



**GOVERNMENT OF RIVERS STATE OF NIGERIA**

# **GREATER PORT HARCOURT**

**INFORMATION BOOKLET**

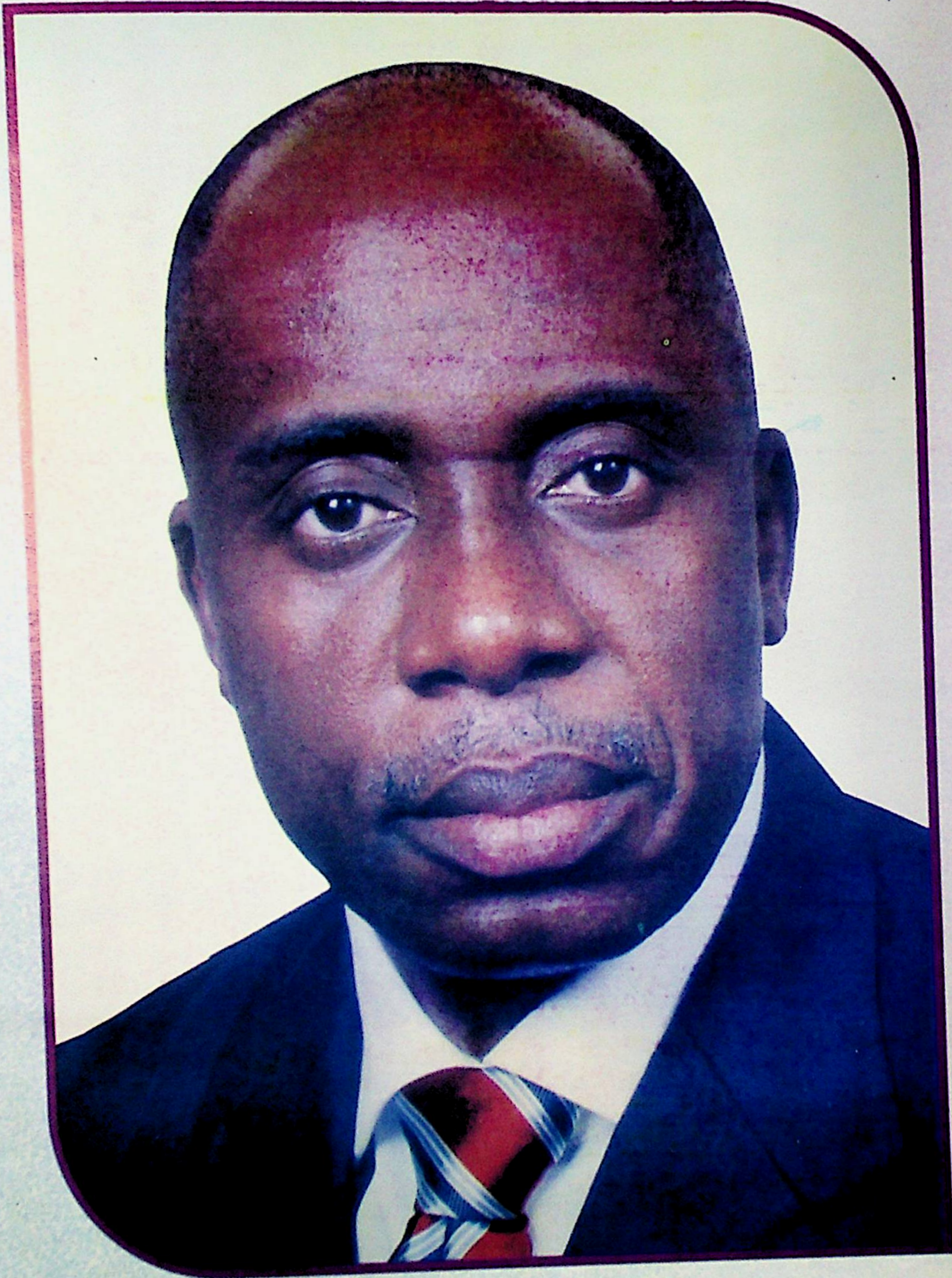


**GREATER PORT HARCOURT**  
CITY DEVELOPMENT AUTHORITY

**GROUND BREAKING CEREMONY OF GREATER PORT  
HARCOURT CITY, OCTOBER 24, 2009 .**

**PROGRAMME**

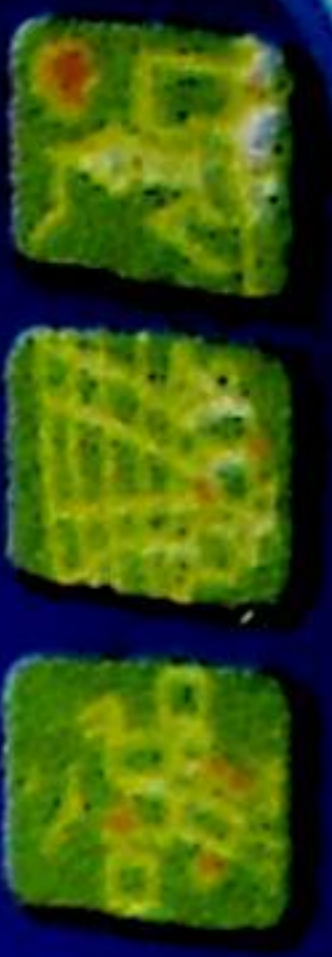
