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Research article

The lake of Tunis from 1990 to 2000: in the shade of the century's project

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ABSTRACT :

In Tunisia and till the end of 1970s, urban phenomenon knew an excessive difference between centres where converged in most the totality of the fluxes of activities and of persons, and a periphery abandoned and badly equipped. It is with the hyperconcentration of activities in the centre that urban problems were put forward. A situation which pushed the representatives for the action of planning multiplied efforts to regulate these problems linked to urban development. Indeed, follows in the completion of the action of cleaning up and of restoration of the Lake of Tunis and the appearance of the whole capable zone in urban use, that ideas converged on the necessity to include the banks of this man-made lake into the urban cloth of the capital.

From 1987 to our days, the North banks of the Lake are almost urbanized. The importance of this space comes due to the fact that it gives very sought-after urban aspects by different urban activities. It is then possible to say it is a space which could avoid the law of the land market putting in adequacy the activities of strong value of investment on the most delightful places.

Key words:

Lake, Tunis, arrangement, banks, economic crisis, tertiary, activities.

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Introduction

In the countries of the whole world, centers cities constitute the main places where concentrated activities and persons. They are the main homes of influxes of immigrants coming especially outside with the aim of an improvement of living conditions. It is at the level of these central zones where information occurs and spreads fast, where the job offer attains these extremes and where the consumers can meet their needs (Brissy Y., p.175).

Facing difference between centre and periphery, developed countries adopted, for 1950s, a step which consists in creating new peripheral centers equipped for most all necessary equipment for their independence (Chaline C., p.123). A new method having as objective to attenuate the hyperconcentration of activities in the central areas.

In Tunisia and till the end of 1970s, urban phenomenon knew an excessive difference between centres where converged in most the totality of the fluxes of activities and of persons, and a periphery abandoned and badly equipped¹. It is with the hyperconcentration of activities in the centre that urban problems were put forward. A situation which pushed the representatives for the action of planning multiplied efforts to regulate these problems linked to urban development. Indeed, follows in the completion of the action of cleaning up and of restoration of the Lake of Tunis and the appearance of the whole capable zone in urban use, that ideas converged on the necessity to include the banks of this man-made lake into the urban cloth of the capital.

From 1987 to our days, the North banks of the Lake are almost urbanized. The importance of this space comes due to the fact that it gives very sought-after urban aspects by different urban activities. It is then possible to say it is a space which could avoid the law of the land market putting in adequacy the activities of strong value of investment on the most delightful places.

However, by visiting the Lake they are persuaded that they are in front of a space where crowd

together activities service sectors rather than another polyfonctionnel endowed with a sharing out envisaged as being balanced between various urban functions. It is enough to print the real to clear distances between the envisaging and the accomplishing.

What drew our attention during all our inquiry was the number importing enough places closed in the space of the Lake. Haven't these places devoted to an urban activity yet? Or are it until recently opened and their closings being dictated by problems peculiar to activity? These questionings are going to allow us to see if the space of the lake is exploited well and the closing was for economic reasons peculiar to establishments or the opposite.

Always leaving our textbook case, the «Lake Luxury hotel» the main commercial place of this space done up, it isn't possible to visit the Lake without passing by this place. At the beginning of 1990s, this space counts 101 boutiques of luxuries specialized mostly in the trade of clothing, places are complete and no representatives think of transferring its activity out of this space. Today, 46 places, of 101 already mentioned, are empty without any activity. By questioning the neighbors, the leaders of establishments, that it seems that the space of the lake doesn't answer waiting of activities, at present, with strong value of investment.

1-The lake of 1990s: "success"

The vocation of places and especially those commands us to us based on the story of the leaders of establishments and of the employees to identify who are empty today's. All this, to introduce reasons which led to the closing and to the transfer of some activities. This step will serve us as base to identify the glorious decade of the lake of Tunis, 1990s.

« Who can invest in the "yesterday" Lake and which can resist competition», an affirmation peculiar to an employee of the SPLT and who puts us in front of a lake of big importance and who requires a strong value of investment. It is in the course of 1990s, that SPLT succeeded to make of this marshy zone a place of prestige and it across the evolution of the rhythm of sales of lots provided with mains services at the time

¹ Dhafer N. et Hagui A, The development of the Tunisian territory: 50 years of political proof of the globalization, International Journal of Spaces and Urban Territory, 2014.

when the population expressed its "fright" at being to settle in wetlands.

It was important in the course of this period that the appearance of the phenomenon of re-affectation of places that made only the strengthening of the place of the activities of strong value of investment in the most profitable places.

1.1-The land market of the lake: a low-priced lake!!! to guarantee success

At the beginning of the marketing of fields recovered by the development of the banks of the lake and with a view to drawing the attention of customers who aren't «in agreement» with this type of development, SPLT adopted a strategy which consists in giving lots of fields provided with mains services at a low price which exceeds 50 dinars hardly / m².

