


Examining & understanding the need for PPPs in Urban Renewal and Growth:

(A Case of Impali Source Housing
Project–Shurugwi Town Council).

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▶ Introduction.

- ▶ Urban development, regeneration and renewal is key to a nation's infrastructure and growth.
 - ▶ One of the superior traits of a vibrant and progressive City is the ability to constantly renew and reinvent itself.
 - ▶ A successful urban renewal project needs to collaboration of cities and private organization, through PPPs.
 - ▶ Apart from mitigating Urban decay, urban renewal plays a pivotal role in infusing new investment into the City and if made part of a comprehensive Investment framework for the long term development of the City, can stimulate additional economic returns.
 - ▶ Need to build an economic, ecological and sustainable green Cities.
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Nature of PPPs.

- ▶ Built Own Operate (BOO).
- ▶ Built Own and Transfer (BOT).
- ▶ Build Own Operate and Transfer (BOOT).
- ▶ Built Own Operate Sell and Transfer (BOOST).
- ▶ Rehabilitate Operate and Transfer (ROT).
- ▶ Built Lease Transfer (BLT).
- ▶ Build Operate Lease Transfer (BOLT).
- ▶ Develop Own Transfer (DOT).

eg, *In Zimbabwe: Harare City–Refuse Collection.*

Zupco – Harare United.


Group five – Zinara.

Unki Mine– Shurugwi Town Council.

In South Africa: Jorburg– Shosholoza Railway.

Durban – Ethekwini Transport.

Shurugwi ...its establishment, growth, decline and its Urban renewal.

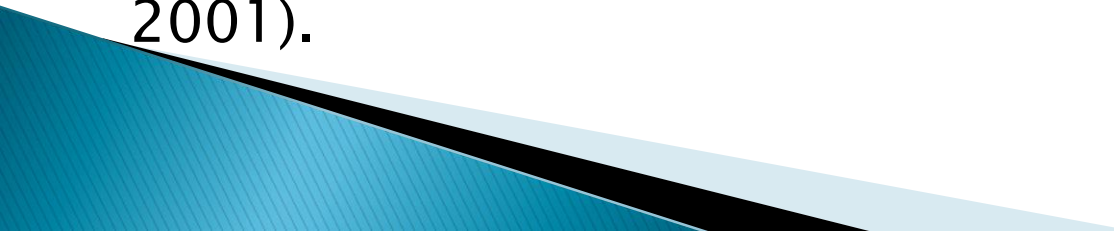
- Shurugwi, formerly Selukwe, is a town and administrative centre in Midlands Province, southern Zimbabwe, located about 350 km south of Harare
 - The town was established in 1899 on Selukwe goldfield, which itself was discovered in the early 1890s not long after the annexation of Rhodesia by the Pioneer Column.
 - Shurugwi town is located on a mineral-rich Archaean greenstone belt, known in this area as the Selukwe Schist Belt, making it one of the most mineral-rich towns in the country.
 - **Chromite**, **gold**, **platinum** and **nickel** are all mined in and around Shurugwi.
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What were the implications of the downsizing?

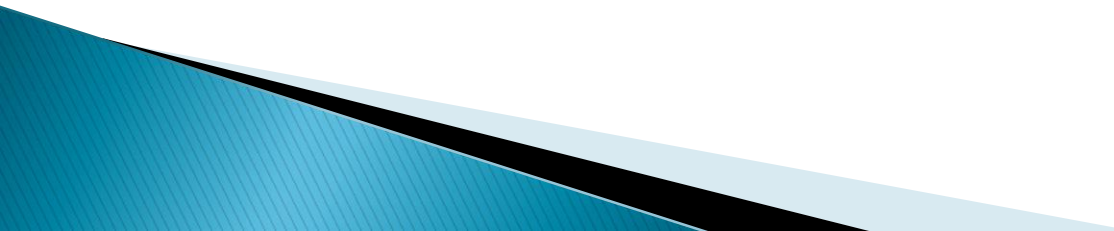
- ▶ Urban decay, aging infrastructure.
- ▶ Poor service delivery Cities.
- ▶ Rampant and illegal gold panning.
- ▶ Economic hardships & social vices (prostitution and crime).
- ▶ Poor living standards.



Towards urban regeneration...

