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AN INVESTIGATION ON HOW PARTNERSHIPS ARE USED AS A TOOL FOR EFFECTIVE LOCAL ECONOMIC DEVELOPMENT RETAIL PROJECTS: THE CASE OF BARA MALL

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A Research Report submitted to the Faculty of Engineering and the Built Environment, School of Architecture and Planning at the University of Witwatersrand, Johannesburg, in partial fulfilment of the requirements of the degree of Master of Science in Development Planning.

Johannesburg, 2009

DECLARATION

I Noxolo Mabuza, declare that this research report is my own original, unaided work, and that all technical assistance which I have received is indicated in the acknowledgements. Furthermore, I state that I have provided full acknowledgement to the sources I have used in this study. All the field work and data collection process was undertaken by me; and I am responsible for any piece of text, conclusions and recommendations of this study. The data used in this research report was gathered between January and October 2008 academic period. This research report has not been submitted previously for any degree or examination at any other university. The research report is hereby submitted to the School of Architecture and Planning, Faculty of Engineering and Built Environment, at the University of the Witwatersrand, Johannesburg, in the fulfillment of the requirements for the degree of Master of Science in Development Planning.

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Noxolo Mabuza_____ day of_____ (year) _____

ABSTRACT

Partnerships are regarded as the answer to many economic growth and development problems facing state and local governments today. This research attempted to explore how partnerships are used as a tool for effective local economic development retail projects and was carried out among a group of participants who were involved in the Bara Mall project in Soweto. A research questionnaire was used as the main instrument of data collection. The collected data was analysed qualitatively using thematic formats. The findings of the study demonstrated that partnerships in townships are private sector driven with no consultation of the community stakeholders. Racial differences and the perceived notion of entitlement hinder effective partnerships outcomes in townships. This research concludes by arguing for good governance, accountability and transparency as crucial in leading to successful retail projects.

DEDICATIONS

I am dedicating this study to my late father, Richard Maqhawe Sibiya and my loving grandmother, Evelyn Sigodi. May God bless their souls.

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