

CRITERIA FOR THE SELECTION OF URBAN RENEWAL PROJECTS

The objectives of the urban renewal programme are stated as being:

- To mobilise people so that they can become active participants in the processes targeted at the upliftment of their own communities.
- To co-ordinate and focus the activities of the three spheres of government.
- To secure private sector co-operation and participation in the programme.
- To reprioritise and re-align the budgets and expenditures of the three spheres of government, in particular their expenditures in poverty relief, infrastructure development, maintenance and rehabilitation in the 2001 MTEF and forthcoming cycles, to be consistent with the identified nodal points.
- To pilot approaches to ensure cluster and inter-cluster as well as cross-sphere approaches to planning, budgeting and implementation.

In light of the above broad objectives, it stands to reason that the projects that are identified for implementation under the auspices of the Urban Renewal Programme should seek to realise these objectives.

Proposed considerations are listed below:

- Projects should where possible be funded on a Rand for Rand for Rand basis (1:1:1). Community based projects should include a contribution by the community. In instances where it is not possible for the community to raise revenue (i.e through savings), community members may contribute by sweat equity. It is critical however that this contribution be properly measured and quantified. Private sector involvement should also be sought. The ideal situation is for projects to be funded on a 1:1:1 basis, by the government, the private sector and the beneficiary community. Various possibilities exist that can be explored in an attempt to make up these ratios and to quantify the contribution of the three spheres government.
- Those projects that cannot be funded on a Rand for Rand basis should be catalyst-type projects that attract and galvanise a range of multi-sectoral development initiatives. These would typically be where the government fulfils its responsibility of creating an enabling environment. These would typically be municipal infrastructure projects such as the installation of bulk services.
- All projects should emanate from the IDP process.

- Preference should be given to multi-sectoral projects, example, the development of a cultural village. This has infrastructure, housing, economic and social development aspects and it is likely to be funded from different agencies and departments. These projects have the benefit of contributing to and improving different aspects of human life all at once. They also assist the programme fulfil one of its core objectives, that of piloting approaches to inter-sectoral and inter-sphere planning, budgeting and implementation.
- In those projects that are not multi-sectoral, innovation and ingenuity (in design, implementation, financing, management) must be demonstrated. In looking at these, the objectives of the programme, such as mobilising communities to become active participants in the development of their areas as well as inter-governmental fiscal re-engineering, should be borne in mind.
- The projects should seek to contribute to as wide a spectrum of the community as possible. Projects should therefore indicate the percentage, scope and reflect on the number of vulnerable groups of the community that will benefit from the project.
- Projects must be sustainable, for example, in achieving economic development, social and environmental issues should also be addressed. The universal interpretation of sustainability (meeting our needs without compromising future generations' ability to meet their needs) should be observed and demonstrated by the various projects at all times. The establishment of localised institutions also contribute to the ensuring the sustainability in long-term projects.
- Preference will also be given to those projects where concerns such as land release, legal matters and services (unless these are the object of the project) have been resolved.
- In selecting anchor projects, consideration should be given to the range and mix of projects selected (type, location, duration, outcome/impact, etc)

It must be noted that the above should be used as a guide in selecting projects and that the final list of projects will emanate from a consultative process between various role-players and must be endorsed by the municipal council.