



TUNISIA
PPP 2018



21

Pipeline of PPP projects in Tunisia

Site development & enhancement of Sebkhath Sijoumi – Tunis

General presentation of the project

“Turning a Huge and highly degraded wetland area into a spearhead for social and economic development, based on the regeneration of the environment”

Sebkhath Sijoumi covers a huge -2600 ha wide- area in the West of Tunis. Initially distant and disconnected from the city, the area was progressively incorporated in the urban perimeter.

It is presently surrounded by important road infrastructures and dense urban fabric, while:

- Concentrating various kinds of pollution (water pollution, uncontrolled landfills representing significant risks for: the close neighbourhoods, the inhabitants and for the fauna and flora.
- Being subject to recurrent floods increasing the level of risks for both the population and the environment

However, due to its natural specificities and to its location, the area represents a genuine asset for an environmentally-friendly urban development of Tunis as a whole.



Location:



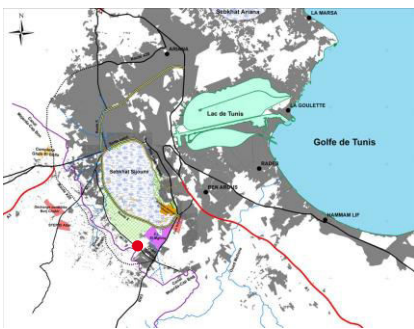
Company:
MEHAT



Mission:
Development of a
new city



Cost:
TND 330 million





Functional scope of the project

The project is based on a 4-priority development strategy:

Priority	Contents
1. Protect the area from floods (embankments and close urban areas)	<ul style="list-style-type: none"> Protect the embankments and the downstream neighbourhoods from floods by reinforcing the role of rainwater outlet of the Sebkhath
2. Cleanse the Sebkhath	<ul style="list-style-type: none"> Elimination of pollution upstream and downstream, before the sebkhath thanks to specific hydrologic and sanitation works supported by the operation of El Atar water treatment plant Elimination of uncontrolled landfills and polluted mud within the Sebkhath perimeter
3. Reconciling Sebkhath with its natural and Urban environment	<ul style="list-style-type: none"> Development of a comprehensive urban framework, considering Sijoumi Sebkhath as an environmental hub between Northern and Southern neighbourhoods (Mellatine and El Mourouj)
4. Develop the area to achieve a better living environment	<ul style="list-style-type: none"> Integrate Sebkhath in Greater Tunis Improve relationships between citizens and the natural area Accompany spatial mutations

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

Project presently focuses on technical engineering, hydrologic and sanitation issues, aimed at preventing floods and eliminating / tackling pollution to restore progressively the area and to prepare its development. Comparative technical studies led to selecting an option composed of:

1. The establishment of a rainwater drainage system for improving and managing sustainably rain water inflows to the Sebkhath.
2. The construction of four settling ponds aimed at eliminating the pollution of the upstream rainy waves to the Sebkhath
3. The development of a polluted materials containment system (muck out, isolation and confinement of polluted mud)
4. The reconstitution of 1878 ha of wetlands, acting as a flood expansion area
5. Construction of 700 ha of non-floodable and stable peripheral embankments (backfilling), allowing the development of both urban and natural areas

Next project phase aims at transforming the Sebkhath Sijoumi development strategy into an integrated social, economic, environmental and spatial development programme composed of:

- Frames of Reference for:
 - Economic development (nature and type of Public and Private activities to be developed – nature of Partnerships)
 - Development of jobs in the framework of a Public/private job strategy servicing the project and improving the labour market;
 - Environmental improvements allowing the sustainability of enhancement and sanitation works performed, as well as the establishment of an environmentally-friendly sustainable urban development
 - Urban development framework programme,
- Appropriate indicators and targets;
- Consistency demonstrated with National policies (environment, competition, public procurement etc.);



- An indicative financial table with the financial contribution from National and International Public Granting, Loans from International organizations and the provisional funding from the Private sector;
- A description of the management and control arrangements that have been set up for the implementation of the project;
- An account of partners consultation steps and the arrangements and provisions for their involvement;
- An outline of the arrangements for monitoring and evaluation;
- Publicity and promotion actions for the project.

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

Approach

Sectoral

- *Promote space-saving urban development*
- *Diversify the economic fabric, particularly for the High education, research, secondary and tertiary sectors;*
- *A bio-climatic economic fabric, at the heart of development, possibility for ensuring a mix between housing and activities of high environmental economic value*
- *Develop urban mobility and a balance between transportation modes*
- *Comprehensive and effective joint management of the project*

Integrated

- *A bio-climatic economic fabric, at the heart of development;*
- *Ensuring a mix between housing and activities of high environmental economic value*
- *Consistent social and economic development of the territory*
- *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*

Environmental

- *Use a high environmental added-value project as a hub for revitalizing Tunis city center and establishing sound connections of Tunis City Centre and the western urban extensions;*
- *Combine the reconquest of a natural environment (fauna and flora) with specific environmental social and economic development (urban agriculture...)*

Estimate of provisional costs: CAPEX, OPEX and forecasted revenues

The total project costs for the project elements illustrated above are shown in the following table:

#	Item	Cost (TND million)
1	Treatment of the Sebkhath shoreline	38,8
2	Treatment of the land reclamation	55,0
3	The treatment of the bed of the Sebkhath	165,7
4	Decantation basin, cleaning and pumping station	14,5
5	Confinement El Yahoudia landfill	11,3
6	Construction of hydraulic structures	45,0
TOTAL PROJECT – SEBKHATH DEVELOPMENT		330,3

These works will allow the creation of new land (TP) with a net area of about 700 hectares (excluding acquired land) potentially suitable for recreation areas, green spaces, habitats, public facilities etc.

In order to divide the costs of the project between the State and the potential land operators, it is important to isolate the costs of depollution which should normally be taken into account by the State in the context of its mission of provide a healthy environment for the residents of Sebkhath.