

# VILLAGE EAST PRECINCT PARTNERSHIP

## CONSTITUTION

APRIL 2018



THE JOHANNESBURG  
Inner City Partnership

## **1. INTRODUCTION**

The Johannesburg Inner City is one of the most strategic urban locations on the African continent. It has undergone many changes over the years, but has always remained the primary node in Johannesburg and Gauteng, characterised by excellent accessibility via a number of transport modes and high levels of investment in property and infrastructure.

The private and public sectors have responded to this opportunity via a number of mixed-use, residential, office and retail investments over the last number of years, especially in the Braamfontein, Newtown, Central and Maboneng precincts.

This investment drive has been bolstered by public sector policy. The City of Johannesburg has identified the Johannesburg Inner City as a strategic investment destination in all its policy, planning and budgeting documentation over the last two decades. The Gauteng Province and National Government have also prioritised the Johannesburg Inner City via various policies, strategies and incentives, such as the Urban Development Zone incentive.

New mixed-use investment opportunities with very high impact have been identified in the South-Eastern sector of the Inner City, between Maboneng and the Central Inner City. This area is referred to as the Village East Precinct. A number of development projects are currently in construction and high value project pipelines are planned for Village East over the short and medium terms.

Village East however faces the same wicked problems as the rest of the Inner City, such as crime, grime, homelessness, drug and alcohol abuse, unemployment, poverty, a lack of inter-generational family structures and limited by-law enforcement. In addition, the high levels of residential investment over the last number of years in the Inner City have not been accompanied by the required levels of investment in community facilities and the public realm, such as parks, libraries, schools, sports facilities, connected to living and working places by a network of walkable pathways.

## **2. ESTABLISHMENT OF A VOLUNTARY PARTNERSHIP**

A number of public and private stakeholders in the Village East Precinct wish to establish a voluntary partnership to optimise this investment opportunity. This will be known as the Village East Precinct Partnership. Although a number of City Improvement Districts are included in the partnership, it will not be a CID or a Special Rating Area (SRA), as stipulated in the Municipal Property Rates Act. The partnership will work with the CIDs on mutual areas of interest.

The partnership will be a subcommittee of the Johannesburg Inner City Partnership (JICP).

Membership will be open to public, private and community-based organisations that have an interest in the transformation of the Village East Precinct:

### **Public Sector**

- City of Johannesburg (Inner City Office, Region F, City Transformation, Transport, City Parks, Community Development, Economic Development)
- JDA, JRA, JPC
- Gauteng Provincial Government
- National Department of Public Works
- SOEs, e.g. Transnet

### **Private Sector**

- Property Developers
- Property Managers
- Property Investors
- Financial Institutions
- Small businesses
- Major employers

### **Civil Society**

- Community-based organisations
- Non-governmental Organisations
- Religious Congregations and Faith-based Organisations

### **City Improvement Districts/Precinct Management Entities**

- Maboneng Civic Association
- New Doornfontein Improvement District
- Main-Marshall Improvement District
- Fashion District
- Central Improvement District

