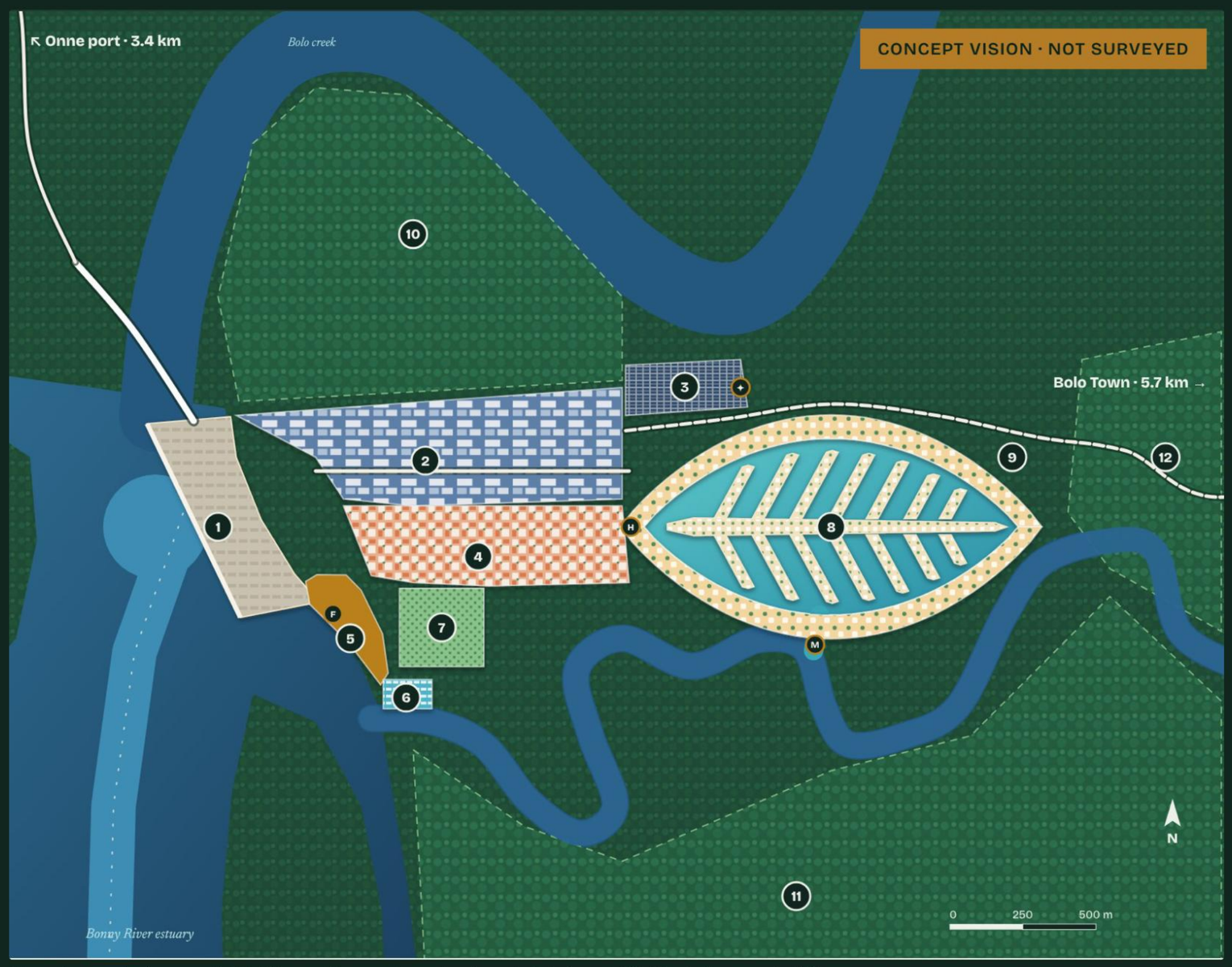
BOLO COMMUNITY · OGU/BOLO · RIVERS STATE, NIGERIA · CONCEPT MASTERPLAN

The Iwokiri Gateway

A marine gateway beside Onne, a riverside town, a leaf-shaped marina, and three quarters of the land kept as mangrove. Built in five phases, on land that is leased, never sold.

573 ha plan area · **75%** kept as mangrove · **730 m** working quay · **0 ha** for sale



Illustrated concept plan drawn over Esri World Imagery. Not surveyed: every boundary waits for bathymetric, LiDAR and soil surveys and a full impact assessment.

Twelve zones

1	Iwokiri Marine Gateway (reclaimed quay)	Phase 2	16 ha
2	Logistics, Energy and Free-Zone Park	Phase 2–3	38 ha
3	Energy and Utilities Hub	Phase 1–3	7 ha
4	Iwokiri Town and Academy	Phase 3	24 ha
5	Iwokiri village (stays)	Stays	5 ha
6	Fishers' Harbour and Seafood Hub	Phase 1	2 ha
7	Mangrove Institute and Visitor Centre	Phase 1	8 ha
8	The Fronds: marina and residences	Phase 4	15 ha
9	Fronds Crescent: hotels and promenade	Phase 4	22 ha
10	Northern Blue-Carbon Reserve	Protected	109 ha
11	Southern Restoration Reserve	Phase 1–4	234 ha
12	Eastern Mangrove Buffer	Protected	41 ha

F Water-taxi terminal H Iwokiri Point hotel M Marina entrance ✦ Helipad
Blue dashed: dredged approach channel · white: Onne Link Bridge and Bolo Link Road

Land budget



Mangrove reserve and institute · 391 ha · Built or raised · 123 ha · Marina lagoon · 53 ha · Village and harbour · 7 ha

Dredging and reclamation

32 ha reclaimed · **5–7 M m³** fill · **4–6 M m³** dredging

Indicative, before survey. Reclamation on river shoals and degraded marsh, not dense mangrove. Clean sand from licensed Bonny River borrow areas, as used for 200 ha at Onne. Mandatory EIA; NIWA and NPA permits; IFC Performance Standard 6.

Five phases, strict order

PHASE 0 · YEARS 0–2
Prove the site
Surveys, impact assessment, Community Trust, title and family consent, channel design with NPA and NIWA.

PHASE 1 · YEARS 1–4
Blue economy and access
Fishers' Harbour, Mangrove Institute and restoration, water-taxi terminal, energy hub pilot.

PHASE 2 · YEARS 3–8
The Marine Gateway
Quay reclamation and approach channel once an anchor tenant signs; first park plots; Onne Link Bridge.

PHASE 3 · YEARS 6–12
Town and Academy
Homes, market, school and clinic; Maritime and Blue Economy Academy; Bolo Link Road.

PHASE 4 · YEARS 10–20
The Fronds
Marina lagoon from degraded marsh, residential islands and waterfront hotels, once the town works.


The whole Gateway *Concept illustration*


Iwokiri Marine Gateway *Concept illustration*


The Fronds marina *Concept illustration*


Riverside promenade *Concept illustration*


Maritime and Blue Economy Academy *Concept illustration*

Concept for community discussion. Not surveyed. Not an offer of investment. Land at Iwokiri is leased, never sold.

iwokiri · Bolo Community · November 2026

iwokiri.lovable.app

Scan or visit to read the full plan, watch the films and register interest.