BAYSIDEUIP

Proposed Bayside Urban Improvement Precinct

A Special Open Meeting of Property Owners

Tuesday 13 October 2026 · 10:00 · Royal Natal Yacht Club, Durban

How This Meeting Will Run

1–3 Welcome & purpose

1 Welcome and opening
2 Introductions
3 Purpose of the consultation

4–5 The proposal

4 Legislative framework
5 The proposed SRA: boundaries, motivation, services

6–8 Plan & budget

6 Draft Business Plan
7 Budget and Additional Rate
8 Governance

9–10 Your questions

9 Public questions and comments
10 Summary of issues raised

11–12 Next steps

11 Next steps, then the show of hands
12 Closure

The show of hands today is on whether to continue the process. It is not a commitment to pay, and it is not the assent threshold.

Who Is in the Room

Chairperson	Rinaldo Captain Hasthibeer, Interim Chair, BaysideUIP NPC
Minute-taker	Nicolette Biggar, recording the proceedings on the prescribed form
eThekwini	Ntombi Maema, representing the Head of Economic Development
Initiators	Rinaldo Captain Hasthibeer and the BaysideUIP team, who prepared the proposal
Proposed Steering Committee	Alan Thompson, Linda Gumede, Eric Apelgren, Raymond Green, Qiqa Maboza, Rinaldo Captain Hasthibeer and Greg Harpur

Why We Are Here Today

This meeting is a required step under eThekwini's Special Rating Area Policy. Its purpose is to consult property owners and the wider community on the proposal.

- Inform you about the proposal, the budget and the rate
- Answer your questions and record your comments
- Ask for a show of hands on whether to continue the process
- Approve a Steering Committee if the meeting supports continuing

TODAY'S SHOW OF HANDS

Continue, or Not

A vote by those present

Assent Forms

Owners later record their position in writing

Today's vote is not a commitment to pay. Support is recorded on signed Assent Forms, one vote per property.

Report on the Preliminary Process

NPC registered

BaysideUIP NPC (Reg. No. 2026/611197/08) will govern the SRA.

Boundary and map

The demarcated area and map come from eThekwini's Strategic Spatial Planning Branch.

Property register

452 properties on the register; 259 are commercial or industrial, with details still being confirmed.

Draft Business Plan

Services, 12- and 36-month budgets and a five-year forecast, with the rate for each owner.

Website and forms

baysideuip.co.za carries the map, the proposal and the prescribed forms.

Notice and engagement

Notice and agenda issued for today, with engagement of eThekwini Economic Development.

The Rules We Are Following

The law

Section 22 of the Municipal Property Rates Act allows an additional rate in a Special Rating Area.

The Policy

eThekwini's Special Rating Area Policy (31 August 2020) sets the process we are following.

Commercial SRA

Residential properties are not liable at this time.

Support needed

Support is recorded on signed Assent Forms, one vote per property (clause 5.2.6).

Limits

Rate capped at 35% of the normal rate in Years 1–2, 25% after. No property pays over 20% of the budget.

Ring-fenced

A separate municipal account, passed to the NPC monthly under a three-year Finance Agreement.

Where is Bayside?



Anchor Nodes

- Durban High Court
- Victoria Embankment
- Durban Yacht Marina
- Wilson's Wharf
- BAT Centre & Maritime Museum

Bounded by Anton Lembede Street, Shepstone Street, Bay Terrace, Margaret Mncadi Avenue, Maritime Place, Yacht Basin Terrace, Boatmans Place, Dr Yusuf Dadoo Street, Dorothy Nyembe Street and Beach Walk.

Official boundary map: eThekwini Strategic Spatial Planning Branch

Why Bayside?

Location

Connects directly with Durban's central economic environment.

Waterfront

The Durban Yacht Marina, Victoria Embankment and Wilson's Wharf provide major tourism and leisure assets.

Institutional Anchor

The Durban High Court provides a major daily destination and footfall generator.

