

African mega cities

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Prof Francois Viruly
Uche Ordor
Lucia Schlemmer

University of Cape Town

Objective and approach

Research question

Is there a framework through which the development objectives of mega-urban developments in sub-Saharan Africa can be understood?



Methodology

Literature review

Analysis of case studies

Projects analysed in a broader DFID context

Understanding the relationship between the literature and case studies

V. Watson: “Cities of fiction and inequality”

“These new urban visions and development plans appear to disregard the fact that... the bulk of the population in sub-Saharan African cities is extremely poor and living in informal settlements”

Lagos,
Nigeria



Eko
Atlantic

Edge city plans – Kinshasa (DRC)

La Cité du Fleuve - Hawkwood Properties, US, (Mukwa Investment Company – US/UK)
“This will be a model for the rest of Africa and showcase the new era of African economic development”



Case studies

Tatu City, Kenya

“Work, live, play”

Project type	Mixed use
Project size	Large scale, 2,500 acres and 100,000 residents
Type of developer	<p>Private sector consortium</p> <ul style="list-style-type: none"> • Led by <u>Rendeavour</u> (African branch of Renaissance Capital) • Collaborated with Kenyan Investors (both individuals and firms), as well as former CBK governor • However, 77% is now owned by other international investors, who could provide full financing.
Timeline	2012 - ongoing
Land provision	Land formerly agricultural but evidence states land rights not paid for.
Infrastructure provision	Mix of providers: International firms providing water and transport infrastructure (USA and China), a national utility company (Tatu Connect) and Equator Energy (East African firm) for solar energy
Management	The city has a Development Control Company (DCC) for oversight
Value	US2.5 billion



Tatu City, Kenya: Progress

Status: Ongoing

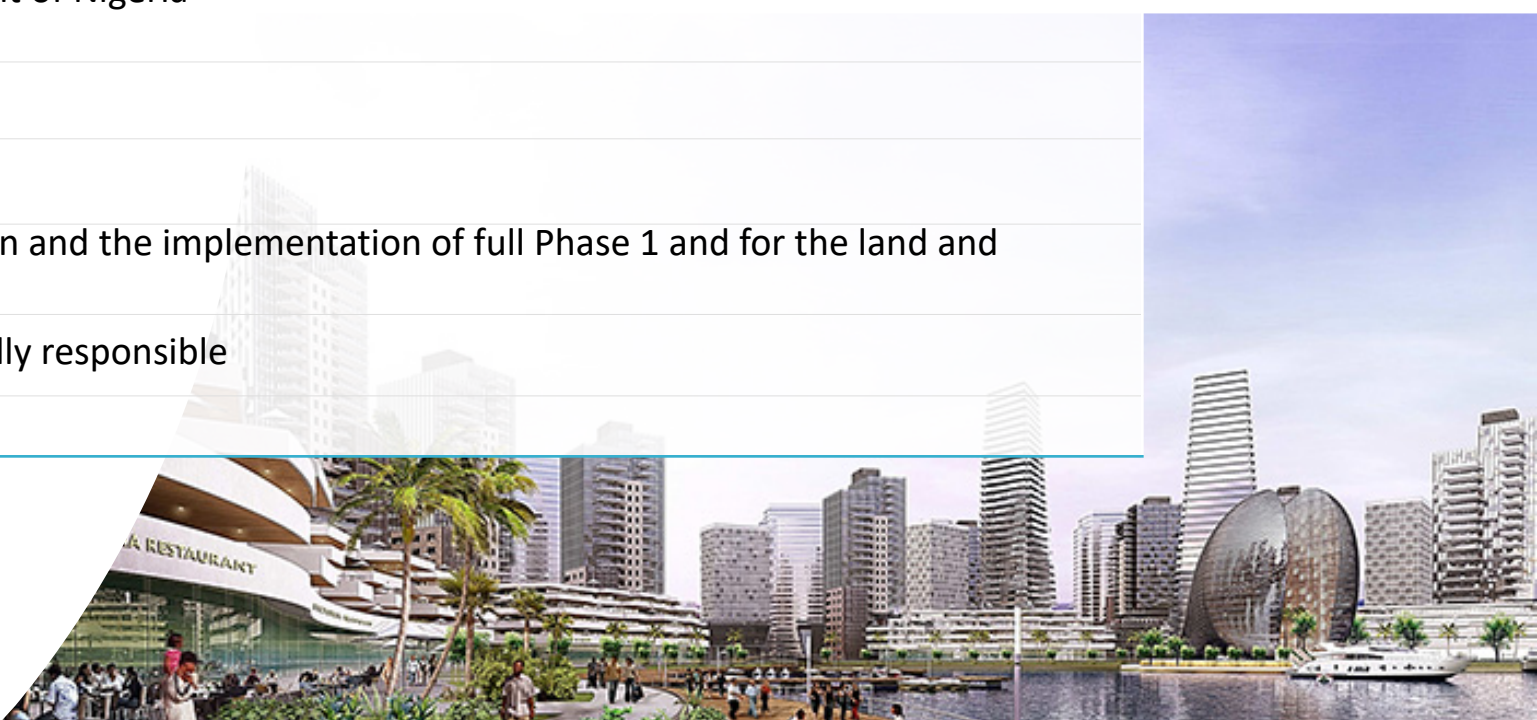
- Completed infrastructure at the Kijani Ridge in 2022
- Project to exceed original timeline due to legal issues over land acquisition, financial constraints and potential tax evasion



