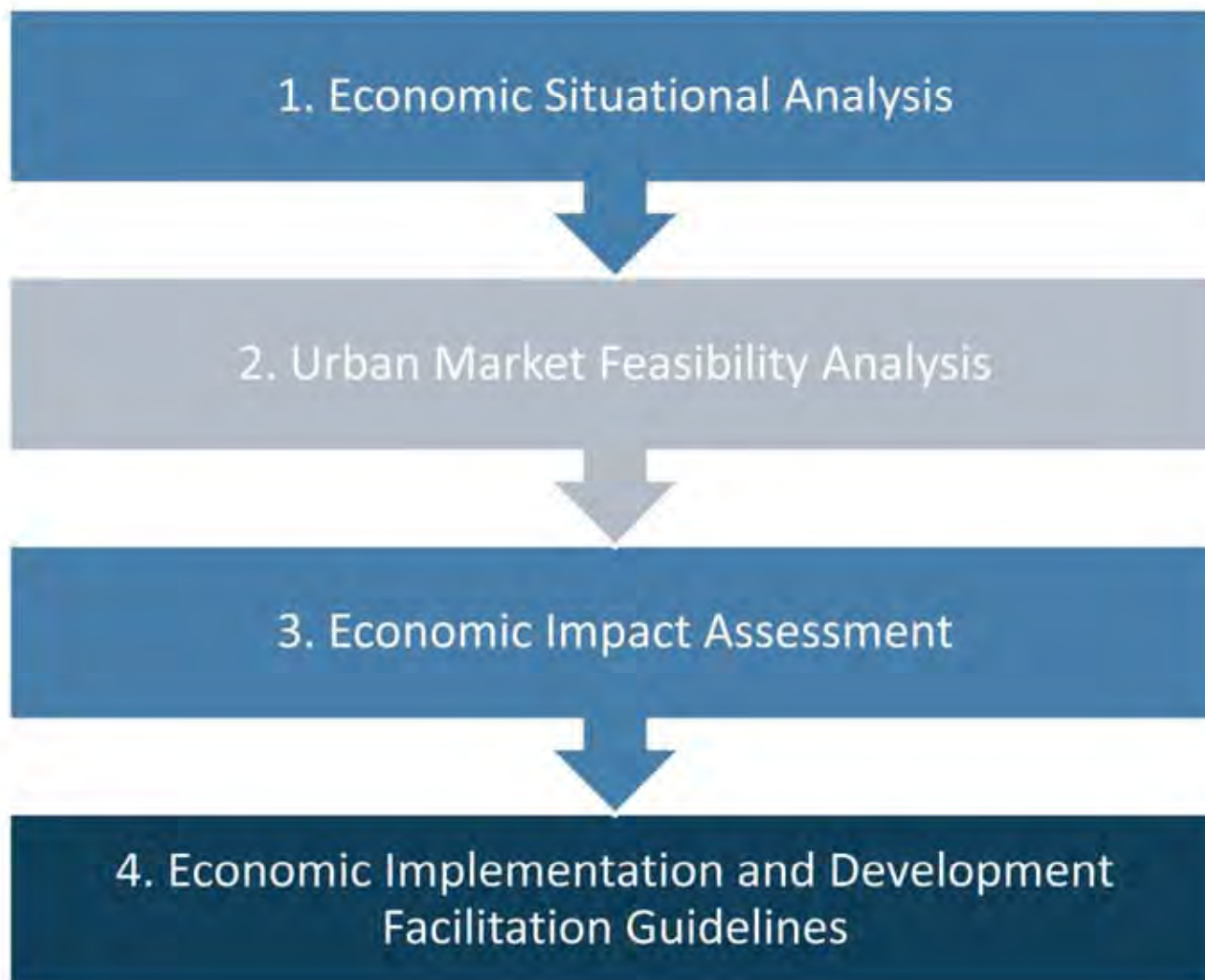


Implementation



Economic Implementation and Development Facilitation Guidelines

1. Six guidelines on implementation and development facilitation
2. Implementation vehicle



Guidelines



Guidelines (1-3)

Guideline 1: Project Prioritisation

- Overcome shortcomings (e.g. financial and human resources)
- Prioritised projects fall into catalytic, transportation, housing, infrastructure, commercial and retail categories
- 23 prioritised projects were identified

Guideline 2: Stakeholder Consultation

- Obtain buy-in, participation and identify investors
- Important to ensure that all stakeholders are involved

Guideline 3: Partnership Identification and Project Matchmaking

- Focus on PPP
- Partnership challenges include negative perceptions about each party
- Mitigation of challenges can occur by taking ownership, building trust, drawing up agreements and by monitoring & evaluating the progress of the partnership

Guidelines (4-6)

Guideline 4: Development of Business Plans

- Business plans are needed to obtain external funding for projects
- Business plans should include operational plan, financial plan and business structure

Guideline 5: Obtaining Funding

- Institutions to approach for funding include the IDC, DBSA, GEDA, WRDA and private sector

Guideline 6: Create an Enabling Environment

- Incentives can act to create an enabling environment – there are restrictions but discount on services, sale of municipal land, reduction in rates, taxes and amendment of by-laws can be offered
- Other ways to create an enabling environment include CID, infrastructure development, marketing, improved management

Implementation

Amendment of Bylaws

Municipality to offer Incentives to Building Owners and Developers

- Reduction in Rates and Taxes
- Reduction in Property Taxes to Maintain buildings and Restore Historic Buildings
- Density Bonuses
- Green Architecture Bonuses
- Signage and Façade Improvements
- Landscape and Streetscape Improvements

Implementation Vehicle

1. Inner City Partnership (partners could incl.)
 - a) Mogale City LM
 - b) Private Sector
 - c) West Rand Development Agency
 - d) Community
2. Task team within the municipality
3. New special purpose vehicle
4. West Rand Development Agency



Implementation Vehicle - Responsibilities

1. Project prioritisation
2. Development facilitation
3. Development co-ordination
4. Project management
5. Project administration
6. Source funding
7. Monitor and evaluation

Way Forward

1. Establish the most appropriate structure that can implement the identified projects
2. Adopt guidelines as policy
3. Implement projects



Conclusion

