



TUNISIA
PPP 2018



20

Pipeline of PPP projects in Tunisia

Sfax - Taparura project

General presentation of the project

"Reconquering a brownfield coastline for ensuring the social and economic rebound of the entire agglomeration of Sfax"

The governorate of Sfax occupies a privileged geographical position between the centre and the south of Tunisia, with a wide opening on the Mediterranean: a coast of 200 km.

At the edge of the southern regions, but open to the sea, having preserved a beautiful Medina surrounded by ramparts, it has an authenticity that gives it a special attraction.

Sfax – 450 000 inhabitants is the second largest city in Tunisia and the most important industrial and commercial centre in the south of the country. City of the phosphate industry, it suffered from a strong pollution which hindered the development of a diversified economic base.

The Taparura project is to clean up the northern area of the city of Sfax, in order to promote a highly structuring urban development on areas gained from the sea through successive embankments.

The project, whose area of intervention covers 420 hectares, already supported cleaning up six kilometres of brownfields beaches, create tourist areas, residential, public facilities and green spaces.

The area of the project is that of the coastal plain of the city of Sfax which extends for 6 km from the commercial port to the South, to the summer theatre of Sidi Mansour in the North, it is bounded by the Mediterranean Sea to the East and the industrial zone "Powder magazine 1 and 2" and popular neighbourhoods in the West,

The total area of the area is 420 ha including 280 ha suitable for conversion which represents an important land reserve for the city of Sfax allowing the creation of a metropolitan urban pole and the restoration of the coastal and seaside activities.

Legal and institutional framework

The Company of Study and Development of the North Coast of the city of Sfax (SEACNVS) is in charge of the studies and manager of the project. It was created in 1985.

It is a limited company with public participation (42.22%) and under the supervision of the Ministry of Equipment, Housing and Territorial Development.

Location:



Company:
SEACNVS

Mission:



Social economic and
spatial development
of a major area



Cost:
N/A





Functional scope of the project

Project plans 4 million m2 of buildings through the following operations:

Nature	Description
Housing	<ul style="list-style-type: none"> 25000 Units for 70 000 inhabitants
Tourism	<ul style="list-style-type: none"> Hotels and resorts with a 13.000 beds capacity
Offices & Services	<ul style="list-style-type: none"> Not quantified yet, but to be incorporated in housing operations / areas for obtaining a multifunctional urban district Incorporation of specific healthcare / medical facilities Development of fishing activities
Public Facilities	<ul style="list-style-type: none"> Regional Museum Congress Center Oceanographic Museum Shopping Center Southern and Northern Mosques CMIEE (Center for Monitoring and Interpreting Environment and Energy) / ODDA (Observatory of Sustainable Development) Marina Fishing harbour Great Library of Sfax Zoological Park (indicative location) Renewable Energy Park (indicative location) Amphitheater
Public Utilities & Infrastructures	<ul style="list-style-type: none"> Creation of a Bus Rapid Transit Line (BRT) Development of the road network (primary, secondary and service roads) Development of an overall green frame on the project area, including the most important Sfax Public Park

Technical studies: achieved, on-going or to be performed

- The overall Taparura project area has been decontaminated (elimination of pollution on the overall brownfield area. It composed the first phase of the project)
- Project area is prepared for land development and the urban project
- Next project phases are to comprise: the implementation of set of social, economic, environmental, spatial, technical and financial feasibility studies aimed at formulating an overall development strategy for the area, in order to formulate an overall multi-year integrated operational programme



Challenges (technical, social, economic or others) and possible mitigation measures

Approach

Sectoral

- *Clean up the northern coast of the city of Sfax, and reconcile the city with the sea.*
- *Promote space-saving urban development*
- *Diversify the economic fabric, particularly for:*
 - *Health and medical activities and the third sector;*
 - *A renewed development of fishing activities*
- *Ensure a high environmental quality and a mix between housing, tourism accommodation, activities of the third sector and Public facilities*
- *Develop urban mobility and a balance between transportation modes in coherence with the transport and traffic masterplan of the agglomeration of Sfax*
- *Comprehensive and effective joint management of the project*

Integrated

- *Development of bio-climatic urban fabric, linking housing and a set of tourist accommodation;*
- *Ensuring a mix between housing and activities of high environmental economic value*
- *Consistent social and economic links with the agglomeration as a whole (functional and physical links)*
- *Increase social positive impact of an environmental project by organizing functional complementarity between Eastern and Western urban territories;*
- *Co-produce shared and exemplary sustainable development*
- *Contribute to the development of the necessary functions to raise the city of Sfax to the rank of metropolis*
- *Establish a demonstration operation of coastal development, developing a powerful regional center.*
- *Contribute to the regional development policy*

Environmental

- *Adaptation and fight against climate change through bio-climatic urban development and architecture;*
- *Development of water, wastes and energy systems for the benefit of the area and of the Sfax agglomeration as a whole;*
- *Combine the reconquest of a natural environment (fauna and flora) with the specificity of mass tourism.*