



TOG-WAJAAL CITY ADMINISTRATION

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CONSOLIDATED INVESTMENT & DELIVERY BRIEF

Reconciling the Urban Expansion Plan, EACC Investment Posters

and the Corridor Delivery Framework

Prepared for the Third East Africa City Corridor (EACC) Dialogue

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INTERNAL BRIEFING DOCUMENT — TWCA USE

Contents

Executive Summary 3

1. Purpose 3

2. City Growth Context..... 3

3. Priority Investment Projects — Reconciled Figures 4

 3.1 Project 1 — Tog-Wajaale BRT Corridor & Road Upgrade 4

 3.2 Project 2 — Tog-Wajaale Free Trade Zone & Industrial Park..... 4

4. Readiness Gaps — What's Still Missing..... 5

5. TWCA Action Tracker 5

6. Consistency Check 6

7. Recommended Next Actions for TWCA..... 6

Executive Summary

Tog-Wajaale City Administration (TWCA) is presenting two priority investment projects — a Bus Rapid Transit corridor and a Free Trade Zone — at the Third East Africa City Corridor (EACC) Dialogue on 25 August 2026 in Hargeisa. This brief consolidates and cross-checks three source documents that together form the evidence base for those projects: the city's 30-year Urban Expansion Plan (Feb 2025), the two EACC investment posters presenting the projects for financing, and the EACC Corridor Delivery Framework that sets out TWCA's delivery commitments and deadlines over the next 12–18 months.

All figures across the three documents were checked against one another and found to be consistent. The brief identifies four remaining readiness gaps — most urgently a detailed cost estimate (BOQ) for the BRT corridor and an Environmental & Social Impact Assessment (ESIA) for the Free Trade Zone — and sets out the specific TWCA-led deliverables, milestones and targets due under the Delivery Framework.

Key figures at a glance

Item	Figure
City population, 2024 → 2055	82,064 → 554,700 (Medium-Growth Scenario)
Urban area, 2024 → 2055	711 ha → 8,990 ha
BRT Corridor — investment sought	USD 40.0M of USD 50M total cost
Free Trade Zone — investment sought	USD 250.0M
Combined capital sought	USD 290.0M
Next milestone window	M4–6 of the EACC Delivery Framework (through ~February 2027)

1. Purpose

This brief consolidates three source documents into a single reference for TWCA leadership and delegation members attending the Third EACC Dialogue: (1) the Tog-Wajaale City Urban Expansion Plan Report (Feb 2025), (2) the two EACC investment posters for Tog-Wajaale's priority projects, and (3) the EACC Corridor Delivery Framework discussion draft (25 August 2026). It cross-checks figures for consistency and extracts the action items, leads and deadlines that fall to TWCA.

2. City Growth Context

The Urban Expansion Plan (Feb 2025) projects growth under three scenarios; TWCA selected the Medium-Growth Scenario as the most sustainable and feasible pathway to 2055.

Metric	2024 baseline	2055 projection (selected scenario)
Population	82,064	554,700 (Medium-Growth Scenario)
Built-up / urban area	711 hectares	8,990 hectares (≈12.6× current)
Population density	115.4 people/ha	≈61.7 people/ha

Metric	2024 baseline	2055 projection (selected scenario)
Annual growth rate	6.4%	—

The Medium-Growth Scenario was selected over Low-Growth and High-Growth alternatives as the best balance of sustainability, feasibility and infrastructure alignment; it underpins both the road-network expansion plan and the two investment projects presented below.

3. Priority Investment Projects — Reconciled Figures

Figures below are cross-checked between the EACC investment posters and the Corridor Delivery Framework (Pillar 1, Product P1.2). All figures match between the two sources.

3.1 Project 1 — Tog-Wajaale BRT Corridor & Road Upgrade

Field	Detail
Scope	10 km Bus Rapid Transit corridor, 50 m right-of-way, linking the border crossing to the city centre
Sector	Transport & Trade Infrastructure
Total project cost	USD 50M (≈ Birr 8.0B)
Financing sought / secured	USD 40.0M sought · USD 10.0M secured (municipal/regional)
Instrument	Blended: concessional debt + grant + PPP
Funding mix	Federal/regional grant 40% · Municipal 20% · Concessional debt 30% · Private PPP 10%
Delivery structure	PPP or Design-Build-Operate (DBO) concession
Revenue source	Farebox + transport levy + ads + cross-border fees
Implementation period	60 months (2025–2030)
Readiness stage	Stage 2 of 5 — Pre-feasibility
Value created	~119,000 people/businesses served · 60% beneficiaries under 25 · ~30% vehicle use