A considerable plan of investment introducing fields in 50 dinars m² in the time when m² exceeded 100 dinars widely in several places of

the city. A strategical choice which hides the whole ambition which tries to make "seduction" a means to attract looks towards this space. All this at the time when we know very well that SPLT is a company firm which tries to make benefits without thinking even of the social quoting.

« It is true that SPLT to start the marketing of the fields of the North sector of banks rectified with prices more adequate to the financial capacities of the medium social strata. Prices which didn't exceed 50 dinars m² and this was at the origin of a prospective vision which tries to entice the customers who were scourge in her thought by a bad history with the marshy zones. Succeeding in attracting looks of these customers, prices are progressively going to evolve with request». (Maintenance accomplished with Med. Ali T., administration officer in SPLT, on the 7 June, 2006)

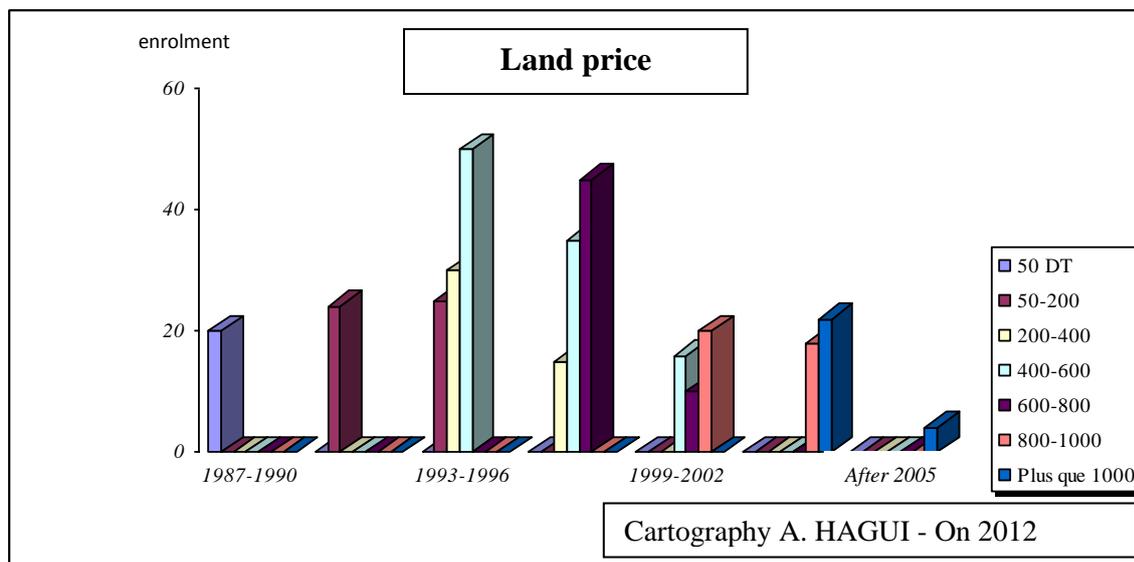
The inquiry that we could led, allowed us to raise the table below:

Table 1: The purchase price of m² fields of the banks of the Lake

Years	The price of fields (D/m ²)						
	50	50-200	200-400	400-600	600-800	800-1000	Plus que 1000
1987-1990	20	-	-	-	-	-	-
1990-1993	-	24	-	-	-	-	-
1993-1996	-	25	30	50	-	-	-
1996-1999	-	-	15	35	45	-	-
1999-2002	-	-	-	16	10	20	-
2002-2005	-	-	-	-	-	18	22
Après 2005	-	-	-	-	-	-	4
Total	20	49	45	101	5	38	26

Hagui A., study of the results of the inquiry

Represent 1



Leaving so a price of 50 D and arrive in more than 1000 D m², than we can say that SPLT could secure a return the operation of the North banks of the lake due to the fact that 58,62 % of investigating bought building lands from prices which exceed 400D widely m².

«The land market of the North zone became in 1990s the most expensive market of the country. All in all, the success of sale translates the positive building of this space constructed by the lake North». (PA BARTHEL, p360)

The success of sales showed during the period 1993-1999 when price exceeded 600 D / m² to attain 800 D / m². These rates explain the success of SPLT to commercialize the first edge (stage) of these banks and to change the vision of the Tunisian in relation to the water.

Indeed, the prices of the land advanced in a remarkable way according to periods. He evolved of 50 D m² for period 1987-1990 - 200 D m² for the period of 1990-1993, and of 400 D for 1993-1996 in 800 D for 1996-1999. During all period of

1990s, the success of sales in high prices testifies a request which exceeded the offer of lots provided with mains services. For the period which succeeded 1990s until our days, prices, in some places, exceeded 1000 DT / m².

Become so the most expensive land market not only of the capital but still of all country. Is the space of the lake going to be able to answer waiting for its new conquerors?

1.2-Windfall profits and unforeseen turnover

To know the importance of the site of the lake of an economic point of view, our step consists in questioning the different leaders of establishments about turnovers accomplished for last months, in seeing last year's even.

