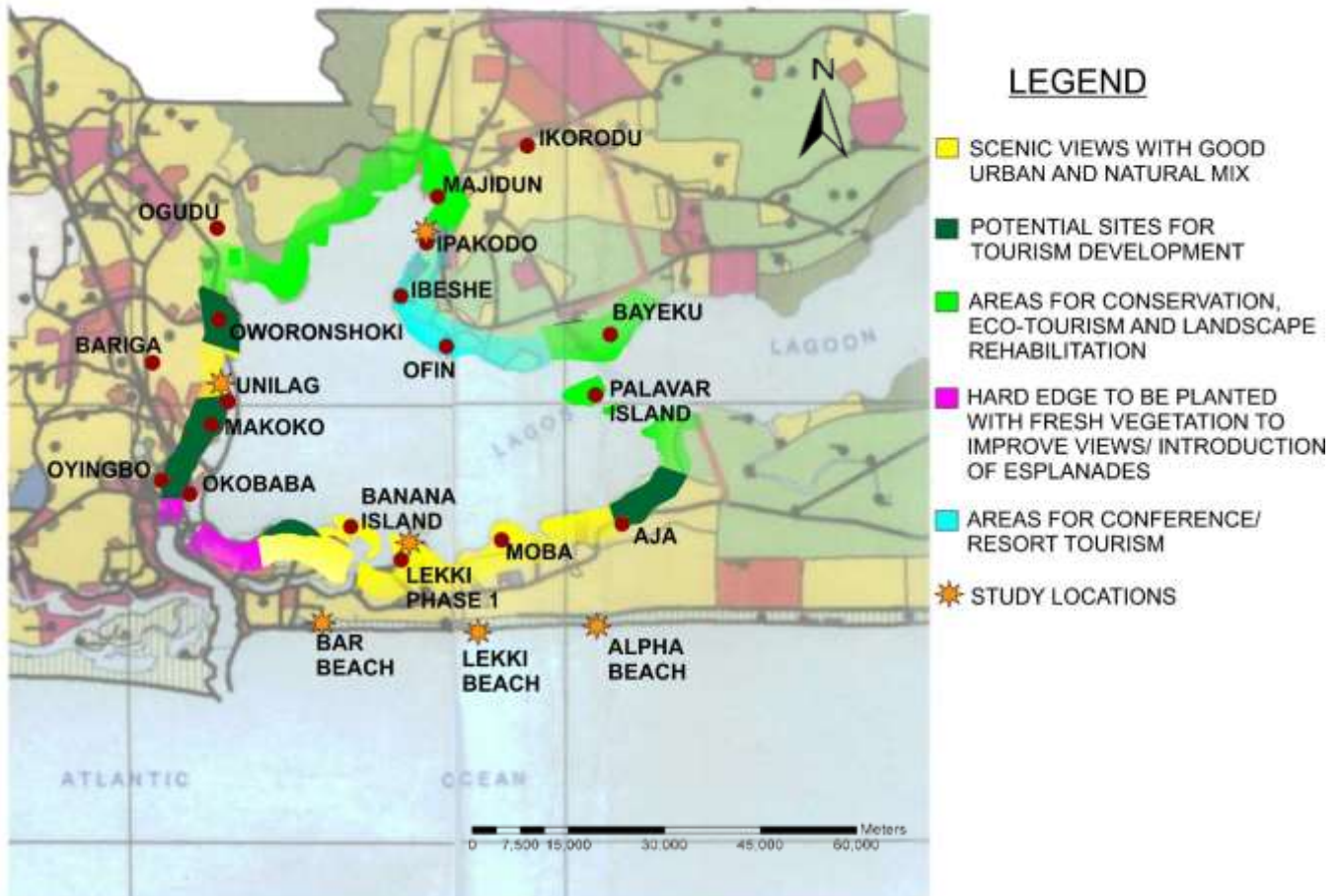


Figure 4.12: Landscape Assessment of the Lagos lagoon Waterfront for tourism (Source: Field work, 2011)

The blighted aspects will be suitable for clearance and rehabilitation to provide fresh venues for waterfront tourist developments that will attract both local and international traffic. Apart from being suitable for urban-style tourist development, the areas have potential for core facilities and similar attraction that can totally change the people’s perception of the lagoon as far as tourism is concerned. These areas already have provision for direct access and contact as well as visibility to the water and can be the pivot to major tourism development on the lagoon. The Landscape Assessment of the Lagos lagoon Waterfront for tourism is shown in Figure 4.12.

4.6 Predictive model that indicates the optimum relationship between tourism and place attachment, landscape units, and social patterns.

4.6.1 Model of the optimum relationship between tourism and place attachment, landscape units and social patterns.

Table 4.15: (Method): Correlation and Regression Analysis of Tourism, PA, LU and SP

Descriptive Statistics			
	Mean	Std. Deviation	N
Tourism Score	2.0883	.43400	411
Place Attachment Score	2.0476	.66787	411
Landscape Units Score	2.8044	.41499	411
Social Patterns Score	2.7466	.41295	411

Table 4.15 is the descriptive statistics showing the mean response score for each variable on Tourism score collected from 411 respondents. Mean score for tourism is 2.0883, for place attachment is 2.0476, for landscape units is 2.8044 while the mean score for social patterns is 2.7466.

Table 4.16: (Method): Pearson Correlation Analysis

Correlations Analysis					
	Tourism Score	Place Attachment Score	Landscape Units Score	Social Patterns Score	
Tourism Score	1.000	.277*	.317*	.121*	
Place Attachment Score		1.000	.401*	.079	
Landscape Units Score			1.000	.054	
Social Patterns Score				1.000	

* Correlation is significant at the 5% level (1-tailed). Multiple Correlation Coefficient (R) = 0.769 , (R²) = 0.591

Table 4.16 is the Pearson Correlation analysis which indicates that there is a significant direct correlation at 5% between tourism and place attachment, landscape units and social patterns. This implies that as each of these variables is being improved, tourism will also improve. Furthermore, the overall correlation indicated by the multiple correlation coefficient obtained is 0.0769 which shows that there is a direct correlation between tourism and the variables (place attachment, landscape units and social patterns).

The correlation coefficient of determination obtained as $(R^2) = 0.591$, is the amount of information being explained by place attachment, landscape units and social patterns, about tourism. This result implies that 59.1% information about tourism were accounted for by place attachment, landscape units and social patterns. It also means that the model is reliable.

Table 4.17: ANOVA

ANOVA					
	Sum of Squares	Df	Mean Square	F	Sig.
Regression	10.515	3	3.505	21.384	.000
Residual	66.712	407	.164		
Total	77.228	410			

From the ANOVA (Table 4.17), since the p value = 0.000 < 0.05, the model is sufficiently adequate. Hence the model is used to test the effect of each variable - place attachment, landscape units and social patterns – on tourism. This is carried out using regression analysis in the following table – Table 4.18.

Table 4.18: Regression Coefficient

Regression Coefficients					
Model	Unstandardized Coefficients		Standardized Coefficients		
	B	Std. Error	Beta	T	Sig.
(Constant)	.875	.186		4.710	.000
Place Attachment Score	.112	.033	.172	3.417	.001
Landscape Units Score	.254	.053	.243	4.830	.000
Social Patterns Score	.099	.049	.094	2.034	.043

Dependent Variable: Tourism Score

Model: Tourism = 0.875 + 0.112 Place Attachment + 0.254 Landscape Units + 0.099 Social Patterns

Above is the regression model relating tourism and place attachment, landscape units and social patterns. It shows that tourism depends on all three. Any increase in any of them will bring about an enhancement of tourism in the lagoon. Table 4.18 which was obtained using regression analysis, the result of the p values indicate that place attachment, landscape units and social patterns have significant effect on tourism. However, there is a need to identify which among them has the most effect on tourism. This was done using the standardized coefficient and its results are clearly depicted in Figure 4.58 below.

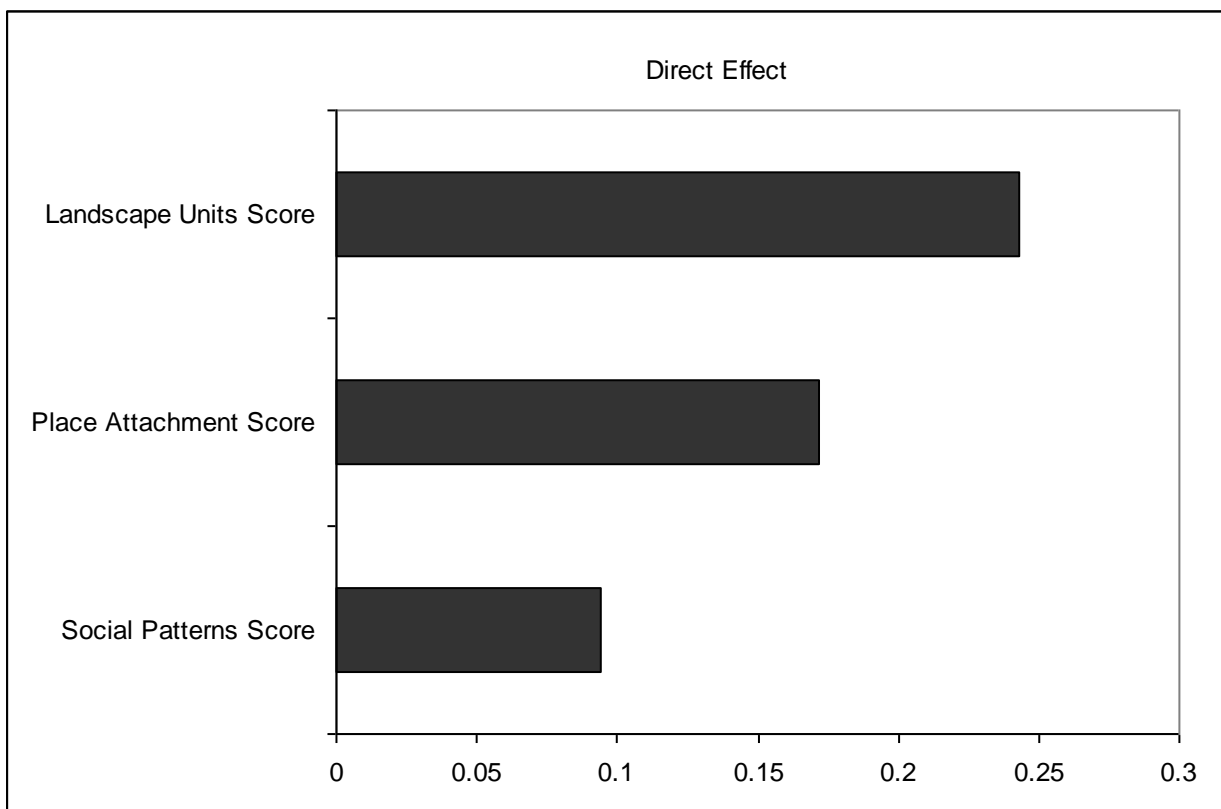


Figure 4.13: Direct Effect of Variables Using Standardized Coefficient

Table 4.15 to Table 4.18 show that Place attachment, landscape units and social patterns have a significant effect on Tourism, with landscape units having the highest direct effect, as also seen in Figure 4.13. This is followed by place attachment and finally by social patterns. The landscape units have the greatest significant impact on tourism while the social patterns have the least significant impact out of the three variables. This may be explained by the fact that if

people are sufficiently attracted to a tourist destination due to its unique landscape features and properly developed core facility, adverse social patterns are not likely to keep them away. Many countries with high crime rate and other social problems still rank among the highest places preferred by tourists (UNWTO, 2011). It also implies that since the landscape units have such a major influence on tourism, emphasis should be laid on its enhancement and development in order to improve tourism. Place attachment was also considered significant, meaning that those features and qualities of a tourism destination that can influence visitors' sense of attachment to it should be highlighted and advertised.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1 Summary of Findings

5.1.1 Identification of Current Land Use and Landscape Resources In The Lagos Lagoon

5.1.1.1 Current land Use

Activities include; transportation, sand mining/dredging, wood preservation, refuse disposal, slum housing, high income housing, markets, fishing, jetties, natural vegetation, rural housing, urban commerce, urban waste water drainage, recreation, institutional, etc. The bulk of the Lagoon waterfront is used for residential activities with some commercial and institutional activity. The residential activities are in four basic categories – slum houses (shanties on stilts in the water and at the shores of the water body), high to medium density housing, high-brow low density and luxury apartments and isolated rural housing.

Commercial activities on the lagoon itself consisted of fishing (fishermen in local canoes and fish traps in circular form inside the lagoon), minimal water transportation by local boats and canoes, sand mining/dredging, wood processing (saw milling, burning, timber seasoning in the water – causing both air and water pollution), markets and jetties on the shores. The Third Mainland Bridge which is a major transportation artery of Lagos is located on the lagoon. The Carter bridge is also in the lagoon as it empties into the harbor. This ensures much traffic daily on the lagoon. The results revealed that not much tourism was going on in the lagoon. Only three recreational facilities were found to be functional and these were grossly underutilized.

5.1.1.2 Landscape Resources

The landscape resources were identified as the lagoon itself – the vast water body, its meandering shoreline, several small islands in the water, the land cover and land form consisting of the natural vegetation, the rural aspects, the socio-cultural aspects that encompass the activities on the lagoon. The vegetation was found to be depleted as most of the shores are built-up except around some of the northern and eastern parts of the lagoon which were mostly rural and still had some form of natural vegetation. These were also the

areas that constitute the open spaces in the lagoon waterfront. Along the urban axis only around the University of Lagos waterfront and some parts of Ikoyi had lush vegetation.

Several rivers and creeks connect-up with the lagoon as the water travels south to meet the Atlantic Ocean through the Lagos harbour and eastwards towards Lekki and Epe. The wetlands around Abgoyi and Ogun Rivers inlet are a major landscape resource which are very useful in the modulation of the lagoonal ecosystem breeding different types of aquatic animals, birds and fish. There was much encroachment of the wetlands especially around the Ogudu/Ikorodu end of the lagoon. The inlets also bring in much water pollution into the lagoon as many of the city's drainage channels (containing effluent, sludge, domestic and industrial waste) feed into the lagoon through them. The water was found to be vast and serene but was much polluted; smelly, coloured with debris and various weeds and other vegetation which generally gave it an untidy dirty appearance.

The landscape type found in the Lagos Lagoon was principally Mangrove Swamp. The dominant vegetation of the area which is also common in Lagos State, was swamp forest, consisting of the fresh water and mangrove swamp forests typical of a wetland region. Within the lagoon body of water are clusters of seagrass and seaweed beds which form highly productive ecosystems, providing nursery grounds for marine fauna. Some areas had grassland. Based on the pattern of human settlements, land use and land cover, the landscape of the Lagos Lagoon was mapped into five distinct types - Scenic Urban Aspects (with good views and lush vegetation), Hard Urban edge (with little or no vegetation), Blighted Aspects (with shanties on stilts, wood processing, etc), Rural Aspects and Natural Landscapes.

5.1.2 Perceptions and Preferences of the Landscape Characteristics of the Lagos Lagoon waterfront

5.1.2.1 Usage and Patronage of the Lagos Lagoon and its facilities

The implication is that to a great extent people that visit such destinations are mostly young, and a lot of them are males. Respondents that fall under these age brackets are believed to have a lot of energy, dynamic and vibrant and are more likely to be engaged in active rather than passive recreation. The results showed that more literate people appear to appreciate water-based tourism more than those with less education. It was mostly middle income earners that visit water-based tourism destinations while most of people in the highest income

bracket lowest frequency. The highest number of respondents about two-thirds, were found to live in Lagos metropolis, the tourists – coming from outside Lagos from other towns in Lagos State, other states and other countries make up the balance. The implication is that foreign tourists are not visiting the water-based tourism destinations. The tourism going on in is local from other towns within Nigeria. Domestic tourism is what is obtainable at some level on the Lagoon.

5.1.2.2 Determinants of how a tourist selects a destination for tourism

From the results, the two main determinants of the selection of the Lagos Lagoon as a tourist destination is the provision of water sports and games, followed by if they have a feeling of satisfaction at the venue.

5.1.2.3 Respondents' Perception of the best activity the Lagos Lagoon should be used for

The respondents suggested that the lagoon would be good for Urban Agriculture, Waterfront residential development, fishing/sand dredging in that order. They were non-committal in the suggestion of use of the lagoon for water transportation based on the responses. They however did not agree that the use of the area for tourism was important. One can infer from this that they believe that a lot of work needs to be done to make the Lagos lagoon attractive for tourism. The choice of urban residential as the second most desired use of the lagoon is hardly especially because Nigerians in general and globally, people prefer waterfront residences as it often connotes wealth as such properties are usually quite expensive.

5.1.2.4 Respondents' Perception of the Status of Tourism at the Lagos Lagoon.

The response was surprising as the highest number of respondents that felt that tourism on the lagoon was good, followed by those who felt it was bad, followed by those who considered that tourism was very good and by those who felt it was excellent. The fewest number of respondents felt that tourism is very bad at the Lagos Lagoon. Their responses are in direct contradiction of the result of the entire survey which revealed that there is hardly much tourism going on there.

5.1.2.5 Ranking of Respondents' Perception of the Landscape characteristics of the Lagos Lagoon

Four sets of pictures were shown to the respondents to rank. The pictures were – Totally Urban, Landscape elements, Open Spaces and Social and Human Activities. Pictures of totally urban aspects of the lagoon were all considered beautiful with picture showing a high-rise luxury building, having the highest score. This picture was also the highest ranked among all the twenty pictures shown to the respondents. Among the pictures showing different landscape elements of the lagoon, they were considered beautiful except for one picture which showed a predominantly virgin mangrove vegetation – this was least liked in the group.

The group of pictures showing open spaces were had generally low scores and two of the pictures were actually not considered beautiful – showing fishing circles and mixed vegetation on the lagoon shores. The pictures of human and social activities around the lagoon had the lowest scores in the entire group of pictures four out of the five pictures were considered not beautiful while the very least liked picture (which also was the least liked picture among the entire twenty pictures), was the one of slum housing inside the water.

5.1.3 Factors Affecting the Development of the Lagos Lagoon for Tourism.

5.1.3.1 Factor(s) most significant in determining the impact of landscape characteristics of the Lagos lagoon waterfront on tourism

Six main factors were important in considering the effect of the landscape characteristics of the lagoon on tourism development. The landscape factor considered most significant by the respondents as influencing the tourism of the Lagos Lagoon, is the clearance of the slum housing and similar blights on the shores of the lagoon, this is followed by the need to enhance its physical properties (such as the water quality, vegetation, etc). This is understandable as most respondents believe that such places constitute a blight to the lagoon environment and reduce its value as a landscape resource. The issue of enhancing the physical properties of the lagoon needs to be addressed also as the water is coloured, smelly and polluted. This makes it unsuitable for most water tourism activities as visitors cannot swim in it, nor have direct access to it for hygienic reasons. This is a paradox as respondents have identified the water as the lagoon's key attraction therefore it is important to improve its quality and attributes to make it suitable for use by visitors.

The provision of artificial beaches and beachfront was least considered relevant. This may be because the lagoonal environment is unique and different from the other forms of water bodies that have beaches (like along the coast where several beaches are already popular).

5.1.3.2 Factors influencing the impact of landscape Characteristics of the Lagos Lagoon for tourism

From the 31 factors identified in the questionnaire as influencing tourism in the Lagos Lagoon, the respondents selected eleven from among them as having the most significant effect on tourism; visibility of the lagoon to the public, site's landscape, surrounding natural environment, beautiful landscapes/views/scenery, regulation of certain activities like dredging/ pollution/saw milling, development of parks/open spaces for recreation on the waterfront, provision of artificial beaches/beachfront, use of traditional building materials, nature of adjoining land uses, clearance/evacuation of slum housing on the lagoon and enhancement of physical properties (landform, vegetation, water quality).

Of all the highlighted choices, the seven topmost scores involve direct access to the lagoon either by way of beautiful scenery, visibility of the lagoon to the public, development of parks and open spaces for recreation and enhancement of the lagoon's physical properties like water quality; and the provision of artificial beaches/beachfront. All these point to the need to open up the lagoon to direct access both visually and physically. To make this possible, the water quality and jetties, piers, need to be improved and amply provided.

5.1.3.3 Frequency of Factors that determines how a tourist selects a destination for tourism

Seven key factors were identified as determinants for the selection of the Lagos lagoon as a tourism destination as its water, the provision of water sports/games, evoking feelings of satisfaction and happiness, provision of better infrastructure, its vegetation and the provision of tour guides. Since the water is readily available and yet people are not attracted to the lagoon, it stands to reason that there is a problem with the water.

Better infrastructure was identified as a key factor. This is particularly important because without the relevant infrastructure, tourists will not be able to access the facilities provided at

the destination. Constant electricity is a major problem at all the venues – none had steady power which is a major infrastructure that will affect the tourists' comfort. The least important factor is the existence of on-site lodging facilities. This is understandable as the city of Lagos is replete with different categories of lodgings most of which are within reach. Of the facilities existing at the surveyed venues, only one has provision for water sports.

Facilities at the venue attract tourists to destinations; results show there are certain facilities that are completely absent at the all study locations, like lodging/accommodation, surfing, conference facilities and sightseeing tour guides. While accommodation / lodging and conference facilities were not available on-site, they were found to be in close proximity in some cases. Constant electricity was a major challenge to all the sites. None of the lagoonal venues had a beachfront.

