

# CREEK INDUSTRIAL ESTATE

**Industrial** Master plan  
2017



# PREAMBLE

- This presentation is designed to capture the highlights of the Creek Industrial Estate (CIE)
- The technical issues on this subject have already been handled and discussed exhaustively with the LASG stakeholder ministries and agencies in a series of sessions anchored by the Ministry of Waterfront Infrastructure Development.
- One of such issues is the acquisition of the project land. Here, we advise that the LASG and FG should co-operate over this land issue in the manner that resulted in the success of Banana Island Estate Project, Osborne Road Estate Project & the ongoing Eko Atlantic City Project.

# OVERVIEW

- **Lagos Megacity Status will be boosted by maximizing the maritime endowment of Snake Island.**
- **The product of this development will be a huge revenue earner for LASG**

## **GOALS**

- Open up areas to generate revenue for LASG
- Maximize Investor's return on investment

## **OBJECTIVES**

- Optimally harness the maritime endowment of Snake Island
- Ensure easy in-flow and out-flow of bulk industrial raw materials and finished products to and from the Island
- Minimize the cost of delivery by vessels
- Allocate up to 60% of land to Industrial Use & 40% to other uses
- Allocate 200 hectares to recreation
- Take pressure off Apapa Industrial Area, Tin can Island Port and environs

# BENEFITS

- **Attract up to US\$100 billion worth of foreign investment**
- **Ripple benefits to LASG will include the following:**
  - increase the capacity of Lagos State to provide employment
  - increase internally generated revenue (IGR)
  - boost the status of Lagos as a mega-city
  - the consolidation of the Lagos State as a truly national, sub-regional, industrial and commercial hub of the world
- **MMCC (the promoter) to provide Site & Infrastructural Services**
  - LASG to assist in acquiring land
  - MMCC to add value to the land by investing up to N561 billion
  - LASG/ FG to issue Certificates of Occupancy
  - Co-operation of LASG & FG is anticipated



