



# INVESTMENT OPPORTUNITIES IN Delta State





**INVESTMENT  
OPPORTUNITIES IN  
Delta State**

A Presentation by

**Senator Dr. Ifeanyi Okowa**  
*Governor, Delta State*

At the

**1ST NIGERIA-CHINA GOVERNORS  
BUSINESS FORUM (NCGBF)**

**GUANGZHOU • CHINA • APRIL 13 - 14, 2017**





# Outline

## Section 1:

Background information on Delta State

## Section 2:

Investment Priorities:

1. Agro-industry Development
2. Smart City Development
3. Airport Development
4. Gas-Based Industrial Park





**Section 1:**  
**Background information  
on Delta State**





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OPPORTUNITIES IN  
Delta State**





# Our Vision



**INVESTMENT  
OPPORTUNITIES IN  
Delta State**

Our Vision is to make  
Delta State a Pacesetter in  
the Nigerian Federation.



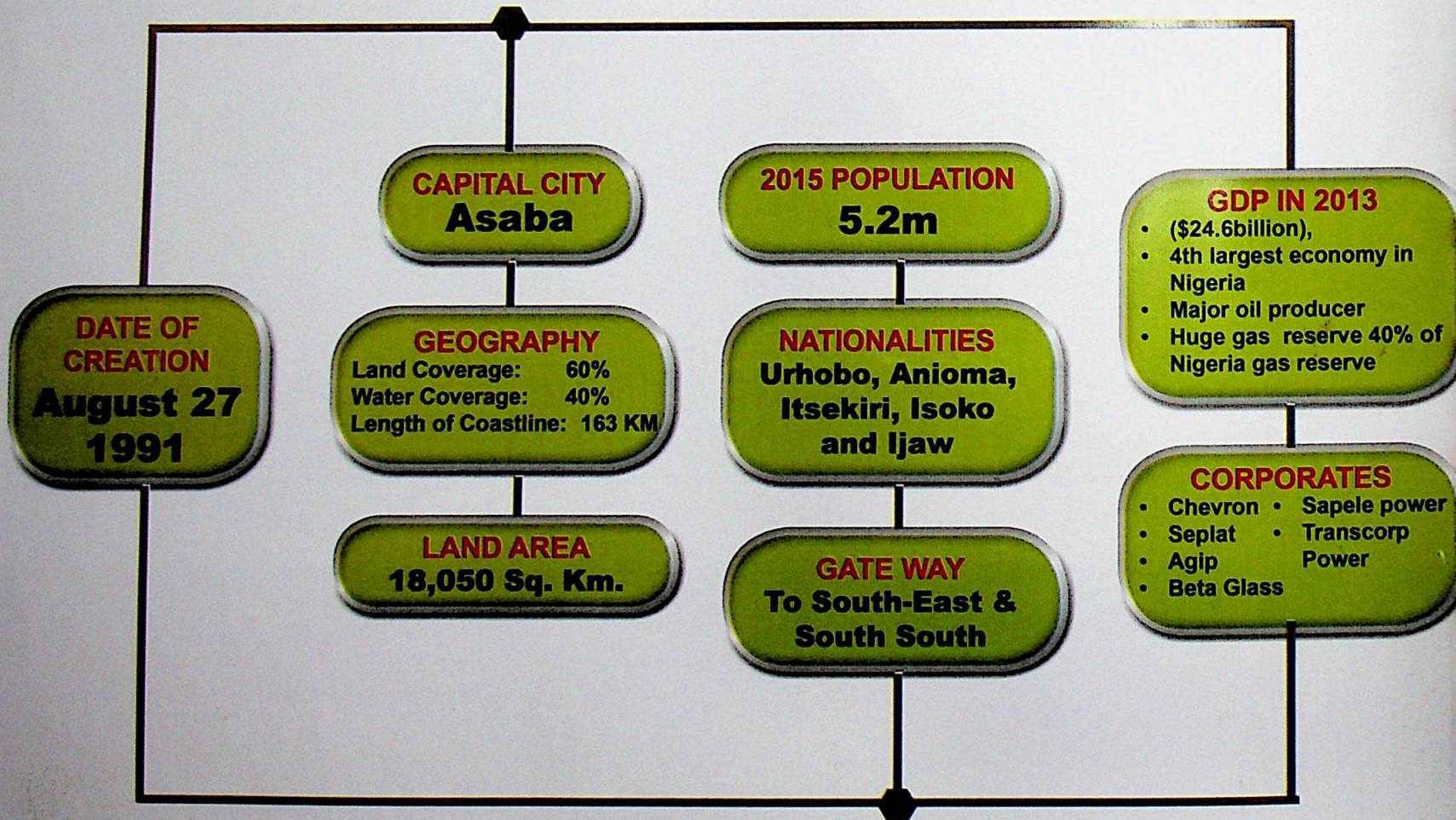
**PROSPERITY FOR  
ALL DELTANS**





**INVESTMENT  
OPPORTUNITIES IN  
Delta State**

# Delta State Fact Sheet





# Delta State Comparative Advantage



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Delta State



➔ **Leading Producer of Oil & Gas;**

➔ **Coastal State – Four (4) Sea Ports;**

➔ **Rich vegetation and fertile soil suitable for agriculture;**

➔ **Strategically Located and Gateway to the South East and South South;**

➔ **Young, Educated, & Active Population;**

➔ **Continuous Investment in Security by Government to Create a Safe & Secure**





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# Overall Strategy:

## The SMART Agenda: 5-Point Agenda







# Specific Strategies

## Job Creation & Raising Entrepreneurs

- **Establishment of Delta Micro, Small & Medium Enterprises Development Agency & Job Creation Office**  
- YAGEP; STEP; PPSP;  
TRACTORISATION MICROCREDIT
- **Diversification of the Economy through Agri-Business**  
- CASSAVA; RICE; TOMATO; OIL PALM; AQUA-CULTURE
- **Development of Infrastructure**  
- ROADS; ENERGY; HOUSING; WATER, ETC.
- **Private Sector Partnership**  
FDI DEVELOPMENT PARTNERS; & LOCAL INVESTORS

## Diversification of the Economy through Agri- Business

- CASSAVA
- RICE
- TOMATO
- OIL PALM
- AQUA-CULTURE

## Development of Infrastructure

- ROADS
- ENERGY
- HOUSING
- WATER, ETC.

## Private Sector Partnership

- FDI DEVELOPMENT PARTNERS;
- LOCAL INVESTORS





# Diversification Through Agri-business

Commercial  
Farming in  
partnership  
with local  
and Foreign  
Investors.

Development  
of Agro-  
Industrial  
Park and  
Industrial  
Estates.

Robust  
Out-growers  
scheme

Focus on  
value chain  
development  
on the chosen  
enterprises.



# Development Of Infrastructure



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**ROADS**



**ENERGY**



**HOUSING**



**WATER**





# Development Of Infrastructure



Gas pipeline for gas powered industrial estate

## ENERGY



- Cargo terminal & handling Centre;
- Industrial Park;
- Maintenance Repair & Overhaul (MRO) Facility;
- Hotel & Conferencing Facility;
- Tank Farm

## AVIATION



- Solid waste & Sewage Treatment Centre
- Power supply
- Rice Mill
- Cold & Dry Storage
- Machine Shop & Gas Station
- Housing