5.1.4 Landscape Assessment of the Lagos Lagoon for Tourism

Based on the study of its landscape characteristics, the Lagos Lagoon can be assessed for tourism as follows; the hard urban edge can be rehabilitated to introduce vegetation and the water's edge developed into esplanades with good views, accessibility and visibility of the lagoon, suitable for urban-style waterfront tourism development with mostly passive activities, parks and opportunities for cultural displays. The aspects that currently have fairly scenic views will require more research to identify areas for neighbourhood parks, bicycle /jogging trails and possibly themed parks. The blighted aspects will be suitable for clearance and rehabilitation to provide fresh venues for waterfront tourist developments that will attract both local and international traffic. The rural areas will be suitable for resort and conference tourism. Amelioration of the landscape of the Natural Aspects will ensure conservation and if tourism must occur in such areas, the emphasis will be on ecotourism and other forms of sustainable tourism.

5.1.5 Model of the optimum relationship between Tourism and Place Attachment, Landscape Units, and Social Patterns.

The results indicated that there is a significant direct correlation between tourism and place attachment, landscape units and social patterns. This implies that as each of these variables is being improved, tourism will also improve.

Tourism = 0.875 + 0.112 Place Attachment + 0.254 Landscape Units + 0.099 Social Patterns

It shows that tourism depends on all three: Place attachment, landscape units and social patterns have a significant effect on Tourism, with landscape units having the highest direct effect, followed by place attachment and finally by social patterns. The landscape units have the greatest significant impact on tourism while the social patterns have the least significant impact out of the three variables.

Table 4.17: Summary of Findings

OBJECTIVES	FINDINGS
❑ OBJECTIVE 1	1) The Lagos Lagoon waterfront was highly under-utilized with regards to tourism and recreation. A bulk of the waterfront is not easily accessible to the public as it is mostly used for residential purposes and commercial/institutional use.
❑ OBJECTIVE 2	1) Tourist preferences indicated provision of core facilities were key attractions and most of the venues were lacking in such facilities. 7 key determinants of tourists deciding to select the lagoon for tourism: State of the water itself, Provision of such facilities as water sports, games, etc, Feelings of satisfaction, Feelings of Happiness, Better infrastructure, Attractive Vegetation and Provision of Tour Guides 2) The study identified the Majority of users of the lagoonal recreation/tourist destinations include: Mostly Educated, Middle income young males, of average age 28 years, 2/3rds of them are Lagos residents while most of the balance are domestic tourists from outside Lagos state -Only 2% were foreign tourists. 3) Ranking of pictures taken from various aspects of the lagoon indicated the respondents preference for the highly developed areas more than the natural aspects of the lagoon. It also revealed the low opinion of the respondents on the slum housing and other blights on the lagoon. Results also showed a conflict in expert and general public opinion - Most of the respondents were of the opinion that tourism in the Lagos lagoon was good which was not in tandem with tourism and landscape experts perception.
❑ OBJECTIVE 3	1) The study found 6 key determinants of impact of landscape characteristics on the development of the lagoon for tourism: Slum Clearance, Enhancement of physical qualities – water quality, vegetation, etc, Beautiful Scenery / landscape views, Site’s landscaping, Development of parks, open spaces, etc and Surrounding Natural environment. 2) Ranking of factors affecting the development of the Lagos lagoon for tourism showed the most important was Beautiful landscape.
❑ OBJECTIVE 4	1) The landscape assessment of the lagoon revealed the optimum use of various aspects of the lagoon for different types of tourism. 2) The landscape mapping template developed by the study revealed the five distinct landscape typologies which were matched to corresponding tourism development types.
❑ OBJECTIVE 5	1) A direct positive relationship indicated by a correlation coefficient of 0.59, was established between Tourism and landscape units, place attachment and social patterns, with landscape units having the highest impact. 2) This implies that among tourists and users of waterfront recreational facilities, place attachment, landscape units and social patterns all together can explain 59.1% of the variation in Tourism. 3) 1 unit increase in effectiveness any of them can be expected to translate to a 0.59 unit increase in tourism effectiveness. Attention to improving any one of them will result in a corresponding increase in tourism. 4) The score for landscape units was higher than the others, reflecting the greatest significant impact.

5.2 Implications of Findings of the Study

The findings of the study have implications for both government and private investors and the general public. These implications are outlined below;

5.2.1 Land Use and Landscape Resources

Many of the respondents were not fully aware of the several landscape resources of the Lagos lagoon. This implies that it is necessary that an enlightenment campaign be carried out for the public to better appreciate the natural assets of the lagoon. Beyond the water, people were unaware of the other uses and beneficial resources available at the lagoon. The possibilities of linkages to the other lagoons by way of water transportation needs to be fully explored.

The usefulness of its wetland and flood plains and the attendant benefits of a virile ecosystem need to be taken into account by both the government and the general public. There needs to be a paradigm shift in policy making which allows the sand-filling of the wetlands for residential and similar purposes without considering the attendant consequences of flooding and pollution. The issue of protection of the remaining natural environment for conservation and other uses which ensures continuity and sustainability needs to be addressed.

5.2.2 Perceptions and Preferences for Tourism Attraction

From all the results the respondents did not consider the lagoon suitable as a tourism destination due to its several shortcomings. If these are addressed, the situation would be different. To do so will involve both government agencies and private investors. The key implication, is that the government's planning process will need to be re-thought. Specific issues will need to be addressed in order to attract tourists to the Lagos Lagoon. Having identified the socio-demographic statistics of the people that are likely to use the destinations, planners and investors alike can benefit from this information to provide facilities that will cater for this group of young, educated middle income users. Such facilities like sports, games, surfing, and other high energy activities.

A recurring issue in the attraction of tourists to the lagoon was the state of the water body itself. Urgent steps need to be taken to clean up the lagoon and maintain it as a tidy unpolluted resource – issues concerning dumping of refuse and channeling of both industrial

and domestic waste should be stopped. Regular and thorough checks and monitoring of the lagoon is necessary to achieve this.

One of the key deterrents was identified as a lack of basic infrastructure. This includes access to the lagoon, both visual and physical. This is by means of constructing roads, publicly accessed waterfront developments that would enable the public have direct physical contact with the lagoon at various points on its shores. The provision of parks, open spaces, trails, bicycles and foot paths, esplanades, water-themed parks, etc along the waterfront will ameliorate the non-visibility status. A major infrastructure that is also missing is electricity. Another issue was the vegetation which has been depleted by the unplanned, uncontrolled urban sprawl. Naturally occurring species can be selectively introduced along the waterfront.

On the side of private investors, it is necessary for government to provide more incentives to encourage more private investors to get involved in tourism. These can be in form of tax breaks, reduced land costs, equity, etc. The issue of tour guides was also identified in the study. More investors need to be encouraged to get involved in that arm of tourism industry. Of the existing destinations most did not have a lot of the facilities suggested by respondents. This was further confirmed by the respondents who felt there was nothing special about the lagoon and will be unwilling to pay to use the lagoon facilities the way they currently are. This implies that the investors need to upgrade their facilities to provide for an influx of discerning tourists.

A good number of the respondents felt that tourism was good at the lagoon whereas the reverse was found to be the case from the field survey. This suggests that the public need more enlightenment about tourism. Both the government and the private investors alike need to increase awareness of tourism in Lagos through public enlightenment campaigns, advertisements, etc. More respondents said the lagoon should not be used for tourism. This also confirms that the benefits of tourism have not been properly identified and much work needs to be done to get the public to the point of fully appreciating its gains. The enlightenment is also necessary as most of the experts interviewed were of the opinion that Nigerians hardly recreate outside partying socializing and visiting family and friends. The benefits of recreation such as tourism can afford the participants a healthier lifestyle.

Results of the ranking of the pictures of the lagoon indicated that the slums were considered distasteful by most of the respondents. Slum clearance was also rated high when the impact of the landscape on tourism was measured. The implication is that the government should find the political will to clear the slums and relocate the wood processing aspects of the lagoon as soon as possible if tourism development is to take place at the lagoon.

5.2.3 Factors Influencing Impact of landscape characteristics on Tourism Development of the Lagos Lagoon

Several factors were highlighted as being significant for tourism development in the lagoon. Most of them were interwoven with the very issues that prevent people from using the lagoon as a tourism resource as discussed above. In particular are the creation of more visibility and direct access to the public and the development of parks and artificial beaches along the lagoon.

The implication is that planning authorities need to stop allocating waterfront properties for residential uses. The remaining lands along the Lagos Lagoon waterfront which are yet to be developed ought to be allocated for public good – for such uses as recreation, tourism and conservation. The issue of the general landscape of the lagoon – concerning the cleanliness and appearance of the water body, arresting the mounting pollution and enhancement of depleted vegetation are also to be addressed. The policies that enable encroachment of the wetlands and the indiscriminant sand-filling of the shores for residential purposes need to be reviewed.

5.2.4 Landscape Assessment of the Lagos Lagoon for Tourism

Findings showed various aspects suitable for different types of tourism and conservation. The current blighted areas along with the Hard Urban Edge will best be suited for urban water tourism and recreation once the landscape remediation is done. The Scenic aspects and the rural aspects will be best suited for more quiet forms of tourism and passive recreation to varying degrees. The Natural Landscape aspects will be best used for conservation; if tourism is to take place at all, it needs to be eco-tourism and other forms of sustainable tourism.

5.2.5 Tourism and Landscape Units, Place Attachment and Social Patterns

From all the results, the landscape of the lagoon has the most significant effect on its development for tourism, even more than the social factors and place attachment. Prior to now these issues have not been considered important in the planning process. The implication is that there needs to be a realignment of priority in land use planning for more effective results.

5.3 Contribution to Knowledge

This work is considered relevant for research and in the field of landscape architecture, tourism, architecture and sustainability of the built environment generally for the following reasons;

- 1) The study developed a predictive model for tourism in the Lagos Lagoon waterfront, in relation to its landscape units, place attachments and social patterns which will help in determining where emphasis should be laid for tourism to blossom.
- 2) This is the first study to empirically test the landscape perception of the characteristics of the Lagos lagoon in relation to tourism research; this is important because other researchers can build on the information to advance tourism development.
- 3) The study developed a mapping template for the landscape resources of the Lagos lagoon and established the importance of the landscape characteristics as the most significant factor on its tourism development, and therefore deserving of more attention in policy making.
- 4) The study established the factors that significantly affect tourism in the Lagos Lagoon waterfront and produced a landscape assessment of the area, consequently creating a basis for prospective investors to rate the studied parts of the Lagos Lagoon against preferred investment motive, planning and strategy.

CHAPTER SIX

CONCLUSION AND RECOMMENDATIONS

6.1 Conclusion

From the results of this study, the following conclusions have been made;

The Lagos Lagoon waterfront is replete with diverse landscape resources which have not been fully exploited. The possibilities for harnessing and converting them into veritable sources of income for Lagos State and the nation as a whole exist. These can be viewed in two categories – rehabilitating existing moribund destinations, and opening up fresh ones to take advantage of the natural resources within the lagoon waterfront.

The landscape characteristics of the Lagos Lagoon has not much been taken into account in both policy making and in the development of the Lagoon. The study has established that it has significant impact on the tourism development potentials of the area. It may be necessary to have a definite plan that revamps the lagoon's destroyed landscape and ecology and extra efforts made at conservation of the areas with minimal disturbance. It will also be important to approach any further development of the Lagoon in a manner that is more sustainable to preserve it for posterity while still making it available for use for tourism, recreation and water transport.

Several factors have been identified by the study as being relevant to the lagoon's tourism development. These include; State of the water itself, Provision of such facilities as water sports, games, etc, Feelings of satisfaction, Feelings of Happiness, Better infrastructure, Attractive Vegetation and Provision of Tour Guides.

On the state of the water itself, the study revealed a paradox; while the water was identified by both the general public (users and tourists alike), and the experts (landscape and tourism experts) as being both its best asset and also a major deterrent to tourism development due to its state of pollution. They identified its smell, colour and quality as not good enough for direct use for recreation or tourism.

It was concluded from the studies that the facilities provided at the existing venues were not adequate and need to be upgraded and expanded. A majority of the users of the destinations

comprised of young unmarried men and so it is understandable that there is a demand for sports facilities and other active recreation to make the venues lively and more attractive. This class of society also require facilities that will encourage adventure and exploration. The experts also had the view that the facilities were grossly inadequate and needed to be improved to higher standards than currently exist.

Regarding the issue of “Feelings of satisfaction and Feelings of Happiness”, the experts explained that this had to do with the quality of facilities and the standard of service provided at the destinations. As better facilities are provided to international standards, the more satisfied and pleased the users will feel. This affects willingness to revisit a tourist venue as well as establishing place attachment to a particular tourist destination. This issue also ties with the responses by most of the experts who said they will not be willing to recommend the Lagos Lagoon to tourists and a good number of the interviewed experts also expressed the view that they would be unwilling to pay to use the Lagos Lagoon facilities as they currently exist.

The call for provision of better infrastructure resonated throughout the study; both from users and experts. The required infrastructure refers to electricity, roads, water transport, direct access to the water (piers, jetties, e.t.c.), parks, esplanades, e.t.c. This can be provided by the government or by private investors who are enabled through incentives and such like to develop some of the infrastructure.

Throughout the study the issue of Attractive Vegetation, land cover and the attendant views along the lagoon’s shores was highlighted. This was more so, by the experts who said that indiscriminate development resulting from the uncontrolled urban sprawl had decimated much of the native mangrove vegetation of the lagoon. This affected the perception of views and vistas of the Lagos Lagoon waterfront. The need to preserve the parts that are near pristine, to rehabilitate the disturbed areas and finally accentuate the rest by controlling further development at the waterfront was buttressed by both the users and the experts. Some of the experts said the views of the urban built environment was part of the lagoon’s worst features. This was also highlighted when the users selected picture of the slums at the lagoon’s shores as the least liked aspect of the lagoon.

The request for the Provision of Tour Guides underscored the desire to see a better funding, organization and development of the Tourism industry. At the moment, from the responses of both users and experts, the tourism industry is not as developed as it should be. There are many aspects of the industry that are not being developed. The respondents were also of the view that there was insufficient advertisement and enlightenment about tourism and its benefits.

In the areas of perception and preferences, most respondents – from the field survey and the interviewed experts did not consider the Lagos Lagoon sufficiently attractive in its current state. In the ranking of the perception of the landscape elements, The users' ironic best preference was the picture of some highrise buildings (with hardly any vegetation) at the edge of the lagoon's waterfront at Banana Island whereas the experts chose the picture of lush vegetation at University of Lagos waterfront (with hardly any buildings) as their best picture.

This was one of many differences between the two groups surveyed. Another difference was on the status of tourism in the Lagos Lagoon Waterfront. Whereas the users' perception was good, the experts felt tourism was low in the lagoon. The users preferred clearance of the slums/blights on the lagoon's shores, while the experts preferred a relocation or urban renewal of the area, but both were agreed that the slums were a deterrent to the development of tourism in the Lagos Lagoon waterfront.

In conclusion, the study revealed the significance of the landscape characteristics of the Lagos Lagoon Waterfront to its tourism development and consequently, the need for policy re-direction on the future development of the lagoon in order to take full cognizance and benefits of the inherent potentials of increased tourism in the area.

6.2 Recommendations

6.2.1 Landscape Planning of the Lagos Lagoon

Greater attention should be paid to landscape planning development of the Lagos Lagoon waterfront. Especially with regards to policy making and land use allocation in order to take due advantage of the landscape and natural resources in the area. From all the results, the landscape of the lagoon has the most significant effect on its development for tourism, even

more than the social factors and place attachment. The implication is that there needs to be a realignment of priority in land use planning for more effective results.

6.2.2 Sand Dredging of the lagoon

The study recommends better control and management of the sand dredging/mining and sand filling activities in the lagoon to curtail the adverse environmental impact of such activities. Instead, a concerted plan should be developed to systematically dredge the bottom of the lagoon bed to make it more navigable for bigger vessels. A paradigm shift is necessary in policy making which allows the sand-filling of the wetlands for residential and similar purposes without considering the attendant consequences of flooding and pollution. The issue of protection of the remaining natural environment for conservation and uses for public good, which ensures continuity and sustainability also needs to be broached.

6.2.3 Water Transport

Both government and investors are advised to exploit the use of the lagoon and its adjoining waterways (creeks, rivers and connections to other lagoons, the harbor and Atlantic Ocean), for water transportation. This will require major infrastructural development on the part of government, in the provision of jetties and more access to the waterbody. For private investors, it will mean more acquisition of boats and canoes for transport. In this regard, both security and safety on the waterways will have to be undertaken by government.

6.2.4 Water Quality

A recurring problem in the attraction of tourists to the lagoon was the state of the water body itself. Urgent steps need to be taken to clean up the lagoon and maintain it as a tidy unpolluted resource – issues concerning dumping of refuse, indiscriminate dredging, sand filling of lagoonal shores for residential uses and channeling of both industrial and domestic waste should be addressed. It is recommended that the government find the political will to clean up the waters of the lagoon and control the on-going pollution of the lagoon. If the lagoon's water is cleaned up, it will encourage the regeneration of its ecology and therefore improve both flora and fauna in the lagoon. The return of wildlife and aquatic life in the lagoon will further boost tourism, recreation and fishing while also helping keep the lagoon healthy as the natural ecological processes take their course.

6.2.5 Blights on the Lagos Lagoon

The study identified the areas of the lagoon that are currently constituting a blight on the waterfront; these include the houses on the stilts and some informal housing, wood processing (preservation and burning), dump sites and mechanic villages. It is recommended that the wood processing, dump sites and mechanic village be immediately relocated to a more appropriate location. An urban renewal process can be undertaken to convert the informal houses into well-functioning mass housing. Some part of the development can be well constructed stilt housing to echo the previously existing housing. It is important that the renewal should take care of the people displaced by the regeneration and not converted into high-brow housing for the rich.

6.2.6 Tourism Enlightenment/Advertising Campaign

Many of the respondents were not fully aware of the several landscape resources of the Lagos lagoon. This implies that it is necessary that an enlightenment campaign needs to be carried out for the public to better appreciate the natural assets of the lagoon. Most of the respondents who felt there was nothing special about the lagoon and will be unwilling to pay to use the lagoon facilities the way they currently are, suggesting a need for an upgrade on existing facilities. A good number of the respondents felt that tourism was good at the lagoon whereas the reverse was found to be the case from the field survey also, most of the respondents said the lagoon should not be used for tourism. This confirms that the benefits of tourism have not been properly identified and much work needs to be done to enlighten the public to the point of fully appreciating its gains.

6.2.7 Provision of Infrastructure and Facilities

From all the results the respondents did not consider the lagoon suitable as a tourism destination due to its several shortcomings. Having identified the socio-demographic statistics of the people that are likely to use the destinations, planners and investors alike can benefit from this information to provide facilities that will cater for this group of young, educated middle income users. One of the key deterrents was identified as a lack of basic infrastructure. This includes access to the lagoon, both visual and physical. On the side of private investors, it is necessary for government to provide more incentives to encourage more private investors to get involved in tourism; these can be in form of tax breaks, reduced land costs, equity, etc.

6.3 Areas for Further Research

The study has identified the significance of the landscape characteristics of the lagoon in relation to tourism. Having also discovered that it has a higher patronage by residents of Lagos and other domestic tourists than international tourists, it may be necessary to further research the requirements of international tourists to discover why they do not find the area attractive

It would also be important to assess, in more details, the specific needs and facilities required by local users to make the lagoonal destination as popular as the coastal locations. The study also identified the clearance or relocation of the slums and blighted aspects of the lagoon as being critical to its development for tourism, but did not research alternatives such as rehabilitation of the shanties to determine the possibility of slum tourism or reconstruction of the houses to make them functional while allowing the residents to continue to live on water. Research may be necessary to address this in more detail.

The research concentrated on the Lagos Lagoon alone. It may be necessary to explore the relationships and linkages available as it relates to the other eight lagoons that make up the Lagos lagoon system. Possibilities exist in determining the landscape characteristics of all the lagoons which are mostly linked and how they can collectively be used effectively for tourism and recreational use.

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APPENDIX 1

DEPARTMENT OF ARCHITECTURE, UNIVERSITY OF LAGOS, NIGERIA

QUESTIONNAIRE ON THE ASSESSMENT OF THE LAGOS LAGOON'S LANDSCAPE FOR TOURISM

Dear Sir/Madam,

I am undertaking an **academic study** aimed at examining the landscape characteristics of the Lagos lagoon for tourism. It is hoped that the result of this research will help in the identification of problems and the evaluation of its landscape features and any other factor(s) that will aid the utilisation of the natural resources of Lagos lagoon. It were appreciated, if you can kindly fill the attached questionnaire.

All information collected were treated with utmost confidentiality.

Thank you.