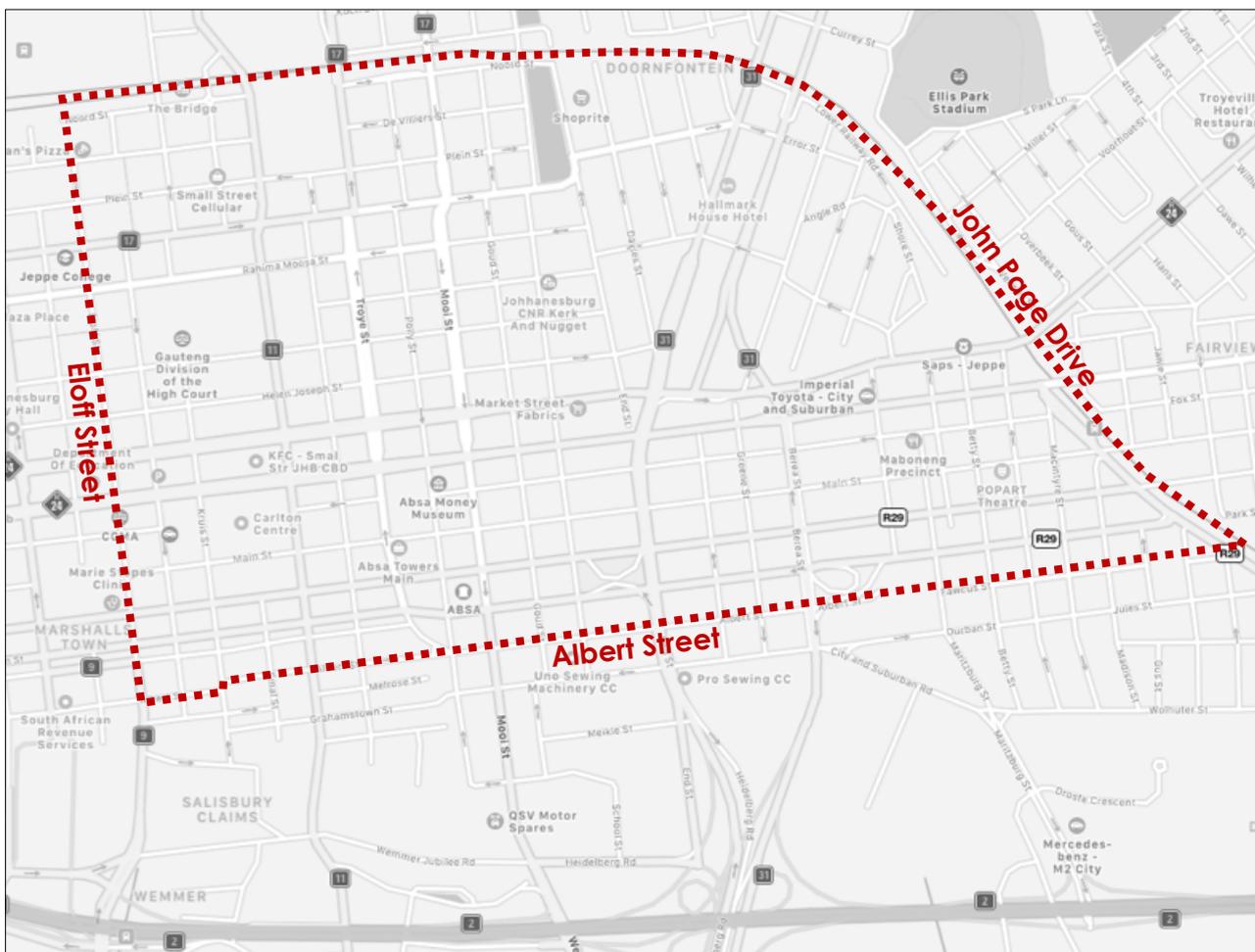
**Membership** will be subject to the submission of an application to the Secretariat, including a resolution of the Applicant's Executive Authority (Board, Council, etc.) indicating that the Applicant will adhere to the VEPP Constitution, as amended from time to time.

The operations of the VEPP will be funded via voluntary contributions made by members. Seed funding for the establishment and first year operations has been secured. Further funding and the continuation of the Partnership after the first year will be considered by members, based on a budget submission by the Secretariat.

## **3. LOCATION**

The Village East precinct is located in the South-Eastern sector of the Johannesburg Inner City. It includes Maboneng, the Northern part of City and Suburban and the Inner South-

East quadrant of the Inner City and the Fashion District. The VEPP is aimed at inclusivity of stakeholders and projects in and around the precinct. The Map below is merely indicative and not intended to exclude stakeholders and projects outside the boundary.



The following CIDs are included in the Village East Precinct:

- Maboneng Civic Association
- New Doornfontein Improvement District
- Main-Marshall Improvement District
- Fashion District
- Central Improvement District

#### 4. VISION AND STRATEGIC OBJECTIVES

The vision of the Partnership is to fast-track the transformation of the precinct into a sustainable, vibrant, safe, walkable, inclusive mixed-use neighbourhood via the coordination of public and private precinct investment and management.

The vision will be achieved via the following strategic objectives:

- To brand the precinct as a world-class destination, including the pedestrianised East-West routes and other relevant precinct elements.
- To devise precinct investment strategy, planning and design, with a focus on the public realm, including the pedestrianisation of key routes and ground floor development activation (public & private). This will be informed by the JDA's Gandhi Square East Urban design Framework and other relevant planning and/or urban design documentation undertaken for the precinct or parts thereof.
- To support the identification of catalytic project pipelines, with a focus on the public realm, social/community facilities and place sharing initiatives
- To support the sourcing and leveraging of sufficient project-based public & private funding & finance in order to bring about significant urban transformation, including public sector budgets and alternative funding mechanisms such as TIFs and PPPs.
- To fast-track public & private project implementation, especially where delays are encountered
- To support the establishment of a pipeline of creative place-making and economic development projects that benefit the community, draws visitors and increases investment
- To optimise precinct boundaries in consultation with the Jhb CID Forum and CID members of the VEPP. To align urban management operations, including, but not limited to cleaning, safety & security, municipal service optimisation, community cohesion, inclusivity, social issues etc. with neighbouring communities/voluntary management Initiatives. This will also include the alignment of urban management operations and VEPP capital projects, in order to achieve critical mass.
- To lobby government on matters such as sustainable development controls, incentives and by-laws.

