

Urban development stake holders relationships in public-private partnerships: A case study of Ruwa Town, 1986-2015

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Abstract

The article qualitatively analyses the relationship among stakeholders in the history of Ruwa Town development since the town's inception in 1986 up to 2015. Ruwa Town is among the post-colonial established towns in Zimbabwe which were developed using the Public- Private Partnership (PPP) approach. The PPP approach has been adopted as one of the urban development models in post-colonial Zimbabwe, though not entirely effective and efficient. Hence, this article argues that harmonious relationships among stakeholders in PPPs- led urban development were fundamental in achieving efficient urban development. A tripartite relationship which includes the local authority, private land developers and residents was critical to the development of the town. The study uses both primary and secondary sources to derive research data. Primary data reviewed was mainly collected from the Ruwa Town Repository (archive) and was complemented by personal interviews. Secondary sources (Journals, books, articles and newspapers) were useful in situating the Ruwa case in broader urban studies and historiography of Zimbabwe and the world at large. The study found out that there were both cordial and hostile relationships among stakeholders during the development process of the town. Most of the hostile relations were detrimental to the development and derailed the process. This historical analysis of urban development stakeholders in Ruwa proves that good management of hostile relations is the major determinant of effective and efficient PPP-led urban development.