Maritime Economy

Yachting, boating and marine services distinguish Bayside from ordinary commercial precincts.

Existing Investment

The area already contains significant private and public investment.

Regeneration Potential

Improved management can lift investor confidence without wholesale redevelopment.

Why Establish the UIP Now?

High Court handover Dec 2026

Cleaning, security and public-space upkeep fall on individual owners. A UIP shares the load across the precinct.

The window is fixed

Applications are lodged once a year (30 November). The Additional Rate would start on 1 July 2027.

High Court handover Nov 2026

The High Court is scheduled for handover in December 2026. Daily footfall follows, and the first impression will be set early.

Results before the rate

The Interim Precinct Activation Programme lets owners see change before they are asked to pay.

Decline is cumulative

Visible neglect and vacancies erode retention and investor confidence. Acting early is cheaper.

Strong anchors today

The court, the marina, Wilson's Wharf and the BAT Centre give Bayside something to build on.

Bayside Today → Bayside Under the UIP

	TODAY	UNDER THE UIP
Security	Owners arrange their own; uncoordinated patrols	24/7 patrols, control room, CCTV, one incident record
Cleanliness	Litter and dumping handled building by building	Daily cleaning of streets, public spaces and waterfront
Maintenance	Faults reported one by one, little tracking	Issues logged and tracked to closure via CityMenderSA
Public space	Under-presented waterfront and gateways	Maintained, better-presented gateways and waterfront
Presence	Inconsistent presence on the street	Street ambassadors present throughout the daily window
Confidence	Each owner faces the City alone	One organised voice with senior City management

Protecting Value and Confidence

Property values

A clean, safe, well-managed precinct protects value and makes buildings easier to let and finance.

Business retention

Businesses stay where staff and customers feel safe. Retention is the UIP's primary economic objective.

Tourism and footfall

The marina, Wilson's Wharf, Victoria Embankment, BAT Centre and the High Court bring daily visitors.

Competitiveness

Bayside competes with Durban nodes that are already managed. Collective management closes the gap.

A simple test

R0.370 per R100 of valuation is 0.37% of municipal value a year: R3,700 on R1 million. If better management protects or lifts a property's value or income by more than that, the UIP pays for itself.

Bayside UIP


Legend
BaysideUIP
Parcels
Roads
0 65 130 260 390
Meters
Scale: 1:2,600
Prepared By:
STRATEGIC SPATIAL PLANNING BRANCH
DEVELOPMENT PLANNING DEPARTMENT
ENQUIRIES: (031) 311 7450
Consultant:
Date Approved:
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ETHEKWINI MUNICIPALITY

LIVE · WORK · PLAY

Bayside's identity — the character of the precinct and the experience the UIP is designed to deliver.

A consistently delivered Live-Work-Play experience drives business retention, which in turn supports investment confidence.

A Precinct That Manages Itself Better

The Municipality provides essential statutory services across the whole city. BaysideUIP adds a dedicated, supplementary layer — focused entirely on this precinct — that the Municipality's city-wide services cannot provide alone.

- Dedicated security presence, not shared city-wide capacity
- Daily cleaning and rapid maintenance response
- A recognisable identity that supports investment confidence
- A single point of coordination for property owners

SUPPLEMENTS

Never Replaces

The Municipality's Own Services

R8.57m

Working Year 1 Budget

Commercial SRA — only Business & Commercial and Industrial-rated properties are liable

5.3 · THE OPERATING MODEL

Six Pillars

1	2	3	4	5	6
Security	Cleaning	Maintenance & CityMenderSA	Beautification & Enhancement	Placemaking & Identity	Promotion, Events & Tourism

Every pillar exists to increase economic vitality, safety, and attractiveness of the Bayside precinct.

Top-up services — funded on top of, not instead of, standard eThekwini services.