## AGRO INDUSTRIAL PARK

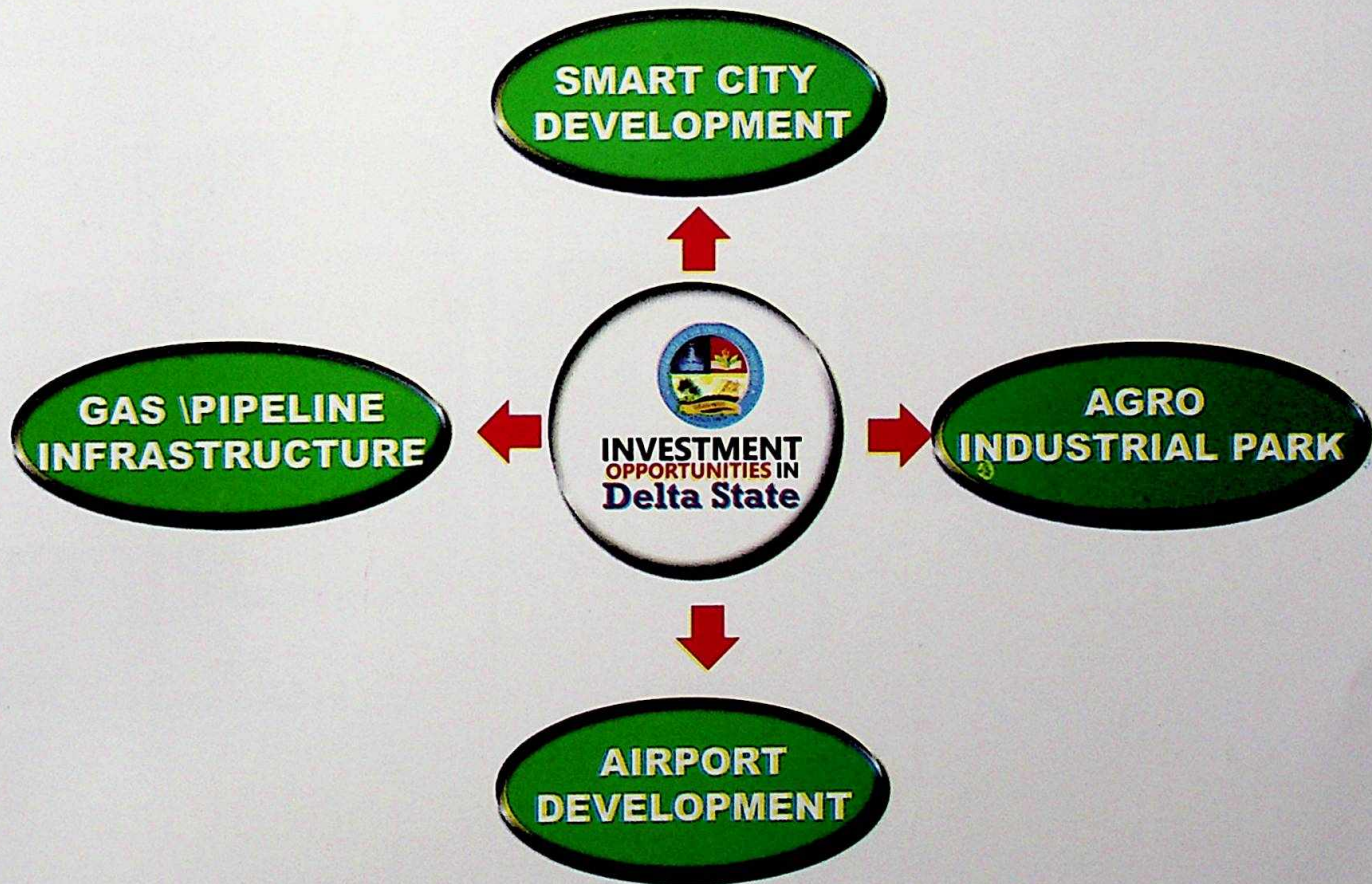


- Luxury apartments,
- Hotels, shopping malls,
- Light industrial Units
- Schools and Community Facilities
- Power Supplies
- Sewerage Treatment Plant.

## DELTA INTERNATIONAL COMMERCIAL CITY ASABA



# Public Private Partnership Initiatives







# Strategic Drivers

**Medium Term  
Development  
Plan**

**Improving  
Competitive  
business  
environment**

**Operational  
Industrial  
Policy**

**Delta  
Investment  
Development  
Agency  
(DIDA) to  
regulate PPP  
and other  
Legislations.**

**Robust Justice  
System.**



# Improved Business Competitive Environment



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- Land: Fast track; Land Bank;
- Delta Investment Development Agency (DIDA);
- Simplified Tax Administration system;
- Ease in obtaining Construction Permit;
- Improved processes for Public Private Participation;
- Robust Justice System





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# **Section 1:** **Investment Priorities**





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## **INVESTMENT PRIORITY 1:**

# **Agro-industrial Parks Initiative**

- CONTEXT
- PROGRESS
- PROSPECTS







# Priority Target Commodities

## Comparative Advantage:

Cassava, Rice, Oil Palm,  
Aquaculture, Vegetables (Tomato,  
Etc.), Maize





# Layout Design Of The Agro-industrial Park At Ogwashi-Uku



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# The Project Design

**The Park itself** (customized factory plots alongside common infrastructure, facilities and logistics) – a hub covering about 70ha

**The Integrated Rice Project** consisting of a rice processing factory serviced by irrigated rice-farm and rain-fed rice farms in catchment areas





# Prospective agro-products

- Milled Rice and Derivatives
- Cassava chips, flour, starch and gari
- Banana/plantain flour and related products
- Palm oil and palm oil based products
- Fish, processed fish and related products
- Wood, paper pulp, wood based products
- Milk and milk-based products
- Processed beef, broilers, pork and related products
- Fresh and processed vegetables





# Implementation Approach

**PUBLIC  
PRIVATE  
PARTNERSHIP  
(PPP)**

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**Build,  
Operate and  
Transfer (BOT)**

**SPECIAL PURPOSE  
VEHICLE (SPV) –**

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**Limited Liability  
Company with equity  
shared between  
government and  
private sector investors  
responsibility for  
the development,  
construction,  
operation and  
management of the  
agro-industrial park**

**FINANCING  
STRUCTURE –**

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**Total Capital  
Expenditure  
estimated at  
US\$30.48M**

**Equity  
Debt capital**



# Status Of Project As At Date



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- Feasibility Study and Business Plan completed – *financial and economic appraisals show profitability and viability (self-paying)*
- Land for agro-industrial park already acquired and land for outgrower scheme already designated/secured
- Technical Partner/Anchor Investor and Private Investor already secured  
International finance already identified
- Project development (Engineering, architectural and infrastructure design and physical planning) (ongoing)
- Developing the financial package for international lenders (ongoing)
- PPP Agreement in final stages

