



WOODLAND BOTANICAL GARDENS

Wa Dam & Botanical Park

Wa Municipality · Upper West Region · Ghana

FUNDING PROPOSAL — PARTIAL & COMPLETION FUNDING

Project already commenced · Seeking co-investment to complete and scale

Presented by: Dr Tony Basingnaa | Founder & Visionary | CEO, BIL Group

Contact: 0244205821 | June 2025

Submitted by	Woodland Botanical Gardens / BIL Group / Wa Municipal Assembly
Location	Sombo-Sekpere, Nadowli-Kaleo District, Upper West Region, Ghana
Project Stage	Phase 1 Partially Complete — Funding for Completion & Phase 2
Total Programme	GHS 2,000,000 – 10,000,000 over 6 years
Immediate Ask	GHS 1,000,000 (Phase 1 dam completion & documentation)
Collateral	BIL Structure & Land valued over GHS 3,000,000
Funding Sought	Partial / Co-funding welcome — phased disbursement accepted
Date	June 2025

1. EXECUTIVE SUMMARY

Woodland Botanical Gardens (WBG) is an ambitious, community-led agritourism and conservation initiative located in Wa Municipality, Upper West Region of Ghana. Anchored by a major earthen retention dam — the largest in the region — the project integrates water infrastructure with a world-class botanical public park delivering simultaneous benefits in water security, green recreation, biodiversity conservation, and sustainable economic development for northern Ghana.

Phase 1 ground works are already underway. Three dams have been initiated (Sombo, Serekpere, and WBG), with the WBG dam approximately 75% complete. Land has been mapped, roads cleared, two solar boreholes drilled, 2,500 coconut trees planted, and a fish pond is under construction. This proposal seeks partial or co-funding to complete outstanding Phase 1 works and advance Phase 2 — transforming the site into the first botanical public park in the Upper West Region.

The project will generate 40–80 permanent jobs, attract 300–1,000 daily visitors at full operation, and produce a first-year gross revenue of GHS 782,590 rising significantly as the park matures. Total investment required is GHS 2M–10M over 6 years. Phase 1 immediate need is GHS 1,000,000. Collateral offered: BIL Structure & Land valued over GHS 3,000,000.

2. COMPANY IDENTITY & VISION

2.1 Who We Are

The Bil Gardens & Parks Recreational Centre — trading as Woodland Botanical Gardens (WBG) — is envisioned as a premier recreational and conservation facility located between Sombo-Sekpere, Upper West Region, within the Nadowli-Kaleo District, approximately 30 minutes' drive from Wa Municipal. WBG will serve as a serene and vibrant destination for weddings, recreation, nature tourism, education, and community events, promoting eco-friendly leisure across northern Ghana.

2.2 Mission & Vision

Our Mission	To cultivate a world-class sanctuary where nature and humanity converge for physical and psychological restoration.
Our Vision	To be a globally recognised botanical destination and a global leader that transforms how people understand and value the natural world.
Our Manifesto	Rooted in Heritage. Flowing with Life.

2.3 Core Values — LIECCI

- Leadership — Setting the standard for botanical excellence in West Africa
- Integrity — Transparent governance, community partnership, and ethical stewardship
- Excellence — World-class horticultural standards from Day 1

- Commitment — Long-term dedication to environmental and community outcomes
- Collaboration — Deep partnership with Wa Municipal Assembly, WaNaa's Palace, and local communities
- Innovation — Digital-first marketing, climate-smart agriculture, and sustainable design

2.4 The Opportunity

Modern life is increasingly digital and noisy. People are hungry for slow, restorative, "Instagrammable" nature experiences. Local tourism is shifting toward outdoor destinations, yet there is currently no premium, curated botanical venue within the entire Upper West Region. WBG fills this gap directly — offering a living museum, a sanctuary, an educational hub, and a premium events venue in a single iconic destination.