Security

- 24-hour coverage
- Two-person patrol teams
- Armed security personnel
- Patrol routes & response times
- Control-room integration
- Incident reporting

4 day + 2 night patrol vehicles, 2 guards each — 12 guards on duty at any time, at PSIRA/NBCPSS-compliant rates.



Patrol Vehicles: Purchase or Lease

The four security patrol vehicles are procured entirely separately from the security guarding contract. Corporate sponsorship was pursued but has proven difficult to secure; purchase or lease is the current working assumption.

The security company crews and operates the vehicles, but has no role in supplying or costing them — keeping the tendered service cost lean. Pricing is still being confirmed.

Sponsorship still welcomed if it becomes available — contact the Steering Committee.

Cleaning & Maintenance

Cleaning

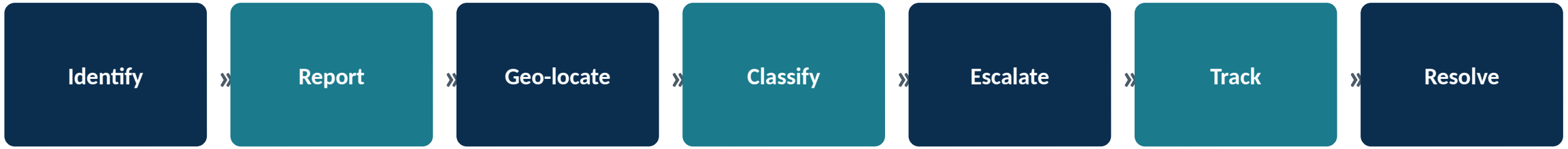
- Three mobile teams (4-6 people each)
- Litter, graffiti, poster removal
- Public-space & waterfront cleaning
- Employed directly by BaysideUIP NPC

Maintenance

- Hybrid model: in-house team + outsourced specialists
- CityMenderSA platform: identify, track, escalate
- Potholes, paving, signage, lighting, stormwater
- Auditable record — visible to the Municipality too

Cleaning is employed directly. Maintenance is a 50/50 hybrid: an in-house team for routine work, plus specialist plumbers, electricians, and road repair crews on a competitively tendered call-out basis.

CityMenderSA: Tracking Every Issue



A structured mechanism for BaysideUIP to report, track, and escalate service-delivery issues — with an auditable record that also gives the Municipality visibility of precinct-level performance.

CityMenderSA does not replace the Municipality's own statutory responsibilities — it makes issues visible and trackable.

Marine & Environment

The waterfront is a defining element of Bayside. Marine and waterfront cleaning is a duty of the Cleaning and Maintenance teams — not a separate team — addressing:

- Floating litter & marina pollution
- Waters-edge cleanliness
- Environmental monitoring & pollution reporting



Sponsor a Cleaner
Durban Yacht Marina

A robotic marine-litter collection technology campaign — corporate sponsorship of an additional environmental service, without transferring the full capital burden to property owners.

An inflatable motorised dinghy is also proposed for marine inspections, pollution monitoring, litter collection, and Durban Yacht Marina checks.

Durban High Court

High Court scheduled for handover in December 2026

Ahead of the formal UIP's commencement — providing an important early catalyst for renewed activity and confidence in the precinct.

First-phase initiatives include:

- Security
- Cleaning
- Pedestrian management
- Wayfinding & maintenance
- Public-space presentation

Delivered Through Two Channels

Until Jul 2027

Interim Precinct Activation Programme (corporate-funded, subject to funding)

From 1 Jul 2027

The formal, rate-funded UIP

The High Court area forms part of the First 100 Days programme.

The High Court: Proving the Model from Day 1

Before it reopens

Photograph the baseline; agree a cleaning and presence plan with the court and the City.

Days 1–30

Daily cleaning, security patrols and pedestrian management around the court.

Days 31–60

Ambassadors on the main approaches; maintenance fixes logged and closed.

Days 61–100

Wayfinding and placemaking; a before-and-after report to owners.