Eko Atlantic, Nigeria

'... the new financial epicentre of West Africa by 2020'

Project type	International commerce city, mixed use
Project size	<ul style="list-style-type: none"> Large scale: 10 million sqm (2,471 acres), 250 000 residents
Type of developer	<p>PPP, private sector led</p> <ul style="list-style-type: none"> Led by South Energyx Development F.Z.E (SEDFZE) in partnership with the Lagos State Government and supported by the Federal Government of Nigeria Plots are sold to project developers
Timeline	2009 - 2050
Land provision	Land reclaimed from ocean erosion
Infrastructure provision	SEDFZE took responsibility for the design and the implementation of full Phase 1 and for the land and facilities development of Phase 2.
Management	Eko Atlantic Management Company is fully responsible
Value	US6 billion





Eko Atlantic, Nigeria: Progress

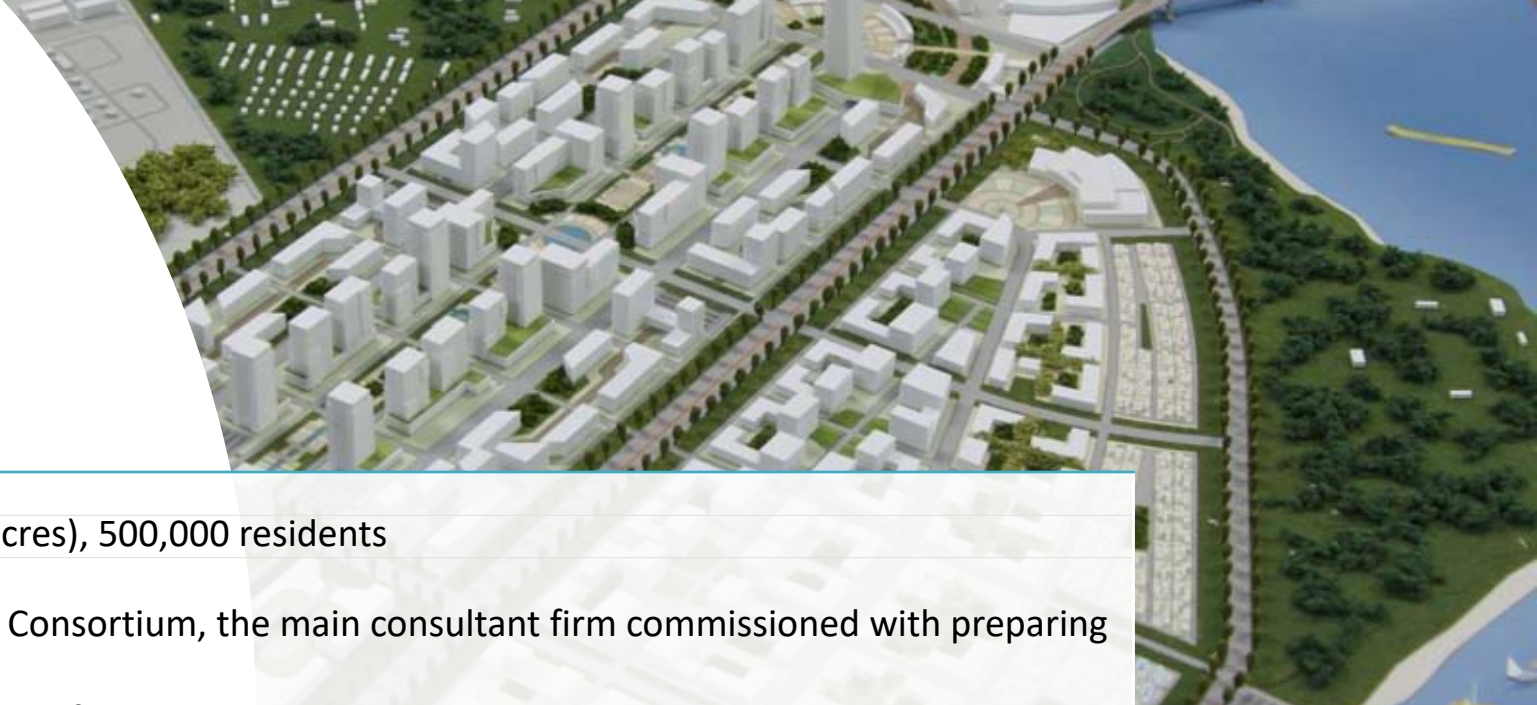
Status: Ongoing

- By 2020, a few buildings (notably Eko Pearl Towers) have been completed with several more under construction and at planning stages
- Legal issues regarding the construction of the City and secrecy surrounding the Environmental Impact Assessment (EIA) report have arisen

