



# DOĞANHISAR DISTRICT EXAMINATION OF INVESTMENT AREAS

## BACKGROUND

A new turn has been taken together with localized re-commentating of the development and discussing the process more and speaking up by more stakeholders associated with Development Agencies. On one hand, while the effects of the global competition conditions to the back of the beyond, the immigration facts from the rural areas to the urban areas empties with its all inexorability, on the other hand, it has become effective in increasing the urban costs. The activities locally indexed to the development have been increased with the contributions of the national and local authorities to the discussion of the issue.

Doğanhisar County also has continued to carry out works in this direction under the guidance and contribution of Mevlana Development agency together with all its stakeholders. Following the foundation of Mevlana Development Agency, Focus Group Works it has made in counties, GZFT Analyzes, Analyzes Works made under the Framework of TR52 Level 2 Region (Konya-Karaman) 2023 Vision Report, Focus Groups, Works and Reports of County Strategic Development Commission, "Industry, Agriculture and Food, Services, Tourism and Social Development Specialty Commissions " and "Technical Committees" Exclusive Specialty Reports operating under these commissions, Technical Supports, Works of Direct Activity Reports Scope, Region Plan Works and Other Site Activities confront us as the concrete indicators of these efforts.

The analyze intended for determination and solution of the county problems come up due to the Strategic Development Commission Works and Reports realized under this scope (cause-result-solution-activity) produced a route map and paved the way for making concrete activities for the development of the county. In order to contribute to these activities and support the detail works to be carried out in this direction, it is aimed at putting into a report form by making "The Project of the Research of the Agriculture, Industry and Service Sectors and Determination of Compatible Investment Areas of Doğanhisar County" and this work in your hand has been prepared under this scope.

The works which are preliminarily realized as the method, the commission resolutions taken, scientific works, the produced data of the public enterprises and organizations, survey results, upper planning and regulation requirements, etc. have been taken into consideration. "The Project of the Research of the Agriculture, Industry and Service Sectors and Determination of Compatible Investment Areas of Doğanhisar" Work Research Survey has been made and the focus group meeting has been held. The detailed questions have been asked in this meeting and compared with the official statistical figures.

On the other hand, the method details related to the various sections of the work have been expressed in the very front of the related section.

The work consists of 4 main sections which are, **"Sector based Current Situation Analyze"**, **"Agriculture, Service and Industry Sector based Potential Investment Areas and Treasury Immovable Investment Potential Analyze"**, **"Procured Incentives for Investments"** and **"At least One feasibility Work in each of the Agriculture, Industry and Servicing Sectors"**.

# 1. SECTOR BASED CURRENT SITUATION ANALYZE

An analyze will be made on the basis of NACE codes as the method in terms of using the interlanguage with the Doğanhisar sector analyze, intelligibility, reliability and fairness associated with the data, and NACE Rev.2-Senary Economical Activity Classification, 2015 (NACE Rev.2-Senary, 2015) will be used.

”The Project of the Research of the Agriculture, Industry and Service Sectors and Determination of Compatible Investment Areas of Doğanhisar” Work Research Form has been prepared and Doğanhisar Chamber of Commerce, Doğanhisar Chamber of Merchants and Craftsmen and Chamber of Artisans of Doğanhisar Drivers and Automobiles data have been analyzed on the basis of NACE and the current situation has been analyzed. The potentials and suggestions are tried to be explained within the same systematic.