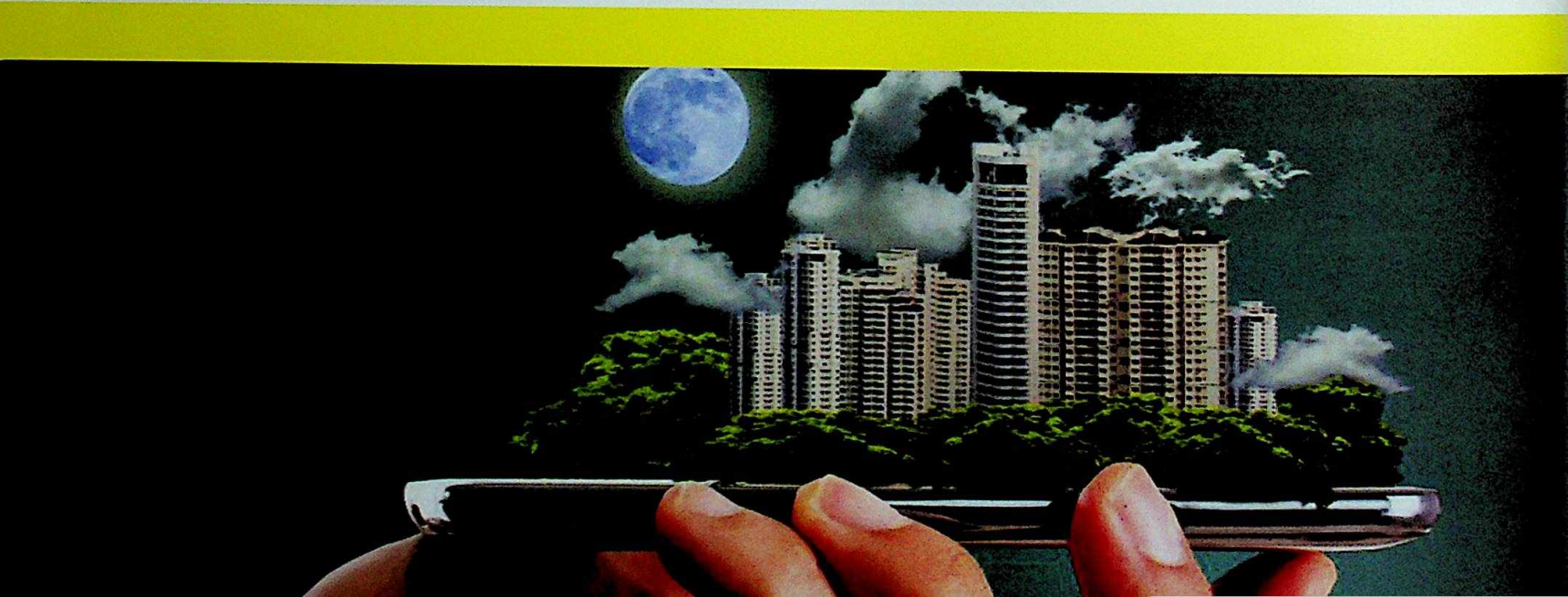




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**INVESTMENT PRIORITY 2:  
SMART CITY DEVELOPMENT**

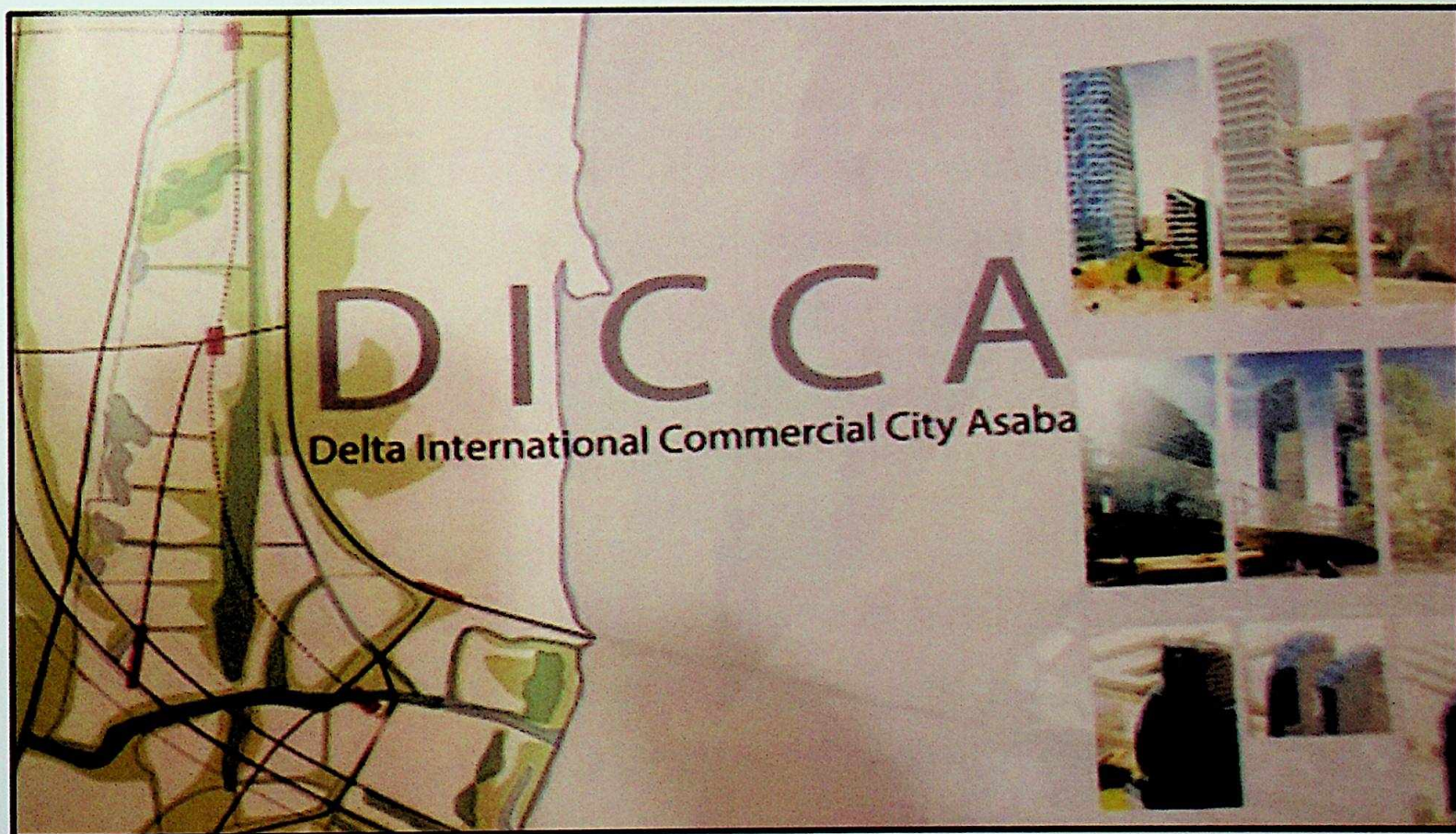




# Delta International Commercial City Asaba (DICCA)



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# Purpose

DICCA – **A Special Purpose Vehicle (SPV)** established to accommodate the **PUBLIC PRIVATE PARTNERS (PPP)** to develop 366 hectares of virgin land that is straddled in between the existing and the proposed second Niger Bridge in Asaba, Delta State – Gateway to the South East and South South.

The DICCA Ltd SPV is seeking **Build Operate and Transfer (BOT)** partner investors to undertake **specific developments** within the NEW CITY.





# Strategic Overview

- Focus on driving **Economic Growth** and **Urban Regeneration**;
- Vision – A place where people want to LIVE, WORK, PLAY and INVEST;
- Sandwiched between two states –DELTA AND ANAMBRA with a cumulative Population of **11 million people apart from the high transit population** as a gate way to the SOUTH EAST with its attendant high commercial activities .
- Located on prime 366 hectares site along the Benin – Asaba Expressway;
- 10 minutes drive from the Asaba International Airport to the west and Onitsha market (largest commercial hub in West Africa) to the East;





# **Delivery Framework And Current Position**

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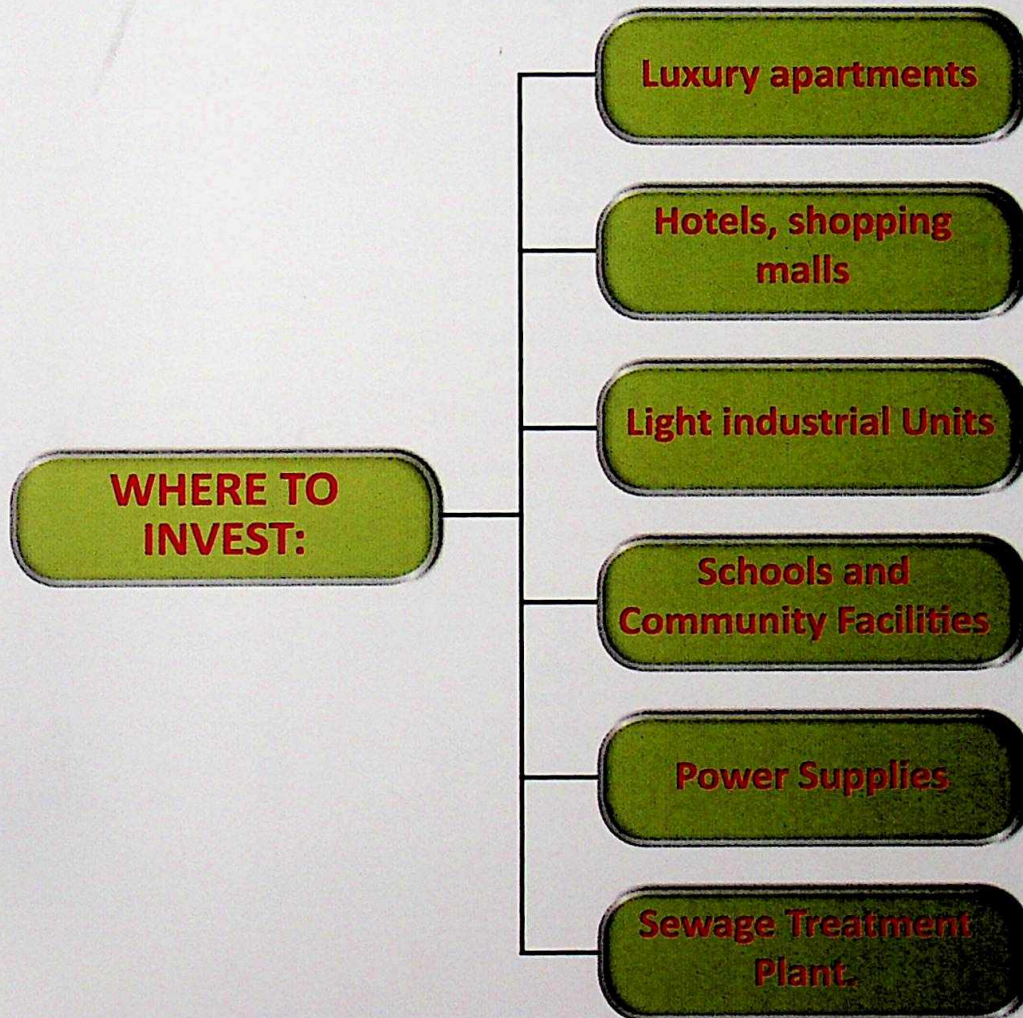
- **Delivered in partnership with private sector through a Special Purpose Vehicle (SPV) – Delta International Commercial City Asaba Ltd (DICCA) – Partnership of DTSG and the Private sector;**
  - **Spatial Master Plan (SMP) concluded; and**
  - **Land (Title) issued to the SPV**
  - **Expected investment in Phase 1 (4years) \$4billion**
-



# Investment Opportunities



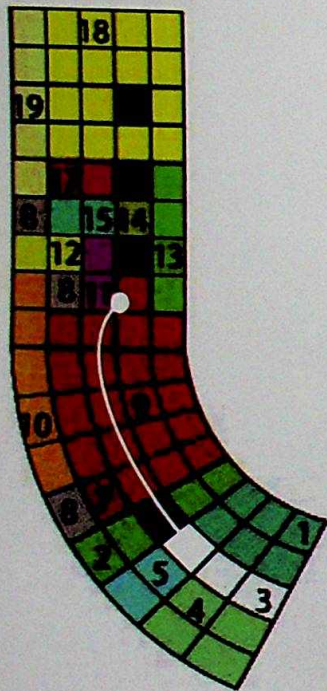
**INVESTMENT  
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# The Spatial Master Plan Presentation



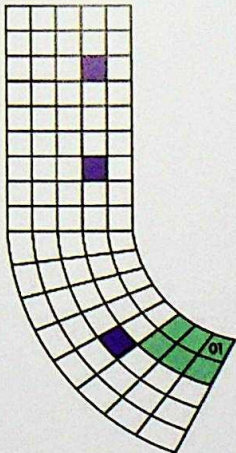
ZONING		LAND AREA Ha	ESTIMATION OF TAPS FOR ROAD, GREEN AREAS AND DRAINAGE	SURFACE LAND BUILDING Ha	PART OF CONSTRUCTION LAND Ha	BUILDING SURFACE PREDICTION Ha
1	Luxury Hotel and Commercial Center	24	12	12	1	12
2	Bank, Trade center and expo center	16	8	8	1,2	9.6
3	Port - Jetty - Port Security Service	12	6	6	1	4
4	Luxury Real Estate	18	8	8	0,5	4
5	Sport Multicomplex - Recreational Entertainment	8	4	4	1	4
6	Mono railway station	12	6	6	0,5	1
7	Fire Service Station	4	2	2	1	2
8	Multilevel Parking	12	6	6	1	6
9	Commercial Center, Shopping Mall, Markets	84	42	42	0,5	21
10	Warehouses and Cool Room	20	10	10	1,5	15
11	Hospital - Health Facility	8	4	4	1	4
12	Police Station	4	2	2	1	2
13	Automobile Market Center	16	8	8	1	8
14	Worship Center	4	2	2	0,5	1
15	Sporting center - Campus	8	4	4	0,5	2
16	Cultural Center and Museum	4	2	2		2
17	Education Area - School	8	4	4	1	4
18	Residential Area	60	30	30	1	30
19	Industrial Area	20	10	10	1	10
<b>TOTALE</b>		<b>340</b>	<b>170</b>	<b>170</b>		





