BAYSIDEUIP

Why Join BaysideUIP?

A safe, clean, well-managed precinct is not the Municipality's job alone to deliver — and the evidence shows it is worth funding together.

41%
single-year growth in new property investment, Cape Town CBD (CCID, 2025/26)

34%
drop in reported crime incidents during a CCID-funded security campaign

98%
of Cape Town CBD retailers reporting favourable trading conditions (CCID)

ANSWERING THE HARD QUESTIONS

"Isn't this the Municipality's job?"

The Constitution requires eThekwini to deliver equitable service levels across the whole city — it cannot legally give Bayside more police presence, more cleaning, or faster maintenance than every other precinct, no matter how much we're willing to fund it ourselves. That gap is permanent, not a failure to shame the Municipality into fixing. The SRA/UIP mechanism exists in law precisely because of this gap. Your normal municipal rates keep funding the citywide baseline unchanged — the Additional Rate buys something the Municipality is structurally unable to provide on its own.

"I don't want my rates to increase."

The Additional Rate is small, bounded, and consensual — not open-ended. By law, no single property can ever be asked for more than 20% of the total annual budget, and the overall ceiling is capped at 25–35% of your normal rates. At Bayside's current working rate (R0.338 per R100 of valuation), the actual annual cost is a fraction of the kind of value movement well-run precincts see — Cape Town's CBD saw a 41% single-year jump in property investment value. And it only happens if a majority of the owners being asked to pay actually vote for it: at least 50% + 1 of Business & Commercial owners must assent before this proceeds.

"What's in it for me?"

A concrete, measurable change to your day-to-day precinct — not a vague promise. Where this model has been running for years, the results are documented: fewer break-ins, less shoplifting, more arrests, higher occupancy, and retailers who report their trading conditions have genuinely improved. For a property owner, that means safer premises, more reliable tenants, better footfall, and a precinct identity that supports your asset's value — not abstractly, but as the measured output of the same funding mechanism you're being asked to support.

WHAT MAKES BAYSIDE DIFFERENT

A Live Demonstration, Before You're Asked to Pay

The Interim Precinct Activation Programme is planned to run corporate-funded from September 2026 — a full 10 months before the Additional Rate begins. Once funded, you'll be able to see security, cleaning, and ambassador presence on the ground before you're asked to fund the formal UIP, not just a promise on paper.

The Durban High Court Reopens December 2026

A major institutional anchor returning to daily use, right inside the precinct, ahead of the formal UIP's own commencement — an independent catalyst for footfall and confidence that Bayside is positioned to capitalise on from day one.

A Precinct Nothing Else Can Replicate

The Durban Yacht Marina, Wilson's Wharf, the BAT Centre, and the Maritime Museum give Bayside a maritime, cultural identity no ordinary CBD precinct has — while its CBD side (Anton Lembede and Yusuf Dadoo Streets) keeps it genuinely mixed-use, not a single-purpose waterfront development. The waterfront isn't an afterthought — it's a dedicated pillar, including a marine litter-collection sponsorship campaign unique to this precinct.

Sponsorship Reduces Your Burden Over Time

The five-year financial outlook shows sponsorship income growing from R350,000 in Year 1 to R1.1 million by Year 5 — more than triple — directly reducing reliance on the Additional Rate as the precinct's track record and corporate partnerships mature.

Technology That Makes Service Delivery Visible

CityMenderSA gives every reported issue — a pothole, a broken light, illegal dumping — a trackable record from report to resolution, visible to both BaysideUIP and the Municipality. Not a black box: an auditable trail.

Built on Fiscal Discipline, Not a Blank Cheque

The budget was built bottom-up — starting from the service levels required, then costing each one — not "we have R8 million, so let's spend R8 million." Every major service is competitively tendered (minimum three quotations), and every budget category is fully explainable, with no unexplained "other" line.

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GOVERNED BY YOU, NOT JUST FOR YOU

BaysideUIP NPC is a registered Non-Profit Company, not an informal collective. Its Board is unremunerated. Its annual budget is submitted to eThekwini's CFO by 31 January every year and tabled for member approval at the AGM. Its financial statements are audited. Every property owner who becomes liable for the Additional Rate is entitled to enrol as a member and have a direct vote in how the precinct is run — this isn't something being done to you, it's something you get to help govern.

A note on the evidence: *The 41%, 34%, and 98% figures above are Cape Town Central City Improvement District's own published results, drawn from a CBD precinct with 26 years of operating history — a larger, more mature precinct than Bayside will be in Year 1. They are offered as evidence that this funding model works over time, not as a promise of identical results in Bayside's first year.*

READY TO SUPPORT BAYSIDE?

Next Steps

1. Attend the Special Open Meeting and ask your questions directly.

2. Read the full Business Plan for the detailed figures, governance, and financial model behind everything summarised here.

3. Complete your Assent Form — your property's vote only counts if you cast it.

Contact the Steering Committee

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