



# INVESTMENT OPPORTUNITIES IN THE NORTHERN DEVELOPMENT ZONE OF GHANA

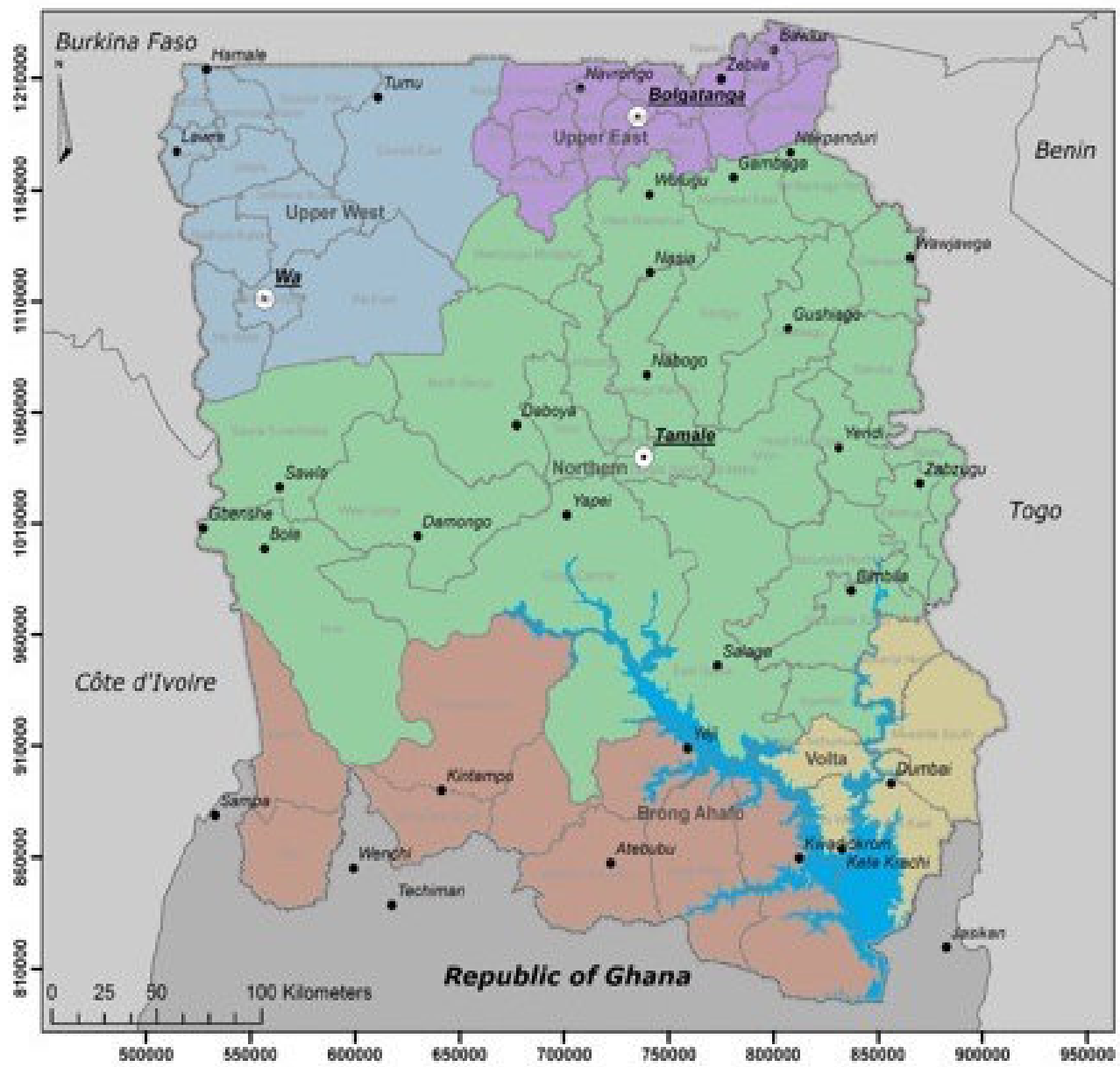
**Dr. Francis Ashong-Katai**





# THE NORTHERN DEVELOPMENT AUTHORITY (NDA) – OUR ROLE





**Administrative Boundaries**



Client:

Support provided by:



## STATUS OF NORTHERN DEVELOPMENT AUTHORITY

NDA was established by Act of Parliament of the Republic of Ghana, 7 January, 2018. NDA replaces the Savannah Accelerated Development Authority (SADA).

The Act is meant to promote the rapid transformation and development of the Three Northern Regions of Ghana

Historically the Northern Regions lag behind the rest of Ghana in all socio-economic indicators



## OBJECTS OF NDA

1. Provision of strategic planning guidance to government as regards the implementation and review of an accelerated development strategy for the NSEZ
2. Mobilization of human, financial and other resources for the implementation of the accelerated development strategy.
3. Co-ordination of existing and future development and related policies affecting the NSEZ with a view to ensuring coherence in policy-making and implementation.



## INVESTMENT FACILITATION RELATED FUNCTIONS

1. Ability to establish joint-ventures, partnerships etc.
2. Support to Investors through facilitation and hand-holding
3. Provision of one-stop shop for investors
4. Initialization of activities for the modernization of agricultural development
5. Promotion of investments in social infrastructure-energy, transport, communication.
6. Undertaking directly or represent government in PPPs.
7. Raising capital (debt and equity) and establish appropriate institutions to finance development
8. Addressing land related problems