Yours sincerely,

N. Uduma-Olugu

QUESTIONNAIRE FOR TOURISTS AND USERS OF WATER TOURISM DESTINATIONS

PART ONE: GENERAL INFORMATION

- Age: : a) Below 16 { } b) 16---30 { } c) 31---45 { } d) 46---60 { } e) 61---75 { } f) Above 75 { }
- Nationality: a) Nigerian { } b) European { } c) North American { } d) Asian { } e) Middle Eastern { } f) Latin American { } g) Other African Country { }.....
- Gender: Male { } or Female { }
- Marital Status: a) Married { } b) Divorced/Separated { } c) Widowed { } d) Unmarried { }
- Which of the following best describes your present employment situation? a) Retired{ } b) Office worker{ } c) Student{ } d) site worker { } e) business{ } f) Educator { } g) unemployed { }
- Average Annual Income: a) less than N500,000 per annum { } b) N500,000 - N10,000,000 per annum { }
c) more than N10,000,000 per annum { }
- Educational Qualification: a) None { } b) Primary school { } c) Secondary school { } d) Technical school /Polytechnic { } e) Graduate (e.g. B.Sc., B.A) { } f) Post Graduate (e.g. . M.Sc / Ph.D) { }
- Place of Residence: a) Lagos Metropolis { } b) other town in Lagos State{ }c) Other State in Nigeria { }
d) Outside Nigeria { }.....
- How often do you go to the Lagos lagoon or its waterfront? a) Rarely { } b) Seasonally { }
c) Occasionally { } d) Often { } e) Regularly { }
- Would you be willing to pay a token to use the lagoon? a) Yes { } b) No { }
- When you visit, are there usually; a) 1---30 people { } b) 31---60 people { } c) 61---90 people { } d) 91---120 people { } e) More than 120 people { }
- When are you most likely to visit? a) During weekends { } b) During festivities { } c) During public holidays { } d) During weekdays { } e) Anytime { }
- Have you been to a similar tourist attraction outside Nigeria? Yes { } or No { }
- If yes, where? a) Latin America { } b) Europe { } c) North America { } d) Asia { } e) Africa { }
- How does the Lagos lagoon compare with the one visited? a) Similar { } b) Better { } c) Worse { }
- What key facilities are missing in the Lagos lagoon that you would like provided/improved? a) Tour guides { } b) Water Sports/ Games { } c) Sailing/boating { } d) Recreational Activities { } e) Better Infrastructure { } f) Cleaner environment { } g) Lodging Facilities { }
- How would you rate the Lagos lagoon landscape? a) Breath-taking { } b) Beautiful { } c) Average { }
d) Not interesting { }
- How do you feel when you are on the lagoon? a) Happy { } b) Afraid { } c) Satisfied { } d) Indifferent { }
e) Others { }

19. What would you consider the best attraction to the Lagos lagoon? a) Its water { } b) its vegetation { }
 c) The urban built environment { } d) The rural aspect { } e) Activities on the lagoon (eg fishing, local canoes, sand dredging) { } e) Its ambience (eg peacefulness, quietude) { } f) Others { }.....
20. What would you consider the worst feature of the Lagos lagoon? a) Its water { } b) its vegetation { }
 c) The surrounding built environment { } d) General views { } e) Its lack of ambience (ordinariness) { }
21. Would you recommend the Lagos lagoon to a visiting tourist? Yes { } or No { }
22. If no, why not? a) There is nothing special about it { } b) The waters are polluted { } c) The sights are uninteresting { } d) There is insufficient infrastructure { }
23. What, in your view, are the landscape resources of the Lagos lagoon? a) The Water body { } b) The Natural Vegetation { } c) The open spaces along the lagoon waterfront { } d) The urban-vegetation mix { } e) The rural aspects { } f) The landform of its shores { } g) The socio-cultural aspects (markets, fishing, etc){ }
24. Kindly rank each set of pictures in the order you find appealing, using 1=for extremely beautiful, 2=for fairly beautiful, 3= for beautiful, 4= for average, 5= least beautiful.



A { }

B { }

C { }

D { }

E { }



F { }

G { }

H { }

I { }

J { }





K { }

O { }

L { }

M { }

N { }



P { }

T { }



Q { }



R { }



S { }

25. What elements do you find most interesting in the lagoon? a) the vegetation { } b) the rural aspects { } c) The urban parts { } d) the people's culture as seen on the lagoon { } e) the water body) { }
26. Why do you think these elements are beautiful? ? a) Presence of plants { } b) The architecture { } c) They look more natural { } d) They look well developed { }
27. How do you feel when you are on the lagoon? a) Very Pleased { } b) Pleased { } c) Indifferent { } d) Displeased { } e) Very Displeased { }
28. Use of the lagoon: a) Commercial { } b) Transportation/canoeing { } c) Fishing { } d) Wood preservation { } e) slum housing { } f) Tourism { } g) Recreation { } h) Urban Residential { } i) Institutional { } j) Rural Residential { } k) Sand dredging { } l) Mechanic { }
29. Kindly rank, in order of importance (1-extremely important, to 5 – not important) the best activity the Lagos lagoon should be used for? a) Waterfront residential development { } b) Urban agriculture { } c) Tourism { } d) Water Transportation { } e) Fishing/Sand dredging { }
30. How do you perceive tourism in the Lagos lagoon? a) Excellent { } b) Very good { } c) good { } d) Bad { } e) Very Bad { }
31. How do you perceive water tourism in the Lagos generally? a) Excellent { } b) Very good { } c) good { } d) Bad { } e) Very Bad { }
32. Which other water tourism destinations have you visited in Lagos? a) Bar Beach { } b) Eleko Beach { } c) Lekki Beach { } d) Alpha Beach { } e) Oniru Beach { } f) Elegushi Beach { } g) Ikorodu waterfront { } h) Lekki Phase1 recreation waterfront { }

PART TWO: FACTORS THAT CAN INFLUENCE TOURISM AT THE LAGOS LAGOON

What premium would you place on these factors influencing the development of tourism in the Lagos lagoon? Kindly score in the (columns) provided, the order of impact of these factors on water tourism, using 1=for no impact, 2=for little critical impact, 3= for fairly critical impact, 4= critical impact, 5= for extremely critical impact.

	Little impact	extremely critical impact					
	Factors and Infrastructural variables		1	2	3	4	5
1.	Provision of Lodging /Accommodation along the waterfront						
2.	Provision of relevant infrastructure (access, electricity, jetties)						
3.	Outdoor Eating places						
4.	Provision of water sports						
5.	Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)						
6.	Congestion of the venue						
7.	Presence of Park Furniture (Refuse bins, benches, Bollards, etc)						
8.	Safety measures like life guards, barricades						
9.	Provision for Security						
10.	Site’s landscaping (Presence of trees, shrubs and flowers)						
11.	Surrounding Natural Environment						
12.	Culture of adjourning communities						
13.	Beautiful landscapes/views/scenery						
14.	Availability of Arts & Crafts, Souvenir shops at venues						
15.	Effective Advertisement						
16.	Provision of Sightseeing Tours/Guides						
17.	Regulation of certain activities like dredging, pollution, saw milling						
18.	Development of parks /open spaces for recreation on the waterfront						
19.	Improvement of Prevailing Government Policies on tourism development						
20.	Previous experience of the lagoon – positive or negative						
21.	Prevailing political climate in the country						
22.	Provision of Artificial beaches/Beachfront						
23.	Water Transportation (Boating/Sailing/canoeing)						
24.	Musical Shows, Cultural displays and other Entertainment						
25.	Existence of on-site conveniences (toilets, changing rooms, shower facility)						
26.	Maintenance of existing facilities						
27.	Use of Traditional Building Materials						
28.	Nature of Adjourning Land uses						
29.	Clearance/Evacuation of slum housing on the lagoon						
30.	Enhancement of Physical Properties (landform, Vegetation, Water Quality)						
31.	Development of Conference Facilities and resorts along the lagoon shores						

What other issues do you consider important for the development of tourism at the Lagos lagoon?

Thank you for spending time to respond to the questions.

APPENDIX 2

DEPARTMENT OF ARCHITECTURE,
UNIVERSITY OF LAGOS, NIGERIA
QUESTIONNAIRE ON THE ASSESSMENT OF THE LAGOS LAGOON'S LANDSCAPE
FOR TOURISM

Dear Sir/Madam,

I am undertaking an **academic study** aimed at examining the landscape characteristics of the Lagos lagoon for tourism. It is hoped that the result of this research will help in the identification of problems and the evaluation of its landscape features and any other factor(s) that will aid the utilisation of the natural resources of Lagos lagoon. It were appreciated, if you can kindly fill the attached questionnaire.

All information collected were treated with utmost confidentiality.

Thank you.

Yours sincerely,

N. Uduma-Olugu

MANAGERS/STAFF OF RECREATIONAL FACILITIES ON THE LAGOS LAGOON
WATERFRONT

Please answer as honestly as possible, Thank you.

1. Age: : a) Below 16{ } b) 16---30 { } c) 31---45 { } d) 46---60 { } e) 61---75 { } f) Above 75 { }
2. Nationality: a) Nigerian { } b) European { } c) North American { } d) Asian { } e) Middle Eastern { } f) Latin American { } g) Other African Country { }.....
3. Gender: Male { } or Female { }
4. Marital Status: a) Married { } b) Divorced/Separated { } c) Widowed { } d) Unmarried { }
5. Employment: a) Self Employed { } b) Employed { } c) Unemployed { }
6. Ownership: a) Federal Government { } b) State Government { } c) NGO { } d) Private Developer { }
7. Staff Strength : a) 1---20 { } b) 21---40 { } c) 41---60 { } d) 61---80 { } e) 81---100 { } f) Above 100 { }
8. Percentage of Foreigners that are staff : a) 0%---20% { } b) 21%---40% { } c) 41%---60% { } d) 61%---80% { } e) 81%---100% { }
9. Would you consider Government policies towards Tourism in Lagos State:
a) Not Favourable { } b) Fair { } c) Favourable { } d) Don't know { } Please elaborate
.....
..
10. What is the main attraction of this facility? a) The landscape features) { } b) Staff and Administration { } c) Surrounding views { } d) The Ambience { } e) The Water body { } f) Good Location { }
11. Is the location of the facility along the lagoon a positive feature?: Yes { } or No { }
12. What is the average number of visitors to this facility monthly? a) 1---20 people { } b) 21---40 people { } c) 41---60 people { } d) 61---80 people { } e) 81---100 people { } f) Above 100 people { }
13. What percentage of these visitors are foreigners? a) 0%---20% { } b) 21%---40% { } c) 41%---60% { } d) 61%---80% { } e) 81%---100% { }
14. What percentage of these visitors are local tourists from outside Lagos? a) 0%---20% { } b) 21%---40% { } c) 41%---60% { } d) 61%---80% { } e) 81%---100% { }
15. Where do your clients spend more time? a) By the Lagoon { } b) Within the facility { } c) Not applicable { }
16. Do you receive complaints about the state of the lagoon? a) Yes { } b) No { } c) Not applicable { }
17. If Yes, what is the recurring complaint?

18. How best can patronage of this facility be improved? a) Effective Advertisement { } b) Service Delivery { } c) Word of mouth Recommendation { } d) Better facilities { } e) Administration and Staff conduct { }
19. How would you classify your facility? a) 5- Star { } b) 4- Star { } c) 3 - Star { } d) No Ranking { } e) Not applicable { }.....
20. Which other water tourism destinations have you visited in Lagos? a) Bar Beach { } b) Eleko Beach { } c) Lekki Beach { } d) Alpha Beach { } e) Oniru Beach { } f) Elegushi Beach { } g) Ikorodu waterfront { } h) Lekki Phase1 recreation waterfront { }

PART TWO: SITE SELECTION CRITERIA

What were the main determinants of site selection for the facility? Kindly score in the (columns) provided, the order of impact of these factors on site selection for a water-based tourism destination, using 1=for little influence, 2=for fairly critical influence, 3= for critical influence, 4= very critical influence, 5= for extremely critical influence.

	Little influence	extremely critical influence				
	Factors	1	2	3	4	5
1.	Cost of Land /Land Ownership					
2.	Adjourning Land uses					
3.	Perceived Beauty					
4.	Culture of Adjourning Community					
5.	Prevailing Government Policies in the Area					
6.	Beautiful Scenery of the site					
7.	Existence of Natural Water Body					
8.	Site's unique sense of place					
9.	Proximity to Police Station/ Security					
10.	Safety Issues					
11.	Physical Properties (Topography ,Vegetation, Water Quality, etc)					
12.	Adjourning landscapes/views/scenery					
13.	Proximity to similar Water-based Facilities					
14.	Site's Tourism Potential					
15.	Existing infrastructure (Roads, jetty, water transportation, electricity)					
16.	Proximity to Entertainment and Commercial facilities					

PART THREE: EXISTING FACILITIES

Please tick the facilities that are available at this venue.

	Facilities	YES	NO
1.	Lodging /Accommodation		
2.	Restaurant /Bar/Outdoor Eating Area		
3.	Constant Electricity Supply		
4.	Esplanade (Walkway by the waterside)/Waterside terrace		
5.	Beachfront		
6.	Parking		
7.	Swimming		
8.	Shopping facilities		
9.	Surfing		
10.	Site's Landscaping		
11.	Conveniences (Shower/toilet/Changing Rooms)		
12.	Conference Facilities		
13.	Music/Entertainment		

13.	Horse Riding		
14.	Arts and Crafts		
15.	Boating/Sailing/canoeing		
16.	Sightseeing Tours/Guides		
17.	Water Sports		
18.	Jetty		

PART FOUR: FACTORS THAT CAN INFLUENCE TOURISM AT THE LAGOS LAGOON

What premium would you place on these factors influencing the development of tourism in the Lagos lagoon? Kindly score in the (columns) provided, the order of impact of these factors on water tourism, using 1=for no impact, 2=for little critical impact, 3= for fairly critical impact, 4= critical impact, 5= for extremely critical impact.

	Little impact	extremely critical impact					
	Factors and Infrastructural variables		1	2	3	4	5
1.	Provision of Lodging /Accommodation along the waterfront						
2.	Provision of relevant infrastructure (access, electricity, jetties)						
3.	Outdoor Eating places						
4.	Provision of water sports						
5.	Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)						
6.	Congestion of the venue						
7.	Presence of Park Furniture (Refuse bins, benches, Bollards, etc)						
8.	Safety measures like life guards, barricades						
9.	Provision for Security						
10.	Site’s landscaping (Presence of trees, shrubs and flowers)						
11.	Surrounding Natural Environment						
12.	Culture of adjoining communities						
13.	Beautiful landscapes/views/scenery						
14.	Availability of Arts & Crafts, Souvenir shops at venues						
15.	Effective Advertisement						
16.	Provision of Sightseeing Tours/Guides						
17.	Regulation of certain activities like dredging, pollution, saw milling						
18.	Development of parks /open spaces for recreation on the waterfront						
19.	Improvement of Prevailing Government Policies on tourism development						
20.	Previous experience of the lagoon – positive or negative						
21.	Prevailing political climate in the country						
22.	Provision of Artificial beaches/Beachfront						
23.	Water Transportation (Boating/Sailing/canoeing)						
24.	Musical Shows, Cultural displays and other Entertainment						
25.	Existence of on-site conveniences (toilets, changing rooms, shower facility)						
26.	Maintenance of existing facilities						
27.	Use of Traditional Building Materials						
28.	Nature of Adjourning Land uses						
29.	Clearance/Evacuation of slum housing on the lagoon						
30.	Enhancement of Physical Properties (landform, Vegetation, Water Quality)						
31.	Development of Conference Facilities and resorts along the lagoon shores						

What other issues do you consider important for the development of tourism at the Lagos lagoon?

Thank you for spending time to respond to the questions.

APPENDIX 3

DEPARTMENT OF ARCHITECTURE,
UNIVERSITY OF LAGOS, NIGERIA
**QUESTIONNAIRE ON THE ASSESSMENT OF THE LAGOS LAGOON'S LANDSCAPE
FOR TOURISM**

Dear Sir/Madam,

I am undertaking an **academic study** aimed at examining the landscape characteristics of the Lagos lagoon for tourism. It is hoped that the result of this research will help in the identification of problems and the evaluation of its landscape features and any other factor(s) that will aid the utilisation of the natural resources of Lagos lagoon. It were appreciated, if you can kindly fill the attached questionnaire.

All information collected were treated with utmost confidentiality.

Thank you.

Yours sincerely,

N. Uduma-Olugu

TOURISM PRACTITIONERS AND LANDSCAPE EXPERTS

5. Age: : a) Below 16 { } b) 16---30 { } c) 31---45 { } d) 46---60 { } e) 61---75 { } f) Above 75 { }
6. Nationality: a) Nigerian { } b) European { } c) North American { } d) Asian { } e) Middle Eastern { } f) Latin American { } g) Other African Country { }.....
7. Gender: Male { } or Female { }
8. Marital Status: a) Married { } b) Divorced/Separated { } c) Widowed { } d) Unmarried { }
5. Which of the following best describes your present employment situation? a) Retired{ } b) Office worker{ } c) Student{ } d) site worker { } e) business{ } f) Educator { } g) unemployed { }
10. Average Annual Income: a) less than N500,000 per annum { } b) N500,000 - N10,000,000 per annum { }
c) more than N10,000,000 per annum { }
11. Educational Qualification: a) None { } b) Primary school { } c) Secondary school { } d) Technical school /Polytechnic { } e) Graduate (e.g. B.Sc., B.A) { } f) Post Graduate (e.g. . M.Sc / Ph.D) { }
12. Place of Residence: a) Lagos Metropolis { } b) other town in Lagos State{ }c) Other State in Nigeria { }
d) Outside Nigeria { }.....
13. How often do you go to the Lagos lagoon or its waterfront? a) Rarely { } b) Seasonally { }
c) Occasionally { } d) Often { } e) Regularly { }
10. Would you be willing to pay a token to use the lagoon? a) Yes { } b) No { }
11. When you visit, are there usually; a) 1---30 people { } b) 31---60 people { } c) 61---90 people { } d) 91---120 people { } e) More than 120 people { }
12. When are you most likely to visit? a) During weekends { } b) During festivities { } c) During public holidays { } d) During weekdays { } e) Anytime { }
13. Have you been to a similar tourist attraction outside Nigeria? Yes { } or No { }
14. If yes, where? a) Latin America { } b) Europe { } c) North America { } d) Asia { } e) Africa { }
15. How does the Lagos lagoon compare with the one visited? a) Similar { } b) Better { } c) Worse { }
16. What key facilities are missing in the Lagos lagoon that you would like provided/improved? a) Tour guides { } b) Water Sports/ Games { } c) Sailing/boating { } d) Recreational Activities { } e) Better Infrastructure { } f) Cleaner environment { } g) Lodging Facilities { }
17. How would you rate the Lagos lagoon landscape? a) Breath-taking { } b) Beautiful { } c) Average { }
d) Not interesting { }
18. How do you feel when you are on the lagoon? a) Happy { } b) Afraid { } c) Satisfied { } d) Indifferent { } e) Others { }
19. What would you consider the best attraction to the Lagos lagoon? a) Its water { } b) its vegetation { }

- c) The urban built environment { } d) The rural aspect { } e) Activities on the lagoon (eg fishing, local canoes, sand dredging) { } e) Its ambience (eg peacefulness, quietude) { } f) Others { }.....
20. What would you consider the worst feature of the Lagos lagoon? a) Its water { } b) its vegetation { } c) The surrounding built environment { } d) General views { } e) Its lack of ambience (ordinariness) { }
21. Would you recommend the Lagos lagoon to a visiting tourist? Yes { } or No { }
22. If no, why not? a) There is nothing special about it { } b) The waters are polluted { } c) The sights are uninteresting { } d) There is insufficient infrastructure { }
23. What, in your view, are the landscape resources of the Lagos lagoon? a) The Water body { } b) The Natural Vegetation { } c) The open spaces along the lagoon waterfront { } d) The urban-vegetation mix { } e) The rural aspects { } f) The landform of its shores { } g) The socio-cultural aspects (markets, fishing, etc){ }
24. Kindly rank each set of pictures in the order you find appealing, using 1=for extremely beautiful, 2=for fairly beautiful, 3= for beautiful, 4= for average, 5= least beautiful.



A { }

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25. What elements do you find most interesting in the lagoon? a) the vegetation { } b) the rural aspects { } c) The urban parts { } d) the people's culture as seen on the lagoon { } e) the water body) { }
26. Why do you think these elements are beautiful? ? a) Presence of plants { } b) The architecture { } c) They look more natural { } d) They look well developed { }
27. How do you feel when you are on the lagoon? a) Very Pleased { } b) Pleased { } c) Indifferent { } d) Displeased { } e) Very Displeased { }
28. Use of the lagoon: a) Commercial { } b) Transportation/canoeing { } c) Fishing { } d) Wood preservation { } e) slum housing { } f) Tourism { } g) Recreation { } h) Urban Residential { } i) Institutional { } j) Rural Residential { } k) Sand dredging { } l) Mechanic { }
29. Kindly rank, in order of importance (1-extremely important, to 5 – not important) the best activity the Lagos lagoon should be used for? a) Waterfront residential development { } b) Urban agriculture { } c) Tourism { } d) Water Transportation { } e) Fishing/Sand dredging { }
30. How do you perceive tourism in the Lagos lagoon? a) Excellent { } b) Very good { } c) good { } d) Bad { } e) Very Bad { }
31. How do you perceive water tourism in the Lagos generally? a) Excellent { } b) Very good { } c) good { } d) Bad { } e) Very Bad { }
32. Which other water tourism destinations have you visited in Lagos? a) Bar Beach { } b) Eleko Beach { } c) Lekki Beach { } d) Alpha Beach { } e) Oniru Beach { } f) Elegushi Beach { } g) Ikorodu waterfront { } h) Lekki Phase1 recreation waterfront { }

PART TWO: FACTORS THAT CAN INFLUENCE TOURISM AT THE LAGOS LAGOON

What premium would you place on these factors influencing the development of tourism in the Lagos lagoon? Kindly score in the (columns) provided, the order of impact of these factors on water tourism, using 1=for no impact, 2=for little critical impact, 3= for fairly critical impact, 4= critical impact, 5= for extremely critical impact.