## NACE Rev.2-Senary Economical Activity Classification – 22 Main Class (2015)

| Code | Description  |
|------|--|
| A    | AGRICULTURE, FORESTRY AND FISHERY  |
| B    | MINING AND QUARRYING   |
| C    | PRODUCTION   |
| D    | ELECTRIC, GAS, STEAM AND ACCLIMATIZATION PRODUCTION AND DISTRIBUTION   |
| E    | WATER SUPPLY; SEWAGE SYSTEM, WASTE MANAGEMENT AND IMPROVEMENT ACTIVITIES   |
| F    | CONSTRUCTION   |
| G    | WHOLE AND RETAIL BUSINESS; REPAIR OF MOTORIZED LAND VEHICLES AND MOTORCYCLES   |
| H    | TRANSPORTATION AND STORAGE   |
| I    | ACCOMMODATION AND CATERING ERVICE ACTIVITIES   |
| J    | INFORMATION AND COMMUNICATION  |
| K    | FINANCE AND INSURANCE ACTIVITIES   |
| L    | REAL ESTATE ACTIVITIES   |
| M    | VOCATIONAL, SCIENTIFIC AND TECHNICAL ACTIVITIES  |
| N    | ADMINISTRATIVE AND SUPPORT SERVICE ACTIVITIES  |
| O    | PUBLIC MANAGEMENT AND DEFENSE; ESSENTIAL SOCIAL SECURITY   |
| P    | EDUCATION  |
| Q    | HUMAN HEALTH AND SOCIAL SERVICE ACTIVITIES   |
| R    | CULTURE, ART, ENTERTAINMENT, LEISURE AND SPORT   |
| S    | OTHER SERVICE ACTIVITIES   |
| T    | ACTIVITIES OF HOUSEHOLDS AS THE EMPLOYERS; GOODS AND SERVICE ACTIVITIES WHICH ARE NOT SEGREGATED INTENDED FOR THEIR OWN USE BY THE HOUSEHOLDS. |
| U    | ACTIVITIES OF THE INTERNATIONAL ORGANIZATIONS AND REPRESENTATIVES  |
| V    | PROPERTY CAPITAL VOLUNTARY ACTIVITIES IN ITS NAME (PROFIT, BANK INTEREST, AFFILIATE GAINS ETC.)  |

\*NACE Rev.2-Senary Economical Activity Classification, 2015 (NACE Rev.2-Senary, 2015)

Under the scope of the report in your hand, the analyzes are anticipated to be made in 3 main sectors basis as agriculture, Industry and Services. Under the scope of this analyze, all of the 22 main classes are analyzed and the other 19 main classes have been analyzed under the Servicing sector by evaluating under the title of Mining and Quarrying Industry.

During the works, analyzes are made via 615 classes consisted of quatro codes. In these analyzes, the detailed analyzing of the sectors existing sectors in Doğanhisar County, concentration grade of the activities in consideration of the parishes and the aspects such as whether the other sectors are of the supportive quality to energize or not are tried to be understood.

The reason for this has been the difficulty in finding data on the county basis. The analyzes have been made by combining the data which can be found with the data collected from the site.

## 1.1. AGRICULTURE SECTOR ANALYZE

### SOME LOCAL FINDINGS FOR AGRICULTURE SECTOR ANALYZE

1. Doğanhisar is at the position of being one of the smallest counties of Konya Province. Doğanhisar Country covers 1,27% of Konya with its 51.686,38 ha area.

Doğanhisar Country covers 1,27% of Konya with its 51.686,38 ha area. 46,03% out of the total county area is at the agriculture lands and 40,16% of it is at the forestry position. The total area of the grass and pasture ((6,07%) and other handy areas (7,74%) in the county covers 13,81% area.

County Area Usage Distribution Table

| Name of Area     | Doğanhisar Area Use Type |            | Konya Area Use Type |            | Turkey Area Use Type |            | Doğanhisar Area Usage/ |             |  |             |
|------------------|--------------------------|------------|---------------------|------------|----------------------|------------|------------------------|-------------|--|-------------|
|                  | (Ha)                     | (%)        | (Ha)                | (%)        | (Ha)                 | (%)        | Konya (%)              | TR52 (%)    | 15. Internal Aegean Basin (fall with) Area (%) | Turkey (%)  |
| Agriculture Land | 23.793,70                | 46,03      | 2.247.856,60        | 55,08      | 24.294.680,8         | 31,00      | 1,06                   | 0,95        | 10,43  | 0,10        |
| Grass-Pasture    | 3.135,70                 | 6,07       | 761.460,70          | 18,66      | 14.616.687,3         | 18,65      | 0,41                   | 0,30        | 10,90  | 0,02        |
| Forest           | 20.757,00                | 40,16      | 540.189,00          | 13,24      | 21.389.783,0         | 27,30      | 3,84                   | 2,96        | 30,76  | 0,10        |
| Other            | 3.999,98                 | 7,74       | 531.845,65          | 13,03      | 18.056.548,9         | 23,04      | 0,75                   | 0,57        | 10,03  | 0,02        |
| <b>Total</b>     | <b>51.686,38</b>         | <b>100</b> | <b>4.081.351,95</b> | <b>100</b> | <b>78.357.700,0</b>  | <b>100</b> | <b>1,27</b>            | <b>1,04</b> | <b>14,19</b>                                   | <b>0,07</b> |

\* Konya Province Directorate of Agriculture (2010), TÜİK (2009), DSI

\*\* Doğanhisar Country Report

2. Vegetative production is at the position of the most vital means of living of the County. Intensively grain production is made among the vegetative production.
3. While the vegetable production is of an important potential within the vegetative production potential, it cannot be turned into profit due to various reasons.
4. Fruit production potential is of an important place within the vegetative production potential.