Why it matters

The court's users see the UIP's work every working day. It is the clearest proof owners and the City can have of the model, from day one.

Promotion, Events, Tourism & Investment

- 🏃 **Durban International Marathon**
- ⛵ **Durban International Boat Show**
- ⛵ **Yachting Events**
- 🚢 **Harbour Cruises**
- 🎉 **Maritime Festivals**
- 🍽️ **Food & Leisure Events**

BaysideUIP's role is to coordinate, facilitate, promote, and measure — not to act as promoter of every event itself.

Strategic Stakeholders

Municipal / Public	eThekwini Municipality, Durban High Court
Harbour / Property	Transnet National Ports Authority, Ithala (IDFC)
Maritime	Royal Natal Yacht Club, Point Yacht Club, Durban Boat Owners Association
Cultural / Tourism	BAT Centre, Maritime Museum, harbour cruise operators
Corporate	Corporate sponsors and investment partners

These organisations are strategic partners in the development and maturity of Bayside.

Priority Transformation Nodes

Gateways

Main entrances on Anton Lembede and Dr Yusuf Dadoo Streets: cleaning, signage, ambassador presence.

High Court precinct

Frontage and approaches: daily cleaning, pedestrian management, patrols.

Victoria Embankment

Promenade, paving, lighting and verges: cleaning, litter control, repairs.

Wilson's Wharf

Public areas and access routes: litter control, wayfinding, security presence.

Festival Island and marina edge

Joint clean-up planning with the island's partners and the landholder.

How we will show it

Baseline photographs now, like-for-like after photographs at 100 days and 12 months.

How We Will Measure Performance

Security

Response time; patrol coverage; incidents logged and resolved.

Cleaning

Daily cleaning of streets, public spaces and waters-edge; hotspot turnaround.

Maintenance

Issues reported, resolved and average closure time.

Ambassadors

13 minimum on shift from a roster of 21, six-hour daily window.

Hotspots and control room

Hotspots identified, attended to and recurring; dispatch time; CCTV uptime.

Reporting

Monthly report to owners; quarterly to the Board; annual report; independent review in Year 3.

The Draft Business Plan

The Business Plan sets out what the precinct will do, what it will cost and how it will be governed. It is the document owners are asked to support.

- Motivation and a costed plan for each service
- Twelve- and thirty-six-month budgets and a five-year forecast
- A governance and management plan for the NPC
- A rate forecast, so every owner can work out their own cost