## ZONING

# Luxury Hotel & Commercial Centre



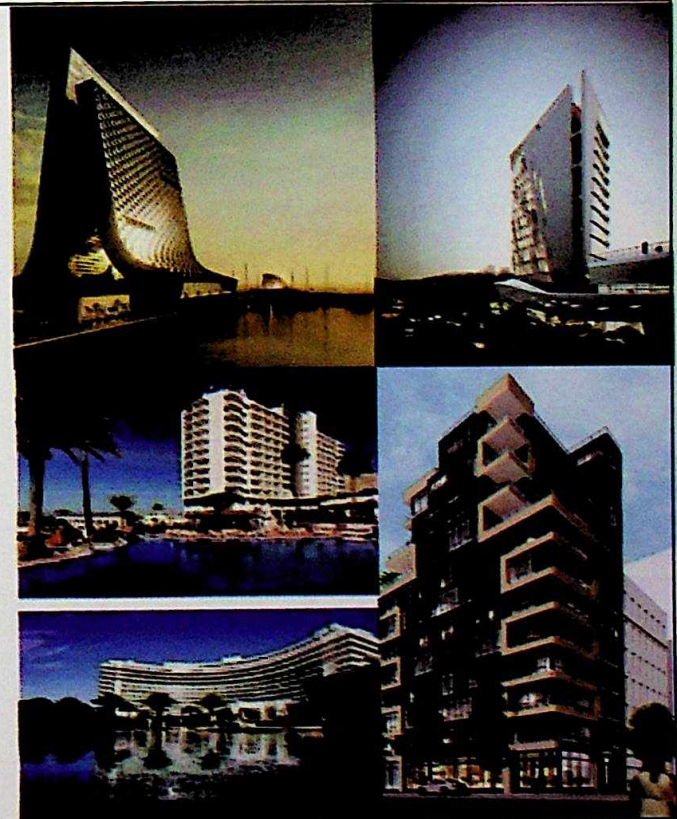
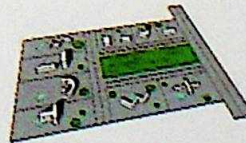
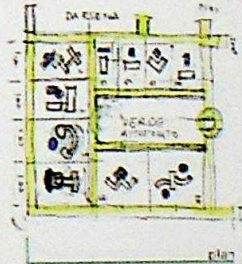
The tourist area grows about 16 ha  
160000 m<sup>2</sup> including 400  
waterfront  
It includes a total of 80000 sq.m. of  
built area accommodation.

5000 square meters of luxury shops  
( boutique ).

5000 square meters of spa  
outdoor equipment for leisure at  
hotels exclusive use ( tennis, soccer,  
dancing , theater).

It involves the construction of 8  
luxury hotels  
average budget for each hotel  
250 rooms  
restaurant and bar services  
shopping boutique 500 sq.m.  
Spa 500 sq.m.  
tennis soccer basketball  
area for dancing , theater

Total expected receptivity  
250 rooms \* 8 \* 2 = 4000  
attendance.

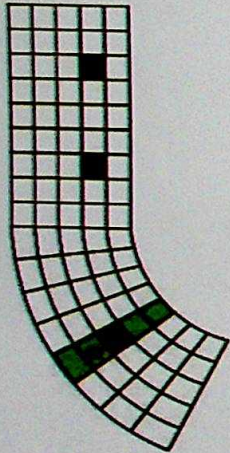






## ZONING

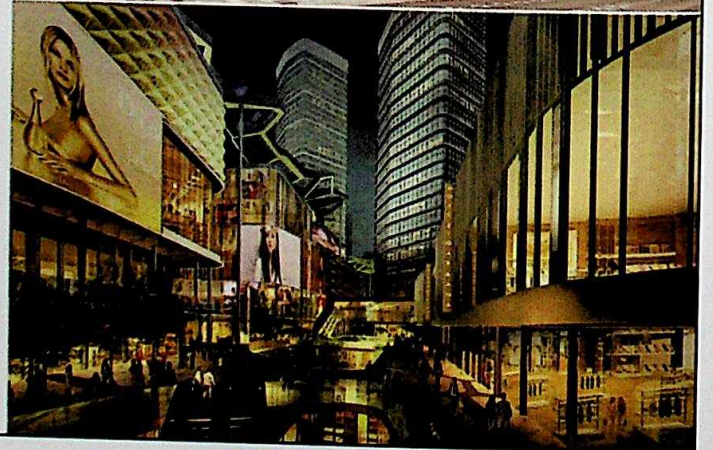
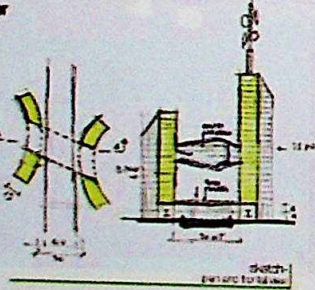
# Bank, Trade Centre & Expo Centre



The area grows about 14 ha  
= 140,000 sq.m.

The government development  
plan provides for the creation  
of 84,000 square meters of  
floor area , of which:

- 14,000 sq.m. for domestic  
and international financial  
banking locations and groups
- 20,000 sq.m. for office  
locations and economic groups
- 10,000 sq.m. for offices for  
commercial companies
- 10,000 sq.m. for  
professional offices
- 20,000 Hotel Business

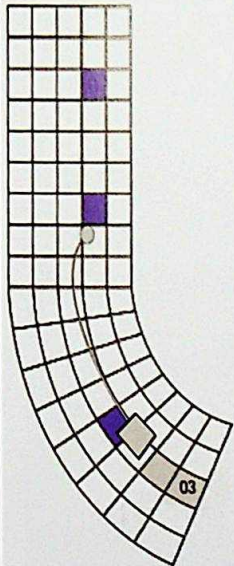






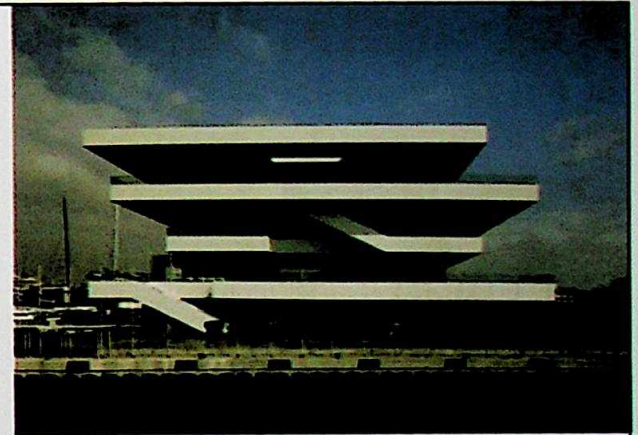
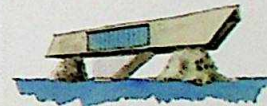
# ZONING

## Port Jetty, Port Security Services



Area used = 80.000 sq.m. services:

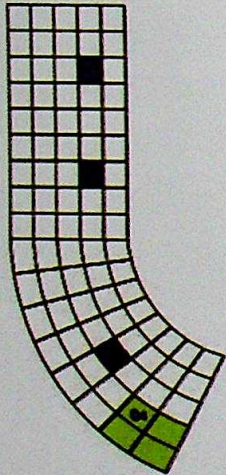
- Offices safe harbor: 1.000 sq.m.
- Shipbuilding: 5.000 sq.m.
- Restaurants, Entertainment: 4.000 sq.m







# ZONING Luxury Real Estate



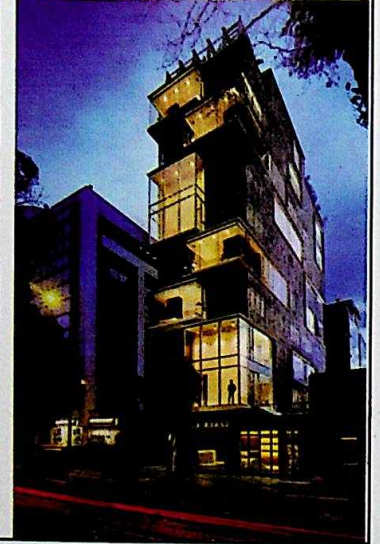
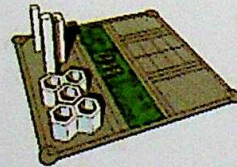
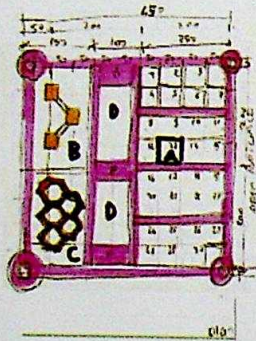
Expected housing settlement:  
1260 persons

a) number 32 residential villas  
= 16,000 sq.m.  
building plot 2500 sq.m.  
building area 500 sq.m. on two  
levels  
outside pool.