	<small>Little impact</small>	<small>extremely critical impact</small>					
	Factors and Infrastructural variables		1	2	3	4	5
1.	Provision of Lodging /Accommodation along the waterfront						
2.	Provision of relevant infrastructure (access, electricity, jetties)						
3.	Outdoor Eating places						
4.	Provision of water sports						
5.	Visibility of the lagoon to the public (lagoon Esplanade Walkway, views)						
6.	Congestion of the venue						
7.	Presence of Park Furniture (Refuse bins, benches, Bollards, etc)						
8.	Safety measures like life guards, barricades						
9.	Provision for Security						
10.	Site's landscaping (Presence of trees, shrubs and flowers)						
11.	Surrounding Natural Environment						
12.	Culture of adjoining communities						
13.	Beautiful landscapes/views/scenery						
14.	Availability of Arts & Crafts, Souvenir shops at venues						
15.	Effective Advertisement						
16.	Provision of Sightseeing Tours/Guides						
17.	Regulation of certain activities like dredging, pollution, saw milling						
18.	Development of parks /open spaces for recreation on the waterfront						
19.	Improvement of Prevailing Government Policies on tourism development						
20.	Previous experience of the lagoon – positive or negative						
21.	Prevailing political climate in the country						
22.	Provision of Artificial beaches/Beachfront						
23.	Water Transportation (Boating/Sailing/canoeing)						
24.	Musical Shows, Cultural displays and other Entertainment						
25.	Existence of on-site conveniences (toilets, changing rooms, shower facility)						
26.	Maintenance of existing facilities						
27.	Use of Traditional Building Materials						
28.	Nature of Adjourning Land uses						
29.	Clearance/Evacuation of slum housing on the lagoon						
30.	Enhancement of Physical Properties (landform, Vegetation, Water Quality)						
31.	Development of Conference Facilities and resorts along the lagoon shores						

PART THREE: SITE SELECTION CRITERIA

What would you consider the main determinants of site selection for a tourism facility? Kindly score in the (columns) provided, the order of impact of these factors on site selection for a water-based tourism destination, using 1=for little influence, 2=for fairly critical influence, 3= for critical influence, 4= very critical influence, 5= for extremely critical influence.

	<small>Little influence</small>	<small>extremely critical influence</small>					
	Factors		1	2	3	4	5
1.	Cost of Land /Land Ownership						
2.	Adjourning Land uses						
3.	Perceived Beauty						
4.	Culture of Adjourning Community						
5.	Prevailing Government Policies in the Area						

6.	Beautiful Scenery of the site					
7.	Existence of Natural Water Body					
8.	Site's unique sense of place					
9.	Proximity to Police Station/ Security					
10.	Safety Issues					
11.	Physical Properties (Topography ,Vegetation, Water Quality, etc)					
12.	Adjourning landscapes/views/scenery					
13.	Proximity to similar Water-based Facilities					
14.	Site's Tourism Potential					
15.	Existing infrastructure (Roads, jetty, water transportation, electricity)					
16.	Proximity to Entertainment and Commercial facilities					

What other issues do you consider important for the development of tourism at the Lagos lagoon?

Thank you for spending time to respond to the questions.

APPENDIX 4

**TO BE FILLED ONLY BY THE RESEARCHERS AT THE VENUE
PLEASE...**

LOCATION:-----

DATE:-----

APPROXIMATE NO OF PEOPLE AT THE VENUE-----

TIME OF SURVEY:-----

EXISTING FACILITIES

Please tick the facilities that are available at this venue.

	Facilities	YES	NO
1.	Lodging /Accommodation		
2.	Restaurant /Bar/Outdoor Eating Area		
3.	Constant Electricity Supply		
4.	Esplanade (Walkway by the waterside)/Waterside terrace		
5.	Beachfront		
6.	Parking		
7.	Swimming		
8.	Shopping facilities		
9.	Surfing		
10.	Site's Landscaping		
11.	Conveniences (Shower/toilet/Changing Rooms)		
12.	Conference Facilities		
13.	Music/Entertainment		
13.	Horse Riding		
14.	Arts and Crafts		
15.	Boating/Sailing/canoeing		
16.	Sightseeing Tours/Guides		
17.	Water Sports		
18.	Jetty		

THANK YOU!

APPENDIX 5

24. Kindly rank each set of pictures in the order you find appealing, using 1=for extremely beautiful, 2=for fairly beautiful, 3= for beautiful, 4= for average, 5= least beautiful.



A { }

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APPENDIX 6A

INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE CHARACTERISTICS OF THE LAGOS LAGOON.

Permanent Secretary, Lagos State Ministry of Tourism and Intergovernmental Relations /Tourism Expert and Author. Mr Sewanu Ashamu Fadipe on 27th April 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

Water based tourism generally includes development of resorts, botanical gardens, zoological gardens, aquarium development along the waterfront. It also includes the cruising on the lagoon and rivers and navigation in the river area. The state is blessed with a lot of creeks and islands within the state. On the eastern part which is the Epe axis, we have about 7 different islands, people live in two. There is a lot of wild life on the others. These include Pekule and Omu & Omu creek along Epe axis. Epe axis also includes part of Ikorodu which also has an uninhabited island with wildlife although research has not been carried out to ascertain the number and types of wild life there.

From the western side, that is the Badagry axis, starting from Ilishe or from Snake Island to Badagry, you'll find numerous islands, about 11 of them, out which nearly 6 are inhabited, including Snake Island, which includes Ilashe, we also have Iyadure, Ikale island, we also have Ikosomo island, Ileke island and various islands most of which are inhabited. From our research, we found that some of these islands are very good for water based tourism activities. For example in the month of November to April each year, you can always find birds in large quantities in one of the islands opposite Kosomo island of which we have taken visitors to those islands for some time. After April you won't see them again maybe because of beginning of the rainy season and so on and so forth, some migrate to other places, others die because they cannot cope with the rainy season.

The development of water based tourism is very low in Lagos state. This is due to various reasons:- One, majority of the people in Lagos state are afraid of water, because they are opportune to ply by bridge all the time, to wherever they are going. Consequently, they don't like to go by boat to places. Those you find using boats are those living within the riverine communities and some expatriates who

see cruising around the lagoon as an adventure those are the people you can see using our lagoon very well.

In terms of development, much has not been done in the area of developing resorts because most of these islands and creeks are places that the state should concentrate on developing. We've been attracting visitors and investors to come. At the end, majority of them don't take interest in developing along the waterfront. Maybe because they realize that many people are not going there so if they go and develop who will use the facility? I can only point to maybe one or two resorts development on the waterfront, I mean on the Epe axis and maybe on the Badagry axis too. The one that is notable is the Whispering Palms located at a town called Iworo in Badagry. Between Friday and Sunday, you can also see most of the expatriates and the Nigerians that are, maybe, a little bit rich going by water for recreation. They go to places like Whispering Palms, Ilashe in front of the Atlantic Ocean, places like that to relax and enjoy themselves.

But I must tell you that much has not been done and when you also talk about water-based tourism activities, you must also begin to look at the impact on the ecosystem. If it is well –developed, it will affect the ecosystem. There is no way you will run the boat, put engine oil on the boat and at a point in time, it will not pollute the water. We have fresh water now because it has not been well developed. I have been to places like Paris, Monaco & Bahai, in Brazil where water based tourism is well developed, even Barbados, and at the end of it, the ecosystem, the biodiversity, get destroyed. So we are reviewing how we will protect the ecosystem while developing tourism, maybe through regulations, or monitoring or imposition of levies and fees, it depends. These are some of the options under consideration.

For the purposes of development, the state has been divided into zones – the Badagry Marina as one zone including the beach. We also have Bar Beach as another zone which includes Kuramo. We also have Epe /Marina and recently Ibeju Lekki is coming up as a zone. All these are strategies for developing particularly water based tourism activities in the state. Among the zones mentioned, only part of Bar Beach is being focused on, as of today, to be developed into proper tourist destination with people living, resort, hotel, city

mall, etc constructed or built on the lagoon and so on. Then the lagoon will be sand-filled to some extent in order to contain all that.

Apart from that, we have also intensified efforts to attract visitors to develop some of these attractions because tourism is private-sector led. There must be a synergy between the Public sector and Private Sector in the development of Tourism.

On the Eastern side we have some development that has been made along the ocean which is by the State Government. The State Government developed Eko Tourist Beach Resort, Akodo. Then the second development which is a private sector initiative is La Campagne Tropicana also located at Ikegun near Lekki town on that axis. The State Government is also planning to develop a resort and a zoo somewhere at Tekunle in the eastern zone, it is an island. These are some of the things we are planning to do.

On the western side, we have started talking to some investors and in fact, leaders of a community called Osolu in the Badagry axis, have also started attracting investors which we are jointly inviting to develop the place into a model tourist destination where you have resort, time-share activity resort, botanical garden, zoological gardens, casino, hotel, boat club and boating activities. Also, the state government is also discussing with some private sector to develop Oloke lagoon into resort base where the lagoon side will also be developed in a way that the biodiversity will not be affected.

As I said earlier, our major challenge is the biodiversity which I want you to look at seriously how tourism will not impact negatively on it, for example two weeks ago, I was at Oloke lagoon and I saw birds flying and enter into the lagoon and they won't come out until maybe about twenty, thirty minutes after. That is their habitat. They live inside the water but they are birds. They fly but they also live in the water. One should not impact them negatively because they will go, they will vanish, or be destroyed. A situation where this will not be affected is my major concern for the development of tourism in the state.

2. Is there any plan specifically for the development of the highly visible Lagos Lagoon itself?

Presently as I speak, the draft has just been presented to us for the development of the Mainland – the Mainland Master Plan which includes the Lagoon you mentioned. I profess an idea that I have seen elsewhere. Lagos lagoon is big enough - even without activity. I am of the view that the government with the private sector can take a part, maybe about 5 km away from the Third Mainland Bridge, inside the lagoon towards either Lamgbasa or Ikorodu, sand-fill it, then develop a resort, make it an island, where when people are passing, particularly in the night, they just see another city somewhere in the lagoon which I think we should work on.

I saw this in New York where we have the Statute of Liberty. This is exactly what was done there and it is marvellous. You will want to go there. You will just create an attraction probably have a museum in the place, the museum that will be attracting people to that locality. Maybe a museum of this country, talk about an historical combination of Nigeria, putting in information or the history of the Lagos people how they came about , the coming of the Awori people, the Ijebu people, etc who are the owners of the state, there was a linkage in terms of their history. This can be illuminated in form of a statute, or a monument, and also a museum. Then within the island, a resort can be established, all the tourism activity within the lagoon, then going towards Lamgbasa and a few other places, what I said earlier is to develop the waterfront into tourism development which includes the creeks, it's not far from where you are talking about.

These are places we need to develop. Unless we develop it, encourage private sector to do something on the lagoon, people will not be attracted. I've earlier said, Lagosians because they can fly on the flyover, they are not interested in entering into the lagoon. Had it been that there were no fly-overs, people would have learnt how to use ferry. Today, ferry is not useful with the people like before. I knew that in the past, from Lagos Island to Mile 2, a lot of people go by ferry. But because there are bridges everywhere, people prefer to go by cars and they constitute traffic jams everywhere which is not in favour of a city like Lagos. A city that has lagoon, while everything is on the road. It is a challenge that me and you need to look at. As I said, there is need to develop the creeks, there is also the need to sand fill a part of the lagoon and develop.

3. In the Tourism Master Plan are there areas that are mapped out along or around the lagoon?

Yes. In the State Development Master Plan, most of the lands along the Ocean, Lagoon, are tourism land to be used for tourism development. But from the map I have seen, they are not zoned for tourism.

Some of the land has been misused but the land is zoned for tourism development. The appropriate map that will show the true zoning position can be found at the Ministry of Physical Planning. You will see it is tourism.

4. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Of course. They are fascinating. I have told you the variety of the creeks. I have told you the way the creeks look like; creek that blends with islands, creek that blend with the flow of water. And tourists are always happy to see that within ten minutes drive on the water, you are on another island. It makes tourism very interesting. On both sides, except on the Lagos lagoon per se where it is very wide. Where you can be on the boat for thirty minutes without getting to where you want to disembark from. But apart from the main lagoon of the Lagos, other eastern and western side you find it more interesting that's why I was emphasizing on the two.

5. What about the vegetation? How does the vegetation, the plants, landform, and shoreline all those things influence the decision for someone to go to the lagoon for tourism?

Lagos lagoon is not all that interesting because we have the other lagoons to compare with it. You can the way Lagos lagoon looks like. It is so vast, very wide, and most of the vegetation has been destroyed through development of houses and so on. That is why I said using lagoon front for the development of houses is a misuse of land. It is an abuse of resources. Why should one person use the lagoon front and be residing when we have more than 5 million in Lagos state who can use it for other recreational activities? There is nothing one can do about that except that the remaining that has not been misused should be preserved for tourism activity. That is the only thing.

6. Do you think that what foreign tourists require is different from what local tourists require as far as tourism in the Lagos lagoon is concerned?

The domestic tourist, I have told you, majority of them of them will not like to go on water. The international visitor will like to go on water because of the recreational aspect of it. They will like to go to Takwa Bay because of the bay, the way the water overlooks or interflows with the lagoon. This is another attraction on its own. Besides that, the visitors, even the local visitors will also like to see what we have on the creeks like the Apapa wharf, the Tin Can island port and so on, if they have not been there before, on the lagoon they can see and they will appreciate it maybe for the first time but after going two three times they won't even look at it again. That is the only thing I see.

7. Do you think our culture has anything to do with the lack of appreciation of the water?

The Lagosians' culture has to do with water because they can't live without water. The population of the indigenes is not more than 15% and it is among this 15% that use the lagoon regularly. Apart from that, others don't use. So because the population of Lagos is cosmopolitan in nature in the sense that people from different parts of the country are here. Majority of them live where there is no water, so they are afraid of the water. It is not the Lagosians that are afraid of the water. It is the residents of Lagos, who are non-Lagosians, (and they are many) which is why we classify everybody as being afraid of the water.

8. In what other ways can landscape of the lagoon be improved?

*Some of the things we could do is to develop the part of the Marina that **has** not been tampered with. We can create gardens within them, we can try to develop some into holiday homes, resorts, hotels and so on. Then we can also create harbor for boats and so on and so forth. The lagoon can also be used regularly and occasionally for water regatta. These are the things the area can be used for. And again, Entertainment centre could also be developed along the water front. This could also attract people for recreational activity. People can come to the locality, do cultural display in front of the Lagoon and so on. This would go a long way to make people happy about what we have in general.*

9. How do you see the development of coastal tourism compared to lagoonal tourism in Lagos?

Presently, most of the coastal area has not been developed for tourism activity compared with the lagoon. We have about 150 coastal lands. Although some of it

has been misused for housing particularly on the Maiyegun / Lekki area but apart from that, that covers maybe 5 to 10 km, the remainder are not used. I believe that if we can use it for recreational resort base, it will attract a lot of visitors to this country. It will even make Lagosians to be happy. People will not even travel out of the country if they see where they can enjoy their lives. I know Nigerians also appreciate leisure but they want leisure where it is exclusive and we can get that exclusivity along the coast line. Most of the coast line on the Eastern side we have the coast line without the lagoon but on the western side, the coast line and the lagoon are overlooking each other and this is also another important element or resources for tourism development.

10. In what ways do Nigerians recreate/relax? People say they are not really tourism inclined.

No. they are not really tourists. The way they relax, you can see most of the resources are undeveloped, that is why we see it that way. As soon as those resources are developed, I am very sure people will begin to appreciate tourism more than what we are talking about now.

11. Do you think there is sufficient information or education or advertisement of tourism in general in Lagos?

No, it is not enough. Even what we do too, is not enough. What the nation does is not enough. Each state too, is not also doing enough for tourism development because we have resources around the entire 36 states including Abuja but we don't use them. We have on the Northern part, the beautiful forests where animals are. On the Centre of the Nation which includes Niger state, Abuja and few others, instead of making our national park to look like a park where people can really have fun, it is not all that developed. Then in the south which is full of water resources, all these are also not developed.

12. Some respondents believe that much tourism is going on in the Lagoon do you agree?

If not, why do you think they responded in this manner?

I don't see it. Maybe they don't know what tourism entails.

13. What would you say is the core attraction of the Lagos lagoon?

It is the wideness of the lagoon which is amazing. It could be enhanced if an island is created in the middle of the lagoon that can be seen from Oworonsoki, Unilag, Lagos Island, Lekki. That is where I think the attraction could come.

14. What facilities are currently missing in water-based facilities in Lagos that could be incorporated to make them more attractive?

The development of Marina. If we develop most of the area into jetties, harbour, marina, this will complement the tourism activity. It will help people in moving about. I also want to appeal that people should invest in ferrying people from one location to the other. From there they will begin to appreciate the development of water based tourism.

15. There are slums/blight areas at the Lagos lagoon? What should be done to them?

It should be cleared. The Lagoon should be maintained regularly. There is an agency in charge of the waterways in Lagos state – Lagos Waterways Authority. You may need to interview them to get more facts.

16. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc?

It's for Recreation and Tourism whereby we create attraction where it does not exist.

APENDIX 6B

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON.**

Zonal Coordinator (South West) Nigerian Tourism Development Corporation (NTDC)

Alhaji Nasir Kaka on 18th May 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

Government involvement is very very poor. The private investors have not been encouraged, even those who are there government is trying to discourage them re unnecessary taxation and so on, payment for the land and so on even though waterfront belongs to the federal government as far as the Nigerian Constitution is concerned

2. So you don't think it's in a good state?

It's not. It's not really in Lagos it's not.

3. What can we do to remedy it?

Well, first of all, the government has to provide the necessary qualitative infrastructure that will encourage local investors and other foreign investors. Apart from that, putting in the necessary infrastructure will bring in the question of water transportation which is even the easiest way of transportation especially here in Lagos State for there's no part of Lagos state that is not linked with water. So the government has to be serious about it. The present administration has been saying for the past five years that they want to develop water transportation but I think it is just a political statement

4. Is there any way that the Federal Government can be involved in this?

The Federal government can be involved through their inland waterways but then the issue of politics is there. In a situation where the party the controls the federal government does not control the state, there is always a problem. There is always a lot of argument over the control. Basically, the waterfront belongs to the federal government so the federal government has to become involved. There seems be a lot of arguments on the political front between the federal and state governments, which of course affects its development. Politics should be taken out of development of water transportation then it will be a fast growing industry in the country.

5. What is the state of water based tourism in Lagos in general?

With the exception of a few private practitioners, the government is not serious about water tourism in Nigeria. NTDC has been trying to partner with some private operators. I think the only few well known people are involved in water transport in Lagos State. If these people are encouraged, water tourism, aquatic tourism can go a long way in this country compared to what is happening in Dubai that is basically a desert area but aquatic tourism is fast growing and is part of the area where they get money for their economy. Most of what the Lagos State government are doing, to me, as far as water tourism is concerned, is merely making a political statement. They are not serious about it. The fact still remains that many Nigerians especially the people in government, this issue of oil, they've forgotten that oil will dry up one day. We are only concentrating on the oil we are not thinking about our future. See what is going on in the United Arab Emirates. They have oil but already they've developed tourism to a large extent, thinking for the next fifty years so that even if the oil dries up there is something to sustain them.

6. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

It does. The landscaping is what attracts investors. If you have a good landscape they want to invest there. If you have a good landscape you know that people can come into your restaurant, can come in to enjoy your facilities with payment and so on. An average businessman does not want to invest where he will not reap the profit. So basically, landscape is one of the essential things required in tourism.

7. What landscape resources and landscape types can you identify in the lagoon area?
8. What landscape character do you feel will appeal to tourists?

Just to make the waterfront very habitable, clearing of the water, to make sure that refuse is not actually dumped into the area indiscriminately and then to have effective policing of the waterfront so that people can rest assured that their safety is properly in the sight of the government.

9. What landscape resources and sights can you identify in that area?

As far as Lagos state is concerned, there is nothing you want to plant that will not grow. For instance if you go towards Lekki, the main Lekki, you will see the plantations that grows throughout the Lekki area. Not the so called Lekki in Lagos which is the financial Lekki but the actual Lekki. If you go to Badagry you will see

that palm trees are grown along the beach. That gives a lot of shade to the people coming to relax at the seaside. Even proper vegetation should be given to the area

10. What, in your opinion can attract foreign tourists to the lagoon?

A lot of things can attract foreign tourists to the lagoon: cleanliness, safety, good restaurants, good people. People should be ready to accept foreigners. Then, clean environment is the main thing. If the place is clean, the neighbour are ready to accept people, people will come in to invest. And good roads.

11. What, in your opinion can attract domestic tourists to the lagoon?

The same things will attract a local tourist.

12. In what ways can landscape of the lagoon be improved?

Through the government. If the government understands that is part of their own contribution to open up places for foreign or Nigerian investors. The government has to put certain things in place.

13. You mentioned heavy taxes and land values. What else?

Heavy taxes and the cost of the land. It is so high and it's increasing every day in Lagos State. There must be a putsch. Really if you are looking for investors, there must be some concessions so that this can attract investors because it's not only Lagos State, there are other places that have sea and waterfront. People are ready to invest where they believe that their capital would be needed.

14. What other issues are relevant to tourism development in Lagos Lagoon?

Conflict between the state and federal governments. The two of them must come together, work assiduously together so that there can be substantial development in the aquatic tourism.

15. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

To my knowledge, tourism scheme? No. I don't think so. The few that are around, they are owned privately.

16. As it is today, can the federal government implement a tourism scheme without involving the state government?

It's the three tier government in Nigeria that are supposed to be involved - the federal, the state and the local government. The problem we are having is that they don't realize the potentials in tourism. If they realized it, and the fact that the three tier government is being spoon-fed through the so-called oil money they

share every month. This means that if the government is proactive, they will realise that tourism is another area which they should look into.

17. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

The coast itself, I don't think there is tourism going on there apart from relaxation, and entertainment and that is probably in Eleko beach. Eleko is actually becoming another one compared to, well, bar beach is still going on, compared to other ones that are being included on daily basis. Most of the beaches really require government intervention in development. What they did at bar beach should be extended to other coastal areas. The state government seems to focus only on the bar beach and mind you that coastal area stretches along all the areas in Lagos state and even beyond.

18. In what ways do Nigerians recreate/relax?

We don't really relax or recreate. We don't. We hardly go on holidays maybe because of the poverty level. An average family hardly feeds so there's no money that they think they can throw away just like that. The fact remains that we really don't understand what relaxation is all about. Nigerians believe in working, working, working. Even those of us who travel, travel outside Nigeria but the average Nigerian believes in working, working, working, even while on holiday. It's not a cultural thing, it is the economy. In the olden days they were not really relaxing but had their way of relaxing very effectively. Here now, those little that have economic power prefer to travel out instead of staying here in the country.

19. Do you believe Nigerian participate in tourism? Why if yes, if no?

It depends on the angle. If it is Hotel and something, yes but when it comes to going from one place to the other, to tourist destinations and so on, we are still far behind apart from few festivities we believe are tourist attractions like Osun Oshogbo Abeokuta, Eyo festival in Lagos State here, Ebi festival in Epe area, heritage in Badagry. Heritage of Lagos Island is a man-made something to me, the Government is just wasting money. Talking about Boat Regatta, it's actually done in Epe, so instead of them saying they want to develop Boat Regatta here in Lagos, why don't you develop those that have been in existence years back?

20. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

No, no, they are not aware. We need a lot of advertisement. It's still on the Economy. We don't really relax. It is still the responsibility of the government to tell people especially the Ministry of health, why we should relax. Why we should enjoy ourselves. At least we should set a day, especially on Sunday that we are supposed to relax and so on, we spend all our time in churches and mosques.

21. What type of advertisement do you think will be effective?

Enlightenment by the government that relaxation can prolong your life.

22. Some respondents believe that much tourism is going on in the Lagoon do you agree?

If not, why do you think they responded in this manner?

With the exception of the few that have yachts here and there, in Lagos state, I don't even think they are up to twenty. And that is more or less like a monopolized company for the few well-to-do. I hardly see millionaires in Lagos state buying even flying boats. If you go to the lagoon now, hardly do you see people there. About two weeks ago!

APENDIX 6C

INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE CHARACTERISTICS OF THE LAGOS LAGOON

**Landscape Architect /Academician, Coordinator of the MLA Programme of the
Department of Architecture, University of Lagos. Arc Jerry Obiefuna on 20th of June
2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

It could be better than what is right now. The tourism potential in the Lagos Lagoon is not been maximized. The infrastructure is not there and perhaps the government policies are not promoting them. Even in the area of water transportation which will be the primary use, is not been promoted. So that essentially makes the lagoon lie idle.

The lagoon itself is visually exciting, inviting although the water quality is another matter. So overall it could be better starting from policies, attitude and promotion.

2. What is the state of water based tourism in general?

Apart from Tarkwa Bay which is the only in terms of official tourism. The other water base tourism places are privately driven, like Whispering Palms and La Campagne Tropicana. They are privately driven, so those ones enjoy reasonable patronage because the operators spend a lot of time; invest a lot of meaningful attitude towards making and creating the ambience. People go there and appreciate what is there. In the case of Tarkwa Bay, other than a jetty there is really nothing proved there, not much has been done. But people especially foreigners do troop there.

This happens because of its isolation – you have to get into a boat to go there. The natural endowment is beautiful and serene, although the water quality is still the same thing as the lagoon (not so good), but reasonably safer. It is rustic and people enjoy the rustic ambience of it.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

I'm not sure it the landscape characteristic because there's a lot that's good about the landscape, I think it's more of the policy and encouragement whether officially or private capital to take advantage of what is there. But the thing is that for most of the lagoon front in the urban area it was more of residential development that

was fronting, apart from the setting at the university, the rest are residential development. It is not as if the government official recognition was accorded the lagoon from day one as a place of tourism and recreation. It was just seen as another place to live so principally occupied by residential and perhaps commercial development except if there's presently official determination to promote that which is still at an elementary stage. The thing is that the state government has so much to grapple with even though they're interested they may not be opportuned to drive the process as much as they should

4. Is it usual to have a particular section cordoned off for just tourism? Zoned off as a land use tourism?

Of course, zoning is an exercise of police power, it's the primary way you secure certain vital assets or areas for certain developments. You may need to look at the regional master plan of Lagos and see what has been provided for and how much has been adhered to. I suspect that the original master plan is old, 1980 - 2002 is the only one. It must have been overtaken by events. Definitely use of zoning and a working master plan, then use police power to protect in absence of that let government come in and develop it.

5. In the issue of landscape characteristic how relevant is it? In your own opinion to what extent does it affect tourism development?

The lagoon has a lot of beautiful fronts, from Ikorodu to Lekki there's still some mangrove left. There are little clusters of mangrove that face the threat of extinction as a result of urbanization. There is still some tourist attraction arising from the landscape endowments of the lagoon which if not protected conserved by having it for that kind of purpose will soon go into extinction. It definitely has an impact.

6. What key landscape resources and landscape types can you identify in the lagoon area?

It is more or less a tidal lagoon. What I mean by that is when the tide comes, that's where it backs off. So practically they are options of beaches. So apart from good vegetation and scenery I know virtually limited natural beaches except on the Ikorodu side where you see nice sandy beaches. But they've been taken by commercial activities of sand dredging. It's mostly the vegetation layout of

natural landscape more than the natural beaches. The only beaches that would occur there would have to be created.

7. What landscape character do you feel will appeal to tourists?

Beaches. That's why you find the attraction going to the ocean front because the ocean front we have here are high energy coastal, a lot of water activities on the waves and that creates the fun itself which is likened to the lagoon. The lagoon is for people who love serenity. The mere appearance of water and the calm nature of water. Those that come for some sort of relaxation and quiet ambience. But compared to the oceanic waterfront which creates drama and so if you're creating resort areas on the lagoon you either have to introduce some kind of drama that will catch the attention of the users. So water features like if you've been to Baltimore Inner Harbour Park it's a typical kind of waterfront recreation tourism, eateries, everything boat rides, things that throw water, water cycle, all those things that create drama. Otherwise exploiting the lagoon as it is in its natural quiet state, it would be for contemplation or respite or meditation etc. But if you want a dramatic experience then you have to create it.

8. Do you feel that what attracts the foreign tourists would also attract the domestic tourists to the lagoon?

To an extent, yes. But obviously recreation and tourism is based on exposure, environment, education, travel etc cultural influence. Local tourism, there seems to be a phobia for water around here. We don't really go near water. Except that now people are beginning to. So we're not as free with water as foreigners are. Some of the private beaches are recreation and tourist areas. You see them going there to swim. Many of our people would hardly go near the water, talk less of swimming. Although the water quality is not good.

9. In what ways can landscape of the lagoon be improved?

Conservation for one i.e. where there's still good access and where it's been destroyed it can be created. There is no reason to allow the whole-scale destruction of the lagoon ecosystem that's currently going on. It needs to be halted and some of the practices like dumping sludge has to be stopped. Don't ask me how. And then the wood processors, of course the Lagos State government has an ongoing plan to relocate them but whether they get cooperation is another matter.

I read that at a point they were trying to relocate them to Ejirin and Ikorodu. It hasn't materialized but they're working on it.

10. What other issues are relevant to tourism development in Lagos Lagoon?

Possibility of people going where they can freely exercise their freewill and live without molestation. The security of movement is prime. Next are the facilities. Such facilities as beachfront recreation. First of all, start with water transportation. If you locate tourist or recreational facilities at the Ikorodu end and somebody want to go from Lekki, do they have to drive? If there's water transportation it makes their visit more feasible. Access, on land and water is very important.

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

12. If there are, I'm not familiar with them. I'm aware of some at Eleko but I don't know to what extent if any that the government is involved. The Lagos state government has so much on their table that they can be excused if they're not very effective in all areas. That said, if they could set the ball rolling by enunciating the right policies, creating the necessary environment for private operators to fill in the gap. However there's a limit to what private operators can do because they lack the financial muscle for certain tasks like the creation of access. These should be left to the government.

I think the state should revisit the master plan and earmark or zone these areas, then come up with the policy to make sure the zoned areas aren't infringed upon. If it's necessary to pay compensation or whatever, something should be worked out to make sure that the claim of ownership rests with the government so that they can exercise control. Lagos state is responding to climate change by doing so much. But in the area where I live the water courses are being cleared by the local people in the name of dredging because they will sell it on the land. So all the vegetation there are being cleared right under the nose of the Lagos State government.

Similarly there are so many things happening all around but the government is busy with other things because urban sprawl has created complicated problems in Lagos. The infrastructure the government has to provide is so enormous that their attention may not get to every issue. But in the meantime they should start with

what they can control like revisiting the master plan, zoning the state and creating policies

13. How does coastal tourism compare to lagoonal tourism in Lagos?

Coastal tourism even though it's on a higher plane than Lagoon tourism, principally because the attraction of the lagoon isn't there. The coastal tourism is to a large extent self generated out of resource. The resource there is what ismore than the actions or inactions of the government and private proprietors. Although the government is encouraging in that respect, assigning duties to private operators, ensuring that they're properly run, collecting taxes and generally establishing a rapport with the private operators. Apart from Eleko the government isn't into wholesale establishment of coastal tourism.

Summarily coastal tourism is driven by the resource. In the case of the lagoonal tourism, much of the lagoon as the lagoon as we know in the urban area is residential. There's really no space to attract, other than this little place that Unilag has enabling us to access the lagoon. In Ebute Meta can you?

14. In what ways do Nigerians recreate/relax?

Tourism is a cultural thing. Nigerian are generally burdened with the bread and butter issues. That said, before the beaches receded, when they were easily and freely accessible and not so crowded, they were attractive to young families. They conditions aren't as attractive these days. I recall that during Christmas time to avoid the crowded beaches, we travelled as far as Badagry beach towards Seme to find a serene beach. Nigerians are beginning to relax but the economy, the disposable income plays a part. The thought of the expense involved in seeking out desirable beaches is enough to deter the average Nigerian. The awareness is growing but the economic wherewithal to finance it is dwindling.

15. You've more or less said that there's awareness. But is this awareness enough?

The activities at the beaches during festive periods indicate so. Beyond awareness there's a good degree of participation too. The frequency with which they can afford to do that in the present circumstance is the question. Recreation can also be seasonal and at this time of the year hardly does the environment elicit outdoor recreation, it's the warm dry season that encourages outdoor recreation.

16. What would you say are the core attraction of the Lagos lagoon?

The nature of the lagoon and what is remaining of the natural surroundings, the vegetation, the expansive nature of the lagoon make it beautiful to behold. I think in other climes you would see a lot of things happening. I've seen a proposal by these Chinese developers for shipping to be happening in the lagoon. Such an activity on one end would invite commercial usage on the other end. Right now we're neither utilizing the lagoon for recreation, commercial activities nor transportation. It's really not being used. But while we want to do that we must also address the water quality.

17. Some respondents believe that much tourism is going on in the Lagos lagoon. Do you agree?

Only as far people looking at the lagoon as they drive over the 3rd mainland bridge. I've been around the lagoon from the Ikorodu side to the Lekki end and I can't feel it.

18. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

The Ebute Meta and Ilaje end. Lagos state is making serious efforts to relocate them, but they are the major source of pollution, blight, whatever you want to call it. The fishing settlers at Ilaje, I think that one is spontaneous, it would be ideal as a slum settlement, so is Makoko. The land based part of Makoko has been issued a quick notice by the Lagos state government for revitalization. The government must get credit for being conscious of it and doing a lot to improve on those places. However, we have to bear in mind that we're dealing with human beings and livelihood so care should be exercised to make sure people aren't displaced. But I think it would be safe to say that even if they're uprooted tomorrow those places would become commercial property not recreation. So I think a lagoonal recreational facility should exploit the area where the natural environment of the lagoon still abounds because these blight areas would require rehabilitation and I don't think that if you replace the Makoko people, that they wouldn't go and sand fill the place like the people at the interchange.

19. Should the Lagos lagoon be used for tourism?

Why not? If it can be developed and maintained, why not? The natural landscape and the mind view that Lagos lagoon is part of the barrier lagoon system. If they introduce water sports like when they do boat regatta etc that's part of the tourism. During the water festivals people are attracted to come and tour. These

festivals form the nucleus of what people would come and see. Lagos lagoonal tourism is a resource based tourism and that's what we're looking at. The resource that has to be exploited and tied with cultural activities that give it a sense of place. Develop a touring calendar, the Argungu fishing festival, Lagos fishing festival, Lagos boat regatta could all go on the tour calendar so that tourists could book ahead in order to be part of these festivals.

Currently is there anything besides the Eyo festival and carnival? And these are land-based so there's no water based festival. Aren't there fishing people in Lagos? Don't they have festivals that could be nurtured to be part of the calendar? These are the possibilities. Lagos State government has a lot on their plates and I pity them.

20. But I know you've done research on the wetlands in that area. I think much of the land cover has also been taken over especially along the Agboyin area and where else? *Ogun river floodplain, from Oworo sand fill to Agboyin creek, LAWMA has taken over the wetlands. When you see all the flooding they show on television, the former Ogun river floodplain and forest, people have built all the way from Ketu to Ikorodu is the Ogun river floodplain.*
- People built there thinking that they will be safe. So there's a lot of wetland conversion. From the study we've done, one of the fastest growing areas is Ikorodu. And being a primarily agricultural landscape, Ikorodu farmland is being invaded. On this side after Ikorodu is Etiosa. Up to 2006 from 1984, we haven't looked up to 2010, Ikorodu, Etiosa, Kosofe and Epe have experienced phenomenal wetland conversion. Mangrove is immensely affected because around Lekki phase 1 the mangrove has almost been wiped out.*

APENDIX 6D

INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE

CHARACTERISTICS OF THE LAGOS LAGOON

Landscape Architect and Tourism Expert/Academician, Lecturer in the Department of Urban and Regional Planning, University of Lagos. Dr Tunji Adejumo on 17th of April 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

Extremely low, very low.

2. What is the state of water based tourism in general?

Tourism activities are taking place due to lack of political will. Past administrations have not recognized the economic value of tourism. The present administration is better but there is no policy in place so development in tourism is haphazard with money being pumped in to Badagry but not really into other areas. There is no vision, no mission, no defined goal, no objectives. When there is no objective, then developmental activities become haphazard.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Yes, in its natural state. Lagoon just like any other water front, all it is selling is the resources. And what are the resources, the water, the beaches, the golden brown beach sand, in areas that they have. Again we must understand that no all beaches have sand. Bulk of Lagos lagoon by reason of the soil composition, do not have that sand. Doesn't mean it cannot be done. It can easily be done by pumping sand from the sea beds. Be as it may, it cannot be compared with the Atlantic sea shores that have defined natural sand. Yes it can be developed. It is tourism treated a land or is it treated as an afterthought? Tourism as far as it is in Lagos, is not treated as a productive land.

4. Apart from the sand formation of the beaches, what other landscape features can be of relevance to tourism development of the lagoon area?

If we are looking at tourism from the perspective holistically, we are just talking beach tourism now, which is a different thing entirely when it gets down to day trip beach tourism. But again, in some cases where emphasis is based on ecotourism, costal co- tourism in which we have come to sell what nature has given especially the fauna flora, yes it becomes important there as something to be

sold. Of causes again the water itself is very important; bearing in mind Lagos lagoon is pretty shallow. It is good in some areas for water games, if may not be very Kayaking, but at least for basic boating, which is also very good for things like that.

5. What about the vegetation?

Again, as I said in some areas where the vegetation was minimally tampered with, it becomes useful, bearing in mind that the vegetation plays a role in minimizing erosion at the same time. A bulk of the lagoonal vegetation falls within the raffia palms or they fall within mangrove eco-system. It has no benefit actually. if the interest is in developing the waterfront as an eco- tourist centre. But if the interest is to develop the waterfront especially in the urban area or sub-urban area for day trip yes? It still has his own use one way or the other.

6. What other key landscape resources can you identify in the area?

When we look at the lagoon, I think it is going to be difficult to separate the resources, whether we are talking about vegetation resources or aquatic resource of the water or the beach. I think we will look at everything holistically together bearing in mind peculiarity and the characteristics of sand lagoon barrier eco-system. It is going to be difficult to say which resource, but if emphasis is going to be on a sandy beach on lagoon, then we start looking at the sand. Now if the emphasis is going to be on eco- tourism, then we start looking at the vegetation and fauna that is there. But the emphasis is going to be on accommodation, whether it is hotel, motel or eco-lodge, then we are looking at the firmness of the soil to support the structure coming on board. It is going to be difficult to put down precisely it is. It depends on the goal, the design/planning goal is or better still what the term of references is.

7. Which types of tourism do you think are or would be appropriate for various parts of the Lagos Lagoon?

I will pick a day trip beach tourism that people just go there and the places are treated as a water front park adjoining a neighborhood area. It is also possible to go with eco-lodge / eco- tourism especially in the less disturbed areas where the lagoon and the vegetation acts as breeding ground for 1001 species that come for spurn and go back to ocean. Then eco- tourism becomes a reality but again looking at the development within the urban setting of Lagos , then we can start

remaining about accommodation related aspects especially hotels or motels that are driven particular event in a destination. The issue of sports tourism is also there, like the beach football, beach volley and the likes. All of which are possible in Lagos lagoon bearing in mind that the water is calm; it is not as violent as the Atlantic sea shores.

8. What did you think about the slums? Should there be slum clearance of those particular areas constituting what would be considered blight. I would say are there places that are blight now and what should be done to those areas?

The issue of slums is also lack of vision in urban developmental planning issue. There is no define vision of what they want. A slum or a diverse slum is not peculiar to Lagos alone. I think if peculiar to the fact that a metro-police has no define goal, vision or what is wanted for it over a span of time.

The issues of slum are 2:

- 1. The issue of urban renewal e.g. the total clearance or revitalization.*
- 2. Infrastructural improvement*

The question the slum owner are usually and not the legal owner of the land.

We now want to ask if illegality should be legalized; there is a name for it in planning. Legalizing the chenoral effect. So everything depends on the vision of the appropriate Government and what they want to achieve there.

9. Have you heard of slum tourism, and what do you think about it?

In the last 10yrs, there has been a lot of English attached to it. I know in Kenya that is regarded as slum tourism. I think is the highest level of senselessness, turning into degrading Africans as living in a junk yard, whiling trying to bring foreigners to see the mess called 'African slum'. I don't think the idea of slum tourism is useful. If there is a slum area adjoining a major developed area, this in my opinion is a very good instrument to a revolution that will level the rich. I disagree with the idea of slum tourism.

10. What are the key landscape types that you can identify in the Lagos lagoon area?

Landscape types are talking about the geomorphology. Then we now start looking at it from the landscape ecology perspective, and then we will look first at the beach itself which is sandy. Again, we cannot look at geomorphology as a landscape type. But if we are looking at it from ecologic perspective; we will start looking at the raffia swamp, symposia or risophoria swamp, which is the

mangroves. We started working at the up land area, look a vegetation of grass land there. The difference of all these within a range, depends on how fresh the water is.

What is the quality of salinity, at a particular time of the year, so that is what the issue is there, to define it. You can only define based upon vegetational type, which is being influenced by the soil and the topography.

11. What, in your opinion can attract foreign tourists to the lagoon?

Most tourists / foreigners are not looking for 3, 4, 5, six star hotels. Foreigners are looking for way of live different from what they are use to having, but if we have those things rooted in culture and heritage within our lagoon that is packaged to meet international standards. They will come, not looking for any hotel, not looking for a diving range. Rather they are looking for heritage, resources that are not available in their area but well packaged at a destination where safety is paramount, disease free, security is also very important. That meet the basic minimal thing expected anywhere in the world.

12. In what ways can landscape of the lagoon be improved?

I will start from my own little experience from the issue of political will. The government must deliberately see tourism as they see oil and gas, as they see agriculture - as a major economic driver. Examine countries like Jamaica, St. Lucia, all within the same belt. Even Banjul in Gambia, even down to Togo, Lome, with almost the same land features around the coastal areas, depends solely on tourism for their existence. Our own waterfront and beaches are used as toilets which means we do not understand that it is a resource. Land features don't become a resource until it is used. That means we do not have the mental, social and human capability to turn our resource to what we think can generate money for people now and tomorrow.

So the most important thing is the political will, driven by vision of the leadership that is working for alternative means of foreign exchange earnings outside the narrow vision of oil and gas.

13. What can be done in landscape terms to improve the landscape of the lagoon to make it more viable alternative for tourism in general?