READ IT YOURSELF

Read the Plan

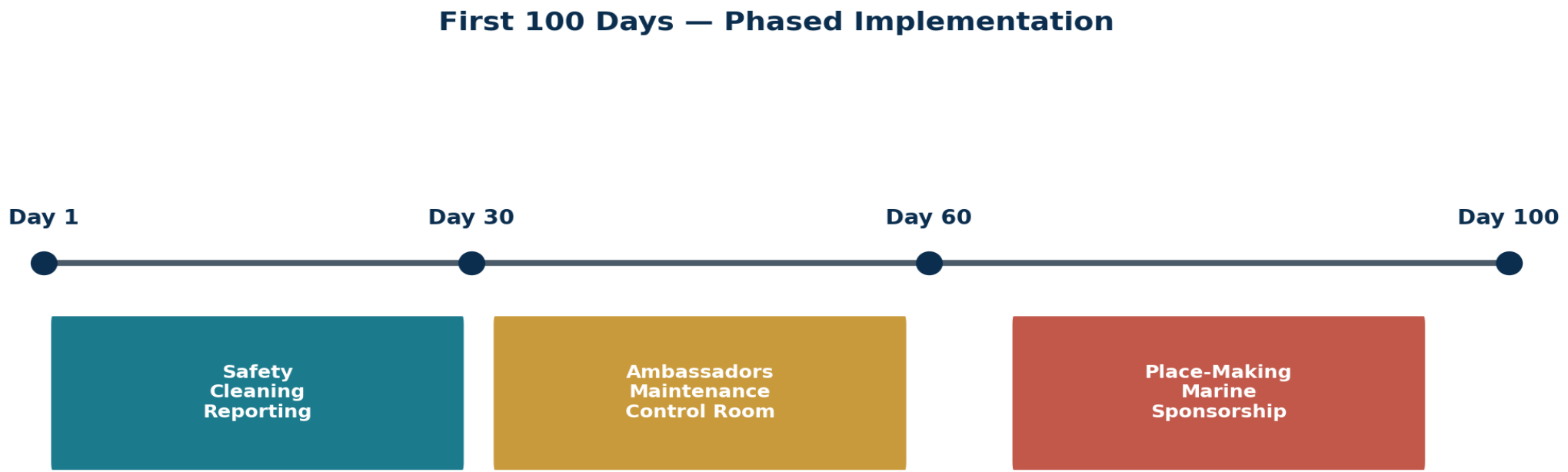
Business Plan and Financial Appendices

Online

baysideuip.co.za

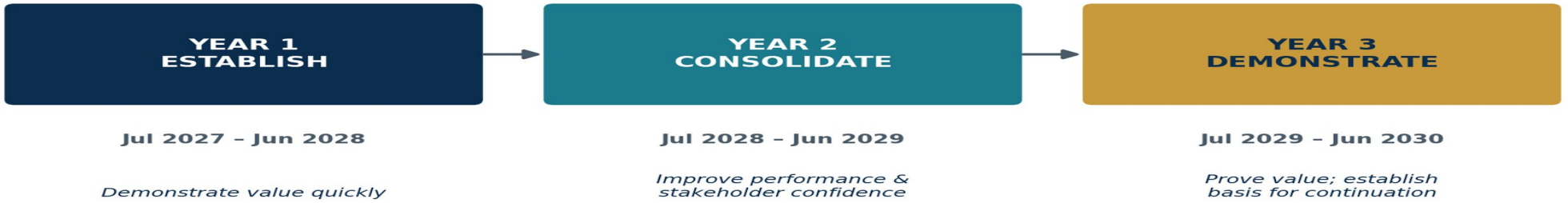
Printed copies are in the meeting pack. Appendix J lists every property in the precinct.

First 100 Days



Each phase builds on the last: immediate safety and visible cleaning first, then the operational backbone (ambassadors, maintenance, control room), then the identity-building work (place-making, marine, sponsorship).

Three-Year Implementation Plan



Year 1 — Establish

Security, cleaning, ambassadors, maintenance, first visible projects.

Year 2 — Consolidate

Refine service levels, increase sponsorship, expand marine programme.

Year 3 — Demonstrate

Independent performance review, renewal / continuation process.

What Success Looks Like

12 months

Services running 24/7 with a visible presence; the High Court area and gateways cared for; monthly reports on time; faults tracked to closure.

24 months

Service levels refined and costs controlled; waterfront improvements and a regular events calendar; more sponsorship; fewer repeat hotspots.

36 months

A recognisable Bayside identity; stable or rising occupancy; stronger investor interest; a case for renewal backed by evidence.

How the Budget is Calculated



"We have R8 million, so let's spend R8 million" — is NOT how this budget was built.

The budget must meet the service requirements — the service requirements do not shrink to fit a predetermined budget.

A minimum of three competitive quotations is sought for each major tendered service category before final expenditure is committed.

Where the Money Goes



Ranked, Largest to Smallest

Security & Control Room	R2.82m	**32.9%**
Management & Administration	R1.51m	**17.6%**
Cleaning	R1.15m	**13.4%**
Maintenance & CityMenderSA	R0.94m	**11%**
Street Ambassadors	R0.93m	**10.9%**
Beautification, Placemaking & Events	R0.55m	**6.4%**
Reserve	R0.49m	**5.7%**
Insurance & Governance	R0.18m	**2.1%**

R8,570,000

Working Year 1 Budget

Every category is fully explainable — no unexplained "other" bucket.