b) number 2 tower buildings, h  
= 20 floors housing 120  
30,000 sq.m. building plot  
Residential building area 14,000  
sq.m.

c) number 1 residential complex  
of 100 homes hexagonal matruce  
30,000 sq.m. building plot  
Residential building area 15,000  
sq.m.

d) external services 40,000 sq.m.  
Green neighborhood : park,  
swimming pool , tennis ,  
basketball , soccer



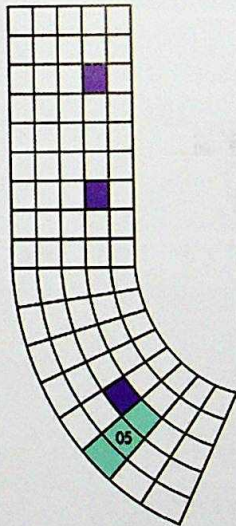




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## ZONING

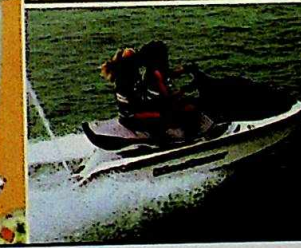
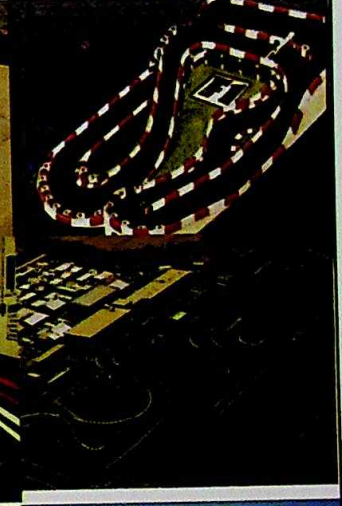
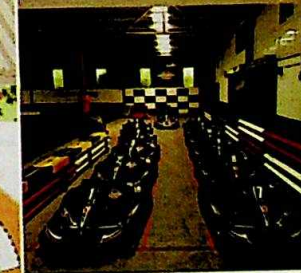
# Sport Multi-Complex, Recreational Entertainment



Total area 120.000 sq.m.

Building area 60.000 sq.m. :

- 30.000 sq.m. for sport multicomplex
- 30.000 sq.m. for recreation and entertainment



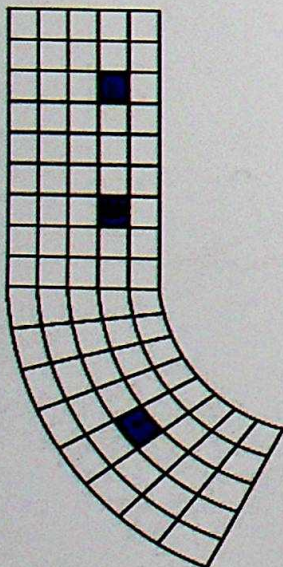




# ZONING

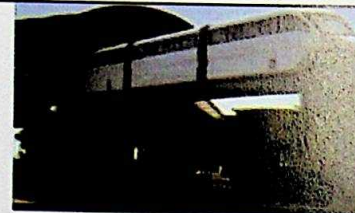
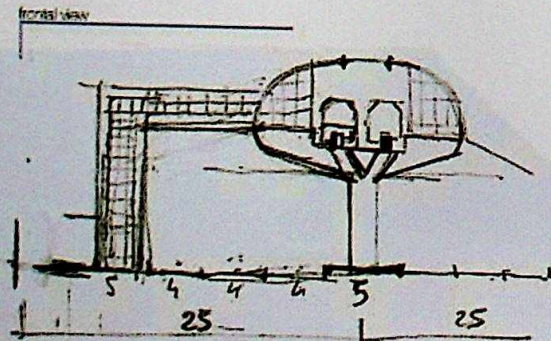
## Mono – Railway Station

### MONO-RAIL



Elevated station of  
the Monorail Line

- 1\_ Railway Station
- 2\_ Vertical Connection, Stairs,  
Lift
- 3\_ Elevated Walkway



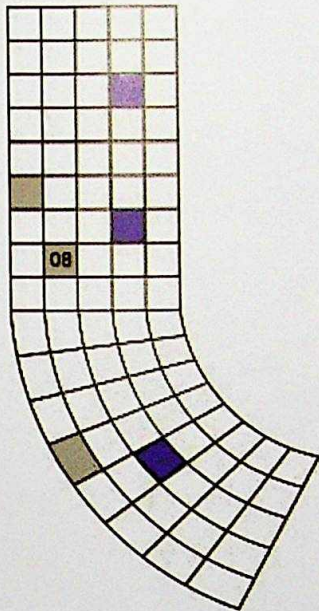




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# ZONING

## Multi – Level Car Parking



The development plan concern 3 of multilevel parking areas.

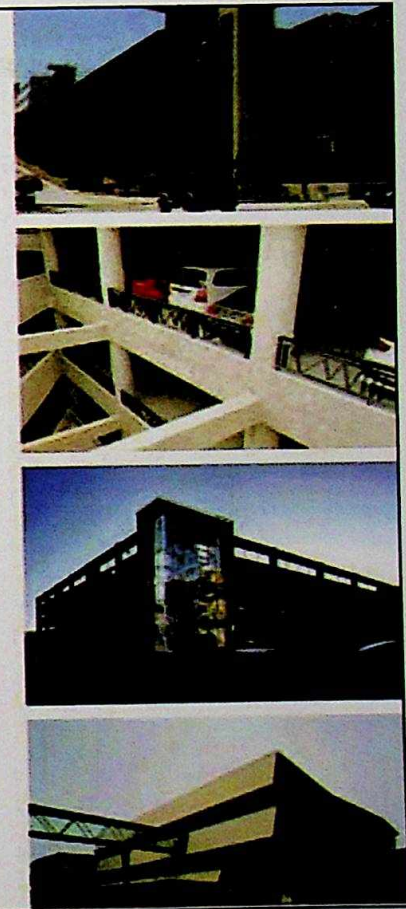
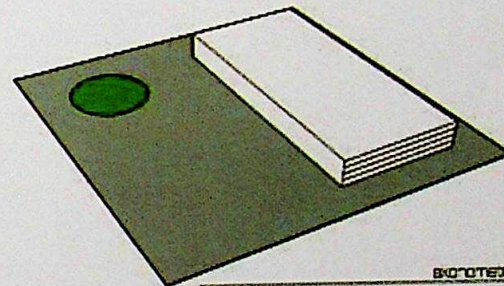
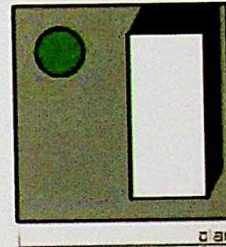
Each batch comprises 40.000 sq.m.

Edificable lot area 20.000 sq.m.  
Index construction: 1,5 mc / sq.m.

Total area on 3 levels: 34.500 sq.m. parking spaces spread over 4 levels.

Numbers of cars: 1380

Gas station

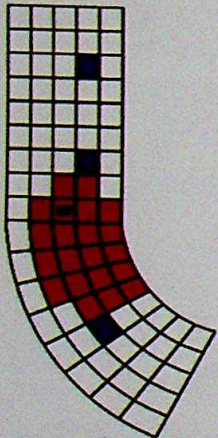






## ZONING

# Commercial Centre, Shopping Mall & Market



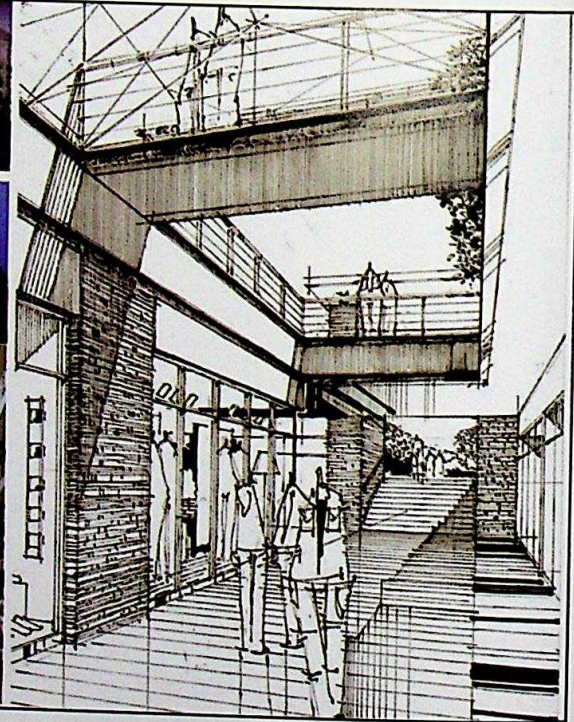
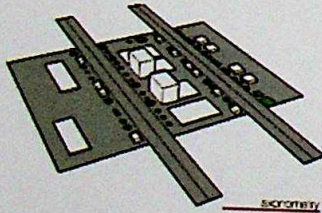
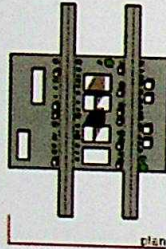
Lot area 840,000 sq.m.  
Built area 210,000 square  
meters

a) Shopping centers XL  
number 2 = 80,000 square  
meters on two floors

b) Shopping centers M  
number 8 = 97,500 sq.m.

c) Hotel  
number 2 = 35,000 sq.m.

d) Restaurants  
number 10 = 6750 sq.m.