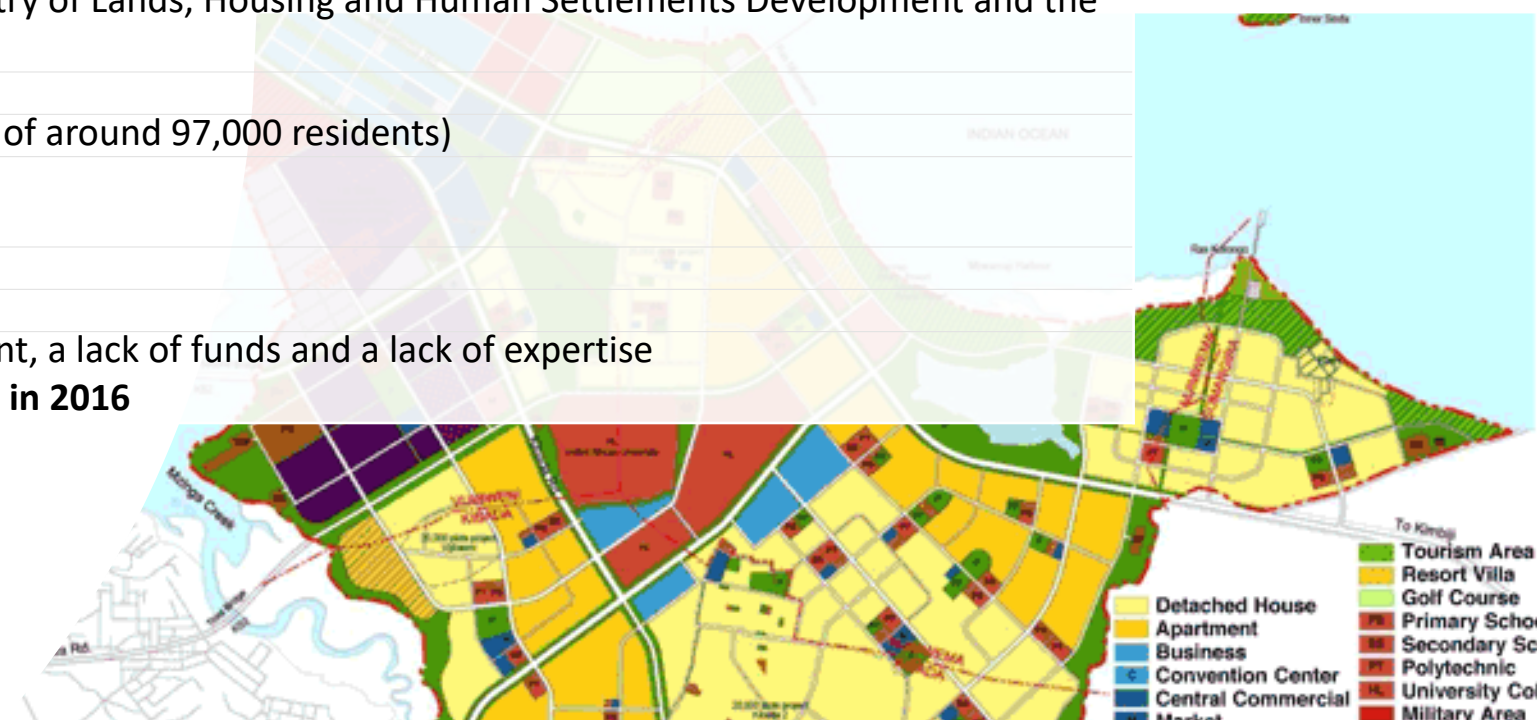


Kigamboni New City Development – Tanzania

The ‘Blue diamond of Tanzania’



Project type	Eco city
Project size	<ul style="list-style-type: none"> • Medium-scale (60 hectares, 16,061 acres), 500,000 residents
Type of developer	<p>PPP, government-led</p> <ul style="list-style-type: none"> • Korea Land and Housing Corporation Consortium, the main consultant firm commissioned with preparing the Master Plan; • Government stakeholders: the Ministry of Lands, Housing and Human Settlements Development and the Temeke Municipality
Timeline	2011 – 2030 (three phases)
Land provision	Land acquisition (including resettlement of around 97,000 residents)
Infrastructure provision	n/a
Management	Kigamboni Development Agency
Value	US 6.7 billion
Status	<ul style="list-style-type: none"> • Delays due to issues with resettlement, a lack of funds and a lack of expertise • Government abandoned the project in 2016





Kigali Innovation Project, Rwanda
“The ‘Digital Heart of Africa’”



La Cite De Fleur – DRC
“the Dubai of Kinshasa”



Konza Smart City, Kenya
A “global technopolis and innovation hub”