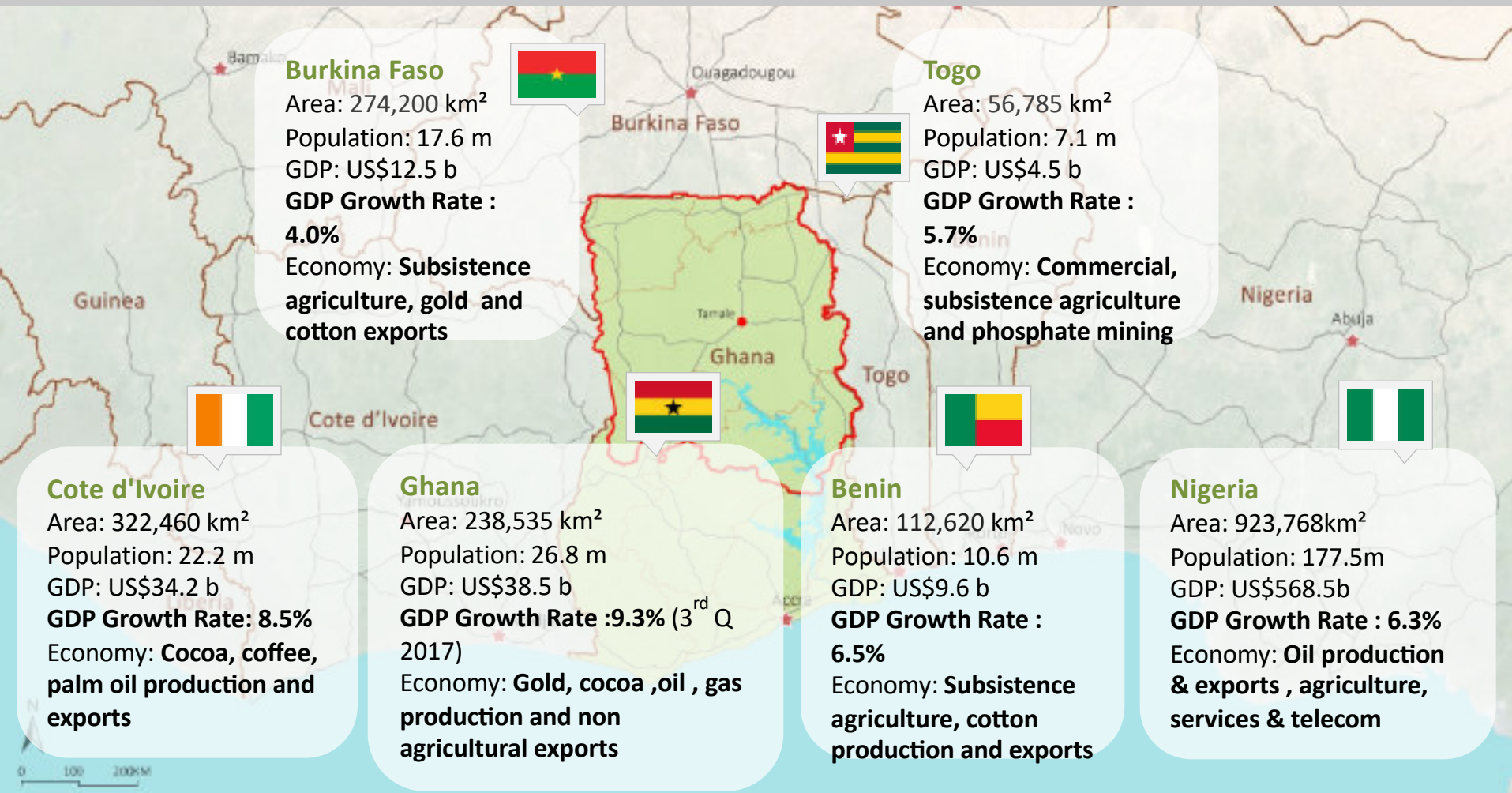


# Locational Advantages of NDA Zone within ECOWAS & Ghana



# Strong Growth of Ghana's Economy

Ghana is West Africa's 2nd largest economy after Nigeria with top exports of non-agricultural products and One of Africa's largest recipient of FDI & preferred investment destination





# ECOWAS Connectivity



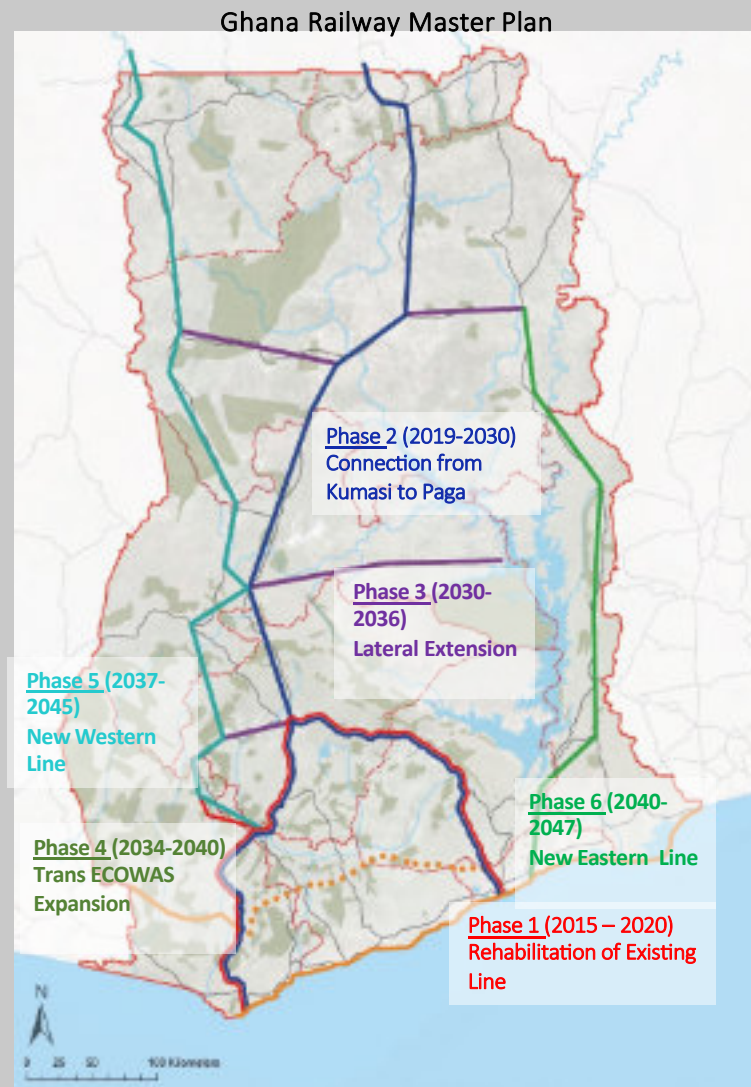
Well connected economies requires well connected transport infrastructure



- Existing West African Line
- Proposed New Rail Link in Ghana
- Future New Rail Link in West Africa
- Major Urban Centers

**Railway will also be the mode of transport throughout the Region, connecting main ports With the economic growth centers**

Abidjan has existing rail connection to Ougadugu & Lome is also building its rail connection to Ougadugu & Niamey. **Ghana is slightly behind in Developing rail infrastructure**





# ECOWAS IN 2040

**Ghana has a Sizable Market Within ECOWAS in the New World of Advanced Technology, Information & Open Market Economies**



**POPULATION**  
Estimated to doubled from  
355 to 700 million



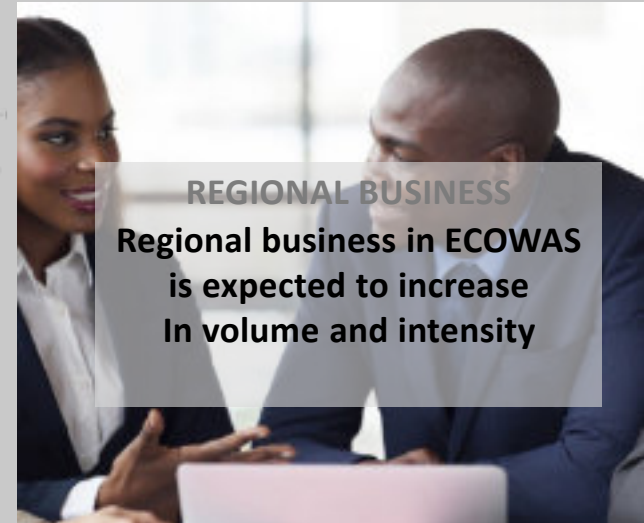
**GDP/CAPITA**  
Estimated to rise from  
around 1000 USD  
To between 4000 - 6000 USD