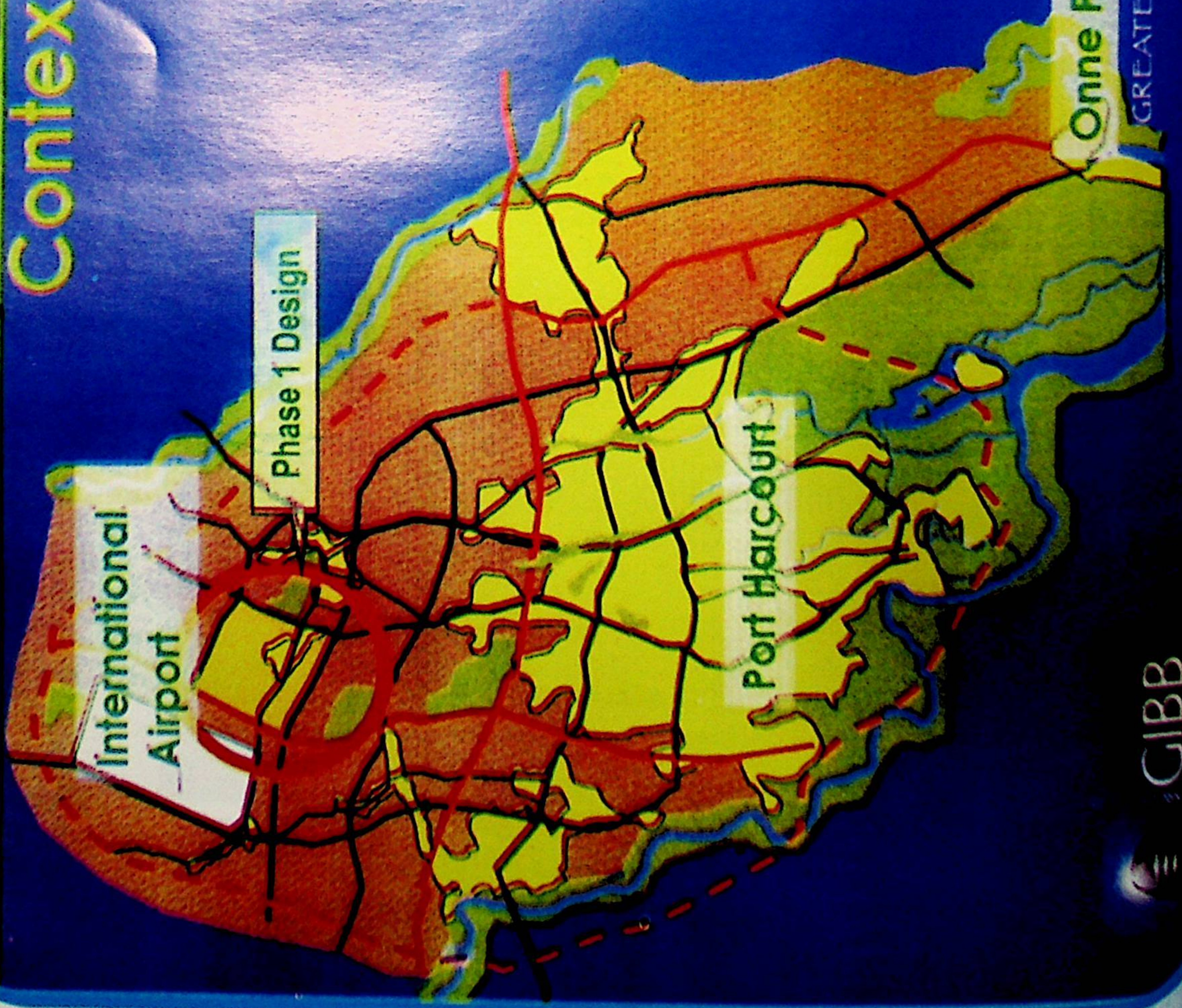
1. Governor's Entourage and Stakeholders Arrive
2. Opening prayer
3. Welcome Speech by Chairman
4. Administrator's Address
5. Groundbreaking ceremony performed by Rivers State  
Governor, Rt. Hon. Chibuike Rotimi Amaechi
6. Entertainment
7. Vote of Thanks by Authority Secretary
8. Cultural Display
9. Closing Prayer.