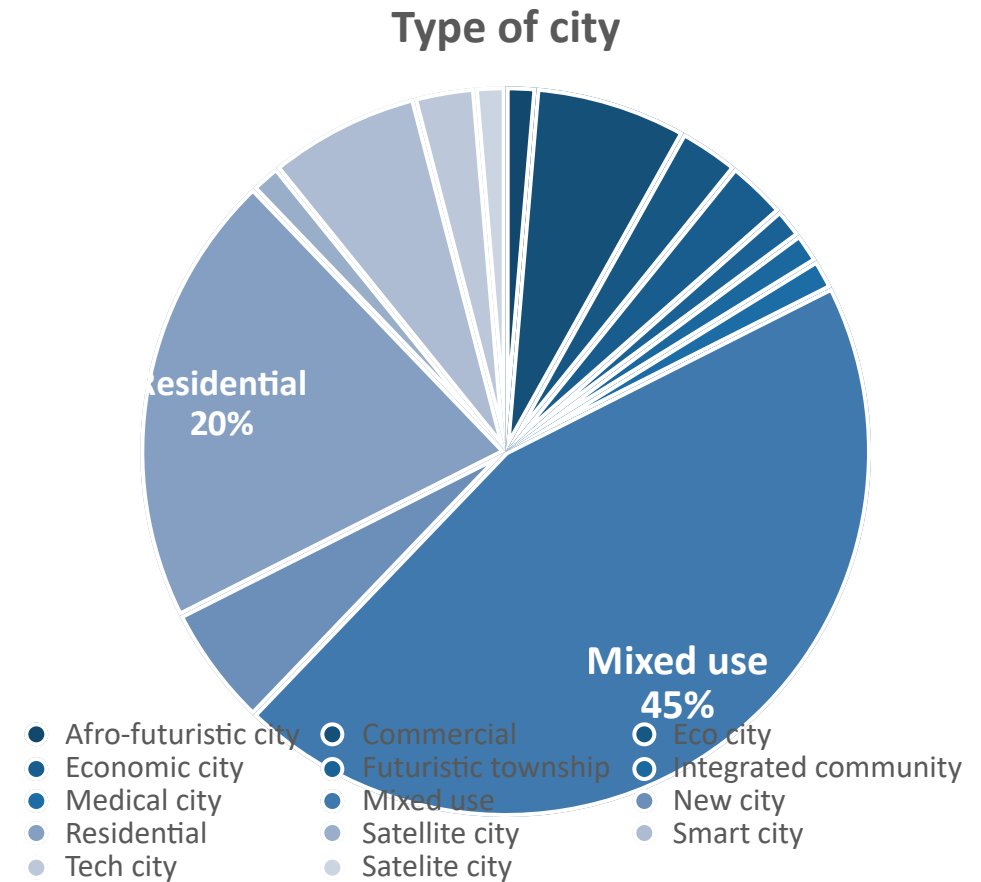
