

# Explaining large-scale developments in Africa through the lens of real estate development theoretical models

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# Research question

What are the possibilities of looking at different methodologies to explain mega-city projects in Africa?

# Research methods

Analysis of case studies



# Vanessa Watson - “Cities of fiction and inequality”



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The planning of these projects do not relate to the context and materiality of the cities they are attached to or within them.

These cities are driven by:

1. **Profit**, untapped markets, consumerism
2. World class city status and as a symbol of **power**
3. Falling to the rhetoric of “**smart cities**” and “**ecofriendly cities**”

New developments for the city are of three types (Watson, 2020):

1. **Full city ‘make-over’** (rare, Kigali)
2. **Edge cities** (Eko-Atlantic, Lagos)
3. **Satellite cities** (Tatu City, Nairobi)



# Vanessa Watson - Key takeaways

- All **large-scale** developments
- **Graphically represented**, no detailed land use plans
- High-level graphics and computer-generated images of the “urban fantasy plans” are for **commercial purposes**
- **Re-planning/re-structuring** parts of a city or the creation of new satellite cities
- Influenced by **international cities** such as Dubai, Shanghai or Singapore
- Portray an image to respond to **urban sustainability**
- Advertised on **company or government websites**
- **Unclear legality** or where they are housed in government structures
- There is no reference to any kind of **participation or democratic debate**

# 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	<b>Private sector consortium</b> <ul style="list-style-type: none"><li>• Led by <u>Rendeavour</u> (African branch of Renaissance Capital)</li><li>• Collaborated with Kenyan Investors (both individuals and firms), as well as former CBK governor</li><li>• However, 77% is now owned by other <b>international investors</b>, who could provide full financing.</li></ul>
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
Status	<b>Ongoing</b> : 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”

<b>Project type</b>	International commerce city, mixed use
<b>Project size</b>	Large scale: 10 million sqm (2,471 acres), 250 000 residents
<b>Type of developer</b>	<b>PPP - private sector led</b> <ul style="list-style-type: none"><li>• Led by South Energyx Development F.Z.E (SEDFZE) in partnership with the Lagos State Government and supported by the Federal Government of Nigeria</li><li>• Plots are sold to project developers</li></ul>
<b>Timeline</b>	2009 - 2050
<b>Land provision</b>	Land reclaimed from ocean erosion
<b>Infrastructure provision</b>	SEDFZE took responsibility for the design and the implementation of full Phase 1 and for the land and facilities development of Phase 2.
<b>Management</b>	Eko Atlantic Management Company is fully responsible
<b>Value</b>	US6 billion
<b>Status</b>	<b>Ongoing:</b> In 2020 a few buildings (notably Eko Pearl Towers) were 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"> <li>• Medium-scale (60 hectares, 16,061 acres), 500,000 residents</li> </ul>
Type of developer	<p><b>PPP, government-led</b></p> <ul style="list-style-type: none"> <li>• Korea Land and Housing Corporation Consortium, the main consultant firm commissioned with preparing the Master Plan;</li> <li>• Government stakeholders: the Ministry of Lands, Housing and Human Settlements Development and the Temeke Municipality</li> </ul>
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"> <li>• Delays due to issues with resettlement, a lack of funds and a lack of expertise</li> <li>• <b>Government abandoned the project in 2016</b></li> </ul>