**RT. HON. CHIBUIKE ROTIMI AMAECHI**  
Governor, Rivers State



# MASTER PLAN Context



GREATER PORT HARCOURT CITY  
DEVELOPMENT PLAN





GREATER PORT HARCOURT  
CITY DEVELOPMENT AUTHORITY

## **Vision**

To transform the Greater Port Harcourt Area into a world-class city, internationally recognized for excellence and the preferred destination for investors and tourists.

## **Mission**

To build a well-planned city, through the implementation and enforcement of policies that will ensure the provision of first rate infrastructure and delivery of quality services to enhance the standard of living and well being of the people.

9

What are the distinguishing features of the New City?

The New City is planned to be a modern comprehensively serviced urban area with 24 hours electricity supply, network of reticulated water supply, bulk sewage system, network of good roads/streets, public transportation system, storm water management, waste management and disposal system, integrated urban security/surveillance systems, well laid out residential, commercial and industrial areas, parks, gardens etc.

10

What are the key anchors of the New City?

The three main anchors of the New City are (i) the old city (ii) Port Harcourt International Airport, and (iii) Onne Harbour.

11

What are the implementation strategies and modalities for the New City?

The implementation of the project will be in phases beginning with the installation of bulk services. Phase I of the New City is located behind the corridor/axis of the International Airport Hotel. The core implementation of the phase consist of Phase IA which comprises the development of the new State University, a one thousand bed mega hospital within the Central Business District (CBD), three thousand housing units, light commercial/ industrial area and a golf course.

12

How will the development of Greater Port Harcourt City be funded?

Funding will be provided partly by Rivers State Government and also by Public Private Partnership initiatives.

13

Will the development of the New City adversely impact on the environment?

No, because extensive environmental studies were carried out during the initial investigation exercise conducted by the Greater Port Harcourt City Development Committee (GPHDC) and Arcus GIBB (engineering consultant). In implementing The Master Plan, specific Environmental Impact Assessment will be additionally carried out as appropriate for each projects are executed. There will be compliance.

14

Will the new city be adequately secured?

Yes, Rivers State Government will ensure that lives and property are adequately secured through additional measures which will include the provision of integrated urban security/surveillance systems, police stations, enhanced infrastructure and equipment, and a highly trained personnel.