3.2 Project 2 — Tog-Wajaale Free Trade Zone & Industrial Park

Field	Detail
Scope	50-hectare serviced Free Trade Zone adjacent to the border crossing — trade, warehousing, light manufacturing
Sector	Trade & Industrial Infrastructure
Total project cost	USD 250M (2026)
Financing sought / secured	USD 250.0M sought · Financing secured: TWCA land in-kind (0% cash)
Instrument	PPP / concession

Field	Detail
Funding mix	Private equity/debt + government land as equity-in-kind; TWCA own-source revenue (ETB 144M FY18 → 195M FY19, ≈USD 0.9–1.2M) supports municipal capacity only — not earmarked as zone capital
Delivery structure	PPP/concession via a dedicated Special Purpose Vehicle (SPV)
Revenue source	Land lease, service charges and tenant fees
Implementation period	36 months (phased)
Readiness stage	Stage 1 of 5 — Concept
Value created	5,000+ jobs/yr by 2030 · 20% women-led business beneficiaries · Green building target

4. Readiness Gaps — What's Still Missing

Both posters flag the same categories of gap. These map directly onto Pillar 1 (P1.2) milestones in the Delivery Framework, which call for agreeing the required preparation studies for each priority project by M6.

Requirement	BRT Corridor	Free Trade Zone
Cost estimate / BOQ	Gap — needs detailed BOQ & CBA	In progress — needs detailed BOQ from design consultant
Environmental/social/climate screening	In progress — complete project-level ESIA	Gap — ESIA/safeguard instruments not yet established
Revenue, O&M & delivery model	Gap — develop tariff & PPP model	Gap — financial model, lease/tariff structure
Procurement / transaction plan	Gap — draft procurement strategy	Gap — transaction strategy & investor sounding

5. TWCA Action Tracker

Deliverables where TWCA is the named or co-named lead under the EACC Corridor Delivery Framework, with milestones through the 12–18 month roadmap (25 August 2026 start).

Deliverable	TWCA Role	Key Milestones	Target
P1.1 Approved & budgeted urban expansion plan	Lead (corridor city)	M0–3 confirm plan status/gaps · M4–9 update plan & cost 3-yr schedule · M10–12 city approval + budget submission · M13–18 secure financing route	Approved plan + costed schedule by M12; budget allocation or confirmed financing by M18
P1.2 Investment-ready project packages	Lead (project owner) — both submitted projects	M0–3 submit project profile (done — gallery walk 25 Aug 2026) · M4–6 select as priority package · M7–12 complete feasibility/land/safeguard/costing · M13–18 submit to appraisal/financing/procurement	2 project packages matured by M12–18; at least one into formal appraisal/financing by M18

Deliverable	TWCA Role	Key Milestones	Target
P2.3 Costed border/logistics node package	Joint lead — Tog Wajaale/Togochale + border authorities	M0–3 joint site walk-through · M4–6 prepare & approve costed package · M7–12 secure funding for ≥2 items · M13–18 start/complete improvements	1 costed package by M6; ≥2 improvements funded/committed by M12, started by M18
P2.4 Jobs & inclusion action products	Lead (city economic development focal point)	M0–3 opportunity/inclusion scan · M4–6 Action Note + 2 pilot proposals · M7–12 launch ≥2 pilots · M13–18 results note	2 pilots launched by M12; results documented by M18

6. Consistency Check

- Investment figures (cost, financing sought/secured, instrument, readiness stage, timeline) match exactly between the posters and the Delivery Framework's Pillar 1 summary tables.
- Both posters cite the Urban Expansion Plan (Feb 2025) as the evidence base for “demand & strategic fit” and reference its road-network maps (Figs. 4–6) for site/land status — consistent with Chapter 4 of the Urban Expansion Plan.
- No numerical discrepancies were found across the three documents.
- Open item: the BRT poster's cost-estimate/BOQ and the FTZ poster's ESIA are both still listed as “Gap” — these are the two highest-priority next steps ahead of the Third EACC Dialogue, since P1.2 milestones (M4–6) call for agreeing preparation studies for each priority project.

7. Recommended Next Actions for TWCA

- Commission a detailed Bill of Quantities and cost-benefit analysis for the BRT corridor to close the most advanced project's principal gap.
- Initiate the ESIA and safeguard-instrument process for the Free Trade Zone in parallel with land survey and titling.
- Name a focal person for each of the four TWCA-led deliverables (P1.1, P1.2, P2.3, P2.4) within 30 days of the Dialogue, per the Framework's practical rule.
- Prepare the first one-page progress update ahead of the M3 baseline review.

Sources: Tog-Wajaale City Urban Expansion Plan Report (Feb 2025) · TogWajaale Investment Posters (EACC Gallery Walk) · EACC Corridor Delivery Framework, TWCA-branded discussion draft (25 Aug 2026)