

INTERNATIONAL PRECINCT
MANAGEMENT SYMPOSIUM

Precinct Management in eThekweni (Durban)

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25 July 2019

Strategic Urban Management NPC

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Primary Objectives

Promote public/private partnership in the management of urban spaces;

Facilitate the establishment of such partnerships for this purpose;

Promote the economic growth of eThekweni and its strategic urban nodes.

Aims

Engage private sector

Improve public spaces

Provide information

Promote best practice

Identify suitable areas

Undertake research

Encourage partnerships

Social upliftment

Develop community of practice

Free access

Inclusivity

Economic development and job creation

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Kwa Mashu Town Centre

Declining



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Established



Umhlanga Town Ridge Centre

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Managed Precincts

| SRAs 11 | | Management Associations 10 |
|--------------------|-------------|-----------------------------|
| South Beach | Mixed | La Lucia Ridge* |
| North East | Commercial | Millennium Bridge* |
| CBD | Commercial | Umhlanga Ridge Town Centre* |
| Umhlanga Village | Commercial | Parkside* |
| Umhlanga Promenade | Mixed | Ridgeside* |
| Florida Road | Commercial | Riverhorse Valley |
| Glenwood | Commercial | Bridge City |
| Giba Gorge | Residential | Cornubia IBE |
| Maytime | Residential | Cornubia Retail Park |
| Burlington Heights | Residential | Sibaya |
| Perth West | Residential | *Managed together |

Total Annual Budgets: 2016

| | Total pa | Average pa | Highest pa | Lowest pa |
|-------------------|------------------|------------|------------|-----------|
| UIPs (6) * | R21,458 m | R4,29m | R9,5 m | R0,88 m |
| MAAs (8) | R51,683 m | R6,46 m | R14,858 m | R1,07 m |
| TOTAL | R73 141 m | | | |

*Excludes Glenwood and Residential

% Budget Allocation

| | | Avg % | H % | L % | | Avg % | H % | L % |
|------------|------------------|-------|-----|-----|------------|-------|-----|-----|
| UIP | Security | 63 | 87 | 50 | MAs | 36 | 56 | 14 |
| | Cleaning | 17 | 24 | 7 | | 14 | 14 | 2 |
| | Management/Staff | 13 | 21 | 7 | | 18 | 30 | 8 |
| | Greening | | | | | 18 | 30 | 3 |
| | Maintenance | | | | | 9 | 17 | 5 |

Municipal obligations: Special Rating Areas

Must have policy and/or by-law

Clear procedures for application including notification to all those liable for additional rate and public and proven majority support

Approved business plan (3 yrs) including alignment with IDP

Council to consider applications

Additional rate to be gazetted as part of municipal budget

Receive monthly/annual reports aligned to business plan

Monitor governance

Ensure sustainable additional rate collection rate

“Improvement and Upgrading”

“Well-managed, sustainable, resilient, accessible, vibrant, safe, walkable public spaces of opportunity that drives value creation and promotes social cohesion and inclusive growth.” (SAPMI vision)

Public spaces (incl roads/pavements) –

safe, orderly, clean, attractive, usable and used

Ethos –

Social cohesion, service to community, hospitable,
economically vibrant, caring

What a good manager may do

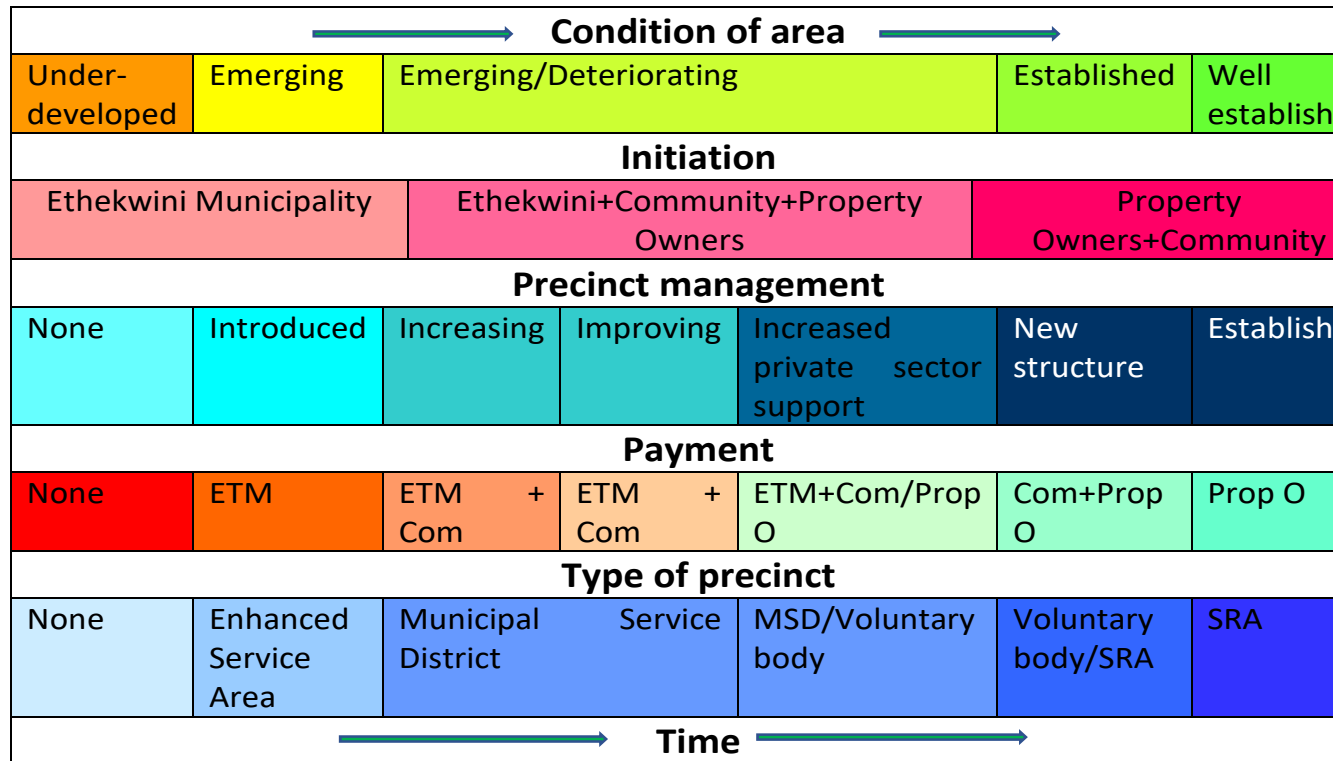
MOBILIZE!

- ❖ Cooperative relationships – community/business/owners/municipality
- ❖ *The inherent credibility and influence of an institutional structure*
- ❖ Municipal service departments to deliver – and within acceptable timeframes
- ❖ *Enthusiasm for a growing, dynamic and attractive precinct*
- ❖ Volunteerism and a spirit of self-determination for the precinct
- ❖ *NGOs and faith groups*
- ❖ Coordinated activity
- ❖ *The use of public spaces*
- ❖ Commercial value of property ownership
- ❖

Municipal Service District

- Initiated by municipality
- Consults community and then determines precinct boundaries, service/s, source/s of finance, delivery mechanism
- Obtains majority support
- Sets tariff, levy, tariff increase or surcharge
- May establish advisory committee
- Implements delivery mechanism – internal or outsourced

Precinct Management Continuum



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Thank you for your attention

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