Very simple, planning, design and development that imitates what is there, on thermal scale, whatever are bringing in, whatever land use you are operating, the

type of tourism you want to use, whatever destination you want to put. You are conscious of the fact that it has its own characteristics.

For us in Lagos, it is a sand barrier bio-region and all the design and all the planning must bear these in mind. Minimum introduction of exotic species in the planting plan, understanding the tidal movement, not design based upon the detail movement of another lagoon. Understanding the people, relying on what the people have gone to offer, to enhance their own lively wood. That is it. It is simple bio-regional philosophy to landscape design and planning. Irrespective of what destination we are trying to carve out from the lagoon.

14. What are the best land uses associated/compatible with tourism in the lagoon?

The most compatible with the lagoon is wet land conservation; next compatible is recreation and probably waterfront development recreation. It has its own impact, but again, it's minimal. Of course that is what will be followed by other developmental activities that never pollute the water, the air and the land. We can now bring in accommodation which has its own value. Accommodation which is referring to hotels, this also has its own goal. If accommodation is situated within the bio – regional features that becomes good.

When other developments are coming, outside accommodation including residential area, then we just have to understand that there is a carrying capacity. There is an ecological footprint. Every land especially in a very fragile ecosystem, like the lagoon has a carrying capacity and when this capacity is exceeded, then it is over.

15. Is there sufficient advertisement of tourism in general in Lagos?

As a nation or as a state, we are not a holiday-driven nation. Our tourism is not driven by a national move, we not a nation of people that take rest annually. And that has been the major problem. Rather we are of people who believe relaxation is sex and wine to the men.

Talking about relaxation, we are not a people that celebrates holiday, which makes it a little difficult. The elite class is just learning now to take breaks.

APENDIX 6E

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON.**

**Tourism expert/Academician, Lecturer in the Department of Geography, University of
Lagos. Dr Olatunji Babatola on the 26th April 2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

Well, it is not developed yet. There isn't so much appreciation in Nigeria for the role that tourism can play.

2. What is the state of water based tourism in general?

For water-based tourism, looking at coastal beaches, it is a little bit better in terms of patronage, awareness and development

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Sure. The vegetation, the water body, the landscape, in general the geography, the environment. In terms of where people go presently, it has no relevance but in terms of future prospects in development, yes: provided there is vision. If you look at the lagoon environment, the morphology, the beautiful scenario, the landscape, the creek, the vegetation around the creek, the water, it's all so fascinating you just want to get a view. And there are quite a number of animals, aquatic creatures around the place that fascinate tourists. In such environments, besides the landscape, the fauna is also an attraction to tourists if properly developed.

The view around the water is fascinating, there are a number of aquatic animals which form the basis of water tourism in Australia, the fauna will also attract tourists if properly developed.

4. What, in your opinion can attract foreign tourists to the lagoon?

The landscape itself, the topology, creeks, the fauna.

5. What, in your opinion can attract domestic tourists to the lagoon?

The same things will attract local tourists. Culturally related tourism products e.g. eateries that will blend local flavour of the environment but the foreign tourists will also be interested in cultural community.

6. In what ways can landscape of the lagoon be improved?

Creating passable channels, improving on navigability for small vessels especially along the creek to enable tourists have relatively free passage to view the

environment. Tourism should be extended to the creeks and not just the open waters where some yachts currently access.

The issue of pollution has to be addressed. The communities have to review the opportunity cost of continuing to pollute the waters through city drainage into the lagoon and what obtains in other parts of the world where the waters are of economic value. The entire lagoon water system must be worked n to the point that proper infrastructure will be provided to attract users and the place will not just be left desolate as is the current situation.

There also has to be the provision of some infrastructure that will attract tourists. Yes, there must be political will and determination to ensure proper completion.

7. What other issues are relevant to tourism development in Lagos Lagoon?

Stakeholders are key. There must be a level of participation and public enlightenment. People must know what tourism development means as against narrow views.

8. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

Right now government policies seem to favour urban tourism and some aspects of cultural tourism but I have the impression that it is being approached in stages. Water tourism is emphasized in terms of beaches and the Atlantic. To my knowledge, there is no scheme specific to the development of the Lagos lagoon for tourism.

All that is necessary is for stakeholders to sensitize the government of the high opportunities in lagoonal tourism.

9. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

The attention has been on beaches all along. It has been the original focus of attention. People can become aware of the potentials in the lagoon through advocacy and the role of experts in making the government realize the benefits – which experts have not been doing. The role of researchers is to influence and inform.

10. In what ways do Nigerians recreate/relax?

Much of recreation and relaxation seems to focus on partying and social engagements. Visits to tourist sites seems to be very low key.

Culturally, we are still in the extended family system which emphasizes socializing among ourselves. Going to the wilderness to relax, just watching nature is not really catching on fast but culture undergoes transformation especially as the environment keeps on disappearing, people are now appreciating the role of the environment more. Previously, the ratio was maybe 80% natural vegetation and 20% urban but that has changed. We have lost the environment so people are now realizing that this is what we need to get our act together.

11. Do you believe Nigerian participate in tourism? Why if yes, if no?

They do except that the nature of tourism may differ. Tourism in terms of travelling out of Nigeria. Local tourism is no where developed. They often feel that what we have not seen is what we need to see. Which is part of the psychology of tourism, but we have a number of people who want to re-enjoy what they have enjoyed before.

12. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

One cannot say yes to that question. Occasional events have adequate advertisement. But that is not the total tourism, there is much more to tourism than occasional events. Once or twice a year, the government draws the attention of the people to an aspect of tourism for cultural events like Eyo Festival. Government still needs to do a lot more.

13. Some respondents believe that much tourism is going on in the lagoon. Do you agree?

Tourism going on in the Lagoon? Maybe they are confusing the lagoon with the Atlantic and the Beaches. That may be the issue. Tourism in the lagoon is still underdeveloped.

14. How does the Lagos lagoon compare with other lagoonal formations elsewhere?

Lagos has creeks, the environment, the vegetation, holds much potential for development. It may not be as large as the creeks of the Egyptian Nile or the Niger Delta. International tourists might want to spend the whole of their vacation traveling the lagoon. I remember meeting a tourist in Kenya. She wanted to travel the length of South Africa by Bike and Boat. That was all she wanted to do.

15. What would you say are the core attraction of the Lagos lagoon?

The creeks themselves. The view has an advantage. To watch the environment. The vegetation, the fauna in that environment.

16. What facilities are currently missing in water-based facilities in Lagos?

Embankment, destinations where the tourists can relax, transportation, a place to have contact with the environment. Now we can look but not get close. There is no direct contact.

The management. A body that is assigned the responsibility of assessing the lagoonal environment and comes up with specifics of what should be done to enhance the place such as exists for other waterfronts.

17. Are there slums/blight areas at the Lagos lagoon? Where are they? What should be done to them?

There are quite a number of such places that communities have hijacked. Illegal communities have arisen, springing up, taking advantage of government's laxity & lack of direction on the lagoon. Communities like Makoko, Iwaya, Ilaje, along the lagoon plethora you see so many of them.

We need control and direction to be able to turn the lagoon around. We need proper management.

18. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc

Tourism. Because once you use it for any of the others, it ceases to be a common wealth. Tourism, then Transportation because transportation will aid tourism, then agriculture (production of vegetables and fishing) carefully controlled to prevent contamination.

19. Should the Lagos lagoon be used for tourism?

Sure. Provided the government is ready to do what is required like re-orientation to enable the people realize that tourism is more sustainable than some of the other uses.

APPENDIX 6F

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

Tourism Practitioner Folarin Kolawole on 27th April 2012.

1. What is the state of tourism in the Lagos lagoon in your opinion?

- The state of tourism in the Lagos Lagoon is more of an under-developed status.

2. What is the state of water based tourism in general?

- Water-based tourism in Lagos is also under-developed.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

- Yes of course, it has a lot of relevance to its tourism development. This is because in a way it has influence on the diversity of natural potentials the lagoon has, that can be harnessed and creatively modified for tourism development.

4. What landscape types can you identify in the lagoon area?

- So far, I can identify bays, peninsulas, straits, Islands, swamps, sand beaches, sand spits etc.

5. What landscape character do you feel will appeal to tourists?

- I believe all the landscape characters have great potentials to appeal to tourists if properly developed and packaged.

6. What, in your opinion can attract foreign tourists to the lagoon?

- Foreign tourists will only be attracted to our lagoons if they are properly developed and fitted with tourist facilities.

7. What, in your opinion can attract domestic tourists to the lagoon?

- Domestic tourists in Nigeria have been noted to accommodate a measure of rusticity with the locations to go for recreation, as long as they're guaranteed safety and freedom of expression. This is the reason why most beaches in Lagos still thrive with visitors during weekends, despite the fact that they possess little or no tourist facility. Therefore, with at least security and space, local tourists can still patronize any location along the lagoon.

8. In what ways can landscape of the lagoon be improved?

- *The landscape of the lagoon can be improved by:*
- a.) *Effective continuous cleaning of the waterways.*
- b.) *Proper monitoring of dredging activities within the lagoon.*
- c.) *Effective reduction and control of deforestation activities along the lagoon banks.*

9. What other issues are relevant to tourism development in Lagos Lagoon?

- *More affordable and easily accessible water transportation facilities should be developed in the Lagoon area, connecting most parts of the lagoon.*
- *More affordable and easily accessible water sporting facilities should be installed in the Lagos Lagoon area.*
- *Security of life and properties should be improved in the lagoon area.*
- *The State Government should implement policies that can facilitate and encourage the preservation and protection of the landscape, seascape and wildlife potentials of the Lagoon area, vis-à-vis encourage more tourist investments to the lagoon.*

10. What landscape resources can you identify in the lagoon?

- *Same as No. 4.*

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

- *There is none that I am aware of.*

12. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

- *Coastal tourism is essentially characterized by the numerous sandy beaches lining the highly windy and 'wavy' Atlantic coastline of Lagos which is in contrast to lagoon environments which is characterized in most places by forested or swampy banks with moderate wind. Presently, coastal tourism had been explored to a good extent in Lagos State as can be observed in the numerous private and public beaches. This can be attributed to the naturally ready-made space for infrastructure emplacement in beach environments which automatically obliterates the cost of clearing land-space for construction. Also, the ready-made aesthetic blend of blue skies, blue sea and long stretch of white sandy beach automatically creates a unique environment for recreation; hence tourism investors spend less in investing in coastal tourism. Lagoonal tourism with definitely involve a higher cost of investment than coastal tourism.*

13. In what ways do Nigerians recreate/relax?

- *In recent times, Nigerians recreate in many ways which include visits to tourist centres near them; visits to shopping malls, cinemas within their city of residence.*

14. Do you believe Nigerian participate in tourism? Why if yes, if no?

- *Yes of course, just that the state of active tourism participation of Nigerians is extremely low. This is essentially because of the poor state of the Nigerian economy, which limits tourism participation to just a small part of the population which is essentially the average + top class people. Most people don't have excess cash to spend on recreation.*

15. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

- *There is not yet sufficient advertisement of tourism in general in Lagos. People are not sufficiently aware of tourism in Nigeria; although they're aware of the fact that the country's blessed with numerous tourist potentials.*

16. What would you say are the core attraction of the Lagos lagoon?

The core attraction of the Lagos lagoon is in its expanse (size); which facilitated diversity of landscape forms and wildlife along its stretch, as well as transportation potentials.

17. What facilities are currently missing in water-based facilities in Lagos?

- *Talking about water-based tourist facilities, there so many that are missing, among which are aquatic parks, Marine aquariums etc.*

18. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

- *Yes, there are slums. The government can safely provide them subsidized accommodation facilities in other areas of the town.*

19. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc

- *Recreational, Transportation, Agricultural and Residential.*

20. Should the Lagos lagoon be used for tourism?

- *Yes.*

APPENDIX 6G

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

**Mrs. Anthonia Johnson, Deputy Director of Tourism and Head of Leisure, Hospitality
Department of the Lagos State Ministry of Tourism and Intergovernmental Relations.**

On 25th May 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

The Lagoon to me, is mostly used for fishing activities presently. Efforts are being made to draw attention to the use of the lagoon for recreation purposes. The State Government is doing Boat Regatta, and is encouraging a lot of sailing activities, even boat cruising on the lagoon, and encouraging private organizations like the boat clubs, the yacht clubs and others who make good use of the lagoon for recreational facilities. Those are the aspects of tourism that come readily to mind.

2. How are they encouraging the Boat clubs, please?

What we do is when we have the Regatta for example, we invite the clubs to come and participate in one event or the other, during the entire Regatta ceremony. Maybe they'll present their boats, well decorated and they'll be involved in one racing activity or the other that shows their presence, that they are active they are a recognized boat club and also, making use of the Lagos waters.

3. So would you say that the level of Tourism is high there or low in the Lagoon itself not in Lagos in general?

I think it is low compared to what it could be. It is still low. But efforts are being made now, awareness is being created for people to realize that there is a lot we can use the waters for.

4. What in your opinion is the state of water based tourism in Lagos, in general?

At different times, various communities may organize Regatta, but the State has a designated period. We call it the Lagos Heritage Week, usually in the week preceding Easter. It is in the Easter season. During that week, one of the main events that the State organizes is the Boat Regatta. Most times I think it even falls on Easter Sunday. It's very entertaining, very enlightening, colourful. I think the theme for this 2012 edition was 'Festival of Colours' or something like that. It

was a beautiful assemblage of boats, well decorated. There was swimming competition, boat racing, canoeing.

5. Excellent! Whereabouts was that?

It was at Ozumba Mbadiwe.

6. Was it well advertised?

It was. You didn't hear anything about it? Not the Eyo Festival, they do Regatta. And even in Epe community, I think they have their own Regatta. Most of the Water-based or riverine or coastal communities organize one regatta or the other on the water. But the one that the State Government does is the Water Regatta. I think this year was the 3rd edition. It was started in 2010. It held on Easter, Easter Sunday or thereabouts.

7. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

It should have but that one will not be in the urban centre. Maybe it will affect the access to the water, if it is wooded or if you have a narrow access, it will not encourage people to do anything there.

8. What, in your opinion can attract foreign tourists to the lagoon?

Sometimes, if you have nature lovers, if you have mangrove forest or mangrove vegetation around, it is always interesting. If you are driving on the water and you see such a thing. Another thing is at any point on the lagoon front on an island or a location, if you have a location where you can have access to the land and on the land you now have resting booth, you now have recreational facilities that can welcome a tourist or a visitor where you can relax, where you have beach house, or beach tent and they can have access to some cool drinks or some refreshments or just a beautiful, peaceful environment, yes, you can attract tourists.

9. Is there any difference between what, in your opinion can attract foreign tourists and domestic tourists to the lagoon?

Basically, the tourist is looking for fun, is looking for adventure. When they are nationals of a country is when you can differentiate between them and those who come from outside the shores of the country to Nigeria. Most international tourists when they come to Nigeria, they are not looking for high rise, well developed infrastructure. They know that they have left those things behind where they are coming from. They are looking for nature, beautiful natural things, they are

looking for cultural or heritage based attractions. Historical things, things that are meaningful to the lives of the people, the culture of the people they have come to visit. These are the things that really really attract them. If they find well developed facilities, that is just like a bonus. But basically, I believe that when they leave Europe and the Americas to come here, they are not expecting to find the same level of infrastructural development that they left.

But for the domestic tourist, the discerning, I use the word 'discerning' because you know what you are looking for, you want something different, you want some serenity, you also want some peace. You want to be home away from home at any point in time. Sometimes you may not even get the same facilities as you have in your home but when you are comfortable, the people are welcoming, receptive, you can forget about some of the things that maybe may bring you more comfort.

So the domestic tourist and the foreign tourist, I think they are looking for the same things – something adventurous, something new, something interesting, something different from what they are used to.

10. In what ways can landscape of the lagoon be improved?

I think there's a lot of cleaning that has to be done because, over the years, our people need to be educated on paying attention to environmental sanitation and not using the lagoon as a dumping ground for solid waste. There has to be a lot of enlightenment, environmental awareness for people to know that you are polluting the water, the waterways by dumping your solid waste in the water. When you are travelling on the boat, sometimes what you see around you, left, right and centre, it's not good. It's not good.

11. What other issues are relevant to tourism development in Lagos Lagoon?

We have to beef up security. You don't want a situation where your visitors or tourists are kidnapped on the water, piracy, and all that, so there must be constant vigilance, patrols on the waterways. Now, Lagos State Government is proactive in that respect. They have the Lagos Inland Waterways, and also some measures put in place to police the Lagoon front and the Coastal areas.

There needs to be the development of jetties in some of the islands to give them access and make them more receptive to visitors because some of these islands, beautiful islands, there may not be space for the boats to come, so you have to provide jetties, and ensure that the boats even are properly maintained. You have

to have standard boats that are safe to carry passengers. The operators must be educated on the use of life jackets and some other infrastructural facilities to make the use of the water more comfortable and safe.

12. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

There must be but to answer questions specifically on the waterfront, there is a separate Ministry handling that and they will have more information on the policy for the waterfront.

13. What about the government's policy on tourism in general?

The policy is to encourage tourism. First of all, to develop Lagos, to make Lagos the preferred tourism destination in Africa for leisure tourism and tourism and business. So we want to encourage investment in the areas of tourism development, hotel development, resort development, issues like what we have just been mentioning before for our waterways, encouraging boat operators, people who are interested in cruising, organizing cruises, facilities for cruising, in addition to what we have. Even the government has a boat for cruising. Our own boat is not functioning now and we are about repairing but it was working and it's done a lot of cruises in the past.

There have been a lot of functions, even night cruises. It has been used by embassies, used by all kinds of foreign communities. Yes, expatriate communities, even Nigerians. They've done weddings on board, they've done AGMs, of Banks, of companies, birthdays, all kinds of landmark activities and events have been celebrated on board. We call it the Eko Tourist Cruise Boat. For now it needs some repairs, we are working on that. But we also have some private ones like the ones owned by (Captain) Prest on Lekki Phase One on the Waterfront.

14. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

I think people are more aware of the beaches than the attributes of the lagoon. Because Lagos state has the unique feature of having 187 km of coastal line that means we have a continuous stretch of beaches bordering the State. People are aware. They use the beaches during festive occasions, during public holidays, during all kinds of yuletide seasons, even weekends, weekend activities. There's a lot of weekend activities going on at the beaches.

Some of these beaches are run by the Local Government, they've been released to Local Governments to oversee. We have a few private beaches like the Elegushi beach and some others. But by and large, people are more aware and patronize the beaches more than the lagoon and the creeks.

15. In what ways do Nigerians recreate/relax?

The basic recreation of the Nigerian is partying. But we are trying to draw attention away from that, that people should visit the various tourism aspects of the country. That's one of the reasons why the Lagos state government has designated one of the weeks as Heritage Week. We want people to see other kinds of relaxation, not like partying. Partying actually exhausts. If you really want to relax, you should visit some tourist sites, you should get involved in some tourism related activities like carnivals. Luckily, other states too are realizing it, that is why you have the Calabar Carnival, I think Uyo, or Akwa Ibom also has its own and Rivers. Abuja has a Carnival. Many states are saying that there is need to showcase that aspect of tourism.

16. But do you think it is cultural, that we do not go to places?

Tourism is not foreign to our culture. It's just the level or interpretation. For you to engage in tourism you need to have one, you need to have the interest, two, you need to have the financial means, what they call disposable income. A lot of people who may even be interested in going from one place to the other, may not have the financial means.

What people usually do is visiting friends. There is an aspect of tourism that we call VFR (Visiting Friends and Relations). It is still an aspect of tourism with the hope that when you visit friends and relations, you will not stay indoors. You will now want to know, especially if they are in a different locality from where you are. You will now want to know what they have in that place. You may go to the market and buy some souvenirs; the host may take you to interesting places in that town. We tend to participate in a lot of VFR because of the extended family system.

17. So you believe Nigerian participate in tourism?

They do but in a different way.

18. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

I think there needs to be more awareness.

19. What kind of advertisement or enlightenment campaign do you think will create the needed awareness?

Tourism assets and facilities are administered at the Local Government level. What we are trying to do, (both the State and Federal Government) is to encourage the Local Government Officials to be more aware of the Tourism assets in their locality and from there, because they are the grassroots people, they will now be able to do the enlightenment of the people, bring those facilities to the attention of the people with its attendant attractions and benefits. And also link it to revenue generation – these are things that can improve the life of the people. Because it is when you can put a dormant asset into use in such a way that the local residents benefit, that is when the people will get interested and that is when that asset, they will not want it to disappear or be damaged because they are also getting their livelihood from it. So it becomes like a communal effort.

20. Some respondents believe that much tourism is going on in the Lagos Lagoon. Do you agree?

In the lagoon? I don't think so.

21. What would you say are the core attractions of the Lagos lagoon?

First of all, we have to create an access between the lagoon and the land, particularly in the designated areas, you must have jetties, like a pier. You know, the ideal thing will be to develop a pier so that you can have many boats mooring there. Then you now create facilities on the land, like hotel developments, and other attractions that will encourage people to come there to stay. While you are doing that, you will improve on the environment, the residential areas. And encourage the people to go into cottage industries, souvenir production and other things that can earn income for the locals with these visitors coming in. they will also be able to benefit through providing some facilities, either foodstuff, or souvenir items or being engaged in the waterfront activities because there will be a lot of things going on the waterfront by the time you have a pier there. You will have hotels, you will have all kinds of activities that will be created and the whole place will be busy and lively and people can earn a living.