**RISING MIDDLE CLASS**  
There is an estimated 12.8 million people in the middle class\* in Ghana and its immediate neighbors

Strategic location to facilitate ECOWAS trade and international trade with EU & ASEAN

Enjoys a relatively stable political environment and a more open society



**REGIONAL BUSINESS**  
Regional business in ECOWAS is expected to increase In volume and intensity

\*Middle Class defined as those earning between USD 4 and USD 20 per day



# Northern Special Ecological Zone - Visioning



## Green economic hub of Ghana & Gateway to Sahel

### Goal 1

**Vibrant & Resilient  
Middle Income  
Economy**

### Goal 2

**Harmonious  
and Smart  
Community**

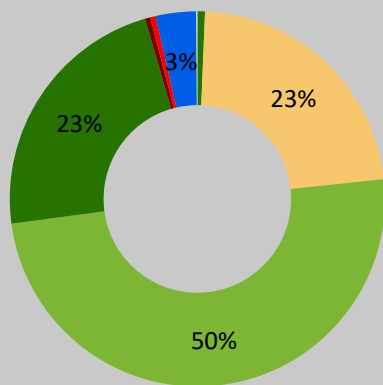
### Goal 3

**Clean, Livable &  
Sustainable  
Environment**

# NSEZ Existing Land Cover

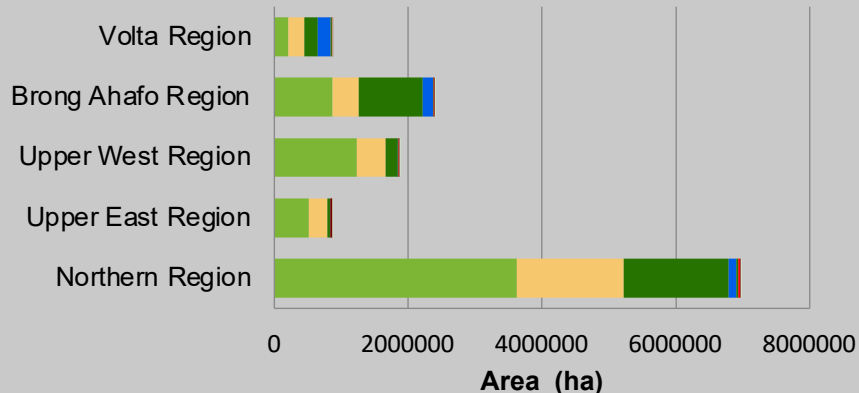
The grasslands predominantly occupies NSEZ followed by forest and croplands with only 0.5% settlement areas

NSEZ Land Cover, 2010



- Close Forest
- Cropland
- Grassland
- Open Forest
- Otherland
- Settlement
- Water
- Wetland

Land Cover by Region, 2010



Source: NSEZ SDF, 2015



# NDA Regional Positioning

## Food Basket for Ghana

Supplying over 50 million population and beyond.

## Gateway to/for Burkina Faso (Ougadugu) & Sahel

Shortest link from coastal port (Tema/Takoradi) & Shortest link from river/lake port (Buipe)

## Shopping destination for Burkina & population of Northern Togo & Ivory Coast

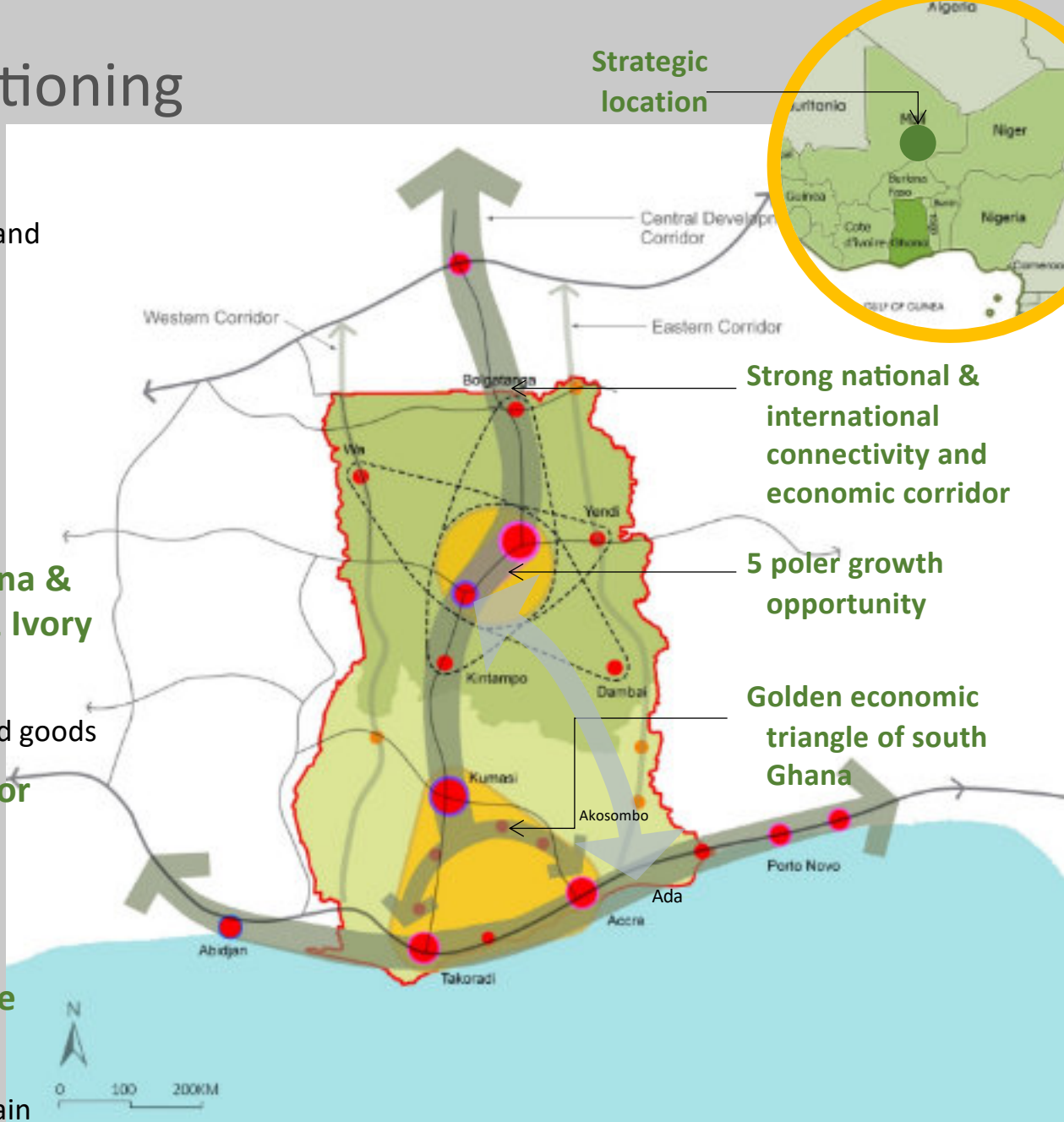
Offering cheaper options for imported goods