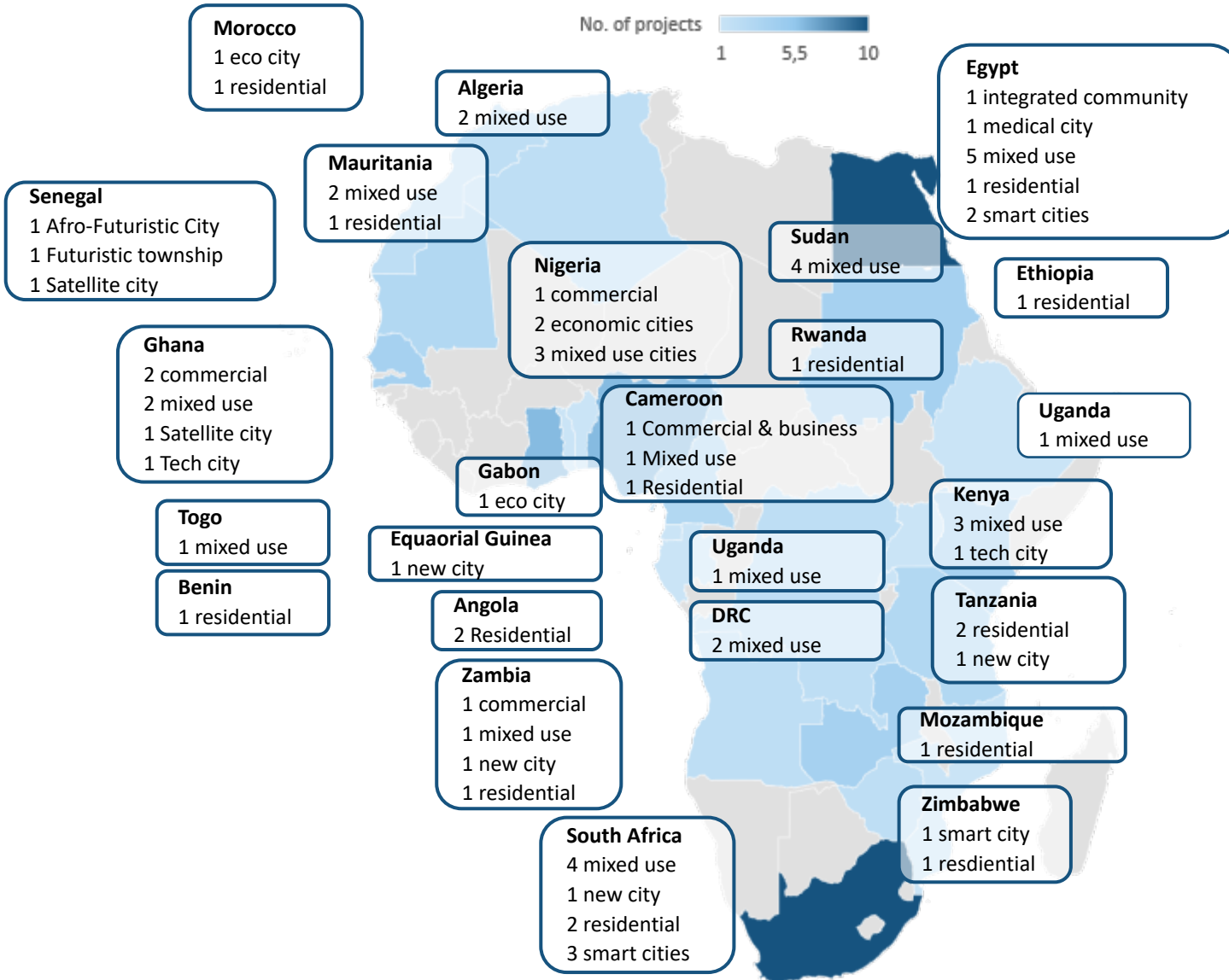
Other cases...