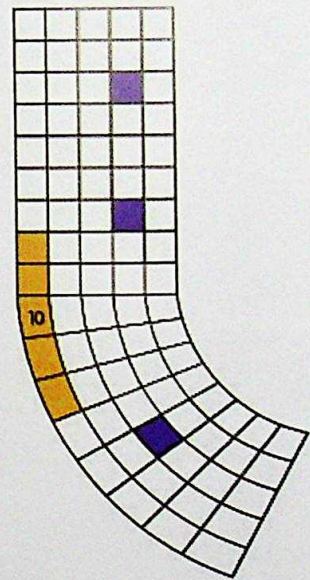




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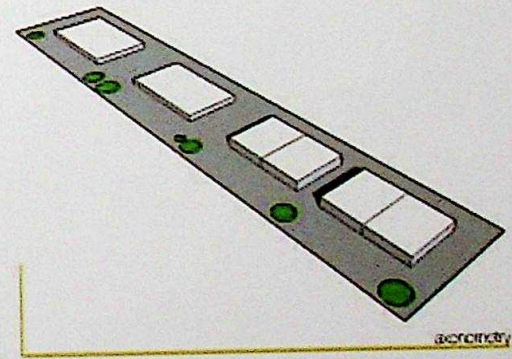
## Warehouses and Cold Rooms



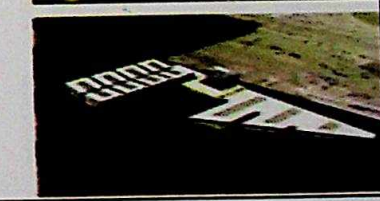
Lot area 200.000 sq.m.  
Built area 100.000 sq.m.  
expected  
Number 2 sheds 20.000 sq.m.  
each for the cold  
Number divisible 4  
warehouses with covered area  
of 10.000 each



plan



aerometric

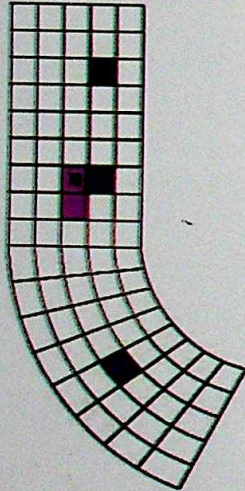




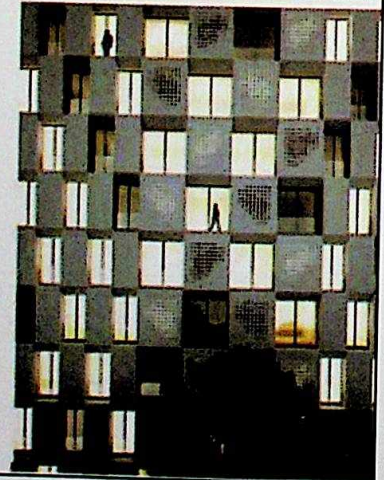
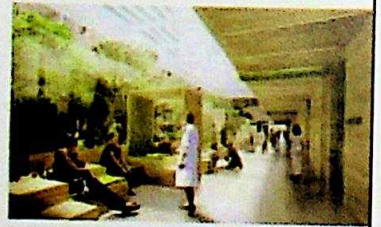
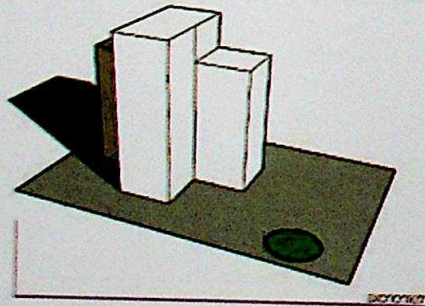
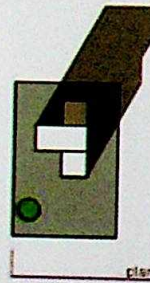


# ZONING

## Hospital – Health Facility



Lot area 60.000 sq.m.  
Floor area 30.000 sq.m.  
Basement parking for staff.  
Outdoor parking for guests.

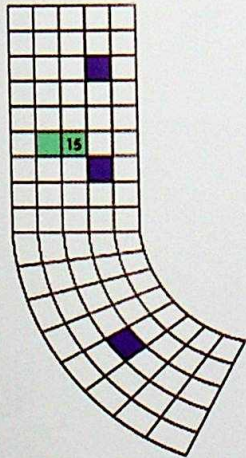






# ZONING

## Sporting Centre - Campus



Lot surface of 80,000 sq.m.  
buildable blanket land: 20,000 sq.m.

a) Expected outdoor plants:

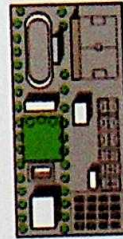
- 1\_Football 1
- 2\_Tennis 4
- 3\_Athletics 1
- 4\_Volleyball 2
- 5\_Basket 2

b) Indoor plants:

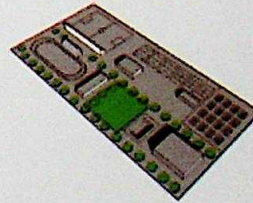
- 6\_Pool 2400 square meters
- 7\_Reception / Restaurant / Bar = 1,250 sq.m.
- 8\_Sports Hall 4800 sq.m.
- services 1400 \* 2 = 2,800 sq.m.
- 9\_campus Covered surface 1250 \* 7 Floors = 8.750 sq.m.

c) Parking:

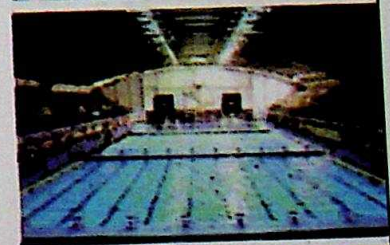
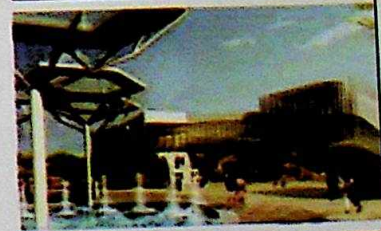
- 10\_sq.m. 10,000 = 300p / car
- 11\_green



plan



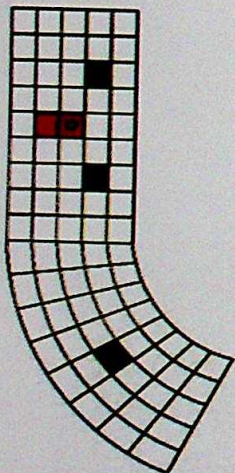
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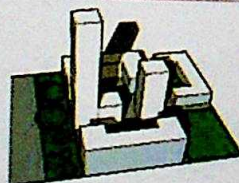
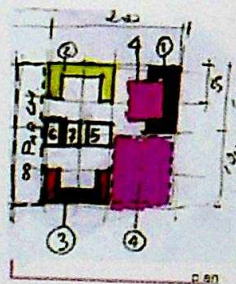




# ZONING Educational Area - School



- 1\_Nursery school: 6 classrooms, 180 students - 2,000 sq.m. (1 level)
- 2\_Elementary school: 10 classrooms, 250 students - 3,000 sq.m. (2 levels)
- 3\_Middle school: 9 classrooms, 225 students - 3,000 sq.m. (2 levels)
- 4\_Sport activities outdoor - 1,000 sq.m.
- 5\_Gym - 2,000 sq.m.
- 6\_Lodging (rooms and apartment) 5,000 sq.m.
- 7\_Dining hall - 1,000 sq.m.
- 8\_Parking - 170 parking spaces



architecture







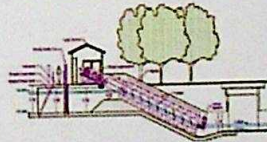
**INVESTMENT  
OPPORTUNITIES IN  
Delta State**

## ZONING

# Power: Hydro-Electricity & Photo-Voltaic

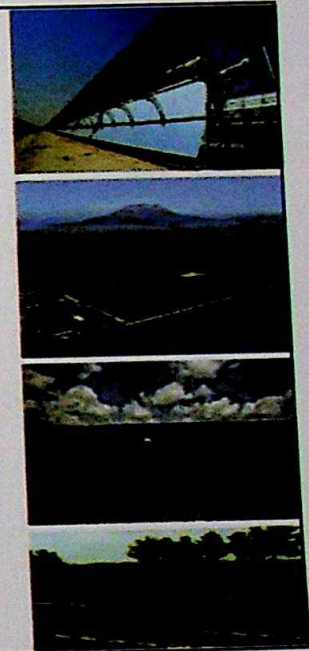
### mini hydroelectric production systems

between the strategic decisions for the production of energy for the new smart city that will designs there will be a mini hydroelectric production systems, with the arrangement of turbines and other innovative systems taking advantage of the abundance of water the site, both during the rainy season and during the dry season



### solar power systems

between the strategic decisions for the production of energy for the new smart city that will designs will be provided modern and technologically advanced production of solar energy systems, with special solar parks and roof systems of public interest buildings such as sports facilities etc, etc.