The WBG project is not just a garden. It is a 100-acre green infrastructure project that combines climate-smart agriculture with a high-yield tourism asset, supported by a permanent water dam for year-round revenue. Every season will be a peak season.

3. THE MANAGEMENT TEAM

WBG is led by an experienced team with proven track records across horticulture, construction, marketing, finance, and business operations:

Role	Background & Credentials
Founder & Visionary	Dr Tony Basingnaa — CEO, BIL Group. 15+ years establishing and leading three successful companies: BIL Clinical Laboratories, DBF, and The LOO Place of Convenience.
Head of Horticulture	10+ years of professional horticultural experience. Responsible for Peak Bloom management and Integrated Pest Management (IPM) across all six garden zones.
Project Manager	Proven track record overseeing large-scale construction projects. Manages dam completion, infrastructure delivery, and Phase 2 build programme.
Head of Marketing	Leads the Social-First digital strategy, influencer partnerships, content marketing, and the 30-day Grand Opening viral launch plan.
Head of Finance	Financial modelling, investor relations, revenue tracking, and loan repayment scheduling across all BIL Group entities.
Operations Staff	Structured Staff Training Manual ensures operational consistency from Day 1. Full team of horticulture staff, boat crew, ticketing, security, and café personnel.

4. PROJECT BACKGROUND & SITE

4.1 The Need

The Upper West Region faces interrelated challenges of water scarcity, limited recreational infrastructure, youth unemployment, and minimal tourism development. Wa, as the regional capital, currently has no botanical park, no major public green space, and no water-based recreational destination. The WBG project addresses all of these in a single integrated development.

4.2 Strategic Outcomes

- Water Security — Dams store dry-season water for irrigation and surrounding agriculture
- Tourism Revenue — First botanical public park in Upper West Region; major regional attraction
- Employment — 40–80 permanent jobs in horticulture, tourism, hospitality, and security
- Green Infrastructure — Shade, biodiversity habitat, urban cooling, and improved air quality for Wa
- Sustainable Revenue — Ticketing, boat rides, café, events, plant nursery, and corporate charters
- Cultural Pride — Wala heritage integrated into design; signage in English and Waali language

4.3 What Has Already Been Done

WBG has demonstrated real commitment. The following ground works and regulatory steps are already complete or in progress:

Activity	Details	Status
Dam Construction (3 Dams)	Sombo, Serepere & WBG. WBG dam ~75% earthworks complete; crest dressing, spillway in progress.	Ongoing
Land Acquisition & Roads	Site access road to dam secured. Major feeder roads cleared and carved into site.	Done
Drone Mapping & Survey	Complete aerial mapping and ground survey. Land documentation and registration initiated.	Done
Regulatory Engagement	EPA, GTA, Water Resources Commission, Forestry Commission engaged for registration.	In Progress
Community Engagement	Traditional Authority, elders, and communities in 2 villages formally engaged.	Done
Solar Boreholes (x2)	Two boreholes drilled; solar mechanisation pending.	Ongoing
2,500 Coconut Trees	Cleared land planted. Supports agroforestry and beach-ambience fish pond design.	Done
Fish Pond Excavation	Pond being dug within coconut plantation for catch-and-kill visitor experience.	Ongoing
Site Demarcation	Full boundary demarcation completed. Car park, Kiddy Land, and 3 lawn areas cleared.	Done

5. WBG SITE MASTER PLAN

The 100-acre site is designed as ten specialised zones arranged around the central dam and reservoir. The schematic below shows the spatial layout from the entrance to the waterfront.