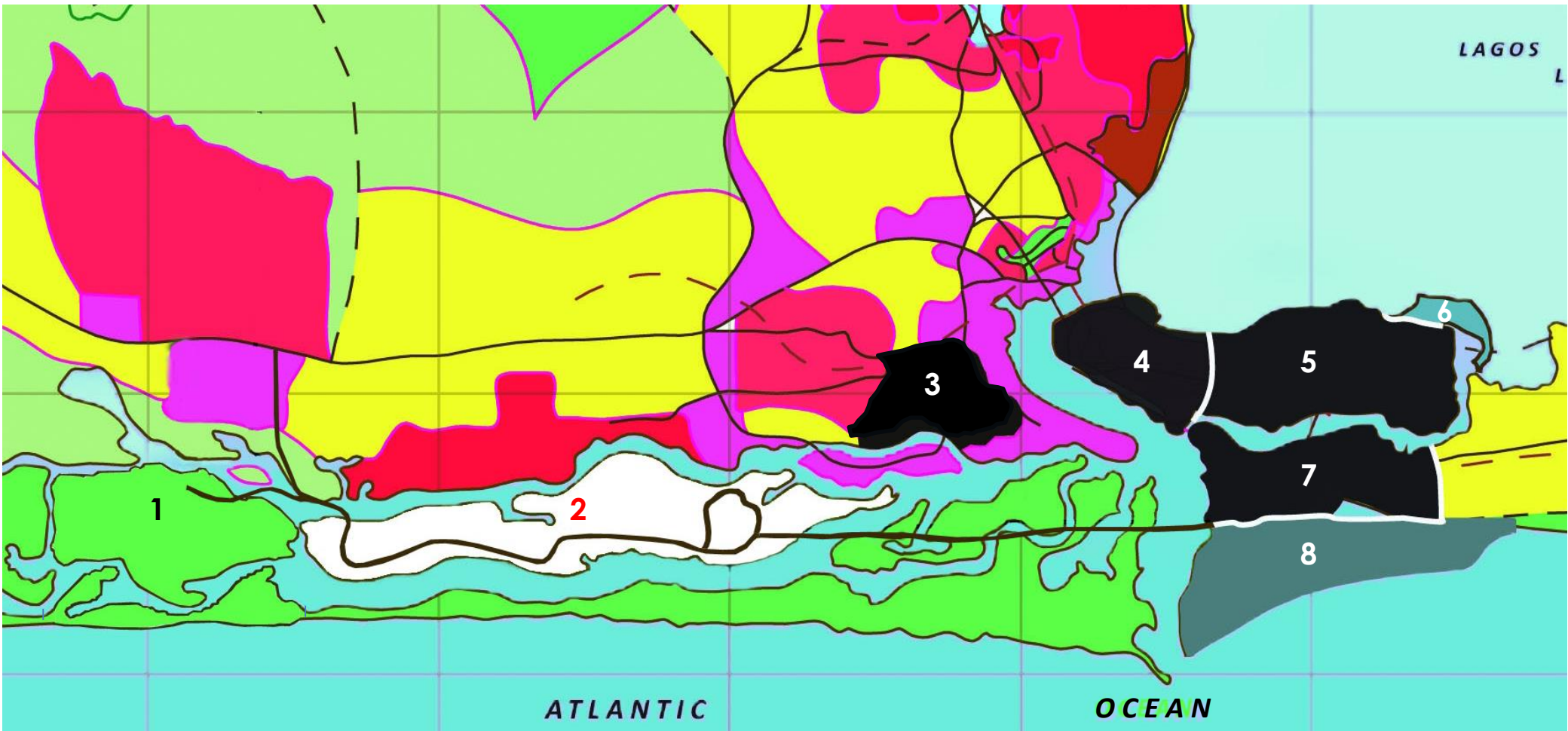


# CREEK INDUSTRIAL ESTATE & TRANSPORTATION NETWORK

- tunnel
- road
- navigation channel (existing)
- navigation channel (proposed)