Control Room sits with Security, not Management & Administration.

Bottom-up costed, not a levy divided by category.

The First Three Years

Year 1: R8.57m

July 2027 to June 2028. Working budget, including a R0.49m reserve (5.7%).

Year 2: R9.08m

July 2028 to June 2029. Operating costs rise 6% a year.

Year 3: R9.63m

July 2029 to June 2030. The end of the first three-year term.

Sponsorship

Targeted at R0.35m, R0.55m and R0.80m in Years 1 to 3.

Reserve ≥ 5%

At least 5% of the budget each year, as the SRA Policy requires.

Working figures. The Financial Appendices (D, E and F) hold the 12-month, 36-month and five-year cash flows.

Property Owner Contributions

Commercial SRA

Only Business & Commercial and Industrial-rated properties are liable

R0.370 / R100

Additional Rate per R100 of municipal valuation

≤35%, then ≤25%

Ceiling on the Additional Rate against the normal rate: 35% in Years 1–2, 25% from Year 3

20% cap

No single property may pay more than 20% of the total annual budget

One vote each

Each liable property carries one vote, cast on a signed Assent Form

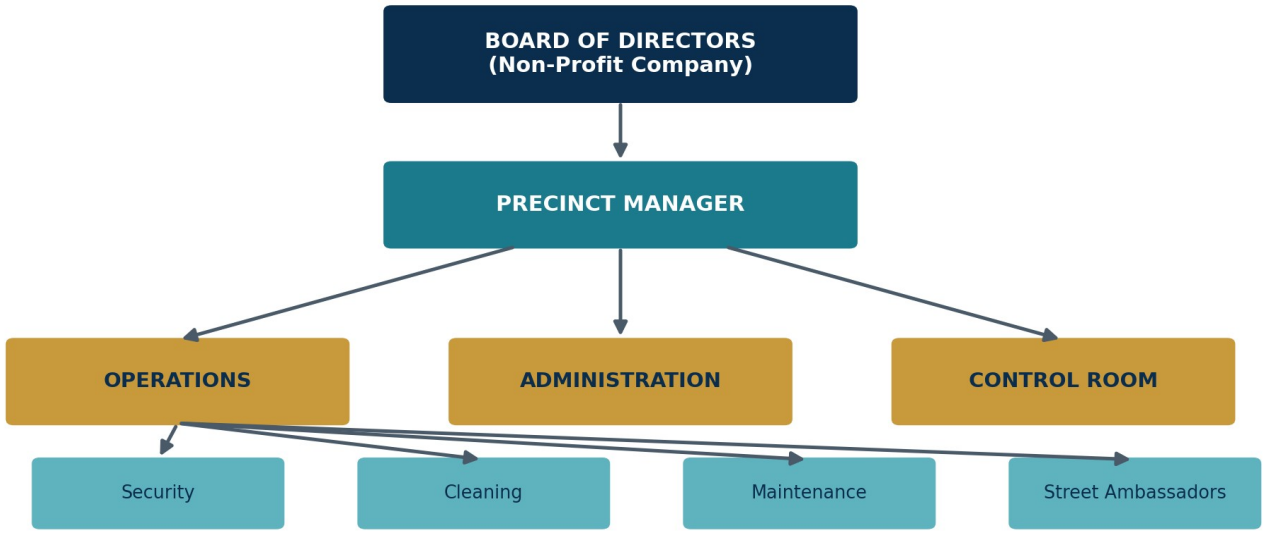
Residential properties are not liable for the Additional Rate and are not part of the vote.

What Will It Cost Me?