Hope City, Ghana
“Home, Office, People and Environment”

Urban mega projects in Africa

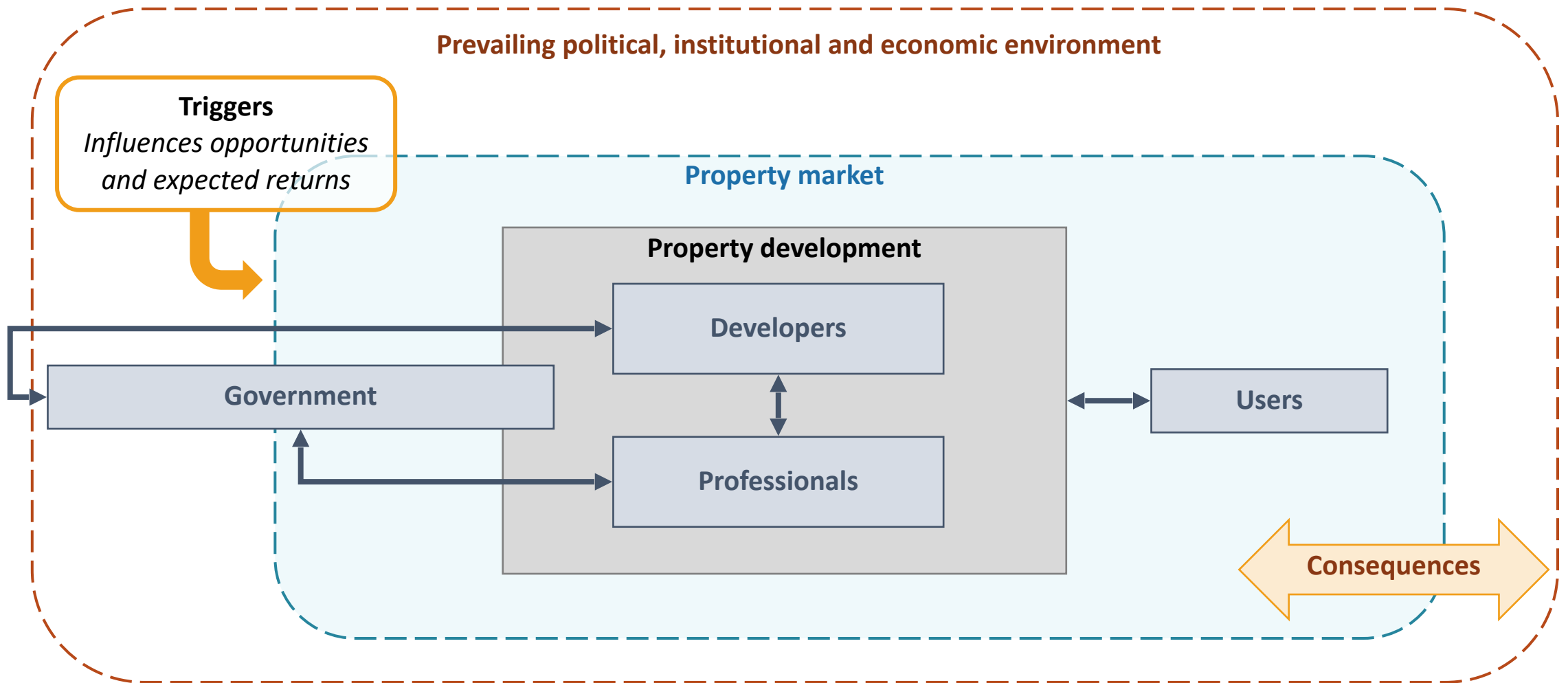
There are a total of **74 urban mega real estate projects** in Africa, predominantly mixed use