# CREEK INDUSTRIAL ESTATE IN CONTEXT



**1. Maranatha Royal City**  
1,100 ha

**2. Creek Industrial Estate**  
1,600 ha

**3. Apapa**  
470 ha

**4. Lagos Island**  
500 ha

**5. Ikoyi**  
1,350 ha

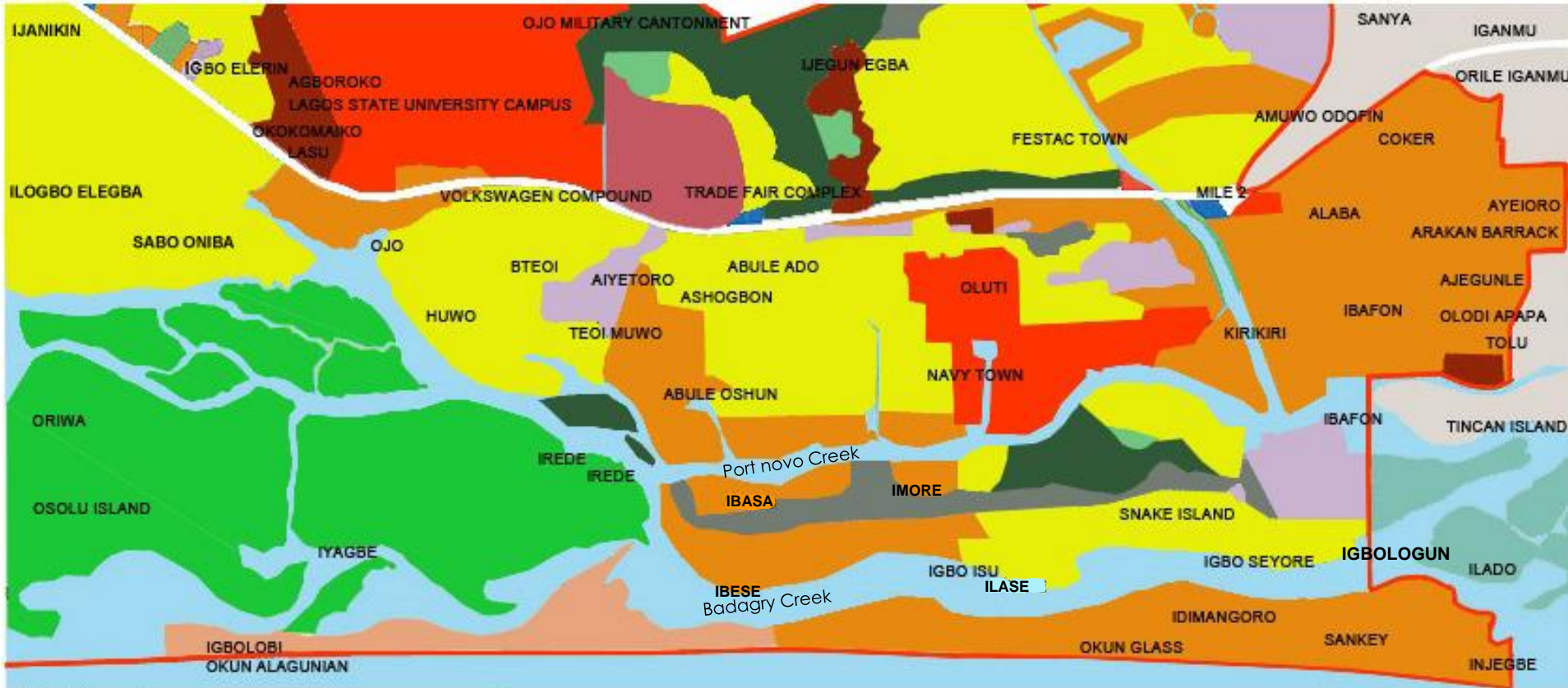
**6. Banana Island**  
150 ha

**7. Victoria Island**  
850 ha

**8. Eko Atlantic**  
1000 ha



# Badagry Land Use Plan: partial overview



**Legend**

— National border	■ Cemetery
— Badagry masterplan boundary	■ Transport
■ Residential	■ Other infrastructure
■ Commercial	■ Eco- Tourism / Beach
■ Mixed use	■ Eco- Tourism / Forest
■ Institution	■ Open space
■ Culture / Sport / Religious	■ Agriculture
■ Education	■ Swamp / Forest
■ Health	■ Water bodies
■ Industry	■ Road
	■ Urban area

- Largely dedicated to Residential & Mixed Use
- Lower % of land dedicated to Industrial, Agricultural, Swamp & Forest
- East Boundary shared with Nigerdock's West Boundary

# Creek Industrial Estate: proposed land use



- Largely dedicated to Industrial Uses easily accessible by vessels
- Land Uses in the Maranatha Royal City (to the immediate west) compensates for the shortfall in the Mixed Use & Other Uses found in the Badagry Land Use Plan



# FEATURES

- **Regional Development Master Plan – road, power social infrastructure & dredging.**

## **Key Features of the CIE Masterplan**

- Road & bridge linking Snake Island to the Lagos-Badagry Expressway.
- Ferry boat services to link Victoria Island, the Industrial Estate and beyond
- Independent Power Plant (IPP)
- Social infrastructure – hospitals, schools, recreational facilities, parks, e.t.c
- Maintenance dredging service to serve the shipping segment of the project.
- MMCC project planners will work in conjunction with LASG stakeholder ministries to ensure harmony in the proposed development

# CHALLENGES

## **Technical Challenges**

- Development of master plan within a planned programme
- Preparation of a harmonious Development Framework
- Preparation of final detailed town planning design/layout
- Development of Marine Master Plan featuring the perimeter dredging of the island
- Topographical & Hydrographic Surveys, Geotechnical Investigations and Environmental Impact Assessments to support the above.
- Detailed Planning and Engineering Designs
- Development of a dredged channel linking the main shipping channel of the Lagos seaport

# COMPENSATION, RESETTLEMENT & CORP. SOCIAL RESPONSIBILITY

## Compensation, Relocation & Settlement

- 5 communities namely: Igbologun, Imore, Ibasas, Ibese, and Ilase, have given positive responses on the use of land
- 3,000 total current population whilst 15% land is developed
- 20% of the Island's population displaced will be re-settled at the western end of the Island
- LASG is requested to assist with the resettlement process
- MMCC to pay the cost of resettlement

## Corporate Social Responsibility

MMCC will provide

- Employment
- Roads
- Power
- Water
- Social Infrastructure
  - schools
  - hospitals
  - recreation/ parks
  - sports





# PROJECT FINANCING & COST ESTIMATE

- **The initial funds to be raised through contribution by promoters, loan and venture capitalists will be used for:**
  - Detailed feasibility studies, EIA, Surveys, Planning, Preliminary + Detailed Design. This is estimated to cost ₦1 billion
- **The use of off-takers funds will lessen financial burden**
- **Project to be developed in 3 Phases**