## Weekend holiday destination for Southern Ghanaian

Offering more options as holiday destinations for Ghanaian

## Lower cost processing & service centre

Offering lower business cost for certain products and services





# Opportunities in Agric & Agri-business



## 2. INVESTMENT IN AGRICULTURE

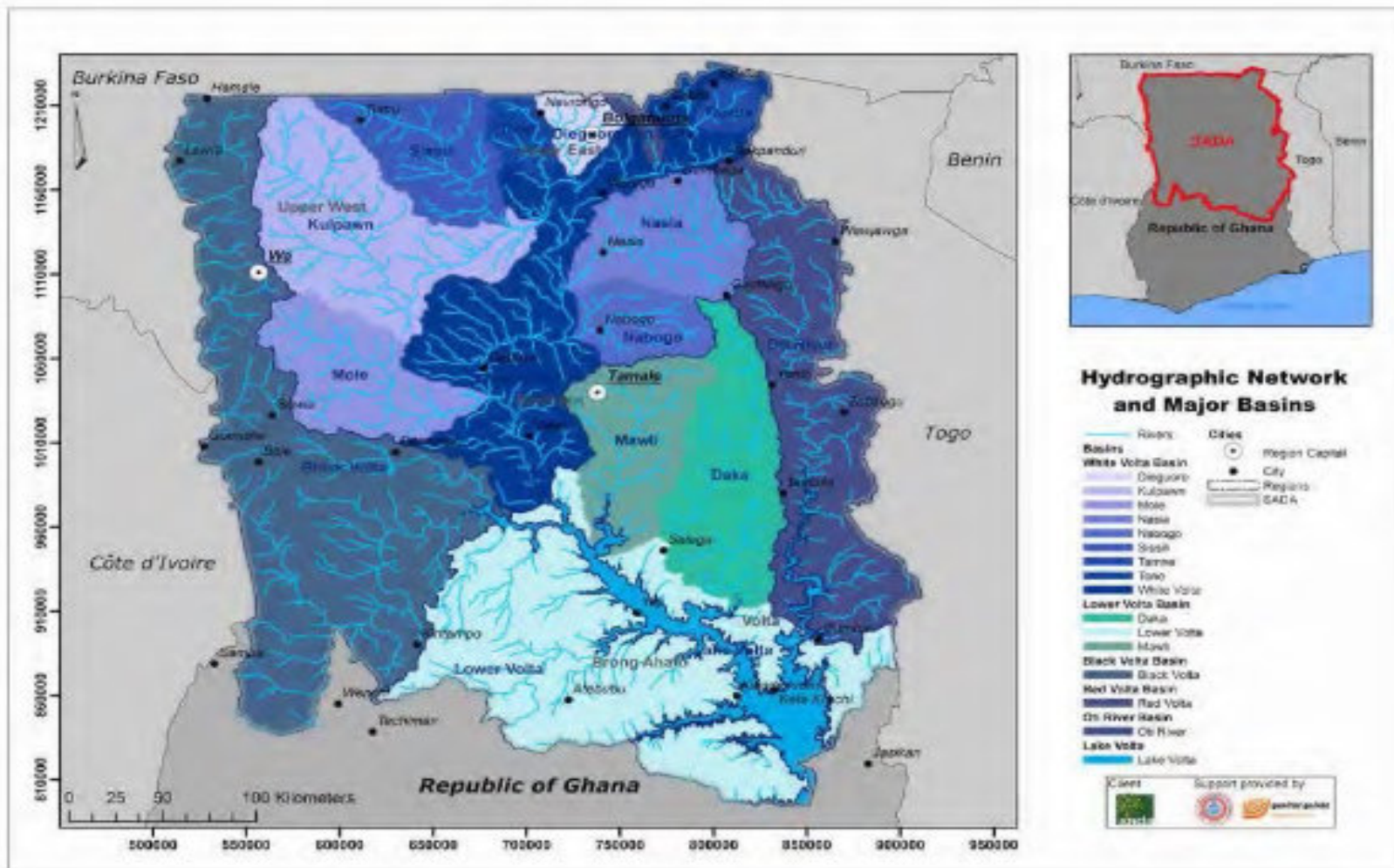
### SELECTED CROPS UNDER ANALYSIS

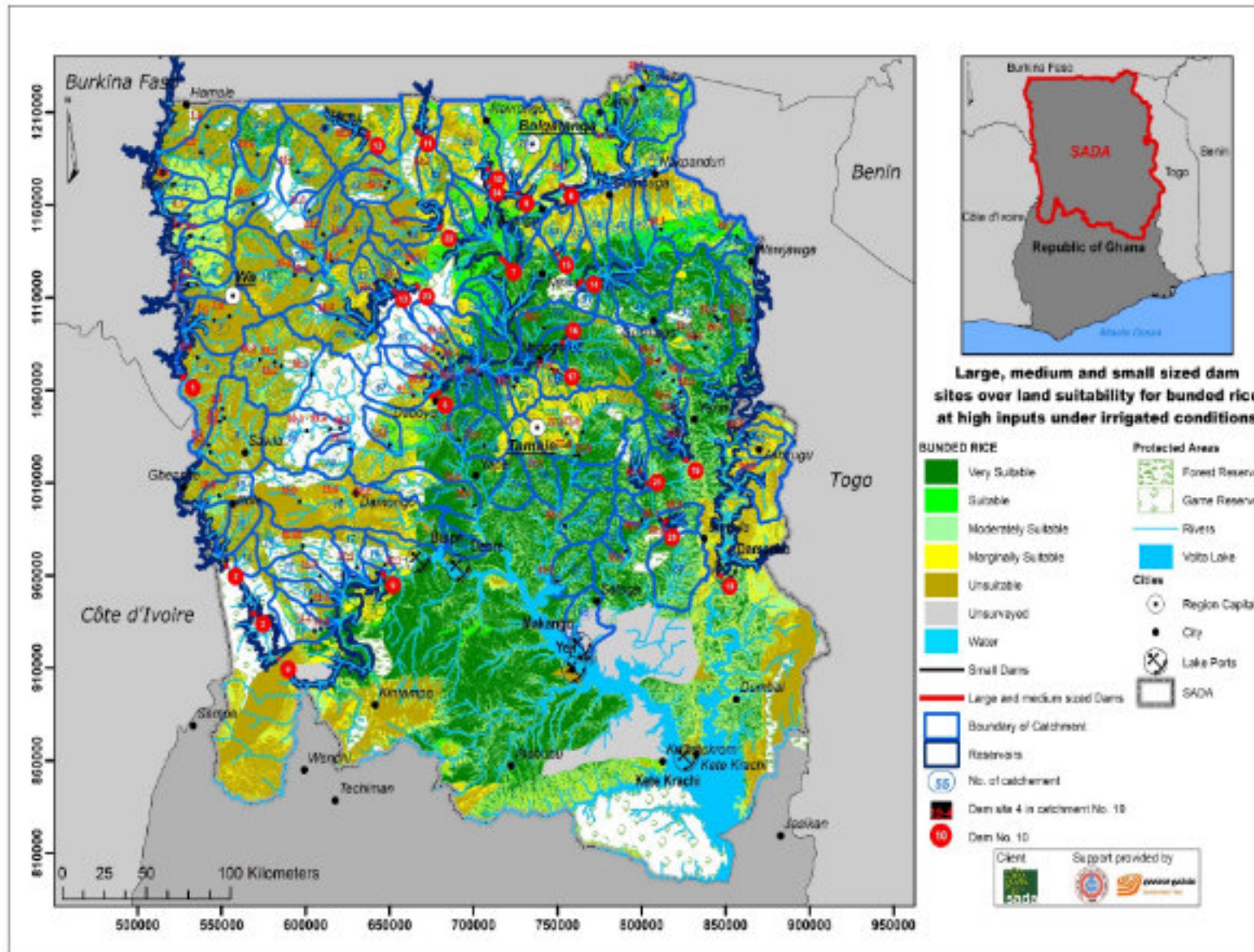






# THE WATER RESOURCE







## EXTENTS OF LAND VARIOUSLY SUITED FOR CROPS AT HIGH INPUTS UNDER IRRIGATED CONDITIONS (HECTARES)

	Very Suitable	Suitable	Moderately Suitable	Marginally suitable	Not suitable
BUNDED RICE	3,621,147	373,519	1,851,432	1,526,040	2,944,638
SUGAR CANE	974,976	2,199,924	3,716,013	2,306,596	1,119,268
MAIZE	1,108,519	1,949,559	2,231,572	4,323,123	704,003
SOYBEAN	728,918	1,224,806	2,656,341	4,973,500	733,212
GROUNDNUT	1,337,874	1,395,392	2,361,395	4,245,524	976,591
SORGHUM	1,665,240	1,911,495	4,302,879	2,063,790	373,372
PEARL MILLET	1,406,757	2,261,742	4,214,919	1,928,599	504,760
COTTON	1,092,722	1,899,508	1,652,449	4,692,449	979,648
CASSAVA	900,723	573,616	3,597,568	3,786,738	1,458,130
SWEET POTATO	610,231	716,214	1,665,754	5,605,778	1,718,799
WHITE YAM (GREATER, YELLOW)	609,259	715,553	1,096,574	5,897,468	1,997,923
COCOYAM	900,723	569,057	3,601,399	3,787,467	1,458,130
MANGO	1,274,702	1,680,044	1,280,238	4,645,942	1,435,850