The Partnership will compile and agree **Measurable Targets** and associated timeframes for each of the above strategic objectives and put in place a **VEPP Work Plan** that will be aimed at achieving the strategic objectives. The Work Plan will consist of a number of projects and associated project plans submitted by members, with allocated responsibilities, timeframes and resources. The projects will initially focus on the pedestrianisation of an East-West Link and the planning in relation to the development of community facilities.

STRATEGIC OBJECTIVE	TARGET/S	TIMEFRAME
Area-based branding		
Precinct investment strategy, planning and design		
Project identification and pipelining (public & private)		
Project-based public & private funding & finance		
Implementation fast-tracking (public & private)		
Place-making and economic development		
Working with CIDs		

## 5. GOVERNANCE

### PATRON

The MMC for the Inner City, Cllr Reuben Masango, will be the Patron of the Village East Precinct Partnership. This will include:

- Strategic advice on overall vision and alignment with the Inner City Roadmap
- Political liaison with other spheres of government
- Resolving constraints and delays in achieving the Partnership purpose, strategic objectives, the VEPP Work Plan and project plans submitted by members

The VEPP will be a standing item on the Johannesburg Inner City Sub-Mayoral Committee with the purpose of addressing the above matters.

**The VEPP GOVERNANCE COMMITTEE** will be a subcommittee of the Johannesburg Inner City Partnership.

A maximum of nine (9) members will be elected to serve on the Committee by the VEPP membership at a General Meeting of members.

The members of the Governance Committee will elect a chairperson and will meet on a quarterly basis.

The quorum for the VEPP Governance Committee will be 50%+1

The JICP Board will approve the Project Plans and amendments to the Project Plans as recommended by the Governance Committee. The VEPP Governance Committee will approve the VEPP Measurable Targets and Work Plan and the appointment of service providers, where required. The duration of the VEPP Governance Committee will be linked to the completion of all projects in the VEPP Work Plan.

The Governance Committee will provide feedback to VEPP members on a quarterly basis via the JICP website and via an Annual Member Meeting. Other member meetings may be called from time to time, when the need arises.

**A VEPP PROJECT OVERSIGHT COMMITTEE** will be established to perform advisory, coordination and facilitation roles in terms of project plans submitted by members. This will include the composition of project teams, project scope and integration with the VEPP vision and other VEPP and Inner City projects. The Committee will provide assistance on project funding and connect project teams to appropriate CoJ departments and entities.

The Project Oversight Committee will recommend project plans to the Governance Committee.

The Project Oversight Committee will be responsible for the formulation and management of VEPP Measurable Targets and Work Plan.

The Project Oversight Committee will draft its own Terms of Reference in line with the VEPP Constitution and submit this to the Governance Committee, for approval.

The Governance Committee will coopt members to serve on the VEPP Project Oversight Committee from the VEPP membership and other individuals who are considered to assist in the realisation of the VEPP purpose and strategic objectives .

It will be chaired by a Project Oversight Committee member appointed by the Governance Committee and meet on a monthly basis.

The Secretariat functions related to the Governance and the Project Oversight Committees will be undertaken by the JICP.

All costs for the attendance of all VEPP meetings are for members' own account.

The following governance arrangements will apply to VEPP Committees:

ITEM	PROJECT OVERSIGHT COMMITTEE	GOVERNANCE COMMITTEE	JICP BOARD
<b>CHAIRPERSON</b>	Appointed by Governance Committee	Elected by Governance Committee members	Ishmael Mkhabela
<b>MEETINGS</b>	Monthly	Quarterly	Quarterly
<b>SECRETARIAT</b>	JICP	JICP	JICP



ITEM	PROJECT OVERSIGHT COMMITTEE	GOVERNANCE COMMITTEE	JICP BOARD
<b>DECISION-MAKING</b>	Recommendations to Governance Committee	Approvals, excluding Project Plans, Project Funding Proposals and Audit related matters	Approvals related to Project Plans, Project Funding Proposals and Audit related matters
<b>APPOINTMENT OF SERVICE PROVIDERS</b>	Recommendation to Governance Committee	Approval (in terms of an approved Project plan)	For Noting
<b>OPERATIONS BUDGET (JICP FINANIAL YEAR)</b>	Recommendation to Governance Committee	Approval	For Noting
<b>BANK ACCOUNT PAYMENTS</b>	Recommendations to Chairperson of the Governance Committee	Recommendations to JICP Board Representative	Approval BY JICP Board Rep & Chairperson of the Governance Committee
<b>PROGRESS REPORTS</b>	Recommendations to Governance Committee	Approval	For Noting

**APPROVAL**

\_\_\_\_\_  
 MMC REUBEN MASANGO (PATRON)

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 CHAIRPERSON: JICP

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 CHAIRPERSON: VEPP GOVERNANCE COMMITTEE

\_\_\_\_\_  
 DATE