



# Go like the wind with offshore marshalling

The world famous Cabot Trail located on Cape Breton Island, voted one of the most scenic drives in the world

Cape Breton Island, situated on the east coast of North America, is a region well-positioned for new economic opportunities and transformational change. Home to Novaporte, a 2,000+ acre greenfield port development, and some of the windiest waters in the world, the Island is perfectly poised for generational transformation.



Cape Breton Island, with its green hills, rugged mountains, and towering shoreline, is reminiscent of the Scottish Highlands, or the rugged coast of Northern Ireland. It is a place of stunning beauty, named by Condé Nast Traveler Magazine as one of the ten most beautiful islands in the world.

Located in Nova Scotia, Canada, the island is of proud Mi'kmaq heritage, populated by settlers of the infamous Highland Clearances and the Great Irish Famine. It is an island that has experienced its share of booms and busts. Home to the great Fortress of Louisbourg, it was once one of the busiest

harbours on the eastern seaboard and a center for the cod fisheries from the 18<sup>th</sup> century onward.

Now the cod are gone, and so are the industries of coal and steel that once supported the island. Despite successful tourism and fishery industries, the island struggles with sustaining meaningful employment opportunities. Yet is a region well-positioned for new economic possibilities and transformational change.

It is rich in valuable minerals, including those needed to support a battery-driven low

carbon economy, is rich in forestry and biomass and has one of the largest, deepest harbours on the east coast of North America. It is home to NovaPorte, a 2,000+ acre greenfield port development that is perfectly located as the first port of call for vessels six miles off the Great Circle Route from Europe and the Suez. And just off the coast, are some of the windiest waters in the world.

Nova Scotia boasts some of the globe's highest wind speeds, coldest air temperatures, sandiest seabed and shallowest waters; creating the most perfect conditions for offshore wind



A view of Sydney Harbour, Cape Breton Island, Nova Scotia

development. It is this combination of port location, footprint, deep harbour and wind resources that is poised to change Cape Breton's economic prospects forever.

As Canada and the world work toward a zero-carbon future, offshore wind is emerging as a critical green technology. Wind is a potential source of perpetual green energy and Nova Scotia intends to lead and support offshore wind (OSW) development for Canada in the Northeast Atlantic. Over the past 25 years, European nations have deployed massive wind farms in the Baltic and North Sea, proving OSW technology is reliable and readily available. The technologies, processes, supply chain and infrastructure to support offshore wind have been developed, deployed and proven.

Most offshore wind capacity today is located in northern Europe and to a lesser extent China, but this sector is poised for explosive growth globally and especially in North America. Today's global 50 GW capacity is set to grow to over 500 GW by 2035. This represents growth in the range of 1,000% over 12 years. Nova Scotia has committed to an initial OSW development, generating 5 GWs of energy, and studies show Nova Scotia alone has the seabed and wind to support a staggering 100+ GW of fixed-bottom installations and an additional 600+ GW of floating installations.

The biggest obstacle to OSW development off the eastern seaboard of North America is the lack of marshalling ports, with large laydown and assembly space, heavy ro-ro capacity, deep waters and no overhead obstructions, while also ideally being located

within a tax-free Foreign Trade Zone. Few existing east coast ports meet all these criteria; until now. Novaport in Sydney Harbor, Cape Breton will not only meet, but exceed all of these requirements, as there is no comparable footprint anywhere else on the East Coast of North America (ECNA).

It is of particular strategic interest to both governments of Canada and Nova Scotia, as well as the United States, as it relates to each of their commitments and aggressive targets for the green transition to a low-carbon future through the development of offshore wind regimes.

Under the leadership of Premier Tim Houston, the Province of Nova Scotia has set some ambitious renewable energy targets, aiming to achieve 80% renewable electricity and reduce greenhouse gas emissions by 53% below 2005 levels by 2030. In the summer of 2022, Premier Houston announced the initial build-out of 5GW of offshore wind by 2030 to support hydrogen and green fuels production, the regulatory regime is underway now and the leasing process for seabed licences is expected to launch in 2025.