It is across the study of results that it was possible to make differentiation between the lake of 1990s and that at present in spite of a partial refusal to answer the question concerning the turnover.

Activities	Trading			Offices and services	
	General feeding	Trade of clothing	Restauration	Care of health	Financial service
Rate of answer	12	105	5	15	10
Total of investigating	25	155	20	37	33

Table 2 : Rate of answers of the leaders of establishments

Hagui A., study of the results of the inquiry

Indeed, for the trading and on a total of 200² investigated establishments, 122 only, that is 61 %, assessed at us their accomplished turnovers and gave us even predictions. As for the activity of office and of service, 35,71 % helped us to assess their turnovers, that is 25 establishments on a total of 70. However, gathered information was precious and of a great value, we introduce them in the table below:

Table 3: The turnovers of different activities (1990-2000)

Type of activities	Turnover in 10 ² dinars / month						Total
	5-10	10-15	15-20	20-25	25-30	30 et plus	
General feeding	8	4	-	-	-	-	12
Trade of clothing	-	5	10	42	32	15	105
Restauration	-	-	3	2	-	-	5
Care of health	-	-	-	1	3	11	15
Financial service	-	-	3	5	2	-	10
Total	8	9	16	50	37	26	147

² Hagui A, the evaluation of the operation of development of the North lake of Tunis: the inadequacy enters "envisaged" and the "accomplishing", 2013, p 224.

Of a total of 147 establishments³, 59,18 %, that is 87 establishments, have monthly turnovers which exceed 2000 D widely to the point of achieving, sometimes even, 3000D. Generally, the reading of the table above allows us to draw following conclusions:

-For the trading, only general feeding has a turnover which doesn't show 1500D / month, among which 66 %, that is 8 of a total of 12 establishments, accomplish a figure which is included enter 500 and 1000D. As for the trade of clothing, the variety of figures is in touch with variety and quality of articles put for sale. Generally, their figures vary between 1000 and more than 3000 dinars / month, which more than 44 % (47 establishments of 105 investigating) have figures which exceed 2500D. Finally for 5 investigated restaurants, turnovers declared accomplished didn't show 2500D / month which the figure of some are included between 1500 and 2000DT / month.

-Concerning the activity of office, estimates were included between 1500 and more of 3000D / month. Indeed, 44 % accomplished turnovers which exceeded 3000D against 20 % for figures which were included between 2500 and 3000D. For the services of care, represented especially by the laboratories of analysis and the medical practices of free practice, alone 26,66 % declared to have turnovers between 2000 and 3000D. This fall in comparison with other services explains especially by the effect of company. Services not much seen frequently by the patients for reasons linked especially to specialization belong. Taking here as the model of the veterinary service which not job which with very definite clients of the well-off. Finally, the financial service which includes accountancy, expertise, their turnovers, according to the inquiry, didn't show 3000DT / month, among which 70 % have figures which exceeded on 2000 and the 30 % which stay less of 2000D.

These turnovers, already taken out again from the inquiry, and from the current situation of the different establishments, which we can say that

the lake of Tunis knew its economic boom during the decade of 1990-2000.

« It wasn't easy to believe in it: with a Lake where everybody wants to go there, to give a good or an article, the "inversion" was incredible. In fact, for the years which succeeded the marketing of lots and the starting of buildings, 1990s, the lake was a place of investment par excellence. Everything trading them and the owners of the big boutiques want to acquire to see even renting a place in this place. The rhythm of sales, the accomplished recipes, explain this tendency well. Look around you, you can even count people. I have an impression that the lake was emptied of his users. It's as if that it was a "product" which was completely to consume by the Tunisians. »(Aymen, dealer, maintenance accomplished on March 15th, 2007)

Also, to know the economic importance of the lake, we keep the following stories which are of a big importance. The first serves for describing conflict between SPLT and thought of the Tunisian in relation to wetlands. Indeed, it is across the press and the advertising magazines that this organism parried state succeeded to change this attitude one commercializing this «urban product».

« Before I had a boutique in Bardo and I saw in the press and the advertising magazines that the lake is going to become a place« luxury» as El Menzah and El Manar. Really I thought, at that time to buy a commercial lot, but nobody of my family and my friends was in my sides even if those prices were accessible. It is a zone where there are the problems of rise of waters. Then, I saw, in the press, that the rhythm of sale evolved and that situation and vision in relation to the lake changed. I am afraid to get this occasion without using it. Even if there are risks, I contacted SPLT and I bought a lot». (Abir C., shopkeeper, maintenance accomplished on May 7th, 2007)

Then, we will try to show the success of first stage of marketing and passage in speculation. The one who gives more and who has "interventionist" power multiplies these chances to acquire a lot in the space of the lake:

« You leave Marsa, El Menzah, El manar, and you invest in a properly marshy zone. I even don't succeed in accepting fact to think of this idea and to put himself into this wetland. Today you find