22. What facilities are currently missing in water-based facilities in Lagos?

All these facilities we've mentioned, they are missing. They are not there. With the exception of the Bar Beach area, Victoria Island, they are not. Even on the Lekki

axis, the waterfront itself, what we have there is mostly residential. You don't have these hotel facilities. You don't have places that are like public places. What the bourgeois are even trying to do is to take over both the waterfront and the land, which is wrong. The public should be able to access the waterfront. It is a special gift from God.

23. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

There are slums and blight areas in the lagoon. The most common ones that we see, that is being talked about mainly is this Okobaba. I think the regular treatment is we can have urban renewal. We can have some redevelopment, you decongest. Because we usually have overpopulation and inadequate facilities in slum areas and everything just breaks down and you have a mess created. You can do some re-planning, like Lagos state now, is trying to do some model cities. Some of them fall along this waterfront. There are plans to have model cities in various parts of metropolitan Lagos. This involves organization, re-planning, beefing up the facilities that are available, improving them, and decongesting the place. So that you do mostly urban renewal.

24. Do you think when they do the Urban Renewal they should put those stilt houses back or they should completely remove them from there?

You can have two sides to it because even in some other countries, they still have those stilt structures on the water but they are now linked in such a way. The water is cleaned up and there are now linkages in such a way that people can decide to go and visit the city that is built on water. It is not concrete, it still retains its originality as much as possible.

You can still improve the lifestyle of the people there by cleaning up the water and educating them on how to protect their environment, how to preserve it so that it does not decay more than what they already have. There's one angle. The easiest thing to do is to clear them and relocate them. But there are some people that their own lifestyle, you have to recognize their cultural background. I am not sure that they will be able to live away from the water. So you have to think of that when you are planning but as much as possible, you want to accommodate the unique feature that they have and put it into the planning of the town or city.

25. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc

It should be recreational and agricultural – fishing.

26. Should the Lagos lagoon be used for tourism?

Yes, of course. It should.

27. How does leisure differ from tourism?

Tourism involves leaving your place of residence and sleeping at least one night. You must sleep over. If you have not slept, you are just an excursionist or you just went for leisure. You just went for a visit – a day-return. The main thing that makes it tourism is sleeping over, spending at least twenty four hours but not more than a year in the other place because you are not supposed to engage in employment or remuneration if you are a tourist. Leisure is mostly the activities that take away the stress of normal day-to-day life. You can indulge yourself in some sporting activities like golf, squash, swimming to relax and tone the body. It is still leisure but it is not tourism per se.

APPENDIX 6H

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

**Assistant Director, Parks and Recreations Department Federal Capital Territory
Administration, Abuja. Landscape Architect Deborah Nenchi on 24th April 2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

I think the potentials of the lagoon is yet to be exploited to any reasonable extent and it is almost as if the city is backing the lagoon in terms of accessing its potentials for tourism. So there is yet a lot to be done in the lagoon to make it accessible to people to recreate and also appreciate nature while in the urban setting.

2. What is the state of water based tourism in Nigeria in general, or in Abuja where you reside?

Water-based recreation is at its lowest ebb, or really, never fully developed in any part of the country. I can't think of any place in Nigeria where you have water sports, where you have proper access to boating, canoe rides and maybe pedal boats for children and things like that. So we haven't really developed anywhere near that. I'm not very sure whether at Tinapa there is anything like that but for Abuja, the waterfront is yet to be fully developed. There is a lake there, there is a boat on that river which I know the Department of Parks and Recreation placed on the water there but I know it is not functional. There is a lot to be done in that area.

3. Why do you think that is the case?

I think the facilities are rather poor or non-available in most of the waterfront in the country. Government or private developers will have to be given the opportunity to do such because it is a money spinning venture. And I believe that the problem is not because Nigerians don't like water recreation or tourism as it were but rather that the facilities have not yet been developed for their use.

4. What kind of facilities?

I mentioned a few not too long ago, like having a proper beach, a well-developed beach, or a resort by the beach where people can even have lodging facilities and also where they can have pedal boats, particularly now we are talking about the

environment because most of these boats and ships that go on the water, the fuel they use to run those boats and ships often pollute the water. But these days they are talking about environmental friendly boats that will not pollute the water. We need such things to be put on our waterfront. We also need access like proper transportation means to such places. There are certain facilities that when you want their potentials to be properly exploited, the transportation system is developed to, specifically targeted so that people can be ferried to and fro such location with ease. That is missing from most of our facilities that is the very few that are properly developed. Then also some of these facilities are not well planted, they are exposed, no shelter, because you need shelter. The kind of weather we have here, with heavy rainfall, at times the weather is hot and sunny. Sometimes it is humid. We need a form of shelter and you don't find them at these waterfront. So I think it goes a long way to affect tourism in those places.

5. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Very much so. The lagoon as it were right now is heavily polluted. You don't need anybody to tell you because once you approach the place, you begin to perceive the smell of the water being polluted. The environment is also dirty. The rural settlement there too is not something to go by. It portrays a slum development which for proper tourism, will have to be rehabilitated.

The culture of the people can be portrayed by developing proper houses that depict the culture of the people, even at the waterfront and accommodating them into the project and that encourages tourism because people will want to come and see how the people live and appreciate their form of housing and their culture but the way it is right now, it's a slum development. The people there are extremely poor and I suppose they are the ones also that are contributing to that high level of pollution of the lagoon because they don't have proper toilets. Everything about sanitary conditions is very poor. They pour it back into the lagoon which is not healthy.

6. What landscape types can you identify in the lagoon area?

The first is the water; the next is the vegetation around there which is lush because of the climate. The urban setting too, the cityscape of high rise buildings and so on and so forth. Then also the rural or slum development which I just

spoke about, is another landscape feature. Not form per se, but feature. Then the boats on the waterfront, the canoes, etc. they also enhance tourism because if boats and canoes are made available to the people to enjoy the water proper, that is now active recreation on the water too, when they participate boosts tourism. The passive recreation on the sea shore too can be enhanced if there is harmony in the landscape features that we were talking about.

7. What landscape character do you feel will appeal to foreign tourists?

For foreign tourists, the water is the first thing I think they will like to appreciate because many of them can swim and Nigerians are not good swimmers so when there is water and it is such that they can swim in it, they'll love it. Because it is also warm water so that is too good too for anybody to want to swim in it. It is not in the tropics so it's almost like all year round, it is available for such an activity. I think that is all for now because the village setting I would suppose they will like to see is still a slum. It is not something you will showcase but imagine that it is properly built, coordinated and designed and built, even with local materials, tourists from outside will want to see it but as it is right now, I think it is only that water.

8. What about the vegetation? The natural vegetation?

I have refused to comment on the natural vegetation because to me, it looks as if it is all mixed up with rubbish, polythene bags, anything you can imagine so the beauty of it is very difficult for me to appreciate right now. But I suppose if it is all cleaned out, I might be able to appreciate the vegetation better but for now, I think I look at it more like dirt and dirt and dirt all over.

9. What, in your opinion can attract domestic tourists to the lagoon?

Domestic tourists? I think they will not want to go near the lagoon. For me the stench from the lagoon is the number one thing. I will not like to go near it. The water, yes, people might like to come close to the water. That is something they can come and see – the water body itself. We are not good at appreciating vegetation, maybe if it were unique planting scheme or nature in the city that has retained its natural form, I will want to say that the vegetation around the lagoon may not necessarily be the original vegetation. It should be a kind of vegetation that has evolved over time through man's activity along the waterfront. So if it is a kind of controlled vegetation, I think it can be better appreciated. Nigerians will

very much appreciate that. We need to pay attention to that area and sanitize it so that people will be attracted and provide and improve upon facilities. I don't know whether there is a jetty or something there. Access to the jetty is important. Some of them are private jetties. If they were actually available, I suppose the lagoon will be overrun by tourists.

10. In what ways can landscape of the lagoon be improved?

I think there are many ways. The first way is to have a landscape concept for the lagoon that will take into cognizance what the people will appreciate and what recreational needs can be met and by so doing, the facilities will be targeted towards meeting such needs. I think the kind of things that Nigerians or Lagosians will appreciate there is to have boats and canoes, the banks of the lagoon properly landscaped, to have circulation network along the banks of the river so that horse riding, jogging, trekking, bicycle riding, can take place around there. Nigerians enjoy that form of recreation. It's like developing a trail round the whole lagoon so that people can experience different aspects of the lagoon. That is part of the accessibility I am talking about.

The second part of accessibility is to have a good transportation network that can take people from different parts of Lagos, maybe at certain times or during certain festive periods they have such buses or other means of transportation that can ferry people throughout the place.

Another facility I think I would love to see there is to have proper planting scheme that will reflect the native vegetation of Lagos state such that it would attract both people that just want to appreciate nature as it were, and people who want to study nature.

Then, I also suppose that people would need facilities where they can buy snacks and some form of foods and drinks and so on so that they can stay very long on the beach and have a good time. And if possible, a portion of the lagoon too, can be developed into a resort where there can be overnight camping or accommodation for people to enjoy. I believe that will attract some tourists.

Then for children, they may want to have play equipment where you can have supervised play for children. Then also houses, shelter, security like beach guards and also a kind of rescue guards. I don't know whether I am calling the proper name but really, these are people who are able to swim and rescue anybody who

is drowning (lifeguards). And for such we will need a post where they can watch out for people on the water and if there is any accident, they can easily mobilize a rescue. Where people feel safe and secured, they will always come back there and feel free to express themselves, hence the need to have security boats to secure lives and property along the waterfront.

Some might want our cultural element embedded into it, opportunity for local wrestling and something that I'll call self-determined play like you just decide to have a cultural show, play traditional games, like 'ayo' and 'draughts', board games, etc. I think I'll stop there.

11. What other issues are relevant to tourism development in Lagos Lagoon?

I have been talking about the water being polluted. I think that there is the need to find out the sources of the pollution. We have various environmental laws that will lead to the environmental departments serving an abatement on either industries or individuals that are contributing to the pollution of that waterfront. I think that is a burden that the government will have to bear on how best to do that.

Also, right now, there is a lot of shanty development that needs to be properly taken care of by means of proper planning so that they can be incorporated into such tourist attraction development. Then the planning laws too that are to guide the development of waterfront structures, I would suppose are not being strictly followed hence the kind of development we see along the waterfront. The buildings have not been made to take full advantage of the waterfront. This is basically what is missing there. Otherwise there is nothing wrong with having your high rise buildings if properly integrated into the landscape, being located around the waterfront. So the concept of building and waterfront has to be properly looked into. And this can only be done by the development control department, and also the planning department of Lagos state as it pertains to the lagoon.

Then the issue of cleaning up that I mentioned again, something can be done to prevent the continued pollution of the lagoon. The department of health and environment are supposed to handle that.

12. What are landscape resources and which of them can you identify in the Lagos lagoon?

Landscape resources are more like the potential for exploitation that exists on the land, in this case, the lagoon that we are talking about. And they can be as follows: the land, the water and fish, (there is pleasure fishing where you can fish and put back the fish, or it could be that you fish and pay an amount of money and go away with the fish, or even get people to cook it there, they can barbecue or roast it and you eat it there).

So landscape resources are the potentials on the land that can be exploited for development or enhancement like the land, the vegetation, the fish in the water, the shoreline, these are more or less the natural landscape resources of that place. Others are the bordering developments that I mentioned earlier – the cityscape.

13. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

I am not aware of any government tourism scheme, probably because I have never inquired about it. So I will not be able to talk about it but I know that in every state, there is always a department that is in charge of tourism and they are most likely to have tourism development plan for the different landscape resources that they have around them. The question now boils down to whether they have been developed or attention is being paid to what landscape resources are available for them to develop.

14. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

I think both places have very high potential for tourism. The only difference is that the lagoon does not have the waves of the Atlantic Ocean. It is another type of water body but they both have very high potential for tourism.

15. Do you think that the lagoonal formation has anything to do with its potential as a tourism destination?

I think that's what makes the place unique – the fact that it is a lagoon, a unique form of water body, a water inlet from the Atlantic Ocean. It is devoid of the turbulence of waves and so on and so forth. So, if you are not in the mood for watching waves, you can come to a cool water body to appreciate it the way you want to. It has its own unique features.

16. In what ways do Nigerians recreate/relax?

Nigerians like to recreate by drinking, reaching out to their friends and chatting and drinking. I think that they have resorted to doing that because the other forms of tourism attractions that we have in the various parts of the country are not yet fully developed. So, most of the time, when Nigerians close from work they'd rather sit under a tree and take some beer, drink their pepper soup and then go back home. I think it is just a matter of not having other options. That is why most people have resorted to that type of passive recreation but in general, you can then say that Nigerians do more of passive recreation than active recreation in the cities.

17. Does it have anything to do with finances?

No, it doesn't. Because majority of the people who sit and drink are people who can afford to pay for their drinks. They are not people who would not have the money if other forms of recreational facilities are provided to make the best use of them.

18. Can we also say that it is not part of our culture just to go to somewhere for only the purpose of recreation?

I would want to disagree with that because in our traditional cultures (because we have diverse cultures within Nigeria), you find out that the local wrestling I mentioned before, cultural festivals, people go out to participate in some of these things. They actually move from one location to the other. They go out. So it is not a matter of we don't have money or it is our culture that we should not recreate. No. We even have fishing festivals where we do such things. So it is just the lack of these facilities. If one or two of them are developed, it can be overstretched. They would be used and will become overstretched.

I want to quickly give you an example of the Millennium Park in Abuja. If you go there during any festive period you almost don't have any place to put your mat to sit down on the lawn because that Park is always filled up by visitors from different parts of the country and residents of Abuja coming out to recreate. That Park is overused because it is the most developed park for passive recreation in the city. I use the word 'passive' because there are other well developed parks for active recreation like the amusement parks.

The amusement parks too are also overstretched during the festive periods. These are examples recreational facilities that are being used very well within a big city.

You come to see that Nigerians are able to adapt to new lifestyles or have adapted to new lifestyles when they come into the city to live. Should there be any development in the area of provision of tourism facilities, they will be well used.

19. So you are saying that Nigerians participate in tourism?

Very well. They do. Maybe Lagosians are busy but in Abuja, if you come there, don't go there on Christmas day. You may just be standing. You may not have anywhere to park your car – that is number one. Then you'll see people trekking a long distance, young boys and girls, just to come into that park.

20. There is a difference between tourism and recreation. With this difference in mind, would you still say that Nigerians participate in tourism?

It will be hard for me to be 100% accurate in assessing Nigerians because the facilities are really not there. But the very few like Tinapa, I know people go there. They take part in tourism because they can access that particular grade of tourism facilities. The local ones within the local settings too are often, you can call Millennium Park a tourism attraction because of the beauty of the park, that elaborate water fountain, and they make sure it works during festive periods. The children's playground, you want to go and see. People just hang around that water, going up and down, they love it. And in a big city, such sites will be visited by various people. Even libraries, monuments, these are things that are supposed to attract tourism. If there are there, whether local or international visitors will come to them but like I said, I can't really read Nigerians because we don't have so many of such facilities.

21. Is there sufficient advertisement of tourism in general? Are people sufficiently aware of tourism potential in Nigeria, particularly Lagos?

Lagos, I wouldn't say but for Abuja, yes. There are tour guides in Abuja, in the department of Arts and Culture Secretariat. There are tour guides. When you come into Abuja if you want them to take you round places, you will see them. They have beautiful uniforms that they wear. I think I'd rather speak for Abuja. There is information, enough information to attract tourism. There are handbooks produced by the different government departments listing hotels, tourist sites that you can visit in Abuja. I was reading one not too long ago. For Abuja, yes. The hotels are well advertised, the tourist sites are also well advertised.

22. What would you say are the core attractions of the Lagos lagoon?

It is that water and the shoreline – the shape of that lagoon. The way it runs, you can enjoy the experience as you go round it, as it meanders. The natural form of the lagoon.

23. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

The people living on the lagoon. It is a slum that should be looked into. I suppose government is trying to do something about it except that the political will is not there. In landscape planning sometimes when you want to make something right, you go on the offensive. And it requires political will. If anything is to be done on that lagoon, the offensive method will have to be deployed to see that the slum is removed.

I think that the fishing activity there too can be better organized. Then those people who are logging inside the lagoon, using the water to preserve timber create a terrible stench. It's horrible. Burning the saw dust there causes pollution. All those should be cleared off. Then we have a clean lagoon.

24. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, Institutional, Tourism etc

I will say recreation. And the end product will be tourism.

APPENDIX 6I

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

**Landscape Architect /Academician, Coordinator of the MLA Programme of the
Department of Architecture, Ahmadu Bello University, Zaria. Landscape Architect
Maimuna Saleh-Bala on 1st August 2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

At its infancy.

2. What is the state of water based tourism in general?

Water is an excellent, major attraction if available and properly developed.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Yes, the character of the landscape, for instance – the presence of water will greatly determine types of tourism to develop.

4. What landscape resources and landscape types can you identify in the lagoon area?

The water, the fishing culture, and for some, the houses on stilts.

5. What landscape character do you feel will appeal to tourists?

6. What, in your opinion can attract foreign tourists to the lagoon?

Attractive views, infrastructure and security.

7. What, in your opinion can attract domestic tourists to the lagoon?

Water and the fishing.

8. In what ways can landscape of the lagoon be improved?

Development of the water resources as tourism attraction.

9. What other issues are relevant to tourism development in Lagos Lagoon?

10. What landscape resources can you identify in the lagoon?

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

12. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

13. In what ways do Nigerians recreate/relax?

They love to attend weddings, parties. They recreate by visiting friends and relations.

14. Do you believe Nigerian participate in tourism? Why if yes, if no?

Not really. Nigerians are busy trying to eke out a living and those who can participate in retail shopping.

15. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

16. What would you say are the core attraction of the Lagos lagoon?

Its waters.

17. What facilities are currently missing in water-based facilities in Lagos?

Almost everything!

18. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

Enhancement or regeneration.

19. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc

(1)Recreation, (2) Agricultural, (3) Services, (4) Residential, (5) Institutional, (6) Industrial.

20. Should the Lagos lagoon be used for tourism?

Definitely yes!

APPENDIX 6J

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

**Tourism Expert/Field Operator/Tourism Officer (More Than 20 years) Lagos State
Ministry of Tourism and Intergovernmental Relations. Mr Tunde Annan on 3rd May
2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

We were told that the land use were economy potential region, but some of us disbelieve this, even from the geographical point of it, at the hard time, when the water level increases, these mangrove area they contain water, and so that it will not have any negative effect on their adjacent line or their adjoining line. So both of them are useful, any tourism activity that describe well in the mangrove can be established here, and u know mangrove relates to any mangrove area even from geography, any mangrove usually goes along with beauty that's because they have water supply continuously and if a plant zoo, or a botanical garden is established there it will have water supply and it will have shield from the direct sun that will make this flowers grow very well, that's what I will say

2. What, in your opinion can attract foreign tourists to the lagoon?

From my experience, Foreigners they are more inclined towards water resources or water tourism than we do here. But the first things first is that for a tourist to come to the country, there must be information about the country and about the facilities that you have and there must be information about the area were those facilities are, there must be peace, and there must be adequate water supply, electricity, and even security and people must be aware of the potential they have in that area because a tourist can come alone, they may not come in group, they may come alone.

Some of them, like they are so used to going about on their own, to discover great things of the land on earth or just on a personal experience. And if they come alone, the first experience they have will determine what they will do, maybe the next time they come, they will come in group and tell people this is what happened. So some of these things attract visitors regardless of the crime rate. That there is a swift quick reaction to whenever such things happen or when the incidence occurs that determines what will be a pulling effect on foreigners to

come and concerning our lagoon because it's still underdeveloped, we need people that will develop it, not only foreigners, even some of us that have travelled far and wide we don't mind if we can copy or replicate what we see or they hear and do it in our own way, that will be conducive in our own environment not necessary the way, British tower is then we will come and replicate it, who wants to see British tower, they are used to it out there.

It depends, if you do your own here and you have such information to the whole world, put it in internet, twitter, when people hear about it in they will come and say, lets us see whether these things actually happened, and it will make them proud, information is very very important, information about the place, information about the state or the country, government and things like that, even accommodation, it's not everybody that will stay in five star, we travel out we don't usually look for five star, we stay where is cheapest, but we don't bother even about security. But we thank God that even in Lagos State we have rapid vessels that are trying, we are all human beings, we have to start somewhere, were people are rushing to outside, in fact it is faster for us to get to this point than they when they are on their own to get to where we are, it shows that we are developed.