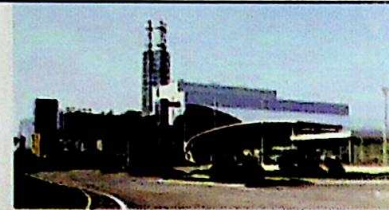


## **ZONING**

# **Waste Management - Incinerators**

### **waste to energy plants**

**between the strategic decisions for the production of energy for the new smart city that will designs there will be an installation for the incineration of urban solid waste for the production of electrical energy, such facility will be provided with the most modern and advanced technologies**







**INVESTMENT  
OPPORTUNITIES IN  
Delta State**



**INVESTMENT PRIORITY 3:**  
**AIRPORT DEVELOPMENT**







# Background

- **Brownfield Asset wholly owned by Delta State;**
- **Located on 659Ha of prime land;**
- **International Standard at conception:**
  - run way length of 3.4km
  - Taxi way of 1.73km
  - Blast pad of 5,000sqm
  - 3,500sqm of Terminal building
  - 4,900sqm of Apron
  - Car park for 1,000cars
  - State of the Art Control Tower







# Location



- **Centrally located** and close to the South South & South East
- Close to commercial and Industrial cities such as Onitsha and Nnewi
- Developed as an **economic hub** for support services in the oil & gas industries operating in the Niger Delta Region;
- Cargo (air freight) processing.



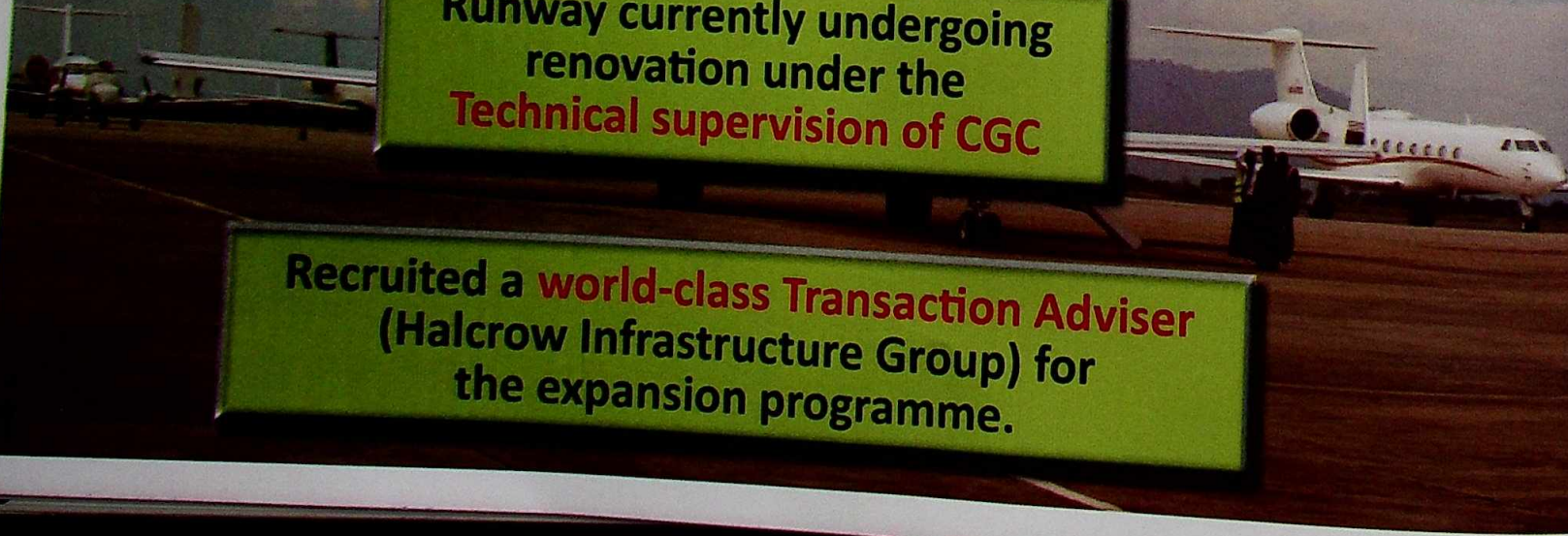
## Status Update

Commenced operation in **July 2011**

Licensed as a **cargo** International Airport

Runway currently undergoing renovation under the **Technical supervision of CGC**

Recruited a **world-class Transaction Adviser (Halcrow Infrastructure Group)** for the expansion programme.



## Potential Services & Areas for Possible Investment



- Key:**
- 1. Passenger Terminal
  - 2. Cargo Terminal
  - 3. MRO Facility
  - 4. Private Jet/Helicopter Terminal
  - 5. Logistics Hub
  - 6. Business Park/Hospitality/Conference
  - 7. Services



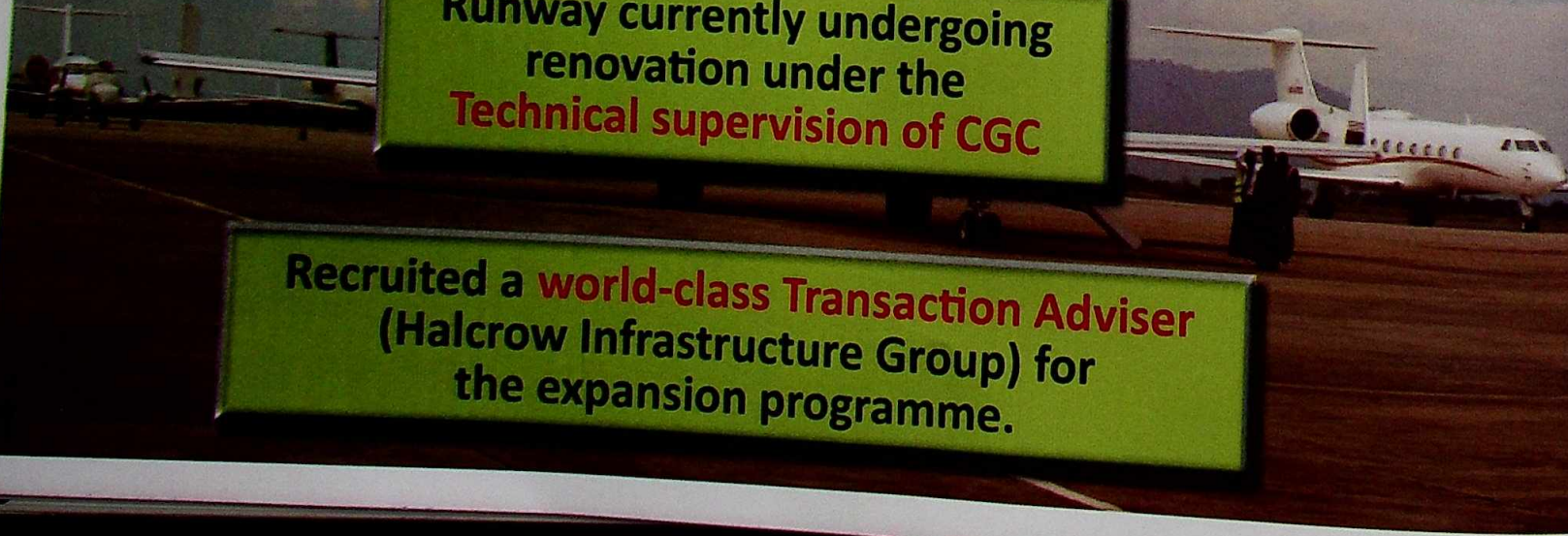
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# NEXT STEPS >>

We seek **Expression of Interest** from Investors for the development of the following:



**1**

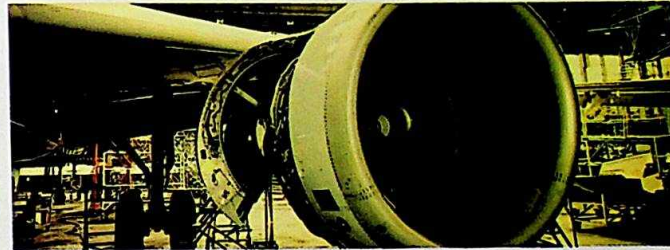
**Cargo Terminal and  
Logistics Centre**