Step 1	Find your municipal valuation on your rates bill. Example: R10,000,000
Step 2	Divide by 100, then multiply by 0.370: R10,000,000 ÷ 100 × 0.370 = R37,000 a year
Step 3	Divide by 12 for the monthly amount: R37,000 ÷ 12 = R3,083 a month
Rule of thumb	Every R1 million of valuation costs R3,700 a year, about R308 a month
More examples	R5 million: R18,500 a year · R25 million: R92,500 a year · R50 million: R185,000 a year

The rate is R0.370 per R100 of municipal valuation. Use the valuation on your rates bill.

Governance & Accountability



Board = strategy, governance, financial oversight • Precinct Manager = daily implementation
Board members are not remunerated • Quarterly reporting to the Board and stakeholders

Key Governance Facts

- Board oversees strategy, governance, financial management
- Board members are not remunerated
- Annual budget submitted to the CFO by 31 January
- Quarterly reports to the Board; minutes shared with the Municipality

QUESTIONS & COMMENTS

Please raise your hand and wait for the microphone. Give your name, and say whether you are an owner.

Questions we cannot answer today will be answered in writing and recorded in the minutes.

Summary of Issues Raised

Before we move to the next steps, the minute-taker reads back a short summary of the questions and concerns raised, for the record.

- Every question and comment is minuted
- Matters we cannot answer today are answered in writing
- Minutes are posted on baysideuip.co.za within seven days
- Minutes also go to the Head of Economic Development

FOR THE RECORD

Minuted

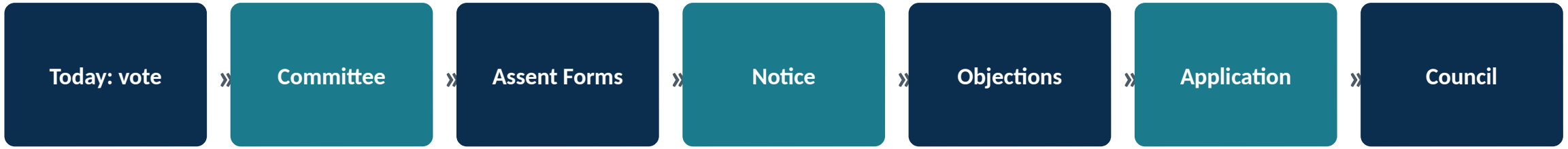
Within seven days

7 days

to publish the minutes

Minutes are posted on the website and sent to eThekwini Economic Development.

The Statutory Process



Today the meeting votes and approves to proceed with the process to formal submission by 30 November. The preliminary Business Plan must be finalised, with the rates and budgets approved and firmed up, before submission. We request that the larger contributors in particular review the budgets and provide input.

Dates depend on reaching the threshold in time for the objection period to close before 30 November.

DO YOU SUPPORT CONTINUING?

By show of hands, those present are asked whether the process towards establishing the SRA should continue.

This is not a commitment to pay. Support to apply is recorded later, on signed Assent Forms.

Approving the Steering Committee

If the meeting supports continuing, the proposed Steering Committee is put to the meeting for approval by show of hands. It then carries the process forward.

- At least five members
- Approval is by show of hands and is minuted
- No single owner may dominate the committee

THE PROPOSED STEERING COMMITTEE

Alan Thompson
Chartered Accountant; Chairman, Durban Club

Linda Gumede
Senior Project Manager (PMP), SyncMeister

Eric Apelgren
Retired Head of International and Governance Relations, eThekwini

Raymond Green
Account Executive, FNB

Qiqa Maboza
Property Analyst, Grindrod Property Holdings

Rinaldo Captain Hasthibeer
Construction Project Manager, Form Construction; Interim Chair

Greg Harpur
Proposed Steering Committee member

12 · YOUR DECISION

Make Bayside a Better Place to Live, Work, Visit and Invest.

- Confirm the final precinct boundary
- Take part in the public participation process
- Confirm sponsorship opportunities
- Complete the Assent Form to support this proposal

Scan to visit baysideuip.co.za | info@baysideuip.co.za | +27 84 766 2220