³ Hagui A, the crisis of establishments service sectors in Tunis: the case of the activities of the lake, International symposium, Nice (November 15-17, 2012), Threatened areas, protected areas forms of supervision of shores in Western Mediterranean (XVI - XXI centuries), 2012, p. 15

me here, in the lake of Tunis, with this place of trade that I bought it from 650 D m². I left m² in 50DT to buy it from 650 with the intervention of the big representatives. The money for the purchase of a lot won't be enough to you. Before, if I had the commercialism, I won't miss the opportunity which was given by SPLT during the beginning of marketing». (Ali G., dealer, maintenance accomplished on June 2nd, 2007)

Is it then a place which answered waiting of activities and of persons? According to the witnesses, he was as such:

«In a simple comparison, I am going to show you the place of the lake in comparison with other places of the capital. At the time when I rented this place, in 1995, to me is of other one in El Manar and in Marsa there. The recipes of sales of three places was as follows: the less of 2000D / month, on average, for both places of El Manar and of Marsa and the more what 3000D / month for this last during the years of 1995-1999. It was really a considerable place of investment. Its importance exceeded that of places very known of the capital. It is a business place par excellence. »(Med. T., business man, maintenance accomplished on June 10th, 2007)

According to the result of our inquiry and discussions led to different social categories, dealers, businessmen, possessing places, " the urban history " of the lake knew two stages: that of development " and of "success" of the operation of 1990s marking so the "yesterday" lake, and that "today's" translating "bankruptcy" and crisis of establishments.

1.3- Towards a thorough tertiarisation: analysis "shift and share" of the tertiarisation

Until now, the banks of the lake have suffered, and continue to suffer deep mutations, at the level of the evolution of activities, which were made and are principally made to the advantage of service sector. In view of the analysis's development of the service sector's zone, it seems pertinent to define this process to include its mechanism of evolution. It recalls amplification on behalf of service sector at the expense of other activities. It is therefore the process which procreates increase on behalf of service sector in the total of the activities of production. Although it concerns neither working

nor transformation of natural resources and of subjects, service sector becomes divided into three:

- 1-The traditional service sector which is represented by commercial activities, personal services, restoration, ...
- 2-The higher service sector which includes education, health, ...
- 3-The driving service sector which is formed by telecommunications, services in Undertaken, the financial intermediaries, ...

To identify well the urban mutations of our space of study, we will use as base the results of our inquiry having brought to light the real enrolments between 1987 and 2008. We will be based on method of " shift and share"⁴ to guarantee a good understanding of this process. This analysis will help to detect three types of linked variations either to the environmental factors, or to the structural factors or else to the specific factors⁵.

⁴ It is a method which was by Mille Quant François and El Asraoui Hassen in their study which relates to the analysis of the "shift and share" of the structures of the regional performances. Also it was used by Soussi R for the identification of the evolution of the functional structures of the industrial parks while studying the case of the industrial park of Ariana-Airport located in the Tunisian capital. We tried to practise it to present the process of tertiarisation of the space of the lake to the level of the changes which affect constructible m² of each activity. They is then changes related to effects of structures, environments or specific. Generally, the analysis "shift and share" will make it possible to see with which point the space of the lake in its Northern sector was tertiary.

⁵ Generally, the variation of environment specifies the impact on constructible m² in the sector to be studied (xi) ascribable with the evolution of m² of the reference frame (X_i) (the totality of the banks of the lake). This variation with the variation released gross between xi1 and x_{i0} of the Northern sector, will show if the studied variable is similar from weight point of view of and dynamism to that of the reference frame or not. For the structural variation, it makes it possible to measure in a specific manner the effect of excess or variable of the aforesaid insufficiency for each sector. Finally the specific variation is used to us to show the differential of the rate of variation of the variable of the zone compared to the reference frame.

The calculation of each variation is done in the following way:

$$x_{i1} - x_{i0} \left\{ \begin{array}{l} \sum x_{i0} \frac{X_{i0}}{\sum X_i} \cdot \frac{X_{i1} - X_{i0}}{X_{i0}} = \text{Environnement} \\ + \left[x_{i0} - \left(\sum x_{i0} \cdot \frac{X_{i0}}{\sum X_{i0}} \right) \right] \frac{X_{i1} - X_{i0}}{X_{i0}} = \text{Structure} \\ + x_{i0} \cdot \left[\frac{x_{i1} - x_{i0}}{x_{i0}} \cdot \frac{X_{i1} - X_{i0}}{X_{i0}} \right] = \text{Spécifique} \end{array} \right.$$

x_{i0}: the studied variable of the zone (i) at initial period 0

x_{i1}: the studied variable of the zone (i) at the final period 1

Generally, it is a method which makes it possible to release a rough difference between enrolments well defined in one final period known as x_1 and another initial known as x_0 of an unspecified variable.

Our analysis will be respectively carried in m^2 building, as being variable to be studied, and to the wage-earning enrolments. The analysis of m^2 allowed to clear the following table:

X_{i0} : the studied variable of the reference frame at initial period 0

X_{i1} : the studied variable of the reference frame at the final period 1.