15

What is the Greater Port Harcourt Master plan?

The Greater Port Harcourt Master Plan is a holistic plan for the development of the Greater Port Harcourt Area which spans eight Local Government Areas.

16

What is the total area covered by the Master Plan?

Greater Port Harcourt covers an area of approximately 1,900 square kilometers (40,000 Hectares of land) spanning eight Local Government Areas with a projected population of about two (2) million people.

17

What is the duration of the Master Plan?

Cities are like organisms that grow incrementally into the future. The Master Plan is for a period of 50 years and continuing.

18

Can the Master Plan be reviewed?

Yes, there will be periodic reviews of the Master Plan to ensure that it meets with current realities of an emerging city.

19

What will happen to villages that fall within the Master Plan area?

Existing villages that fall within the Master Plan area will be integrated into the Master Plan. Buffer areas will be created for future development of such villages which shall be in compliance with standards and regulations set by the Authority and consistent with other relevant laws applicable in the State.

20

Which are the Villages/Communities that fall within the area of the Greater Port Harcourt Master Plan?

Some of the Communities within the area of the Master Plan are: Igwuruta, Omagwa, Ipo, Omademe, Ozuha, Omanwa, Eneka, Rumuodomanya, Rukpokwu, Rumuosi, Elekahia, Chokocho, Umuechem, Elele in Etche, Igbo Etche, Umuebulu, Akpajo, Nchia, Eteo, Okochiri, Ikpokiri, Iriebe, Obigbo and the entire Old Port Harcourt City. There are many other communities.

21

Will compensation be paid for lands acquired for the development of the Greater Port Harcourt City?

Yes, compensation will be paid after Government's verification of claim and ascertainment of ownership.

22

I am interested in buying land within Greater Port Harcourt: what should I do?

Your first line of action should be to contact the Authority. Note that it is advisable and in your best interest that you deal directly with the Authority before you enter into any negotiations to ensure that the intended land usage is consistent with the Master Plan.

23

Can I continue with ongoing developments in the Greater Port Harcourt Area?

The Master Plan has already determined the development pattern of the Greater Port Harcourt City Area. It is therefore imperative that before you commence or continue with your development, you should contact the Ministry of Urban Development in respect of all lands lying within the existing city (Old Port Harcourt City); and the Greater Port Harcourt City Development Authority in respect of all lands within the New City area to find out designated development areas and land usage. It is also important to note that all developments within the New City must henceforth be approved by the Authority.

24

What opportunities are available for investors in the New City?

Rivers State Government is desirous of partnering with the private sector in providing the following infrastructural services and developments: -

- (a) Power generation and transmission .
- (b) Solid waste management
- (c) Water supply & reticulation
- (d) Housing Project
- (e) Commercial / office complexes
- (f) Industries
- (g) Golf courses club House development
- (h) Urban transport system



25

I am interested in Public Private Partnership (PPP). How do I Start?  
First, contact the Authority which has adopted the PPP policy-framework of the State. PPP is highly welcomed.

26

What is the Rivers State Government equity in such Public Private Partnerships?  
Government's equity in PPP is flexible and usually determined by the nature and structure of a proposed partnership arrangement.

27

How does government intend to promote private sector investment?  
(a) Through direct public private partnerships in all sphere of development,  
(b) through sourcing for funds from development partners, agencies and private interest.

28

What are the objectives of such partnerships?  
The objectives are to: -  
(a) Accelerate development of infrastructure  
(b) Increase private sector participation in the economy which will result in improved service delivery at affordable costs.

29

What initiatives has Rivers State Government taken to promote PPP in the State?  
Government initiatives includes:  
(a) The Public Procurement Law No.4 of 2008 which has been enacted to establish a Bureau of Public Procurement as the regulatory agency responsible for monitoring and overseeing procurements. This will ensure a fair, transparent and well-managed procurement process.  
(b) The Executive Bill on Public Private Partnerships has been drafted and ready to be forwarded to the State House of Assembly. This Bill will provide the policy and regulatory framework for PPP's and would reduce the risk of policy reversals by future administrations.  
(c) The Authority is also seeking partnerships and collaborative engagement with international institutions such as the World Bank, International Finance Corporation; institutions such as Urban Development Bank of Nigeria. This effort will ensure due diligence, good co-ordination, planning of infrastructure and build capacity in the build environment in carrying out projects.