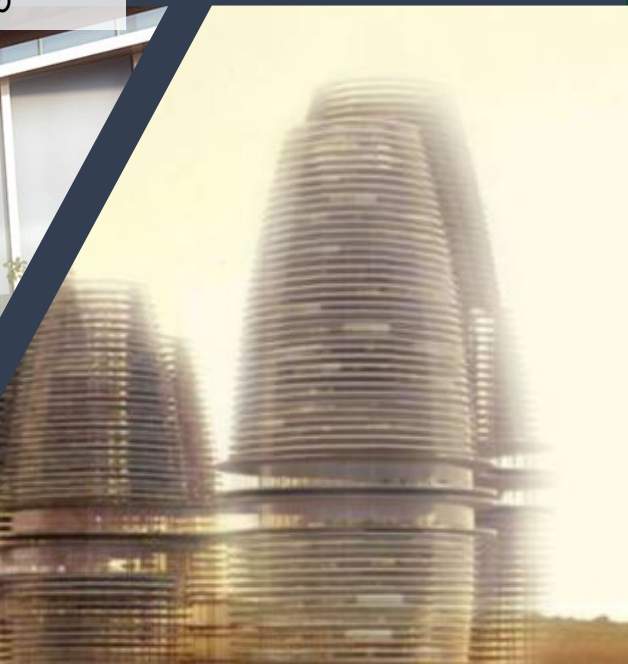
**Kigali Innovation Project, Rwanda**  
*"The 'Digital Heart of Africa'"*

**La Cite De Fleur – DRC**  
*"the Dubai of Kinshasa"*



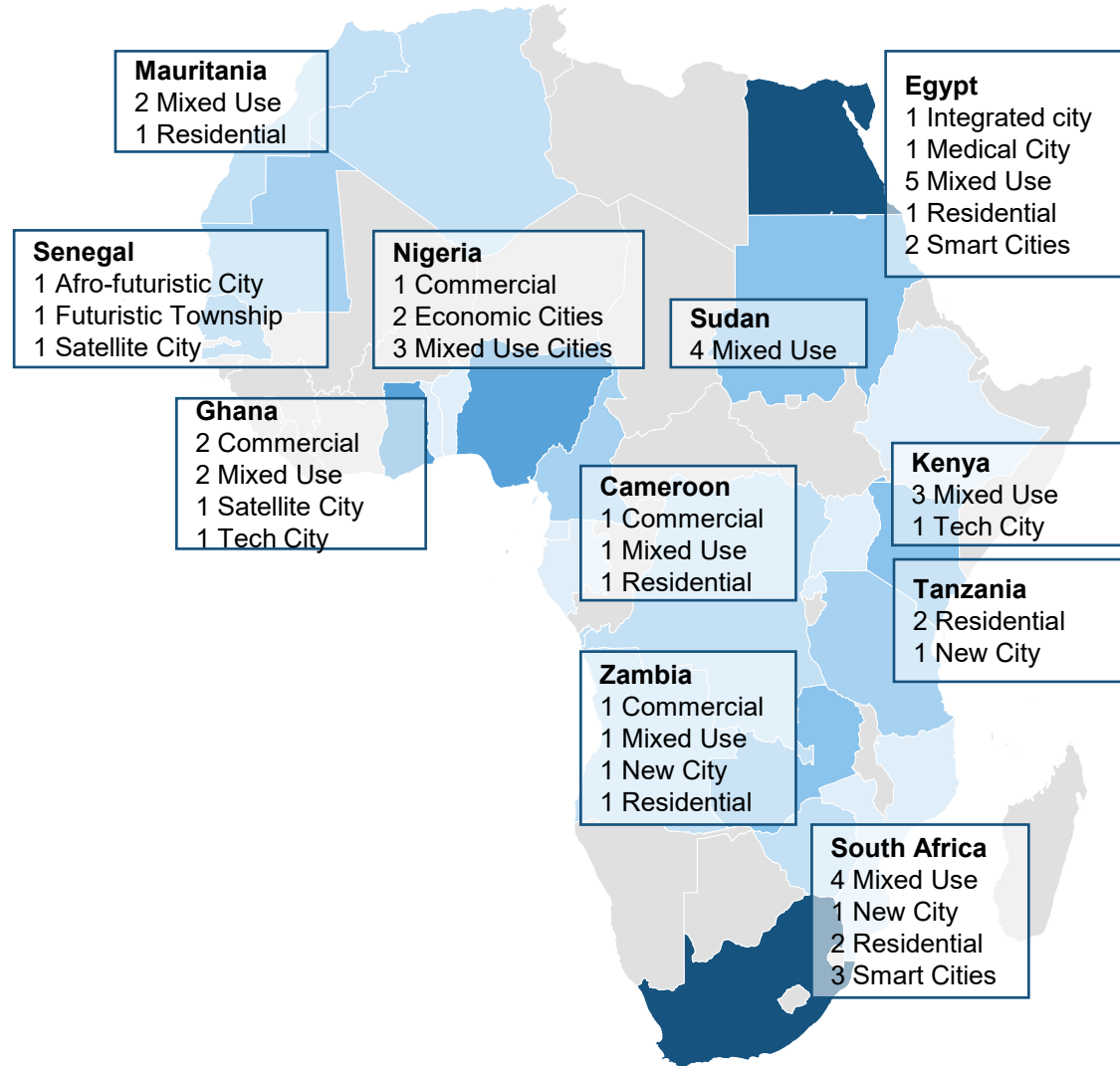
**Konza Smart City, Kenya**  
*A "global technopolis and innovation hub"*