ZONE KEY:

VIP Lodge	Arboretum	Flower Garden	Rock Garden	Butterfly Maze	Dam / Lake
Coconut Farm	Event Lawns x4	Kids / Adult Play	Restaurant / Kitchen	Mango / Cashew	Car Park / Entrance

5.1 Ten Specialised Zones

Zone	Description
Waterfront / Dam	Custom-engineered dam creating a navigable reservoir for boat rides, aquatic gardens, fishing, and a centrepiece LED fountain display.
Flower Garden	Six botanical zones (Entrance, Waterside Border, Rose Garden, Tropical Woodland Walk, Herb & Sensory, Sunflower Meadow) — all drip-irrigated from the reservoir.
Rock Garden	Japanese-inspired rock formations with low-water succulents and ornamental grasses. Primary photography destination.
Butterfly Maze	Enclosed maze and observation chamber. Pentas, Lantana, and Milkweed attract butterflies and pollinators. School and ecotourism focus.
Event Lawns (x4)	Four manicured lawns (Lawn 1–4) seeded and maintained for picnics, weddings, cultural festivals, and corporate events. Capacity: 200–500 guests.
Kids Land & Adult Play	Nature-themed timber play equipment in the sunflower meadow. Adjacent adult playground for families. Year-round family revenue driver.

Open Restaurant & Kitchen	Waterside open-air dining. Garden-to-Table concept serving fresh fish from the pond, herbs from the medicinal zone, and Ghanaian cuisine.
Fish Pond	Catch-and-kill / point-and-kill fishing experience within the coconut plantation. Fresh fish supplied directly to restaurant. Under construction.
Coconut Farm / Mango / Cashew	Productive landscapes generating agroforestry income, supplying the restaurant, and creating the beach-ambience zone around the fish pond.
VIP Lodge & Director Residence	Premium accommodation with pool and garden terrace. Wedding and event hosting. Revenue per night: GHS 1,500–3,000.

6. FULL PROJECT DESCRIPTION

6.1 Dam & Water Infrastructure

The centrepiece of WBG is a compacted earthen embankment dam — the largest in the Upper West Region — with a reservoir capacity of 5,000 to 20,000 cubic metres. The dam supports irrigation, water retention, boat rides, fishing, and the park's gravity-fed drip irrigation system. Complementary dams at Sombo and Serepere strengthen the water network.

6.2 Six-Zone Botanical Garden

- Zone A — Entrance Garden: Bougainvillea, Canna lily, Heliconia, and Croton edging
- Zone B — Waterside Border: Papyrus, water iris, and cardinal flower stabilising the reservoir edge
- Zone C — Formal Rose Garden: Geometric beds, central fountain, pergola seating — wedding photography hub
- Zone D — Tropical Woodland Walk: Flame trees (*Delonix regia*) and Frangipani canopy promenade
- Zone E — Herb & Sensory Garden: Moringa, Neem, Aloe vera, and Lemongrass — educational and therapeutic
- Zone F — Sunflower & Wildflower Meadow: Seasonal colour; Zinnias, Cosmos, Portulaca, and Celosia

6.3 Water Features & Evening Light Display

After sunset the park becomes a spectacular evening destination. A centrepiece multi-jet fountain illuminated with RGB LEDs sits at the reservoir centre. LED colour washes animate the 400m dam wall. Solar path bollards light all garden zones. A cascade water wall over the spillway glows with LED backlighting. Two moonlight reflection pools flank the main entrance. Evening shows run nightly from 6:30 PM to 10:00 PM featuring Dagaaba xylophone music, floating lanterns, and a fireworks finale over the reservoir.

6.4 Boat Ride & Jetty Facility

Two to three flat-deck fibreglass or timber boats (10–15 passengers each) offer guided cruises past the fountain, waterside flower border, illuminated dam wall, and floating lantern field. A concrete and hardwood jetty with shaded waiting area, accessibility ramp, and life-safety equipment serves as the

embarkation point. Operating hours: 8:00 AM to 10:00 PM with morning, afternoon, and premium evening sessions.