Table 4 : calculation of the variations per constructible m²

	x'_{i0}	x_{i0}	x_{i0}''				Environment,	Structural	Specific
	Théorique	réel		T_i	t_i	$t_i - T_i$	$x'_{i0} \cdot T_i$	$x_{i0}'' \cdot T_i$	$x_{i0} (t_i - T_{i\bar{a}})$
Habitat	798.867	513.522	- 285.345	0.27	- 0.19	- 0.46	215.694	- 77.043	- 236.220
- individual	344.453	199.682	- 144.771						
- collective	185.208	139.092	- 46.116						
- semi-collective	269.206	174.748	- 94.458						
Tertiary sector	287.289	331.180	43.891	0.16	0.18	0.02	45.966	7.022	6.623
- offices, trade and service	269.289	280.592	11.303						
- tourist activity	18.000	50.588	32.588						
Industry and trade	31.800	0	- 31.800	0.03	- 0.03	- 0.06	954	- 954	0
Green space	401.298	49.289	- 352.000	0.55	- 0.13	- 0.68	222.913		- 33.522
Total							485.527	- 264.575	- 263.119

A. HAGUI - study of the results of the inquiry

This table shows that if one is interested in the unit of the activities ' lake zone, the effect of the environment acts in a positive way. It is an effect which is favorable for 485.527m². The two other structural and specific effects act negatively on the distribution of m² in the Northern sector. Each effect records a total loss which exceeds the 260.000m² and which varies from one activity to another.

A more detailed analysis makes it possible to release the following results:

-For the sector of habitat, 798.897m² envisaged, it leaves only 513.522m² there constructible. This loss is explained by a specific effect of - 236.220m². It is also explained by a structural effect, which comes second-rate, of - 73.043m². As for the effect of environment, it is favorable for 215.694m².

-For nonpolluting and artisanal industries and which were programmed on a surface of 31.800m², they completely disappeared. This is explained by a structural effect which is about - 954m². Two other effects being ignored since they act in a positive way.

-For green spaces and with a rough variation of - 352.000m², the variations are explained by the effects of structures which are of -193.600m² and by the specific effects of -33.522m².

-It is only for the tertiary sector that the three variations, of environment, structure and specific act positively of 45.966m², of 7.022m² and 6.623m² respectively. It is at the level of this sector that one records an increase in the volume of m² of 43.891m² is of 287.289m² with 331.180m².

2-The Lake of 2000s: "bankruptcy"

2.1-A figure of falling affair and a worrying situation

It is to remind that the banks of the lake in its North sector were a success which was at the origin of a big request of building lands. However, current situation differs from the one who succeeded, due to the fact that 37,20 % activities⁶, notably salespersons, were transferred towards other zones for properly

economic reasons linked to the economic "non-profitability" of this space follows in a turnover which is going down.

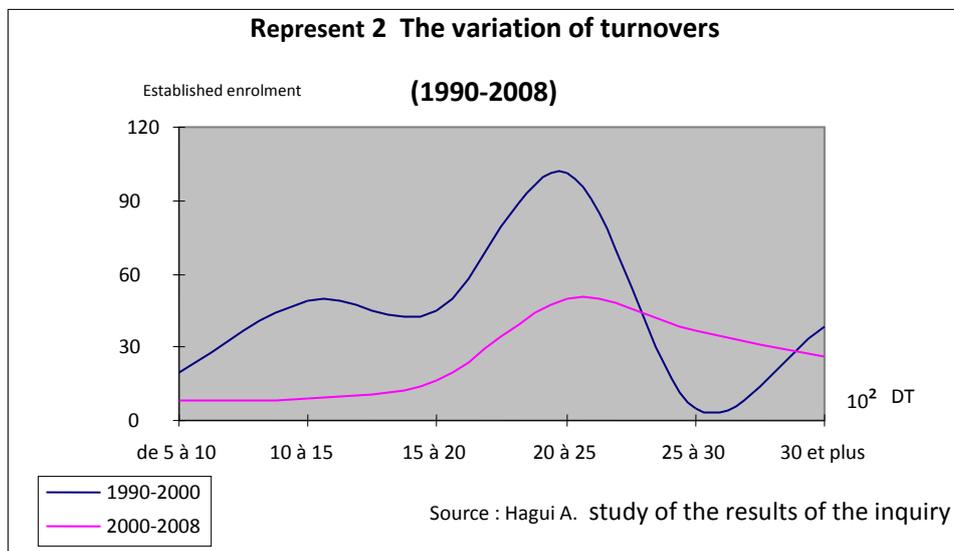
From a lake where more than 76 % activities accomplished turnovers which exceeded 2000 D widely to see even more of 3000D, to other one where more than 56 % of establishments recorded figures which exceeded 2500 D hardly to the point of achieving 500D. (See table below)

⁶ Hagui A (2006), activities service sectors established on the North banks of the lake of Tunis: radiance and zones of influence, p.25.