- (d) The establishment of the Greater Port Harcourt City Development Authority which has conferred it with a legal personality to enter into such partnerships with responsibility for the development of the New City. The Authority will provide a one-stop-shop for investors thus removing bottlenecks and the ordeal of dealing with several Ministries/Departments and multi-layered bureaucracies.

## 30

What kind of safety nets are provided for investors in the New City?

The regulatory framework outlined above will to a large extent institutionalize due and transparent processes.

The Authority is also empowered by the law establishing it to, where necessary, grant franchises, concessions, management contract and licenses to private investors. The Authority is also enjoined to use its best endeavour to procure from the State Government guarantees such as letters of comfort, indemnities and undertaking as may be reasonably required for projects executed under the law.

## 31

Does the Authority have a policy on 'local content'?

Yes it has. Indeed local content is a key component of Rivers State Government development agenda. Investors are encouraged to engage local professionals and talents.

## 32

Why should I invest in Port Harcourt?

Port Harcourt is the largest city in the South-South. It is also economically fastest growing city in Niger Delta and Nigeria. More than 70% of all foreign investments in the region is located in Port Harcourt. The city is well endowed with natural resources and infrastructure such as international and domestic airports, seaports, hotels and conference facilities. As treasure base of the nation, and despite the fact that it is the centre of the oil and gas industry in sub-Saharan Africa; Port Harcourt holds the largest accumulation of heavy and light industry- technology in Nigeria and the West Africa sub-region. It has a vibrant oil economy, offering myriad opportunities for business, investment and tourism.

## 33

How sustainable is the Government funding of the project under the current economic climate?

The Authority is established by law and the Government has committed to funding the project with a budget of not less than N100billion per year. The law establishing the Authority also provides for investment guarantees.

## 34

What is the nature of the title to land that will be issued by the Authority?

The Authority will usually issue a Temporary Right of Occupancy (TRO) to an allottee which will stipulate a time within which development of the property must take place in accordance with the approved building plan. A Certificate of Occupancy (C of O) will thereafter be issued after completion of the development of the property by the allottee.

## 35

Will the Temporary Right of Occupancy from the Authority be sufficient for an investor to source for fund from a financial institution for developments in the Greater Port Harcourt Area, pending the issuance of C of O?

Yes, upon the issuance of a Temporary Right of Occupancy, an allottee can prepare and submit building plans to the Authority for approval. The Authority will give an undertaking to issue the allottee with a Certificate of Occupancy upon completion of the development in accordance with approved the building plan .

In general, the Land Use Act, vest ownership of all land in the State in the Governor in trust for the people. This land can be acquired by Government for public interests purposes with the payment of compensation for un-exhausted improvements to the title holder Consequently, and by the law establishing the Authority, administration of land in the Master Plan area for the purposes of the New City development has been delegated to the Authority.

## 36

Will the Greater Port Harcourt city area be void of the usually bureaucratic bottlenecks associated with obtaining title to land?

Yes. The authority considers this an important component to the development process. This process will be efficient and fast-tracked through a one-stop-shop arrangement. It will be markedly differently from the current situation and experience.

You are welcome to contact the Authority for processing your application which will be considered when infrastructural services in the New City have been substantially provided.

## 37

How do I contact the Authority?

Please contact the Greater Port Harcourt City Development Authority at:  
38 Ordinance Road Trans-Amadi Industrial Layout  
Port Harcourt.

Telephone: 084465649

E-mail: [gphcity@gmail.com](mailto:gphcity@gmail.com)

# New City Phase 1 Development



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# New City Phase 1 Development



Phase 1 A  
Phase 1 B  
Phase 1 C  
Phase 1 D