6.5 Marketing Strategy

WBG will be the most photographed location in the Upper West Region through a deliberate Social-First strategy:

- Content Marketing — High-quality video tours and "What's in Bloom" weekly updates on social media platforms
- Influencer Previews — "Golden Hour" events for photographers and influencers to generate buzz before peak seasons
- Hotel & Tourism Partnerships — "Stay and Play" packages with local hotels and Ghana Tourism Authority
- Grand Opening Launch — 30-day viral launch plan timed to peak season; school and corporate group packages
- Single-Loop Garden Design — Specific Instagram Points, sensory zones, and accessible pathways maximise dwell time

6.6 Additional Premium Features

- Ornamental Footbridge — arched bridge spanning the reservoir; park's primary landmark and most-photographed feature
- Amphitheatre & Event Lawn — 200–500 seat outdoor venue for concerts, weddings, and cultural events
- Photography Zones & Art Installations — Ghanaian/Wala geometric sculptures and floral archways
- Sunset Viewing Deck — cantilevered from dam crest; premium ticketed evening experience
- Plant Nursery & Garden Shop — on-site propagation and sale of seedlings, exotic plants, and garden products

7. FINANCIAL PLAN

WBG is designed for multiple, non-competing income streams — a financial sustainability model built on seven pillars:

- Direct Entry — Daily ticketing for garden tours and Kiddies Land
- Premium Services — Boat rentals, guided tram tours, professional photography permits
- Private Events — Corporate functions, weddings, venue rentals, and film shoots
- Education Programmes — School visits, adult courses, children's camps, professional development
- Hospitality — Overnight stays at The Lodge and dining at the WoodLand Café
- Garden Shop — Organic produce, native fruit baskets, exotic plant sales, and nursery seedlings
- Parking Fees — Dedicated car park with managed entry

7.1 First Year Revenue Projections

Revenue Stream	Details	Annual Total
General Admission	30,000 visitors @ GHS 20 avg.	GHS 600,000
Memberships / Yoga	200 memberships @ GHS 520/yr	GHS 104,000
Weddings & Events	12 weddings @ GHS 3,000 each	GHS 36,000
Retail (Gift Shop / Bouquets)	25% of visitors spend GHS 15	GHS 7,500
Food & Beverages	30% of visitors spend GHS 10	GHS 90,000
Seedlings / Exotic Plants	10% of visitors spend GHS 15	GHS 45,000
TOTAL GROSS REVENUE		GHS 782,500

7.2 First Year Operating Expenses

Expense Category	Details	Annual Total
Labour (The Big One)	Head Gardener, 3 staff, 1 admin	GHS 200,000
Horticulture Supplies	Seeds, bulbs, fertiliser, soil	GHS 55,000
Marketing	Social media ads, Grand Opening event	GHS 50,000
Utilities	Water, electricity, etc.	GHS 70,000
Maintenance & Repairs	Equipment, paths, structures	GHS 40,000
Admin, COGS, Insurance	POS, software, permits, liabilities, food & retail	GHS 100,000
TOTAL EXPENSES		GHS 515,000

7.3 The Bottom Line — Year 1

Gross Revenue (Year 1)	GHS 782,500
Total Expenses (Year 1)	GHS 515,000

Estimated Net Profit	GHS 267,500
ROI Timeline	1–2 years after opening

Note: Year 1 profit will be reinvested to repay construction loans or fund Phase 2. Start-up capital (land, dam, structures) ranges from GHS 2M to 10M and is not included in Year 1 operating figures.

7.4 Visitor Revenue Projections (Scaled)

Revenue Stream	Low Scenario	High Scenario
Park Entry (adult) GHS 20–30	300 visitors/day x GHS 20	500 visitors/day x GHS 30
Boat Rides GHS 80–120/person	50 riders/day x GHS 80	150 riders/day x GHS 120
Evening Cruise (premium)	10 bookings x GHS 150	20 bookings x GHS 200
Café & Restaurant (avg GHS 50)	100 covers/day x GHS 50	300 covers/day x GHS 50
Events & Corporate Hire (monthly)	2 events x GHS 3,000	6 events x GHS 5,000
Plant Nursery & Garden Shop (mthly)	GHS 8,000/month	GHS 20,000/month