CASHEW	1,278,925	1,694,430	1,774,968	4,334,995	1,233,458
PINEAPPLE	1,049,479	1,760,239	1,469,598	4,600,718	1,436,742
CITRUS	266,890	2,013,010	1,633,486	2,083,804	4,319,586
PLANTAIN/BANANA	431,140	1,210,198	2,240,014	5,358,883	1,076,541
ROBUSTA COFFEE	101,937	67,729	128,790	412,676	9,605,645
COCONUT	206,428	1,809,806	1,448,037	3,784,866	3,067,639
COCOA	223,743	920,714	2,241,822	2,536,740	4,393,757
OIL PALM	264,416	2,004,765	1,640,349	5,209,791	1,197,457



# Opportunities in Urban Development





# Tamale Development Program



## CITY CENTER

- New CBD (Financial/ Insurance/MICE)
- Regional medical hub
- Business/ IT hub
- Culture & Entertainment
- Government Institution



## SEZ & INDUSTRIAL SITE

- Light industries
- Agro processing
- Logistic/ Warehouse
- Potential Solar Power Plants
- Waste Processing and Recycling Plants



## AIRPORT CITY

- Transportation
- Business park
- Logistic & warehouse
- Aviation industry
- Aviation Vocational Training



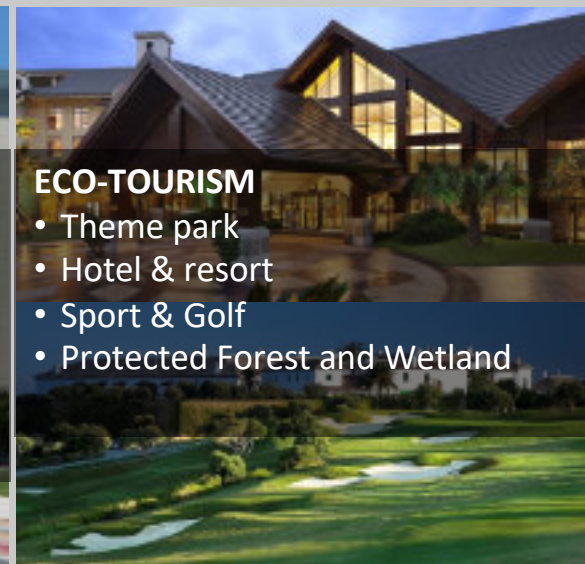
## EDUCATIONAL AND R&D

- “Centre of Excellence”
- University
- Polytechnics
- Vocational Institutions
- Agriculture Research Centre



## MEDICAL HUB

- Teaching and Regional Hospitals
- New specialist hospital



## ECO-TOURISM

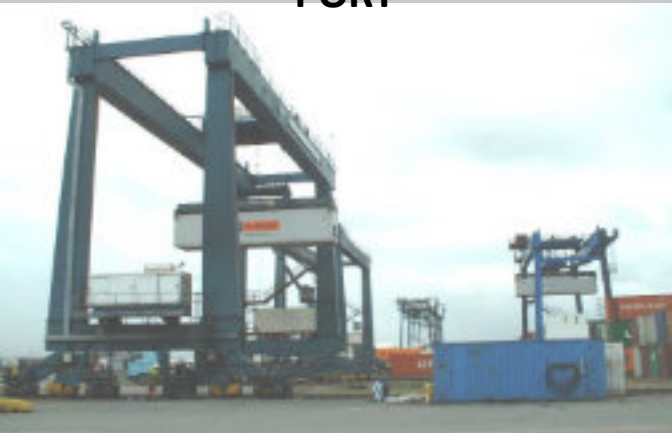
- Theme park
- Hotel & resort
- Sport & Golf
- Protected Forest and Wetland