Theoretical frameworks

Framework	Focus
Event Sequencing/ Business Models (Healey, 1991; Gore & Nicholson, 1991; ULI)	<ul style="list-style-type: none">• Logical steps in the development process• Organising the development process• Event sequencing• Pipeline analysis
Finance / Economic Based Models (Barras; Rabianski et al, 2009; Di Pasquale & Wheaton)	<ul style="list-style-type: none">• Economic production• Macroeconomic in nature• Focus on financial relationships• Growth-oriented policies
Institutional / Behavioural Models (Healey, 199; Ball, 1998; Shatkin, 2008; Guy & Hennberry, 2002)	<ul style="list-style-type: none">• Behavioural Models• Actor-centred approach driving urban change - PPPs• National prestige• Historical context
Globalisation models and International urban models (De Magalhaes, 2002; Olds, 1995)	<ul style="list-style-type: none">• Designed internationally• International consultants• New urban forms – 'Edge City' & 'Smart city'• Global financial system and markets,• "Westernisation" and "world-class"

Our Conceptual Framework



What's in it for whom?

Stakeholder

Incentives



The Developer

- Creates the vision and opportunity
- Acquires and sells land based on the vision
- Potential to undertake a PPP
- Secures public sector support
- Economic gains (investment)



The Professional Team

- Architects, engineers, construction firms, etc.
- Domestic and international consultants provide advice
- Develop the scheme and earn fees
- Potential for development and end user financing



The State (National and Local levels)

- Provides support to the project, often also land and infrastructure
- A portrayal of the modern state
- Potential for economic growth
- Economic gains (investment)



The Users / Tenants

- Acquires the land early
- Potential to make a level of capital gain
- Improved urban environment and economic opportunities
- *However, benefits often not realised*

Understanding urban mega projects

Current urban planning systems are problematic, but since 2008 plans take the form of **high-level graphics** on the websites of international architecture, engineering and property development firms.

Urban mega projects: “Essentially it involves a **costly scheme** for the development of a contiguous area, requiring **new construction** and/or **substantial rehabilitation**” (Kennedy, 2013).

- Require large infrastructural commitments
- Several years to complete
- Based on the view to develop ‘global’ or ‘world class’ cities
- Often undertaken by multiple developers
- [Implied] that they will meet the needs of diverse stakeholders
- **Often incorporate public-private sector interventions**
- Influence the future shape of the metropolitan area
- Often have primary and secondary objectives (e.g., economic growth, technological growth, decarbonisation)
- Respond to other objectives such as TOD’s, the decentralisation of economic activity, etc.
- Will improve the quality of the built environment



Conclusion

- **No single framework explains the dynamics of urban mega projects in Africa**
 - Four “lenses’ are applicable
 - event sequencing
 - Finance and economic models
 - Institutional models
 - Globalisation models
- African urban mega projects function in a **complex socio-political environment**
- The development process is **not a simple, unproblematic flow of steps**
- There are **considerable difficulties in the identification of the primary and secondary objectives** that such projects aim to achieve
- Most projects are **showing little progress** and are **primarily meeting short term objectives** of different players (primarily economic gains)



Thank you!

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For more information:
Prof. Francois Viruly
francois.viruly@uct.ac.za