Table 5 : The turnovers of different activities (2000-2008)

Type of activities	Turnover in 10 ² dinars / month						Total
	5-10	10-15	15-20	20-25	25-30	30 et plus	
General feeding	12	-	-	-	-	-	12
Trade of clothing	5	47	40	13	-	-	105
Restauration	4	1	-	-	-	-	5
Care of health	-	-	-	1	4	10	15
Financial service	-	-	6	4	-	-	10
Total	8	9	16	50	37	26	147

Hagui A., study of the results of the inquiry



A more and more worrying situation especially with the current tendency of activities which was introduced at the level of the stories of the owners and of the tenants of places:

« It is true that the lake isn't built yet at the level of both parts which are under way of realization, but I can't stay here until this zone is more delightful and more attractive. They have rents to be paid and if my activity doesn't succeed in accomplishing recipes which allow me« to resist», [he uses the term of resistance for us explain the necessity to make benefits which allow them to stay with its activity in this place], that this is of use to stay here, it is better to search other more favorable places». (Haeckel., tenant of commercial premises, maintenance accomplished on May 25th, 2007)

Further to maintain with Mr. R.T, a dentist who became established in the banks of the Lake at the end of the year on 1993, he explains us the state of the lake since his "conquest" by activities until our days:

« He has only to look at streets with me, they are almost empty. I can't go for a walk without an accompanying. To you ace the feeling of insecurity with this space [risks of robbing augment with streets which are« spaces», in the majority of the time]. That's right the lake!!! I am part of first inhabitants, I live and I work here and I know this place very well since its creation. Really it is incredible, of thousand millions of Tunisian dinars which were invested to construct« Arrous El Moutawasset »[in Tunisian dialect the wife of the Mediterranean] and instead of constructing it, they returned the Lake« unbearable». It was better to clean him up and it

up only without urbanizing him». (Ridha T., dental doctor, maintenance accomplished on June 15th, 2007)

All stories are significant, but we also keep that of Mr Ali K., tenant of a place of general feeding, which shows us the current situation of the lake of Tunis which clears itself by the appearance of a will, especially that of dealers, to transfer activity out of this space:

« I discussed with an owner of a commercial bottom to see the possibilities of renting it. Everything is good, but there is just a small problem concerning the price of the renting which exceeds slightly the price of this place. In any case I am going to rent him even if he doesn't cut the price of the renting, so that I could« get away »of« El Mouchkla »[in Tunisian dialect problem]. For me, the Lake doesn't succeed, for these last years, in meeting the needs of all activities, without exception, in the clients. It is necessary to search other solutions in other more animated places». (Ali K., tenant of a place of general feeding, maintenance accomplished on May 2nd, 2007)

Immediate consequences of this situation which includes all urban functions were at the level of the appearance of phenomenon of functional migration «follows in the «transfer of activity». Of speculation and competition between activities for a better location to arrive at an optimum profitability, at a migration of activities towards other places of the capital more profitable and more animated, than we say that "The urban history " of the lake, in its North sector, was mark by escape " and migration " of establishments.

**Pictures 1 : The financial status of the establishments of the North banks of the Lake:
move and transfer of activity**



Enclosed spaces and activities that were transferred to other places in the capital more "profitable"



At the entrance to the "Lake Palace", closed or being rebuilt to be more compatible to the needs of business



The sale or rental of premises reflects the situation of Lake postmarketing. Have premises which have been neglected by their activities following a "bankruptcy".

Hagui A (2007), centrality of the lake and the centrality of Tunis:
a complete "face-lift" of the capital, p. 7

2.2-Of conquest in escape ": the countdown!!!

Of a place of a great value of investment to other in an economic profitability down, than we question about the degree of resistance of activities to this deterioration which increases

from day to day? It is across this reflexion which tries to prove the current tendency of activities, that it was possible to regroup results as follows:

Table 6 : The present state of the activities of the Lake: migration by edge of activities (2000-2008)

sharing out by type of activities	Activities				Total	
	Existant		Transferred		Effectif	%
	Effectif	%	Effectif	%		
General feeding	25	9,25	10	6	35	8,13
Trade of clothing	155	57,40	116	72,5	271	63,02
Restauration	20	7,40	6	3,75	26	6,04
Care of health	37	13,70	13	8,12	50	11,62
Financial service	33	12,22	15	9,37	48	11,16
Total	270	62,27	160	37,20	430	100

Hagui A., study of the results of the inquiry

On a total of 430 establishments, 160, that is 37,20 %, were transferred towards other places others than that of the lake. This transfer explains by the turnover accomplished in 2000s. The analysis of the migration of establishments by edge of activity shows us the preponderance of the places of the trade of clothing among which the part of transferred activities exceeds widely 42 %, that is 116 of 271 establishments. This transfer touched all investigated activities. For the general feeding, on a total of 31 establishments, 6 activities changed site, that is 19,35 % totals. As for the services of care and