- The general urban decay and social malaise in Shurugwi highlighted above has prompted the need for Urban Regeneration Projects.
 - But what is an Urban Regeneration Project (URP)?
 - URPs are a way of intervening in urban space by urban planners, designers and policy-makers.
 - URPs guide the ways of how to develop the built environment. They are an important activity for the real estate and other related industries.
 - They are an important tool for the state to deal with the social and physical problems related to the built environment, such as urban decline, uneven and unbalanced urban growth, diseases, and social unrests.
 - Finally, they are important to arrange spatial regulations, to create secure livable environments (Anderson 2004, Knox 2001).
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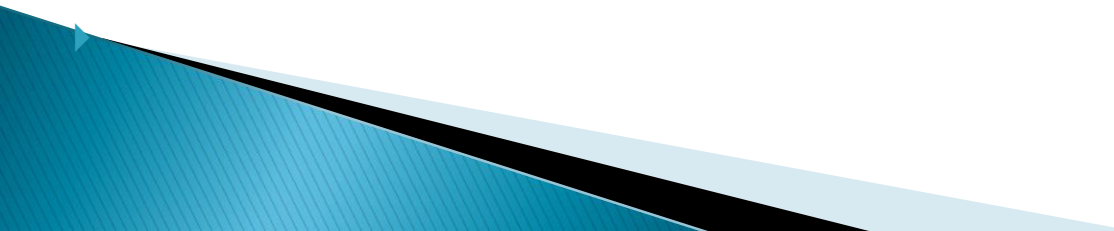
2. Institutional setting

- The coming in of ANGLO American Platinum (Amplats)'s UNKI Mine in January 2011 breathed life to Shurugwi
 - Unki represents one of the largest platinum reserves in Zimbabwe having estimated reserves of 34 million oz of platinum. The mine produces around 64,000 oz of platinum/year.
 - Further, in line with the company's corporate social responsibility, the mine embarked on the construction and servicing of 1000 housing units at Impali Source farm as an urban regeneration strategy.
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3. Approach

- Unki Mine entered into a Public Private Partnership with Shurugwi Town Council for the construction of residential units.
- PPP describes a range of possible relationships among public and private entities in the context of infrastructure development.
- A strong PPP allocates the tasks, obligations, and risks among the public and private partners in an optimal way. In this context the public partner is Shurugwi Town Council and the private partner is Unki Mine.

Shurugwi Town Council provided land for housing development, whilst Unki came in with technical and financial expertise relevant to the housing project.



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- ▶ Specifically, the two parties entered into a contractual agreement wherein the completed housing units would remain Unki property, however, the mine would also hand over (roads, sewer and water) infrastructure worth \$35 million to Shurugwi Town Council upon completion of the housing project under a Built and Transfer arrangement.

4 OUTPUTS

700 Housing Units completed to date



- ▶ Residential houses for middle management.



► Duplex flats for artisans.



Unki Prim & Sec Schools.

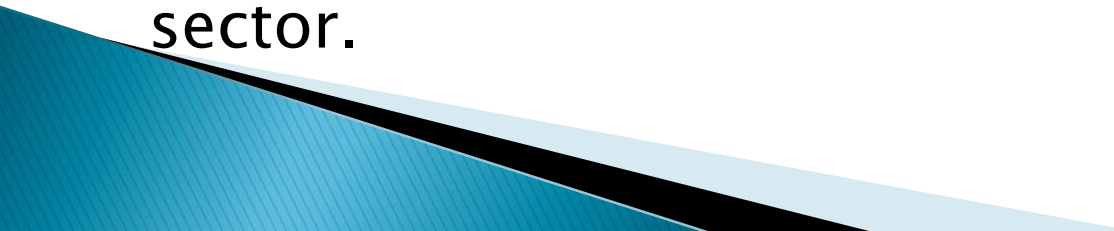


Bulk infrastructure (Impali school, surfaced roads, duplex flats, middle & senior management houses)




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5. Why PPPs & Lessons Learnt.

- ▶ Eliminate burden on Cities & Towns.
 - ▶ Encourage the development of private sector activities.
 - ▶ Restructure and rationalize to reduce unproductive investments.
 - ▶ Re-orient towards performance improvement, viability and overall efficiency.
 - ▶ Ensure positive ROI through more efficient management.
 - ▶ Create more jobs, acquire new knowledge and technology.
 - ▶ Transparency and full engagement of the private sector.
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6.Transfer: What are the necessary preconditions to transfer this practice to another place? What would be the first steps to take?

- ▶ Availability of Land & Resources.
 - ▶ Stakeholder and Citizenry engagement.
 - ▶ Political willingness.
 - ▶ Enabling policy framework.
 - ▶ Availability of funding.
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I THANK YOU...