Total estimated cost of the Project – ~~₦~~ **561.2 Billion or USD3.51 Billion**

June 2014



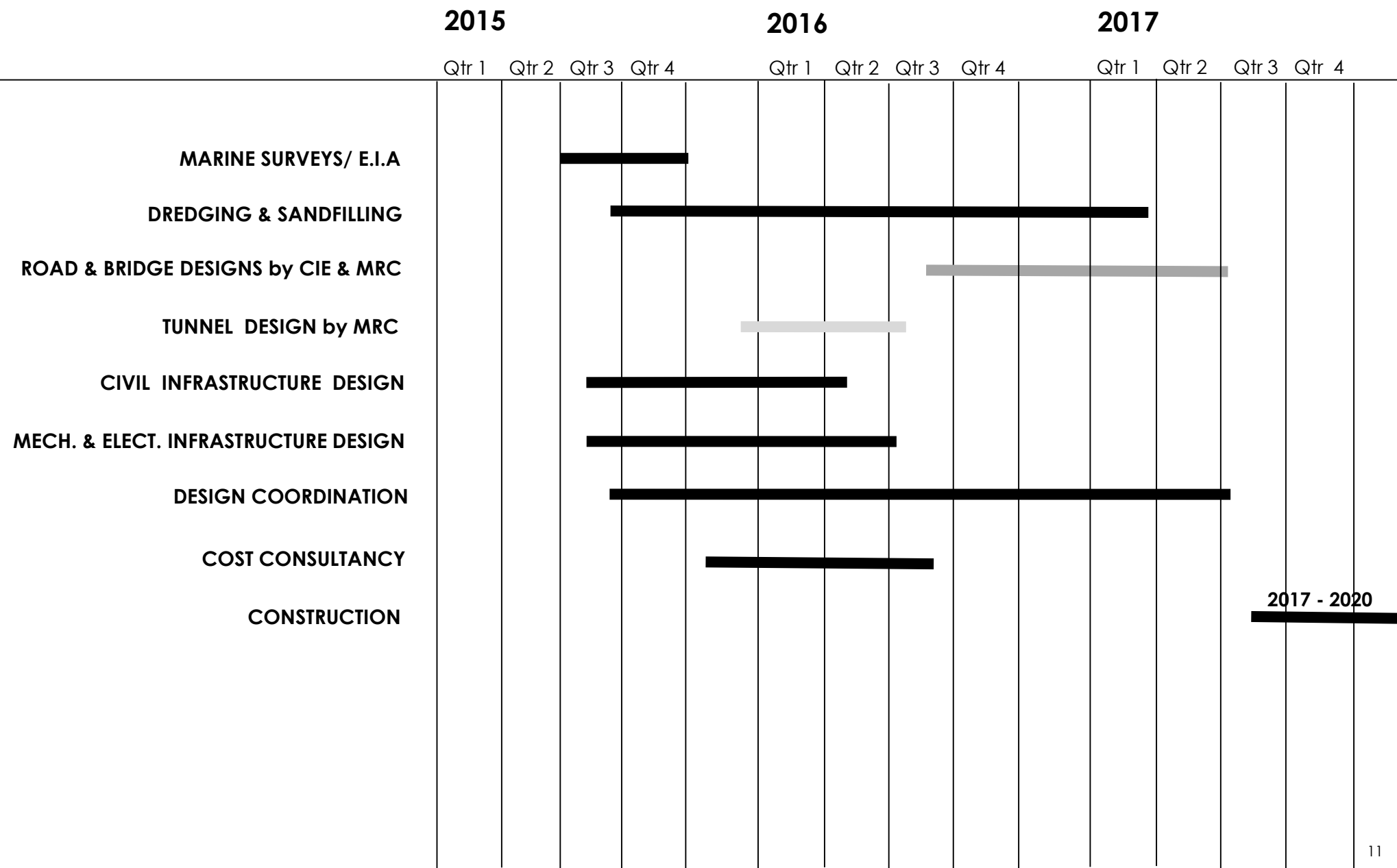
MMCC solicits support and assistance from Lagos State with the following:

- Partner with MMCC Group
- Grant consent to develop Snake Island into Creek Industrial Estate
- Acquisition of the land
- Financial guarantee
- Miscellaneous support of the project through Tax Waivers, Concessions & contribution
- Issue relevant title documents of the project site to MMCC





# PROJECT PROGRAMME





prepared by James Cubitt Architects

*'Eko o ni baje o'*

Lagos Will Prosper