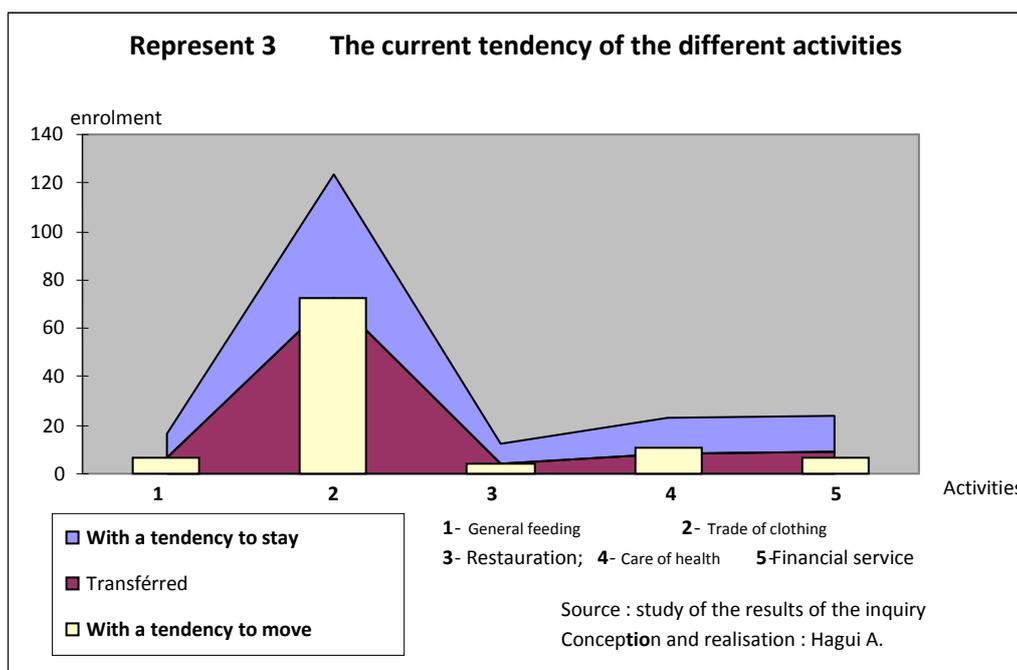
financiers, this transfer touched 26 % respectively and 31 % activities. Finally, for the activity of restoration and even if the sample isn't rather large, 23,07 % were touched by this transfer that is 6 activities transferred on a total of 26 counting.

What is impressive as part of this inquiry, it is that the part of the activities which declare, according to their leaders of establishments, to be ready to transfer towards other zones, corresponds to 28,51 % totals of existent activities and which is in the order of 270, that is 77 establishments. (See table below)

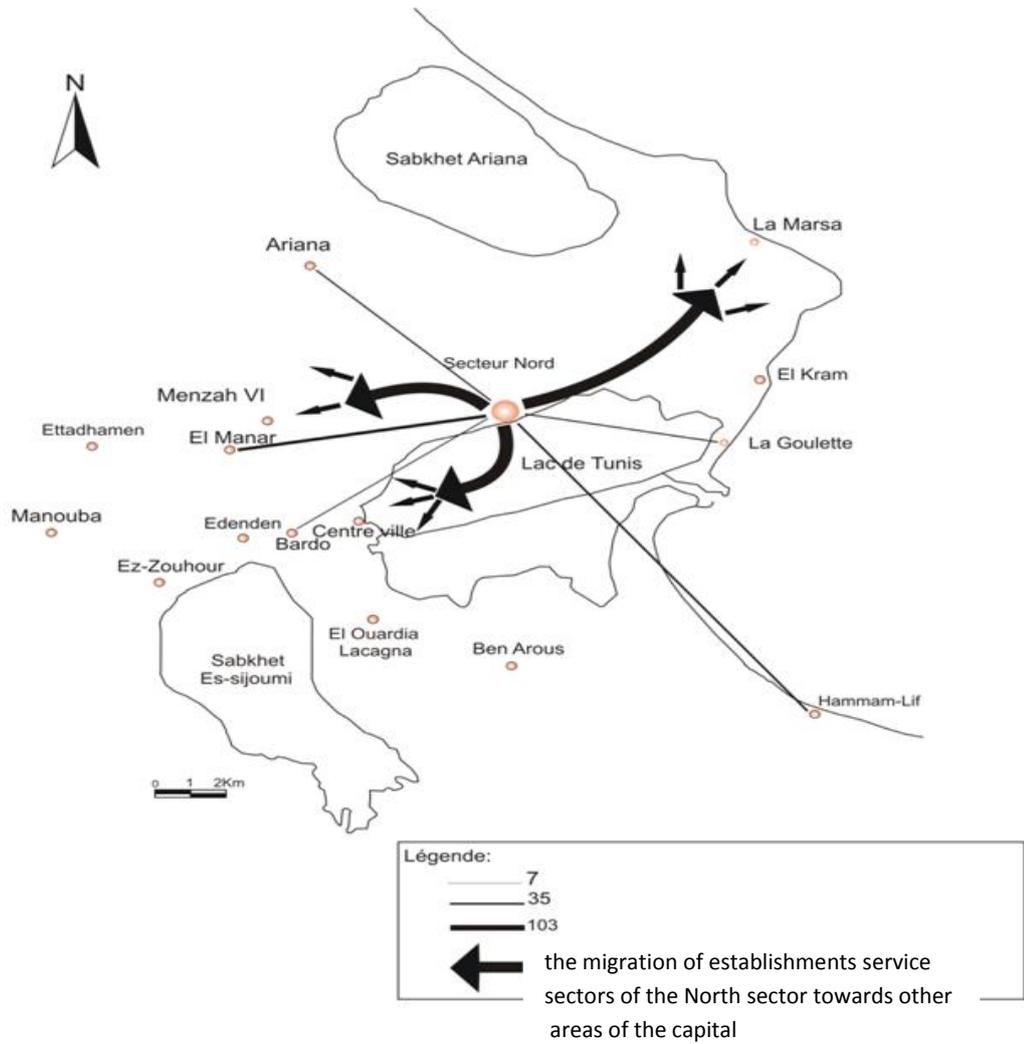
Table 8 : The current tendency of the urban activities of the Lake of Tunis

