

## **Concept Note: Greater Calabar Satellite and Haulage City Project**

### **1. Introduction**

The Greater Calabar Satellite and Haulage (toll) City Project is a proposed greenfield new city and traffic solution investment opportunity aimed at addressing the challenges of Calabar city congestion, infrastructure deficit, traffic congestion, environmental degradation, including city-sustainability gaps in the Calabar Metropolis. The project aims to create a new integrated and sustainable and smart city, clear trucks off road shoulders to a toll paying haulage facility, ease traffic congestion, restore environmental integrity, enhance road safety, create new economic corridors for triple prosperity, and contribute to the state's internally generated revenue purse. Additionally, the project is strategically positioned to capitalize on the increasing demand for logistics services owing to the increasing number of active liquid products tank farms including agricultural activities in the Calabar area.

#### **1.1 Governance Arrangement**

The new city is intended to operate under a distinct mayoral arrangement in line with the enabling law. The Mayoral Council shall include the Concessionaire. The Council shall have a perpetual succession with direct reporting line to the Governor of the State.

### **2. Project Objectives**

The primary objectives of the project are as follows:

- Create a virgin, smart, integrated, inclusive and low carbon city under a public private partnerships arrangement. Revenue streams from this window is expected to include sale of land, lease rentals etc.
- Clearing trucks off road shoulders: The project will provide designated haulage routes and satellite city facilities to prevent congestion on main city roads.
- Easing traffic congestion: By providing efficient haulage routes and satellite city facilities, the project aims to reduce traffic congestion within Calabar City and its surroundings.
- Restoring environmental integrity: The project seeks to mitigate environmental degradation caused by heavy traffic and congestion, contributing to a cleaner and healthier environment for residents.

- Enhancing road safety: By providing dedicated routes and facilities for haulage vehicles, the project aims to improve road safety for all road users.

- Contributing to the State's revenue purse: The project is expected to generate revenue through tolling, lease agreements, and other commercial activities, contributing to the state's internally generated revenue.

### **3. Project Scope**

The Greater Calabar Haulage and Satellite City Project will encompass the following key components:

- Design, development, infrastructure investment etc of the acquired land to enable value enhancement for optimal sale to end users - residential commercial, industrial, wellness and lifestyle etc. This includes but not limited to the provision of basic infrastructure and utilities in the satellite city.

- Construction of dedicated haulage routes: The project will involve the construction of designated haulage routes to provide efficient and safe transportation for haulage vehicles.

- Environmental restoration initiatives: The project will include environmental restoration efforts aimed at mitigating the impact of heavy traffic on the local environment.

- Implementation of tolling and revenue generation mechanisms: The project will incorporate tolling systems and revenue generation mechanisms to support its financial sustainability and contribute to the state's revenue purse.

### **4. PPP Investment Opportunity**

The Greater Calabar Satellite and Haulage City Project offer an attractive PPP investment opportunity for private sector participants. The project presents the potential for long-term revenue generation through tolling, lease agreements for satellite city facilities, and other commercial activities. Additionally, the project aligns with the government's objectives to improve infrastructure, promote sustainable development, and enhance the quality of life for residents in the region.

### **5. Conclusion**

The project represents a strategic initiative to address traffic congestion, environmental degradation, and road safety concerns while creating a sustainable revenue stream for the state. The project's alignment with the

increasing demand for logistics services, particularly in the context of Calabar's active tank farms, further underscores its commercial viability.

#### **6. Expectations from the Private Sector**

1. Deployment of competitive longer maturity private finance to the project from end to end.
2. Design, development, infrastructure investment etc of the acquired land to enable value enhancement for optimal sale to end users. This is to be done in line with the approved city master plan.
3. Partner with the Cross River State throughout the life of the project concession in deepening outreach etc.
4. Remit approved concession fees and rental charges to the Cross River State Government or its designated agents.