



TUNISIA
PPP 2018



16



Location:
Sfax



Public Authority:
Ministry of Youth and
Sport



Mission:
Sports Complex



Cost:
TND 200 million

Sfax Sports Complex

General presentation of the project

*The main objective of this creation of a multi-sports complex in the North of the agglomeration, is to answer to the needs of Sfax Sporting Associations. The estimate budget of the project is: **TND 200 million**.*

The city of Sfax is located in the centre of Tunisia, on the Mediterranean coast, 270 km from the capital and has 450,000 inhabitants.

Sfax is not only the second economic and demographic pole of Tunisia, but it also represents one of the most important sports centres of the country with approximately 9500 licensees.

In response to the demographic expansion of the city, the presence of 60 sports associations and the saturation of existing facilities, project is to provide the population with sports facilities and equipment to enable them to practice the sport of their choice and to maintain regular physical activity.

Hence, Sfax Sports Complex pursues the following objectives:

- Dynamisation of the regional economy.
- Development of sports tourism.
- Improvement of the rate of sport practice.
- Support to sports associations.
- Provide the public with recreational and entertainment areas

The project will be located on 58 ha of agricultural land in the Hakouna area on the Saltnia km 18 road.





Legal and institutional framework

The Ministry of Youth and Sports is the Commissioner of the project, for which a specific Public Steering Committee has been established. It is composed of:

- For the Ministry of Youth and Sports:
- The Department of Buildings and Equipment, the General Directorate of Sport
- The Regional Delegate for Youth and Sports of Sfax
- The Directorate of Planning and Evaluation of the Ministry of Finance, Directorate of Legal Affairs),
- Representatives of:
- The Ministry of Equipment, Housing and Territorial Development,
- The Ministry of Development, Investment and International Cooperation,
- The Ministry of Agriculture, Water Resources and Fisheries,
- The Ministry of Economy
- The Ministry of environment,
- The Ministry of State Property

Functional scope of the project

Technical programme of the Sfax Sports Complex is to comprise:

- A football stadium with a capacity of 40 000 spectators and 3 training grounds.
- A sports hall with a capacity of 6000 spectators.
- An athletics stadium with a capacity of 500 spectators.
- A rugby Stadium with a capacity of 500 spectators.
- An Olympic indoor swimming pool with a capacity of 500 spectators.
- A semi Olympic outdoor swimming pool.
- Sports and leisure areas for the public.
- A shelter and a catering block with a capacity of 250 beds.
- Three individual sports halls.

- Peripheral works and amenities (entrances, fences, driveways, car parks, HHT, exterior lighting, etc.)

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

- The technical programme is defined
- The topographic survey and the geotechnical studies have been performed
- Based on the technical programme, an environmental impact assessment study (water, soil and air) has been performed

Next project phase presently aims at exploring possibilities for financing the project through a PPP.

Provisional timetable and agreements relevant to the project

- A parcel has been allocated to the project
- The land tenure has been secured by a formal cadastral registration, including land use registration



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

Approach

Sectoral

- Sizing and organizing the project to its targeted users
- Linking the project to the agglomeration of Sfax while limiting the risks of unplanned urbanization of the project surroundings and avoiding risks of land speculation in the project surrounding areas;
- Develop a public transport service offer to the area and incorporate it to the urban transport plan of the agglomeration of Sfax
- Comprehensive and effective joint management of the project.

Integrated

- Establish consistent social and economic development links between the project and its users
- Develop the coherence between the project and the overall sports development scheme at the scale of the Sfax agglomeration;
- Co-produce shared and exemplary sustainable development

Environmental

- Develop / upgrade basic services (energy, water, wastes) for the project and use it for an overall upgrade of the surrounding urbanized areas;
- Promote a site development project avoiding soil sealing;
- Develop a high-quality landscape

Preliminary risk matrix

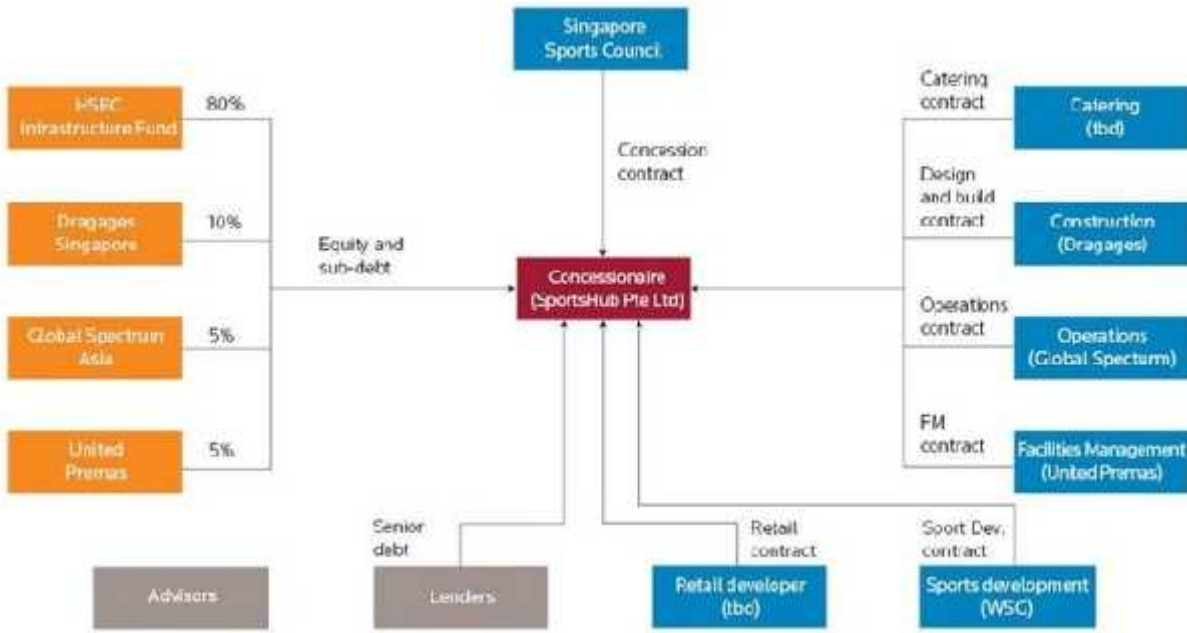
- *Off-centre high level multi sports complex possibly not matching with:*
 - An easy service of the area by individuals, public transports and emergency services (civil safety, fire brigade, security services);
 - The need for specialization, connected with high level of infrastructure, facilities and equipment and facilities for welcoming athletes and the public;
 - The purpose of supporting a broadly spread increase of sport practice among citizens

By comparison, a concession approach would likely shift more project risk and cost (including financing cost) off balance of the Developer and onto the concession company (private developer).

The chosen approach for the development of the project should be examined on a company-wide basis and not just a project-wide basis.



Annex 1: Contractual structure of Singapore’s sport hub PPP





Annex 2: Map and components of Singapore’s sport hub PPP