Type of activities	Transferred		Existant				Total
	Effectif	%	With a tendency to stay		With a tendency to move		
			Effectif	%	Effectif	%	
General feeding	10	6,25	20	10,36	5	6,49	31
Trade of clothing	116	72,5	99	51,29	56	72,72	271
Restoration	6	3,75	17	8,8	3	3,89	26
Care of health	13	8,12	29	15,02	8	10,38	50
Financial service	15	9,37	28	14,5	5	6,49	48
Total	160	100	193	100	77	100	430

Source: Hagui A., study of the results of the inquiry



Map 1 the activities of the lake: of conquest in migration



Cartography A. HAGUI - On 2012

Conclusion

At the end of 1970s, at the time when the city of Tunis was in the middle of various problems of urban order, several factors helped make the development of the lake an operation of rescue for Tunis. Hundreds of hectares possible cover the needs of the city at least for ten consecutive years. Stake is first-rate but the financial inability of the State to take care of all this operation, deferred the intervention on its areas recovered by the sea.

It is with a city centre which concentrated more of 1/3 of the population of agglomeration and the majority of urban activities, notably service sectors, than it was necessary to produce other areas capable of attracting the fluxes of activities and of persons of the city centre of Tunis. And it is with the cleanup of the Lake, that he parried interesting to use are North banks to the advantage of the urbanization of Tunis. This idea appeared dices the beginning of 1980s, with the creation of SPLT which owed created on this rectified space the whole space capable of attenuating the hyper concentration of the inhabitants and of activities especially in the city. On demographic plan, this operation of development is going to influence the distribution of the inhabitants in the capital. With more than 220.000 inhabitants who will be settled on banks rectified, the sharing out of the population in Grant Tunis is going to know transformations. However, the city of Tunis will lose the demographic primacy of its centre to the advantage of banks.

On functional plan and according to envisaged program, these banks are going to know an important functional weight exceeding widely the weight of the city of Tunis, notably Medina and the low city. Also they are going to have an important role in the readjustment of the land market of the city by absorbing request there m² of urban activities of the city over more than 10 years. It is with this programming that the city of Tunis will know the appearance of the whole zone which will concentrate more than 45 % workforce.

As for urban plan, this projected urbanization is going to open horizons towards the conquest of the Eastern areas which were abandoned and touched by the proliferation of anarchic buildings

and illegal. The urban extension of Tunis will be able to be performed any azimuth by breaking its linearity.

Today banks are almost urbanized. The study of different urban activities showed two stages of urban development of the urbanization of the banks of the lake. For 1990s, we speak about progress and about development of this urbanization. It is during this decade when the lake was considered to be the most sought-after place by activities and especially those in strong value of investment. This observation is in touch with the accomplished turnover.

As for 2000s, this urbanization knew an economic crisis which is due principally to the fall of the turnover in comparison with the figure accomplished in 1990. Of this situation there had appearance of a functional migration of establishments towards other place of the city.

Urban discontinuity with the differences between data of H. Barreth and the statistics of SPLT, allowed moving this urbanization forward as being an «urban product» which was completely used by the Tunisian. The absence of some activities and the limited number of the users, made only the enclosure of this space. At this level, the evaluation of this operation of development, at the level of the North sector, seems often interesting due to the fact that it is going to try to measure the degree of effectiveness of this urban plan. Always leaving all what was fixed to be able to delimit all that was accomplished. It is fact to examine this urbanization to its impact on the future of the new Lake City, see even on all region of Tunis.

It would be therefore important to examine the functional volume of the lake by confronting the "envisaging" and the "accomplishing" to clear the real sharing out of urban activities and to see its compliance with the ancient plans which were adopted to build this space. All this serves for determining the new space aeration of activities and its impact on the urban development of the capital.

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