Doğanhisar Fruit-Vineyard status

| Fruit-Vineyard Land Plant type | DOĞANHİSAR         |                  |               |                    |                  |               |                    |                  |               |
|--------------------------------|--------------------|------------------|---------------|--------------------|------------------|---------------|--------------------|------------------|---------------|
|                                | 2012               |                  |               | 2013               |                  |               | 2014               |                  |               |
|                                | Planting Area (da) | Production (ton) | Yield (kg/da) | Planting Area (da) | Production (ton) | Yield (kg/da) | Planting Area (da) | Production (ton) | Yield (kg/da) |
| Apple                          | 2.282              | 2.229            | 976           | 2.269              | 2.300            | 1.013         | 2.340              | 2.283            | 976           |
| Cherry                         | 456                | 610              | 1.337         | 454                | 610              | 1.343         | 450                | 610              | 1.356         |
| Grapes                         | 3000               | 3000             | 1000          | 3.000              | 2.900            | 966           | 3000               | 3000             | 1000          |
| Sour Cherry                    | 6.624              | 7.800            | 1.177         | 6.381              | 7.250            | 1.136         | 6.330              | 8.531            | 1.348         |
| Strawberry                     | 550                | 825              | 1.500         | 750                | 1.107            | 1.476         | 750                | 1125             | 1.500         |
| Walnut                         | 355                | 742              | 2.090         | 353                | 775              | 2.195         | 350                | 832              | 2.377         |
| Fruit (Other)                  | 141                | 183              | -             | 141                | 194              | -             | 143                | 185              | -             |
| <b>Total</b>                   | <b>13.408</b>      | <b>15.389</b>    | <b>-</b>      | <b>13.348</b>      | <b>15.136</b>    | <b>-</b>      | <b>13.270</b>      | <b>15.289</b>    | <b>-</b>      |

Source: TÜİK (2012, 2013, 2014 Year Statistics)

5. Doğanhisar County bears the conformity conditions which are necessary for animal production.

**6. Many valid reasons are existed in Doğanhisar County in order to make investment on agriculture sector;**

- Fertile-Virgin Agricultural Lands
- Organic Agriculture Possibility
- Vastness of Irrigation Facilities
- Proper Climate Conditions for Fruit and Vegetable Production
- Aroma and Seasonal Competition Advantage
- Facility in reaching the lands
- Strong Logistic Possibility
- Existence of Livestock Investment Areas and Competition Advantage
- Closeness to Target Markets
- Cost-effective Labor force and Land Procurement Possibility

## **1.2. INDUSTRY SECTOR ANALYZE**

### **SOME LOCAL FINDINGS FOR INDUSTRY SECTOR ANALYZE**

**1. While no organizations which receive capacity report via TOBB Data Base are seen in Doğanhisar County in the evaluation made, there are Quartzite Quarry, Clay Quarry, Brick-Tile Clay Quarry, Quartz Quarry and Dolomite Quarry in the region. Furthermore, a 900 thousand ton reserved ceramic (binding) clay deposit is also being operated.**

**2. Many valid reasons are existed in Doğanhisar County in order to make investment on industry sector;**

- Easy access to Grain, Fruit and Vegetable raw materials intended for Food Production
- Possibility to increase Agricultural Production depending on contract production
- Existence of Industrial Production Areas and Inexpensive Investment Lands
- Abundantly Existence of clay, Quartz, Barite, Limonite, Dolomite and White Baked Ceramic Mine Deposits
- Easy access to other Industrial Inputs (Water, Energy and Consumable Materials)
- Workable, Qualified and Cost-effective labor force procurement possibility
- Strong Logistic Possibility
- Closeness to Target Markets
- Existence of incentives to Rural Industrial Investments
- Existence of a strong Public Opinion supporting Industrial Investments

## **1.3. SERVICE SECTOR ANALYZE**

**1. The Service sector of Doğanhisar County has been developed proportionally to the poulation structure, per capita income level, the size of manufacturing industry and agricultural production size.**

**2. Many valid reasons are existed in Doğanhisar County in order to make investment on service sector;**

- Having a Green Valley like Black Sea within a plane and arid plain of Konya
- Having unspoiled nature beauties
- Being suitable to Eco-tourism and neighboring the Tourism Region of the Region of Lakes
- Existence of air having high proportion of Biomass Energy
- Having several Tourism Facilities such as Lakes, Caves, Hunting, Tableland, Mountains
- Inhabitants' being reliable and humane
- Existence of the lands suitable to Tourism Investments
- Being compatible to all sorts of sportive, scouting, Cultural and Youth Camp Sites