# Buipe Development Programme



**PORT**



**COMMERCIAL**



**PUBLIC FACILITIES**



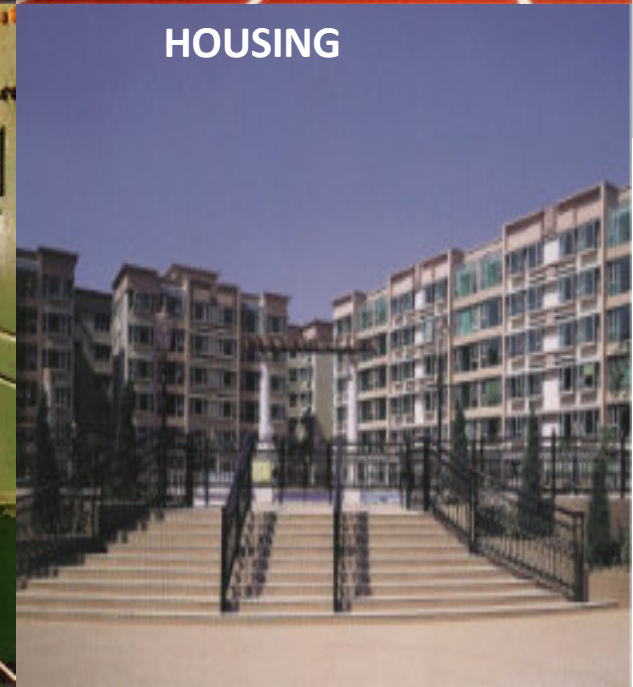
**STORAGE & LOGISTIC**



**INDUSTRIES**



**HOUSING**





# Opportunities in Tourism



# Tourism Strategy & Network

8 thematic tourism hubs will provide variety of recreation and tourism opportunities in NSEZ



## Nature tourism hub

Safari, nature theme recreation park, accommodation, tourist facilities



## urban and business tourism hub

MICE, high end hotels and restaurants, museum and art galleries, cultural centres, iconic buildings, tourism college



## waterfront and Hill tourism hub

Water sports, beach, hotels & restaurants, retail, lake transport, fish market, marina



**Nature tourism corridor** including major national parks and natural areas



**Culture & heritage corridor** including the main built heritage elements and cultural sites



**Urban & business tourism corridor** includes major urban settlements





# TOURISM AND HOSPITALITY PROJECTS

## 1. Bolgatanga Catering Rest House

A 20-room otel facility to serve visitors from both Ghana and Burkina Faso

## 2. Mole-Laranabanga Tourism Facility

A wild-life facility hosting thousands of bird species and beats in the wild. Safari to be expanded to have more rooms.

## 3. Fuller Falls

A picturesque warter-fall. Ideal for scenic visits. Additional facilities to include conference facility, golf course and restaurant.



# TOURISM AND HOSPITALITY PROJECTS

## 1. Kintampo Falls

A scenic waterfall, located at the center of Ghana. To include golf course, restaurant, water-sports facilities and conference centre.

## 2. Nakpanduri Scarp Paragliding Project

## 3. Paga Crocodile Ponds Development Project

## 4. Bolgatanga Catering Rest House Project



# Mole Tourism Cluster



## **Project Description:**

To inject new integrated Tourist destination to increase tourism arrival

## **Project Data:**

Integrated Resort (150 ha)

To Include:

- hotels/convention
- golf course
- Games/rides
- Water park
- Eco-mall

Project time frame: 10 yrs

## **Action Plan:**

1. Identify site options near Mole and Larabanga
2. Carry out feasibility study
3. Explore project partnership



# Opportunities in Transport & Logistics

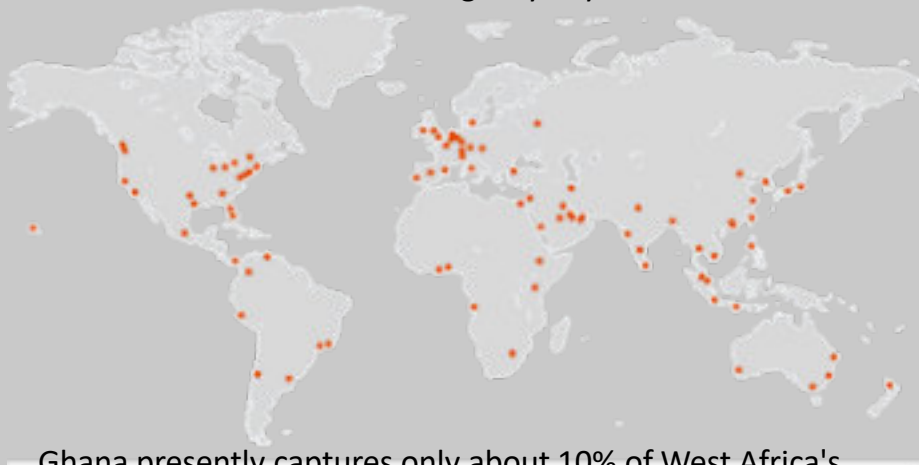




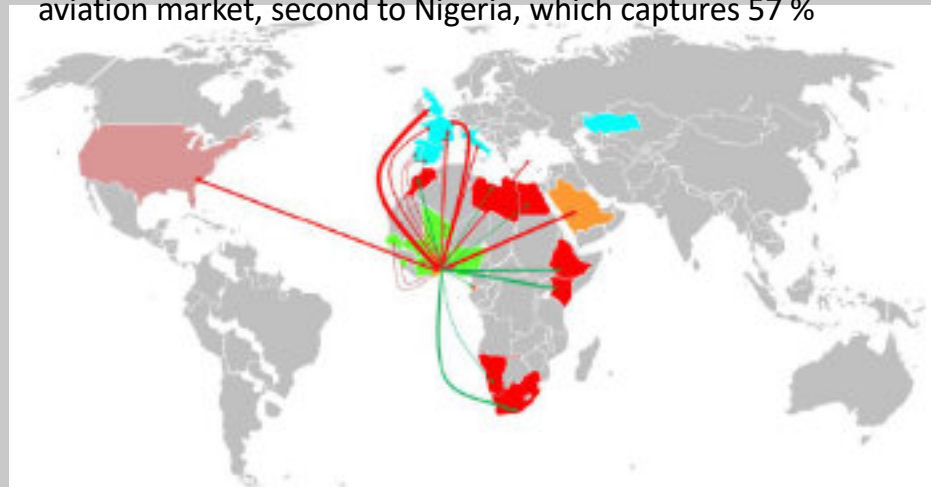
# Air Connectivity

Enhanced international and regional air connections will turn Ghana into one of the most important aviation hubs in West Africa