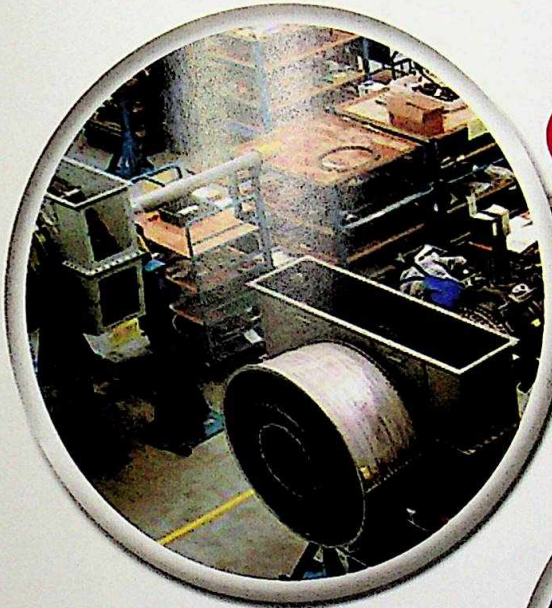


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**2**

**Maintenance,  
Repair and Overhaul  
(MRO) Facility**



**3**

**Business Park**





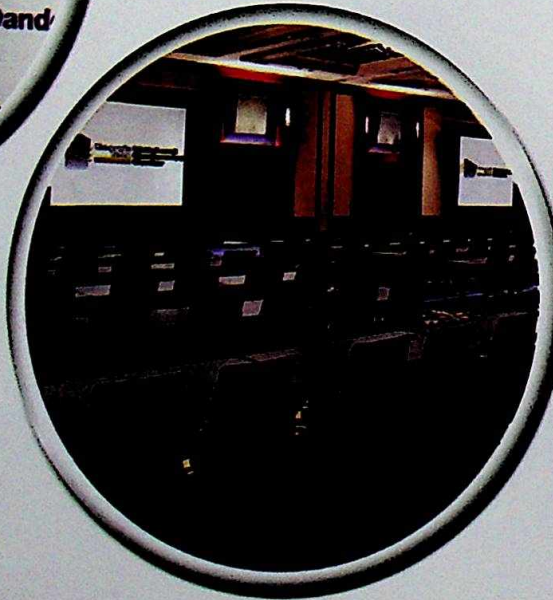


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Delta State**



**4**

**Tank Farm**



**5**

**Hotel/Lodgings &  
Conferencing Facility**



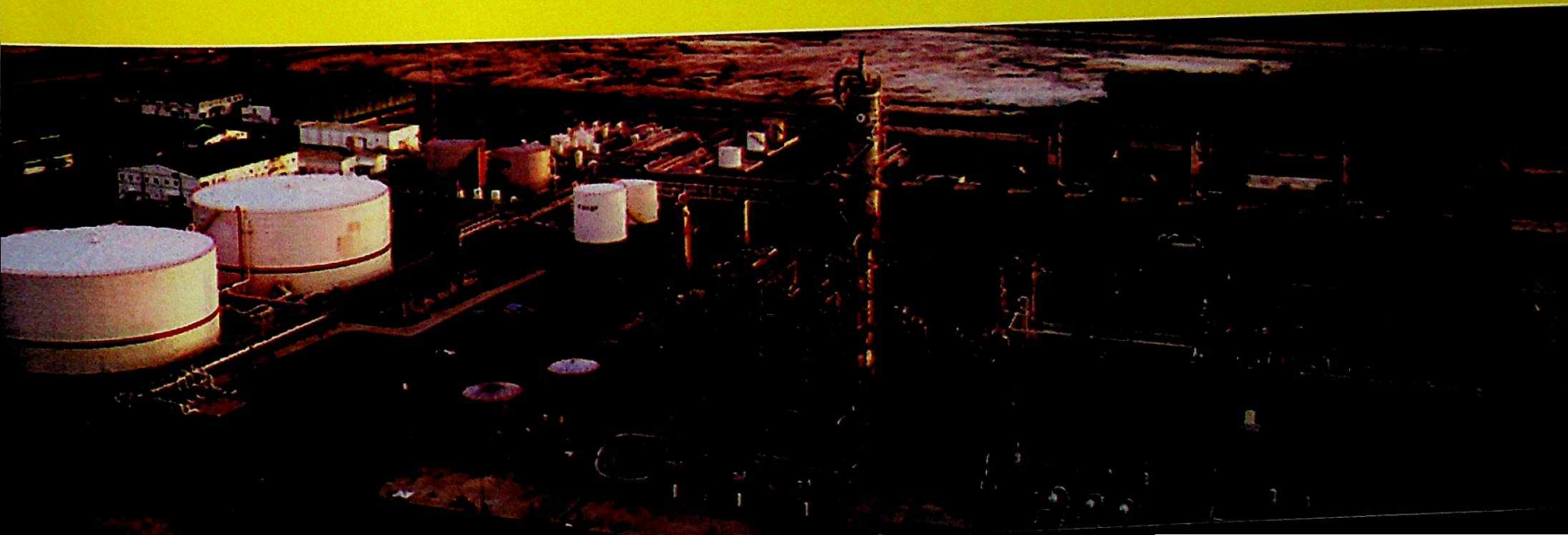




**INVESTMENT  
OPPORTUNITIES IN  
Delta State**



**INVESTMENT PRIORITY 4:**  
**GAS-BASED INDUSTRIAL PARK**

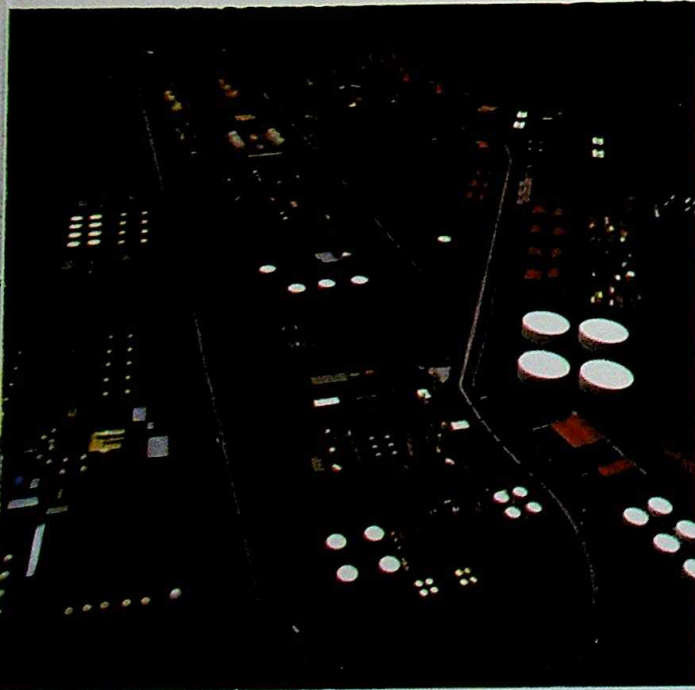






**INVESTMENT  
OPPORTUNITIES IN  
Delta State**

# Our Strategic Aspiration

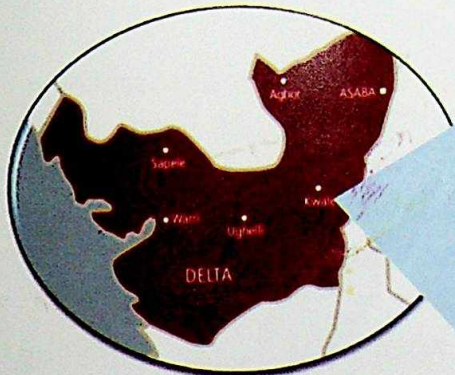


- Leverage Delta State's abundant natural gas reserves base to create wealth through industrialization
- Industrial Park with the **most competitive and secured access to natural gas and power** in Nigeria
- Specifically **enable energy intensive light and medium manufacturing industries**
- Unique and **bespoke competitive advantages** for both local and international markets
- Nigeria's **largest single site location for light and medium manufacturing** and Africa's **regional hub** for target industry sub-sectors





# Location Advantages



## Locally and Globally Positioned

The Industrial park will be located in Kwale area of Delta state, about 487.2KM from Lagos and 139KM north of Warri. The Park will span a minimum of 5-10 km<sup>2</sup> with significant scope for expansion

**ACCESS TO NATURAL GAS RESERVES**  
Location sits within 3-5km of various gas producing fields. Immediate access to over 30-50mmcf/d and over 3TCF of gas reserves in the vicinity and additional 30+ TCF in the State

**ACCESS TO PIPELINE INFRASTRUCTURE:**  
Location is traversed by the OB3 East-West pipeline which is currently under construction and connects to a wide variety of additional sources of gas

**LOCATION OF THE PARK OFFERS:**

**ACCESS TO LARGEST LOCAL MARKET:**  
The industrial park location is within 50 Km of one of Nigeria's largest market for light and medium manufacturing products. The Onitsha market is a major commercial hub for wholesale of manufactured products

**COASTAL ACCESS**  
Nearness to Ports offering export potential for goods manufactured in the park.





# Implementation Strategy



## **Competitive Energy Cost to Attract Target Industries**

Most competitive gas & power costs

Target sectors - energy intensive industries Ceramics, Steel, Other Light manufacturing



## **Reliable & Uninterruptible Energy Supply Strategy**

Diverse, integrated and competitive gas & power sources.

Unparalleled energy security strategy



## **Fiscal and Non-Fiscal Incentives**

Bespoke, sector specific incentives - most compelling competitive advantages



## **World Class, Secure Urban Area**

Residential, commercial living area

Secure and Well Provided with leisure facilities



## **One Stop Shop Window**

Simplified processes to enable rapid setup of investment





# Investment Opportunities



**INVESTMENT  
OPPORTUNITIES IN  
Delta State**



**Investment  
Opportunities  
for:**



## **Manufacturers**

- Ceramics (Tiles, Glass, Bricks, Sanitary Ware)
- Steel Processing
- Light and Medium Sized manufacturers



## **Power Plant**

- 50+MW IPP; Build, Operate and Own



## **Gas Infrastructure**

- LNG Storage tanks, Gas pipelines, LPG Extraction Plants, mini-LNG Plants



## **Port Civil Infrastructure & Real Estate**

- Roads, drainage, Residential and commercial real estate; Water treatment



## **Logistics & Materials Handling**

- Trucks, Tractors, Warehousing etc.





**For follow-up information, please contact:**

**The Secretary,**

**Delta Economic Management Team**

**Email: [deltaemt@deltastate.gov.ng](mailto:deltaemt@deltastate.gov.ng)**



# Note