8. FUNDING REQUIREMENTS

WBG needs a total of GHS 2,000,000 to 10,000,000 over the next 6 years to complete a world-class botanical garden. Funding is structured in two urgent phases:

8.1 Phase 1 — Immediate Request (GHS 1,000,000) | 0–3 Months

Activity	Min. Estimate (GHS)	Max. Estimate (GHS)
WBG Dam: upstream concreting & crest dressing	150,000	200,000
Dam wall balustrades (400m for visitor safety)	100,000	100,000
Perimeter fencing — 6,211m wire mesh	300,000	300,000
Main entrance gate & back gate	50,000	100,000
Water fountain system in dam	200,000	200,000
Flower & green plant nursery / seeding	200,000	200,000
Solar borehole mechanisation (x2)	60,000	100,000
Fish pond completion	80,000	130,000
All legal/document finalisation for project	60,000	100,000
Lawn preparation — ploughing, weed control, seeding	200,000	200,000
PHASE 1 TOTAL	GHS 1,400,000	GHS 1,630,000

8.2 Phase 2 — Park Infrastructure (GHS 1,000,000) | 3–6 Months

Category	Min. Estimate (GHS)	Max. Estimate (GHS)
Garden & landscaping (6 zones, irrigation, pathways)	270,000	580,000
Water features & evening lighting system	170,000	400,000
Boat ride & jetty facility	75,000	185,000
Park infrastructure (entrance pavilion, restrooms)	430,000	1,030,000
Primary floral galleries & Welcome Plaza	200,000	400,000
PHASE 2 TOTAL	GHS 1,145,000	GHS 2,595,000

8.3 Full Programme Budget Summary

Budget Tier	GHS Amount	USD Equivalent
Phase 1 Completion (minimum)	GHS 1,400,000	~ USD 93,000
Phase 1 Completion (maximum)	GHS 1,630,000	~ USD 109,000
Phase 2 Minimum Build	GHS 1,145,000	~ USD 76,000
Phase 2 Full Build	GHS 2,595,000	~ USD 173,000
Phases 3–6 (Premium Expansion)	GHS 4,000,000–7,000,000	~ USD 267,000–467,000
TOTAL PROGRAMME (6 years)	GHS 2,000,000 – 10,000,000	~ USD 133,000–667,000

Note: USD at approx. GHS 15 = USD 1. 15–20% contingency recommended above estimates. Phased disbursement against construction milestones is fully acceptable.

9. IMPLEMENTATION TIMELINE

Period	Activity
Immediate	Complete WBG dam spillway, upstream concreting, crest dressing, and all project documentation
Months 1–3	Perimeter fencing (6,211m), entrance & back gates, solar borehole mechanisation
Months 2–4	Fish pond completion, water fountain installation, lawn seeding, flower nursery establishment
Months 3–6	All 6 botanical zones planted; drip irrigation installed from reservoir
Months 4–8	Jetty + boat procurement, ticketing pavilion, restrooms, solar path lighting
Months 6–10	Café & restaurant structure, amphitheatre, children's play area, ornamental bridge
Months 9–12	Sunset viewing deck, butterfly garden, photography zones, plant shop
Month 12	Full staff recruitment & training; soft opening for invited guests and media
Month 13+	Official public grand opening — full revenue-generating operations commence

Years 2–6	Premium expansion: VIP Lodge, additional botanical zones, brand partnerships, research programmes
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10. GOVERNANCE, APPROVALS & RISK MANAGEMENT

10.1 Regulatory Approvals

- Wa Municipal Assembly (WMA) — Development permit and planning approval
- Ghana Irrigation Development Authority (GIDA) — Dam construction approval
- Water Resources Commission (WRC) — Water abstraction licence
- Environmental Protection Agency (EPA Ghana) — ESIA approval
- WaNaa's Palace — Traditional authority blessing and land endorsement
- Ghana Maritime Authority — Commercial boat operations approval
- Ghana Tourist Authority — Park and attraction registration