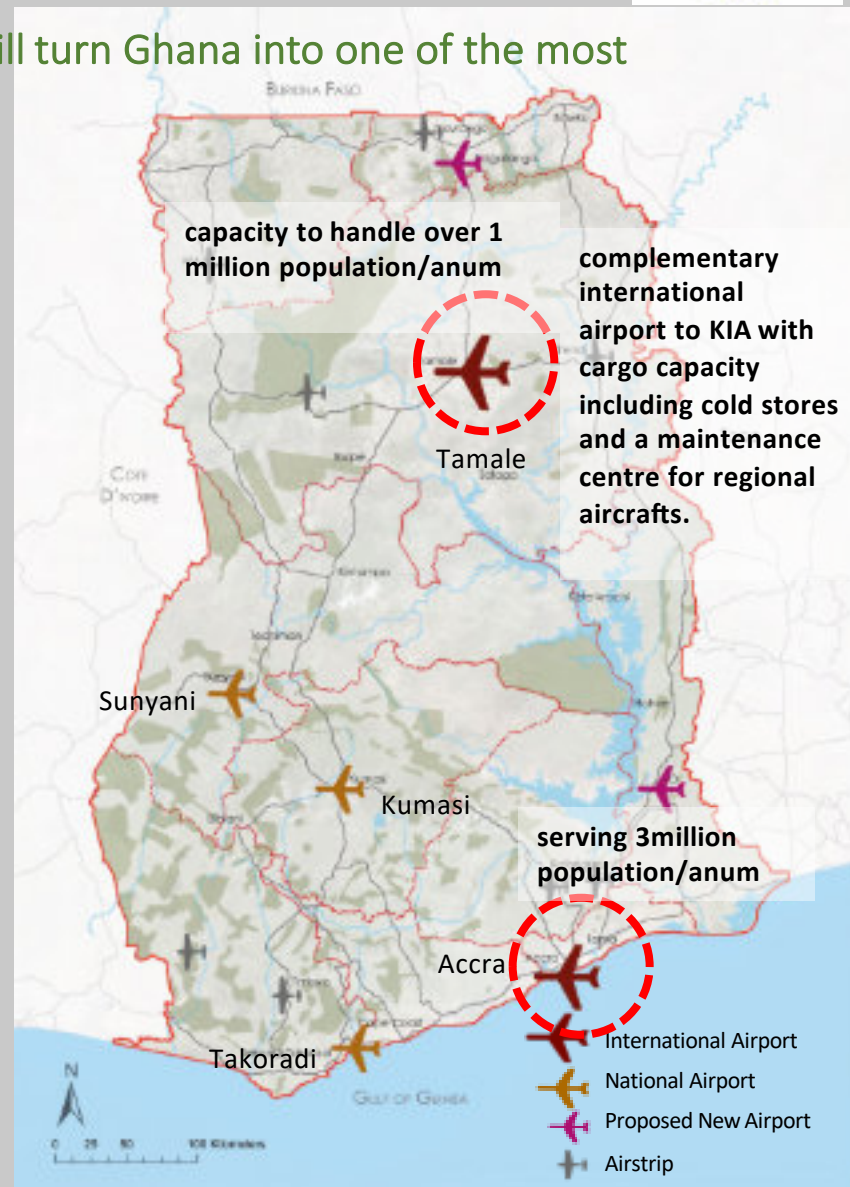
According to CAPA centre for aviation studies Accra will become one of the "airline megacity" by 2030



Ghana presently captures only about 10% of West Africa's aviation market, second to Nigeria, which captures 57 %



Source : NSDF, SDF for NSEZ, National Airport System Plan





# Tamale Airport City & Industries



## Project Description:

To develop new Airport City & Industries in Tamale to promote & accommodate various Aviation & Services industries.

A vocational training to be Part of the industrial park Development.

## Project Data:

Site area: 400 ha

Estimated Cost: USD 300

Project time frame: 10 yrs

## Action Plan:

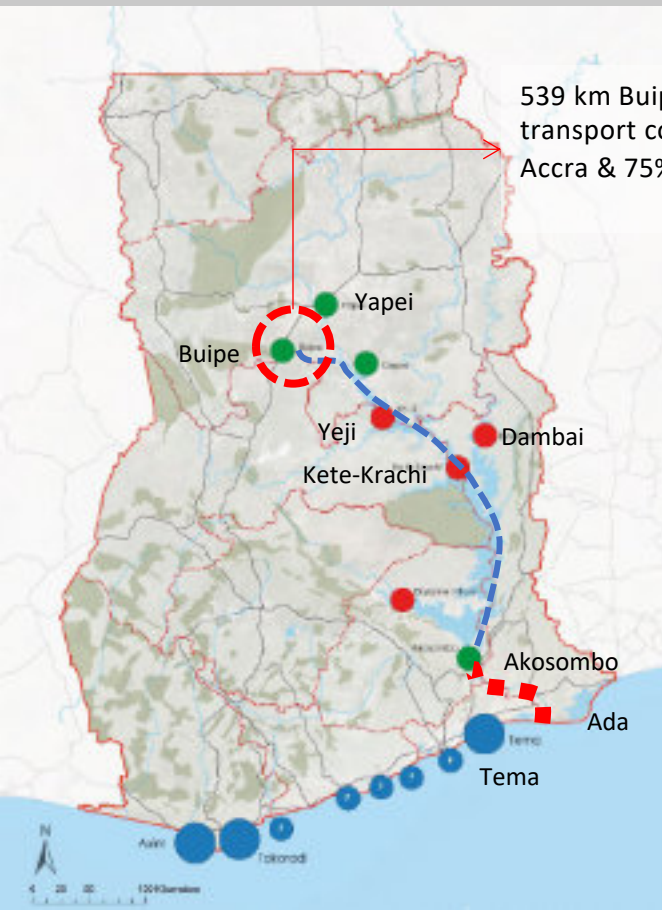
1. Identify location as part of the Tamale Master Plan
2. Land consolidation plan for the Tamale Airport City and Industries
3. Project planning & 1<sup>st</sup> phase project packaging
4. Explore project partnership



# Water Connectivity



Lake Volta is an environmentally friendly option to transport bulk agricultural, petroleum and cement products with an advantage of lower transportation cost