# Other cases...

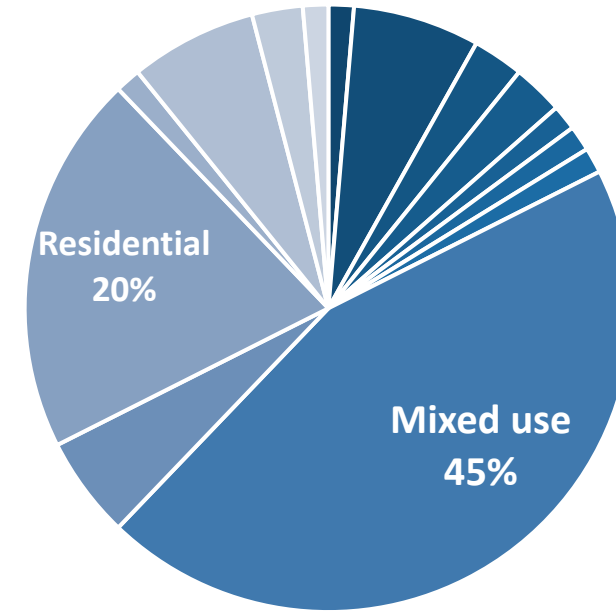


**Hope City, Ghana**  
*"Home, Office, People and Environment"*

# 74 Urban Mega Projects in Africa



Type of development

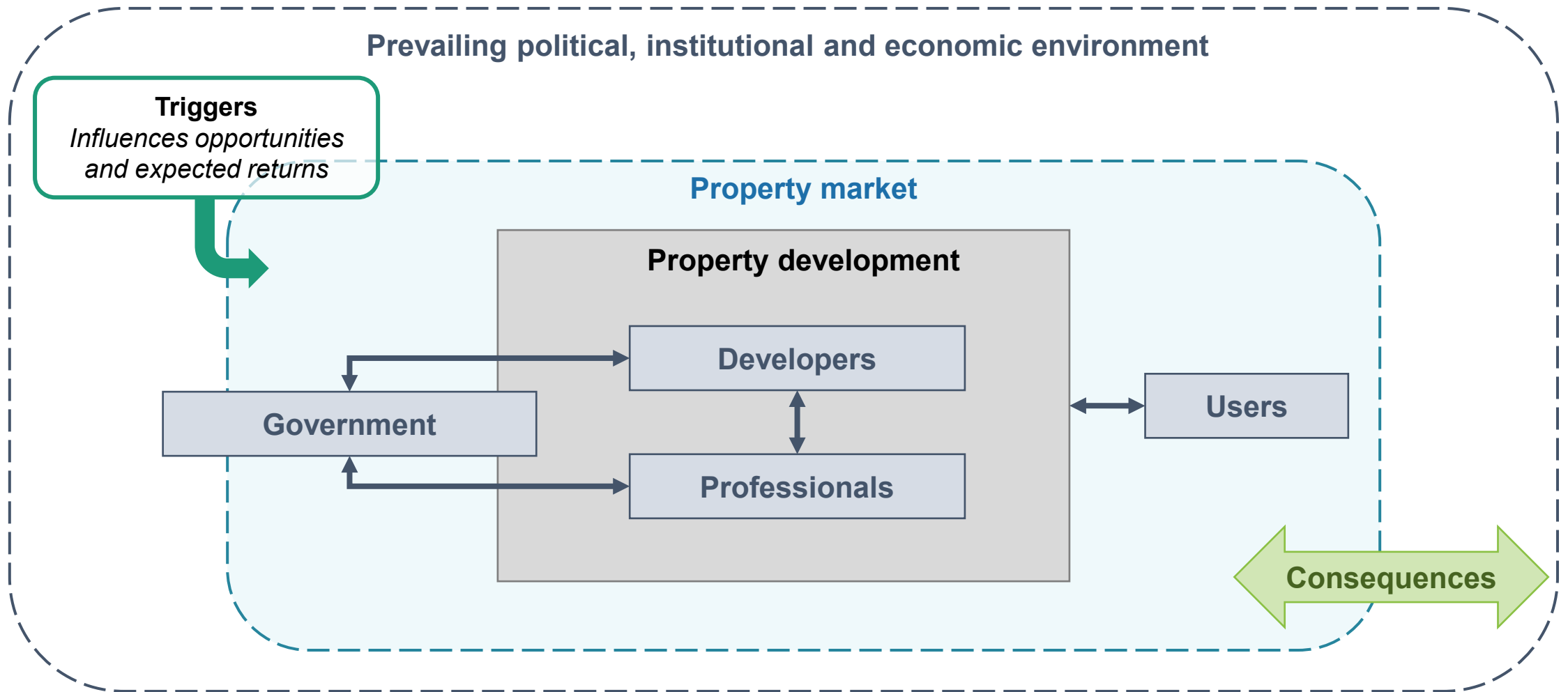


- Afro-futuristic city
- Commercial
- Eco city
- Economic city
- Futuristic township
- Integrated community
- Medical city
- Mixed use
- New city
- Residential
- Satellite city
- Smart city
- Tech city
- Satelite city

# Other theoretical frameworks

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

# Our Conceptual Framework



# Motivation



DEVELOPERS	PROFESSIONAL TEAM	THE STATE (NATIONAL AND LOCAL)	THE USERS / TENANTS
<ul style="list-style-type: none"> <li>Creates the vision and opportunity</li> <li>Acquires and sells land</li> <li>Potential to undertake a PPP</li> <li>Secures public sector support</li> <li>Economic gains (investment)</li> </ul>	<ul style="list-style-type: none"> <li>Architects, engineers, construction firms, etc.</li> <li>Domestic and international consultants provide advice</li> <li>Develop the scheme and earn fees</li> <li>Potential for development and end user financing</li> </ul>	<ul style="list-style-type: none"> <li>Provides support to the project, often also land and infrastructure</li> <li>A portrayal of the modern state</li> <li>Potential for economic growth</li> <li>Economic gains (investment)</li> <li>Political prestige</li> </ul>	<ul style="list-style-type: none"> <li>Acquires the land early</li> <li>Potential to make a level of capital gain</li> <li>Improved urban environment</li> <li>Access to economic opportunities</li> <li><i>However, benefits often not realised</i></li> </ul>

# Understanding urban mega projects

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

- Require large infrastructural commitments spanning several years, aiming to create ‘global’ or ‘world class’ cities
- Often undertaken by multiple developers and **incorporate public-private sector interventions**
- [Implied] that they will **meet the needs of diverse stakeholders** and have primary and secondary objectives (e.g., economic growth, technological growth, decarbonisation)
- Economic perspective may give us another useful lens, however these projects do not adhere to economic principles.
- Other: Political lens / networks?

# Conclusion

- **No single framework explains the dynamics of urban mega projects in Africa**
- 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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