10.2 Risk Mitigation

Risk	Likelihood	Mitigation
Dam structural integrity	Low	Professional engineering engaged; phased fill; GIDA oversight; monitoring instruments installed
Dry-season water shortage	Medium	Two solar boreholes as backup; reservoir storage designed for dry-season operation
Cost overruns	Medium	15–20% contingency in budget; phased construction limits exposure per phase
Permitting delays	Low	Parallel permit applications ongoing; WMA and WaNaa support already engaged
Low initial visitor numbers	Medium	Pre-opening influencer events; school group pricing; hotel partnership packages
Loan repayment risk	Low	Four existing revenue streams as backup: BIL Clinical Labs, DBF, LOO Place of Convenience, personal income

11. RISK GUARANTEE & LOAN SECURITY

WBG offers lenders and investors strong security through four existing revenue streams and substantial physical collateral:

Existing Revenue Stream	Description
BIL Clinical Laboratories	Operational medical laboratory business under BIL Group

The LOO Place of Convenience	Revenue-generating sanitation and convenience services business
DBF	Established business entity generating ongoing income
Personal Income — C & AG Dept	Founder's professional income from government department

COLLATERAL OFFERED: BIL Structure & Land — valued at over GHS 3,000,000 — is formally offered as collateral security for this loan.

12. FUNDING ARRANGEMENTS & FUNDER BENEFITS

WBG welcomes a range of funding and partnership structures. Phase 1 is already underway, demonstrating commitment and reducing risk for incoming funders. The following arrangements are available:

12.1 Funding Models Available

- Grant Funding — Full or partial non-repayable grant aligned to development and sustainability objectives
- Concessional Loan — Low-interest development finance repaid from operating revenues once the park opens
- Co-Investment / PPP — Equity or revenue-share partnership for commercially oriented funders
- Phased Disbursement — Milestone-based fund release tied to construction completion stages
- In-Kind Support — Equipment, planting materials, technical assistance, and capacity building accepted

12.2 Benefits to Funders & Partners

- Named recognition in park — signage, entrance naming rights, and commemorative installations available
- Quarterly progress reports — photos and narrative updates on each construction milestone
- Site visits — funders and partners welcome for guided site inspections at any project stage
- Social impact credentials — biodiversity, water security, employment, and cultural preservation outcomes documented
- First-mover advantage — opportunity to be associated with a landmark, first-of-its-kind development in northern Ghana

13. CLOSING STATEMENT & CALL TO ACTION

Woodland Botanical Gardens is not a concept on paper. It is an active, committed project that has already broken ground, planted 2,500 trees, dug boreholes, constructed roads, and raised a dam that is 75%

complete. The community has invested its land, its labour, and its vision. What remains is the funding to finish what has been started and to build the visitor experience that will make WBG a destination for all of Ghana.

We invite funders, development partners, philanthropic organisations, and commercial investors to join us in completing this transformative project. Whether you support a single component — a fountain, a garden zone, the fencing, or the café — or fund an entire phase, your contribution will be visible, lasting, and deeply impactful for the people of Wa and the Upper West Region.

"Where water, nature, and community grow together."

Contact & Next Steps

Project	Woodland Botanical Gardens — Wa Dam & Botanical Park
Founder & Visionary	Dr Tony Basingnaa — CEO, BIL Group
Contact	0244205821
Location	Sombo-Sekpere, Nadowli-Kaleo District, Upper West Region, Ghana
Oversight	Wa Municipal Assembly
Traditional Authority	WaNaa's Palace, Wa
Document Status	Active Funding Proposal — June 2025
Phased Disbursement	Available and preferred — milestone-based releases

We welcome site visits, follow-up documentation, and further discussion on funding structures. Please contact the project team through Dr Tony Basingnaa at the details above.