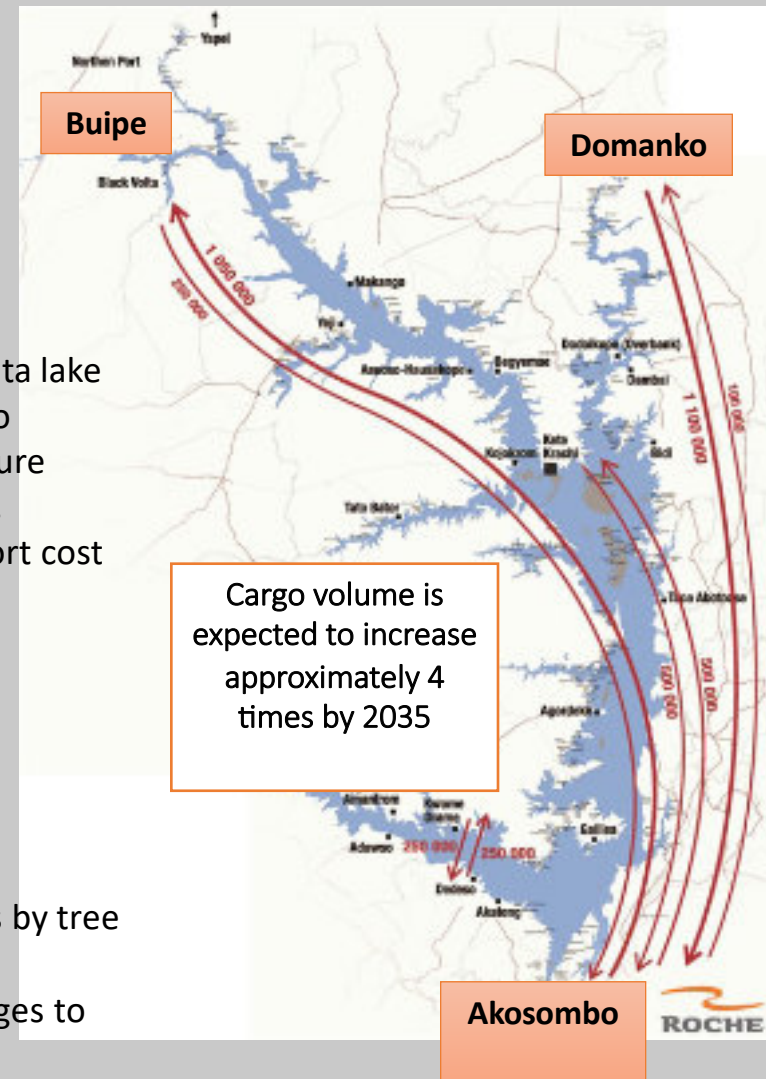
539 km Buipe to Akosombo on water transport covers approx 72% total path to Accra & 75% to Tema port

## Opportunity

- Opportunity to use Volta lake as a major waterway to transport bulk agriculture products to Tema port.
- Cheaper water transport cost
- Multimodal linkage connections

## Challenge

- Reliability, safety and efficiency
- Shallow water depth
- Blockage of waterways by tree stumps
- Poor inter-modal linkages to the Lake



Cargo volume is expected to increase approximately 4 times by 2035

Source: COWI/ORGUT, 2014

- Ferry Crossing
- Port for Volta Lake Transport
- Sea Port
- F Fishing Port

# Buipe Industrial Hub

Population 2040: 387,000

## Projects:

Heavy Industrial park, including  
Oil and Gas sectors (2000 ha)

Buipe Port & Logistic Park  
(400 ha)

Buipe Wholesale Market  
Complex (40-60 ha)

Polytechnic & Vocational  
Institution



## Driving Industrialization in NSEZ

Lake Port @ Buipe



# North South Highway



## Project Description:

International Standard Highway connecting major Growth Centres in Ghana, catalyse economic growth and provide shortest link to Burkina Faso. It will complement existing road

## Project Data:

Distance: 1000 km toll road  
Capacity: Dual two  
Facilities: Resting areas  
Estimated Cost: 1.2 Bn USD  
Project time frame: 15 yrs

## Action Plan:

1. Consider its adoption and integration into the National Physical Plan
2. Carry out feasibility study
3. Project planning and phasing
4. PPP tender & construction

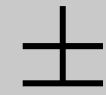
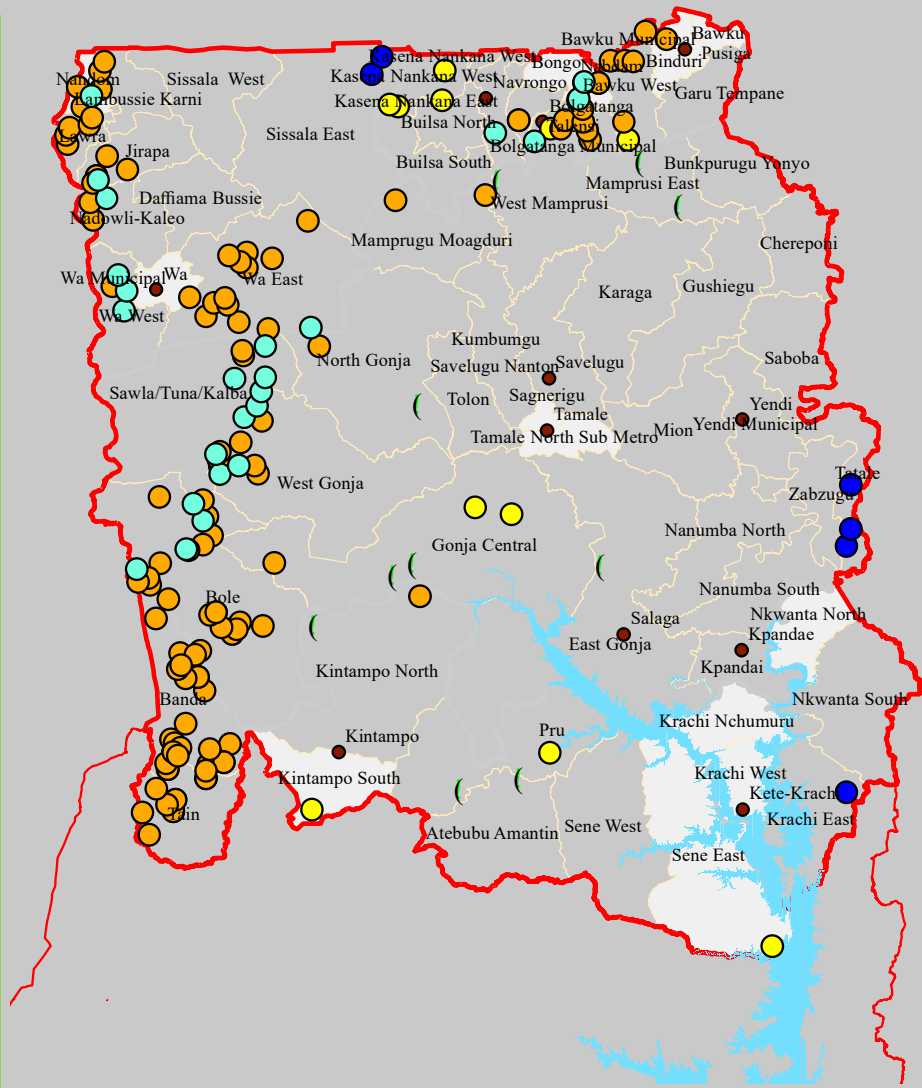


# Opportunities in Mining

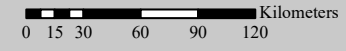




# MINERALS RESOURCES - NSEZ



- Mineral Type**
- Yellow circle: Diamond
  - Orange circle: Gold Prospect
  - Blue circle: Iron Ore
  - Green circle: Limestone
  - Cyan circle: Manganese
  - Black dot: NZEZ Main Cities
  - Light blue area: Volta Lake
  - Red outline: NSEZ Boundary
- NSEZ Regions**



1:2,989,657





# MINERALS IN THE ZONE

## Non-Precious minerals

- Iron Ore
- Clay
- Limestone
- Dolomite
- Dimension stones

## Precious Minerals

- Gold
- Diamond
- Bauxite

THANK YOU