Port infrastructure is a highly technical and critical piece of the supply chain that is absolutely required to successfully facilitate the build-out of offshore wind farms. Currently, this type of infrastructure does not exist anywhere in Nova Scotia. It is continually presenting as an incredible challenge in the Northeast Atlantic of the US, as states scramble to overcome the challenges presented by the Jones Act legislation, while investing hundreds of

millions of dollars into existing ports to retrofit them in an effort to meet the requirements for construction, even though both industry experts and planners are stating it still will not be enough.

Like the city of Houston, Texas which has perfectly positioned itself in the oil and gas industry, Cape Breton Island and Novaport are set to become the regional port hub to support the entire supply chain requirements of green energy and renewables for Nova Scotia, Canada, and the Northeast US. An impeccable site, where the best possible conditions, resources, and location intersect.

With space that can accommodate the entire offshore wind 'cradle-to-grave' model, Novaport will provide the infrastructure and services required for the entire lifecycle of offshore wind farms, equating to a minimum of 30 to 50 years of development.

At full build-out, Novaport will accommodate offshore wind marshalling, manufacturing, and operations and maintenance for both fixed-bottom and floating offshore wind technologies. Located in the dedicated logistics and energy park within one kilometre of the port site there will be the production, storage and export of hydrogen and green fuels, as well as warehousing and cold storage facilities. Additionally, there is room for container and RO-RO terminals in future.

Fully permitted and ready to build today, phase 1 will consist of 200 acres of flat, waterside land providing a significant area to accommodate the industry's marshalling and staging requirements, including no air draft

restrictions. This marshalling port will have a 350-metre front-facing quay wall and a 185-metre quay for Mediterranean stern mooring with a minimum of 20 tonnes per square metre bearing capacity, allowing for both RORO and LOLO capability.

Novaporte has signed a concession agreement with Blue Water Shipping (BWS) to be the exclusive marshalling port operator. BWS is the world's largest and most experienced privately-owned wind terminal operator, with more than 3 million m<sup>2</sup> of terminal designated to wind and thousands of components handled every year. They have marshalled more than 80% of all offshore wind components out of the Port of Esbjerg in Denmark, which is the largest offshore wind terminal in Europe.

The Port of Esbjerg has also been a great partner and resource for this development and has become the benchmark model on how a similar regional hub can be established on the east coast of North America.

The City of Esbjerg shares a common story with Cape Breton Island. Hardships and a history of economic instability plagued the region for years. The offshore wind industry has transformed the Danish community far beyond port development; small, medium and big businesses have congregated on its coast to support one of the largest offshore wind operations in the world. Cape Breton has not only lived similar hardships as Esbjerg, but it also has a unique opportunity to use Esbjerg's model to create economic prosperity for the entire region in the same manner.

The Novaporte development will not only support the green transition for the nation and province, but it will also be an enormous economic driver that will support the revitalization of the region and meaningful economic reconciliation with our indigenous partnerships. A multi-use port hub that will support the establishment and growth of this



Novaporte partners with Blue Water Shipping. From left to right: Thomas Bek, COO, Energy, Ports and Projects, Blue Water Shipping; Kurt Skov, Owner and Chairman of the Board, Blue Water Shipping; Albert Barbusci, CEO and Co-Founder, Novaporte; Brian Sørensen, Global Category Head Wind and Port Service, Blue Water Shipping

new, green industry will also become a catalyst for business investment: the number one driver of GDP growth.

Novaporte is a partnership between Sydney Harbour Investment Partners (SHIP) and indigenous equity partners, Membertou First Nation, a Mi'kmaq community located in Cape Breton, whose focus is to create generational wealth for its people through economic development. This partnership is a true example of economic reconciliation in action. With the location as the regional marshalling hub, a hub and spoke will develop, supporting multiple servicing ports located

nearer to specific offshore wind farms.

This will create an OSW ecosystem in Atlantic Canada and down the eastern seaboard. This ecosystem will support the industry throughout its entire lifecycle from manufacturing, assembly, storage, deployment, operations and maintenance, decommissioning and recycling.

With this new industry on the horizon, Novaporte will have transformational economic impact, not only to Cape Breton but to Nova Scotia and the entire North American offshore wind industry.

[www.novaporte.ca](http://www.novaporte.ca)