- Kafa Mountain's being suitable to Ski Tourism and High Altitude
- Existence of incentives to Rural Tourism and Rural Economical Activities

## 2. ANALYZES OF POTENTIAL INVESTMENT AREA-ISSUE

While the Agricultural Production Potential is being analyzed, new agricultural production suggestions are presented under two different titles with the current agricultural production trend and the opportunities provided by these trends due to the reasons such as partial and small structures of the agricultural enterprises, unable to organized movement, age level of the population employed in the agricultural production, and the poor decision flexibility in the agricultural production.

In the production Industry suggestions based on agriculture, mainly the current activities coherent to the agricultural production, easy to integrate and suitable to the socio-economical of the substructure of the region is minded out.

### 2.1. ANALYZES OF AGRICULTURE SECTOR POTENTIAL INVESTMENT AREA-ISSUE

Doğanhisar county of Konya Province is a county having clean nature or unspoiled natural living spaces with its 24 parishes. When the organizations are taken basis of being family corporation nature in the Doğanhisar County, the following findings are made concerning the inventory and current capitals of the organization;

1. **Soil Capital;** Small plots are the structures enabling clean social living spaces where the social life and economical life is enliven together and environment is preserved.
2. **Land Improvement Capital;** As there are small plots, they are surrounded with wire fence or natural walls; and when these structures are protected, they are strong structures with their irrigation possibilities and yield potential to enable vertical agriculture in long term.
3. **Building Capital;** While a strong structure is being provided by solving the housing lack by farm house applications, the minimization of the energy expenses can be solved by parish based applications.
4. **Plant Capital;** Fruit trees + cereals + Feed crop + Livestock + Secondary Activities
5. **Hunt and Fishery Capital;** A great unevaluated potential is in question.

When we discuss the Integrated Agricultural Investment making in Doğanhisar County in terms of another classification factor affecting the foundation area selection, there are situation factors affecting the investment making in the region to be discussed in 10 main groups;

- Market; Istanbul, Ankara, Konya, Eskişehir, Afyon
- Labor force; Population existence, unemployment, student potential, women employment
- Materials and services; can be procured from the region
- Transportation; 18 km to Istanbul E-5 highway
- Government and legislative power and their bodies
- Financing; for 50% grant investment capital, incentives and grants for operation capital
- Disposing water and wastes; It is rich in terms of water resources. There is not much waste
- Energy and fuel; There are renewable energy sources
- Characteristics of the society; they are open up to such an investment.
- Individual factors; Participation model

## **2.2. ANALYZES OF INDUSTRIAL SECTOR POTENTIAL INVESTMENT AREA-ISSUE**

While the existence of the mines in the region activates the economical life, it is difficult to say the potential is benefitted properly.

Especially the development potential of the production industry depending upon agriculture is very high.

## **2.3. ANALYZES OF SERVICE SECTOR POTENTIAL INVESTMENT AREA-ISSUE**

We can say that the servicing sector in the region is developed in line with the facts of the region; and that public services such as education and health care are especially made with retail and whole sale.

Especially the development potential of the tourism sector is existed.

# **3. ANALYZES OF SUITABLE INVESTMENT AREAS AND INVESTMENT POTENTIALS OF TREASURY IMMOVABLE**

## **3.1 ANALYZE OF SUITABLE INVESTMENT AREAS OF AGRICULTURE SECTOR**

The investment areas which are suitable intended for investment areas and issues selected under the Analyze of Agriculture sector Potential Investment Area-issue title have been determined and shown on the map.

## **3.2. ANALYZE OF SUITABLE INVESTMENT AREAS OF INDUSTRY SECTOR**

The investment areas which are suitable intended for investment areas and issues selected under the Analyze of Industry sector Potential Investment Area-issue title have been determined and shown on the map.

## **3.3. ANALYZE OF SUITABLE INVESTMENT AREAS OF SERVICE SECTOR**

The investment areas which are suitable intended for investment areas and issues selected under the Analyze of Service sector Potential Investment Area-issue title have been determined and shown on the map. Especially rural tourism regions are marked.

## **4. INCENTIVES PROCURED FOR INVESTMENTS**

The incentives procured for investments are mentioned in this section.

## **5. FEASIBILITY WORKS**

3 preliminary feasibility studies are presented to the investors under the Integrated Agriculture Industrialists Potential, Ceramic Products (floor tile and faience) and rural tourism.