3. What about attracting local or domestic tourist to the lagoon and any key suggestions on what should be done?

Are we tourism conscious? Do we have Tourism? Some of us thought that going to parties will be some kind of recreation. Just like I said earlier, it depends on the way we look at it. Some of us are not conscious of our environment, we are conscious of what to take in, what to grab etc, that's what we are conscious of. Whereas we ought to be conscious of our environment, which is very critical to any development. So when you talk about tourism development, except of recent which Just in Governor Fashola's time, some of us don't know what tourist mean, when they say what is tourism? Most of them concentrate on oil and the rest of them, but people that have gone out, have seen beautiful places and they come they look at this beautiful places. Tourism is a bad economic market, it requires a lot of money which does not replicate itself instantly, it requires large sum of money but you can't take it back till about 10years or even more, so that's why

people don't want to be involved in tourism but we have started just like outside its going to be, we have started just like outside, it's not going to be an easy thing

4. In what ways can landscape of the lagoon be improved?

You can improve on the landscape of the lagoon, depending on what you intend to do, like I said the landscape is beautiful, is natural. Now how do you want to improve on it, it depends on you

5. In what ways do Nigerians recreate/relax?

Well Nigerians, within ourselves we recreate by going to parties, going for shopping, etc. The tallest of them will compete that's when you find cars all around. When you recreate you leave your usual domain, you go to any place where you get closer to the nature not where there is noise. Concerning tourism we have just started, some of us don't even know our surroundings, for instance people living in Surulere, can live in an area for 10years and they don't know the next street, they don't know how the next street looks like. But when you go to a foreign land they try to know their surroundings, like where the shops are, etc. We have to be inquisitive about our area, we have to know the nature of people or even the climate, their way of living, their eating habits, accommodation. We ought to know about them, but we are just starting, we will soon get to a point that we will know and say that we are trying

6. So Nigerians don't really participate much in tourism?

I don't think so, but it has improved compared to 20years ago, people feel if you want to embark on tourism, you must get out of country, more and more people are going to Ghana they don't see the good thing about this country, likewise the other side they want to come here people don't see the good side of Nigeria, but Nigeria is also modern particularly Lagos - the place is more beautiful. Remember it was termed to be the dirtiest city in the world before, but now they don't know how it just turned around, we ourselves we know that Lagos is clean.

I know of people who go out of this country for greener pastures and end up sweepers in foreign lands. I always give kudos to those sweepers in Lagos streets I respect them, if you can determine to develop your mother land, if they can give them the same salaries they give people in private establishments. It is good, it will not make them look down on themselves. Those ones they bring hundred

thousand down here multiply it by two fifty. Tell me how much naira that becomes, but the ones here you can give them twenty thousand naira per week or month and people make use of the money they get there to train their children here. They are taking Nigeria to various places yes that should be their job and Lagos is contributing its own quota, but the first thing is that we must know the potentials that we have we must know information about the area we are dwelling.

7. Also people work so hard and hardly have time to rest, might that be a factor?

Well I will say that it's not in our culture for relaxation how much do we earn in the first place like abroad they have savings for them to travel for tourism, for relaxation but do we have such culture in this state No, how much do we earn in that place the government does everything by good roads, health facilities accommodation but here we don't have good roads our health is nothing to write home about, you have to do your own NEPA buy your own Generator and service it, how much do we earn. A man with the little money he earns that's why he has to look elsewhere because they have to buy land build houses, buy cars generator and other things, but in those places the government have done quite a lot. I was opportuned to be in London for a while, with 10pounds you can feed yourself for a week but with N2000 can u feed yourself for a week in Nigeria that is just it. So the Government made everything easy.

8. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

Well, do people know what tourism is? It's not only about advertisement. The primary or secondary school child, do they know what tourism is? Tourism is not in our character in this country, but when you talk about people in the senate taking Ghana-must-go money and things like that what we are talking about.

9. In my survey, some people believe there is much tourism going on in the Lagos lagoon. Do you agree with them?

The marina and the rest of them, are on the lagoon most of this hotels are closest to the water and people pass through this road to the urban center than going through the Atlantic Ocean because the lagoon is calmer and gentle and more communities are along the lagoon.

10. What would you say are the core attraction of the Lagos lagoon?

We have a beautiful natural resource. Unfortunately, now they are privately owned. Before now we have the marine people using the waterways for transportation. For instance, maybe you want to go to Badagry by water, not that you can't go by water but how many afford that now?

11. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

There are some shanties but don't think it will be wise to destroy them. We must let people know we have history, every settlement has its own history they cannot destroy our history. The development cannot start from maybe somebody or a group of two or three people or twelve people establish a settlement u find out that it starts growing, the history must be there that is why the state government disagree of the destruction of some of the infrastructure that were created during the colonial era because the revolution of the people how they revolve from one state to the other, you cannot destroy the foundation.

12. But must you allow it, if for instance it is getting closer to the third mainland bridge?

Development came there, and because development came there that doesn't say we should erase it, if you are a riverine community, you will find out that those are important landmark and when you talk of the history of a place, you cannot take it away.

13. Should the Lagos lagoon be used for tourism?

Definitely. Why not? Any tourism activity that will blossom, why not?

14. What type of tourism should go on?

Anyone that will blossom, it can be micro, macro and any other one.

APPENDIX 6K

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

**Landscape Architect /Academician, Coordinator of the Landscape Technology
Programme, Imo State University of Agriculture, Umuagwo. Landscape architect
Bartho Ekweruo on 24th April 2012**

1. What is the state of tourism in the Lagos lagoon in your opinion?

Undeveloped.

2. What is the state of water based tourism in general?

Poor.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Long stretch of land and water, opportunities for views, sound of water, special vegetation.

4. What landscape types can you identify in the lagoon area?

Natural, cultural and historic.

5. What landscape character do you feel will appeal to tourists?

Cultural references, stilt houses, water waves, views, vegetation.

6. What, in your opinion can attract foreign tourists to the lagoon?

Boating, fishing, cultural displays and photography.

7. What, in your opinion can attract domestic tourists to the lagoon?

Recreation spaces that serve local delicacies, cultural displays, outdoor learning opportunities, research opportunities.

8. In what ways can landscape of the lagoon be improved?

Integrated master plan involving land and water resources management, enhancement of quality of space.

9. What other issues are relevant to tourism development in Lagos Lagoon?

Ecological and socio-cultural education.

10. In what ways can the landscape of the lagoon be improved?

Introduction of low-impact waterfront development, carrying out an environmental "surgery" to rectify the current state of the lagoon.

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

Not comprehensive and integrated.

12. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

The lagoon has special water form, structure like a canal, with a sense of enclosure, as well as other special physical forms distinctly found only in a lagoonal environment.

13. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

No.

14. What would you say are the core attraction of the Lagos lagoon?

Water form, water action, views, historic stilt housing, culture, eco-tourism.

15. What are best land uses of the Lagos lagoon?

Developments that encourage leisure, recreation, education and culture.

16. Are there slums/blight areas at the Lagos lagoon?

Yes.

17. What is your ranking of the best use of the Lagos lagoon?

Recreation tied to cultural and ecological heritage.

18. Should the Lagos lagoon be used for tourism?

Yes.

APPENDIX 6L

INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE

CHARACTERISTICS OF THE LAGOS LAGOON

Tourism Practitioner Jemi Alade on 3rd May 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

Well the present state of tourism in the Lagos lagoon environment is nothing ... to be about because there is nothing much in terms of purposeful development of tourism.

2. What is the state of water based tourism in general?

Well, along the coast there have been a lot of developments in terms of residential buildings and along the Lekki axis and on Victoria island there have been a lot of developments around there and of course there is a new project coming up on the Eko Atlantic, don't know how it relates to the lagoon but I think it's an extension of the lagoon, from the lagoon region or area.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Of course it does, it's an inland waterway, and it's quite ideal for water sport and if well developed by putting the relevant facilities it can do well in water tourism and water sport.

4. Apart from water sport what other things do you think it will give us?

Well, for commercial transportation, don't forget the body of water connects the whole length almost the length of transport in Nigeria, and it can provide the cheapest form of transportation for moving mainly goods and people.

5. What about in terms of tourism?

In terms of tourism yes, if well developed. There are pockets of islands that are ideal for tourism development and also the body of water itself has a lot of potentials in terms of water tourism, you can put people on boat, you can put a lot of facilities in the water. In terms of boating, hotels, good restaurants, etc.

6. What landscape resources and landscape types can you identify in that area up to Palavar Island and Lamgbasa?

Mangrove vegetation is there, beaches of course is there. Yes, we have some beaches there, very few we have mainly on the island. We have few islands within

the lagoon. Some of these islands are being reclaimed, there are creeks and rivers that flow into the lagoon.

7. What, in your opinion can attract foreign tourists to the lagoon?

Well developed facilities in the environment, secured, security is very important of course the general being of the area in that environment, in fact what most tourist are looking for is places they can visit, things that they can do, and of course good food, provide good restaurants and the water front will be most ideal.

8. I was going to ask you do you think it's a different requirement for domestic tourist, coming from other parts of the lagoon?

Well Lagos itself is an attraction both domestic and international, domestic, every Nigerian wants to visit Lagos, internationally too, Lagos is now very important now, gradually emerging now as a gateway to Africa in terms of the new developments the present administration is embarking on Lagos in terms of other places and also the fact that it is a gateway to Nigeria and is the economic bulk of West Africa. It is an important tourist attraction like business tourism as well as a hub for water tourism. It is very important.

9. In what ways can landscape of the lagoon be improved?

Number one you have to stop dumping of refuse into the lagoon water, by keeping it clean and preserving the natural environment and having a general plan, you have to plan for the region so that have multi-use, so that can have different activities; parks, commercial activities etc. While it is very good is because it as a commercial activity it also help attract more people. It also help to give navigation. You know in Lagos the lagoon is very shallow, so by allowing developers to come in and carry out a well thought out, integrated development plan there will be real development. There has to be a well developed plan for developing these areas.

10. What other issues are relevant to tourism development in Lagos Lagoon?

Government policy is number one, like I said we are not that serious in our attitude, we have the bright side policies, because one of the key problems in our society today is that we hardly plan, we don't plan, and when we do plan the plans get thwarted and it becomes a big challenge. These are the areas that we have to look into if you to develop that area. Because if you look at the Lagos environment, despite the fact that Lagos has turn to be a mega city, people hardly

use the waterfront, that our people have a phobia for water, you know and in other places like Hong Kong in a huge aspect that's the most important. What they call the state of aquatic splendor, yet a huge resource is left untapped. Like I earlier mentioned it has the potential of being a major water transportation hub – developing and linking the whole Water transportation system in southern Nigeria.

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

Of course there is a ministry for waterfront and tourism although the waterfront aspect has been separated for a while but it's still a ministry for waterfront that shows you that the government is aware and have actually created a ministry to take care of the development of the waterfront within the lagoon area that we are talking of. So there is a policy in that aspect by the state government then the federal government on its part wants to claim the water front saying that it's a federal government area of authority which I think it's a pity because the federal government doesn't have the funds or the effort to really consolidate and start developing the water front more so in Lagos because they have so much on their plate.

12. Is there any of the tourism policy that affects you as a sole operator?

Well the government hardly has any policy for sole operators in Nigeria, as a whole though we have complains; know it's an emergency business, a new business government doesn't see the need for it, but if the truth must be told, you cannot actually develop your tourism industry without getting into Tour Operators. Tourism has to do with movement of people and you can't move people if you have people to do that, so obviously, that is just the missing link in the tourism industry development as a whole. We are not complaining but by the time they want to regulate it then they have problems because the sole operators here is somebody like me, to develop the market.

In building the industry, tour operations is the missing link in tourism development, yet nobody is making effort to develop this and it affects parts of tourism, like beach tourism, water tourism, etc. Because the job of the tour operator is to plan the route and places to visit for the tourists and to promote the

market then eventually execute these things. So our job is to be able to create a market for all these tourist attractions.

13. So, there is no incentive whatsoever?

Federal government don't know any of it, you see when you look at the government, government is all about bureaucracy they have individuals who are in government, who do not actually know what to do unless they are been informed. And at the same time they do not see the need to get incentive for people like us, because government is very funny in the sense that it takes place at the local level, and the revenue that are pushed for tourism goes directly to the local level, so government doesn't see where the money is, unlike oil where there is how many barrel of oil and the money goes to government. In the case of tourism it takes longer to reap your investment.

14. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

Basically, It's the same thing. There is not much difference between the two.

15. But more people seem to go to all those beaches than if there is a festivity or public holiday, you see them gathering at the beachfront by the ocean.

Yes, people go there because it has the heavy wind blowing, the current makes it more exciting, because water is a core attraction and so people are interested to see all that the beauty of it, while in the lagoon it is far. That is the difference of it.

16. So, do Nigerians really relax?

Of course they do, the culture of tourism I will say is a new concept. And of course we have the traditional theatre, boat regatta so we have the element of tourism, we have all the elements to build a viable tourism industry.

17. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

Over the time a lot of awareness has been created, but the rate of Tourism development is affected by the low level income of the people. So most people cannot afford to take a time out to visit the place just for leisure, you know most Nigerians believe that they have to work all the time. They enjoy making money than taking a time out from their home. But of recent because of the awareness that is created over time, more and more people are now embedding that culture taking time out for relaxation like I said it is still unaffordable, so what people like us are trying to do is to be able to create products that are affordable.

For example, we have been trying get a product that can be marketable in Nigeria and we up with honeymoon we have been running and advertising the package. For two years that when you get married you should go for honeymoon but the packages we have is to create packages for weekend what people can afford. What we try to do is if they cannot afford it we market it in such a way that maybe if the guy is working in a company, the company can just give him a package like a wedding present rather than buy him all this gifts he may not need. So we are trying to bring in innovation that can make it affordable for people to actually take a time out.

18. Some Respondents say there isn't much tourism going on in the lagoon, do you agree?

There needs to be a high level of commercial activity. But you see, the tourism market here in Nigeria, you can segment them. You have the expatriate Community they do recreate a lot. Number one; they have an affordable income to spend, number two; they are visiting a country they will like to see more of it, number three; they are very mobile.

These are factors, there is tourism but it very low so if you look at a population of 150 million and you have only a small percentage involved. it has to be corporate organizations who will come out with programs for their workers eg, By having end of year parties, like conference by adding incentives and of course they can afford it, they have the money and you have the educational aspects, students who go for excursions and something like that, and you have the foreign elements, people who come into Nigeria, then most times what people do is that they go home annually, annual visiting from urban migration to the rural area, you know the man has made money and wants to show off in his village, and of course culture on its own.

And government on its own part will be hyping it for instance Lagos carnival also, something like that, these are efforts towards tourism which is gradually taking shape.

19. Are you part of the Lagos Carnival?

No ooh, we are not part of the organizers because it is a government affair, and personally don't do anything with public because they don't know what to do, they cannot do it well and they don't want to call the professionals to handle it, so it is better to just leave them alone or get involved and get rubbish. What government is doing, I can equally do and even do better.

20. It is often said that tourism is highly capital intensive, how can this be mitigated?

Well you have to segment that aspect of capital intensive, to develop a tourist right now it is capital intensive, to develop infrastructure its capital intensive, but when it comes to services, everybody can get involved.

21. Like the water transportation? Do you have your own boat?

No, we have people who boat that we hire, although it's still on the high side but we can afford for example, I have a package for a shuttle tour of Lagos and you have the option selecting specific areas. there is a jetty and advanced jetty they operate shuttle services, so what I do I just put the tourist on at 1000 naira per person, but I have to hire a boat like 50 000, just like that, we have to find a way around it , so that the tourist can have a good experience and be affordable.

We do have that, we do have a lagoon tour, which is quite expensive about 4-5, and we have to charter a boat that can take you back, that way we save money. of course there is Tarzan Jetty that operates a shuttle which goes to Tarkwa Bay and does lunch and dinner cruise. It's a company that operates on a daily basis but it's quite expensive about \$120 per person.

22. All these things I have not even tried it, when you say much advertisement .

It depends on the individuals and the interest, most Nigerians feel they are tucked up, they are tucked up that they don't bother looking at the environment, like if you look at the lagoon, you would see one thing, and I would see a different thing, we are looking at the same thing but of a different perspective, not that it's not being advertised but, we have been doing for close to 5years now. People are often not aware of it.

23. What would you say are the core attraction of the Lagos lagoon?

Water and the fact that we have urban settings.

24. What facilities are currently missing in water-based facilities in Lagos?

They are so many now, but they nothing really existing, we only have two main facilities, like I said there must be a comprehensive plan, to develop the water front .There is a need for a comprehensive plan to develop the structure.

The resources there which is the lagoon, nobody seems to be doing anything with it, only the fishermen, the people, everything is been done at local level, there is no that says let's build this for this specific purpose, because only big projects comes up in the Atlantic cities but the lagoon side, well something has been done

25. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

That's the problem areas and it's not been developed, and have been taken over by shanties. Should the Lagos lagoon be used for tourism? Yes!

APPENDIX 6M

INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE CHARACTERISTICS OF THE LAGOS LAGOON

Tourism Expert/ Ministry of Waterfront, Adekunle Awolaja on 30th May 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

The Lagos lagoon has been an example of untapped tourism in Nigeria; it has a lot of untapped tourism potentials

2. What about in comparison with the water-based tourism in the rest of Lagos?

Not with comparison with the rest of the world, but Lagos is a big place in Africa but with comparison with the rest of the world, we all know that the ocean side of it is not that well served for the fear of our people from ocean surge and so that why most of our beaches are not really functioning.

3. But on the lagoon itself what type of tourism do you think takes place there? Is there any tourism activity in your own opinion and what type?

Yes, there are tourism activities, like we look at having hotels and other recreational activities cited on the lagoon front. The creek for example, like the 5-Cowrie Creek in Victoria Island, has a preponderance of hotels and tourist-inclined activities. The other sides like I said are highly untapped, you have refuse dumps and other unsightly uses coming up there

4. Like what?

Refuse dump and so on. The ministry has been putting in so much in trying to clear these, illegal structures and monitor how it comes and embark on several plans, slums clearance, e.t.c

5. Like where? I know in Ilaje I know there is a fact that some areas have been knock down?

Yea, like the Okobaba community that one was done and going further to procession, those ones that have paid on the shore line, we going to work on it because it involves a lot of processes, you need to get something like a legal battle for us to take full possession.

6. Is there any plan to settle them? Where are they being re-settled?

We are going to re settle them, we have the Okobaba Community but they are on the third mainland of Ebute meta, In Epe Local Government, Agbowa Ejirin in Epe.

7. But will they be willing to go there?

Yes they are willing, it has been concluded.

8. When will it be?

Latest by the middle of 2014, they are mainly saw millers. Government will provide all the houses that they will stay and other ancillary facilities

9. What will happen to that area when they have moved out?

The government will be able to take possession and build the tourism industry

10. Do you think the landscape characteristics of the lagoon have any relevance with tourism development?

The lagoon is a mass of water body, that is one of the prime land we can get. So as regards land value the lagoon, it is important and that's why we are going to utilize it for tourism

11. Will it be for residential development or urban purposes?

What we do is for water funds mainly for tourism that will come with a lot of land using recreation or residential that will be of value not slums or informal housing.

12. Some people say slump should not be cleared, because some areas are really blights are you of that opinion?

I don't know where they get that from but in Brazil they cleared it there is nowhere they don't clear. They don't want people to be looking at your poverty or whatever there is no place that they don't clear slumps, but the thing is that they need to be resettled like the fishermen for example they won't be By the water, you need to settle them elsewhere so they need to be near the water

13. What about pollution in different parts of the lagoon?

This ministry is working on that we are monitoring it trying to regulate it, putting a lot of stop to the things that are wrong.

APPENDIX 6N

**INTERVIEW QUESTIONS RE: TOURISM AND LANDSCAPE
CHARACTERISTICS OF THE LAGOS LAGOON**

Architect /Academician, Akwa Ibom State University, Dr Eno Nyong on 1st August 2012

1. What is the state of tourism in the Lagos lagoon in your opinion?

It is not co-ordinated or strategically organised. It is mostly spontaneous.

2. What is the state of water based tourism in general?

Water is one of things that man finds most attractive. When it is harnessed for tourism, it brings a lot of visitors.

3. Do you think the landscape characteristics of the lagoon have any relevance to its tourism development; if yes; why? If no, why?

Yes, because the water is mainly for looking at, whereas the landscape is where people move around in and which frames the view of the water.

4. What landscape resources and landscape types can you identify in the lagoon area?

The water and Eko Hotel.

5. What landscape character do you feel will appeal to tourists?

Natural but organized, focused on the water.

6. What, in your opinion can attract foreign tourists to the lagoon?

Security in the country, advertisements and fun activities.

7. What, in your opinion can attract domestic tourists to the lagoon?

Good public transport, cheap and regular transportation and access to the lagoon.

8. In what ways can landscape of the lagoon be improved?

Cleaner, well serviced places, parking spaces and access (bustops).

9. What other issues are relevant to tourism development in Lagos Lagoon?

National security, poverty.

10. What landscape resources can you identify in the lagoon?

11. How do you see the government's tourism policy in Lagos waterfront? Is there any government tourism scheme to your knowledge?

Not to my knowledge.

12. How does coastal tourism compare to lagoonal tourism in Lagos? Why?

Coastal tourism is better developed because the beaches create a natural landscape for people to enjoy. The lagoon needs to have such a landscape created with care.

13. In what ways do Nigerians recreate/relax?

Watch films, go to parties, visit friends, gisting, travelling.

14. Do you believe Nigerian participate in tourism? Why if yes, if no?

No, because the outdoor activities are not suited to the climate during the day and the facilities are not well organised for evening use.

15. Is there sufficient advertisement of tourism in general in Lagos? Are people sufficiently aware of tourism in Nigeria?

No, there is insufficient advertisement of tourism in general. Don't know if people are sufficiently aware of tourism in Nigeria.

16. What would you say are the core attraction of the Lagos lagoon?

Water.

17. What facilities are currently missing in water-based facilities in Lagos?

Boat rides, waterside walkways.

18. Are there slums/blight areas at the Lagos lagoon? What should be done to them?

Yes. They should be upgraded with care and consideration for the Nigerians who live there.

19. What is your ranking of the best use of the Lagos lagoon? Recreation, Agricultural, Residential, Services, Industrial, institutional, etc

Only Recreation and transportation.

20. Should the Lagos lagoon be used for tourism?

Yes!