

THE WOMEN WITH A PLAN TO MAKE THE DURBAN CBD BETTER



ADVERTISEMENT

The Durban CBD UIP is looking for an outstanding service provider (or lead bidder with specialist partners) to keep the inner-city clean, green and safe for the next three years.

Background & Context

The Central Durban CBD UIP (Special Rating Area/SRA) is managed by the Central Durban Business Precinct NPC (known as Durban CBD UIP) under the Municipal Property Rates Act 2004. Commercial property owners in defined boundaries (Yusuf Dadoo to Anton Lembede to Dorothy Nyembe to Monty Naicker Streets) pay a special rate for supplementary services – security, cleaning, greening and placemaking in coordination with city departments.

CALL FOR PROPOSALS

SCOPE (3 WORK-STREAMS)

1. Precinct Management: General management of precinct such as day-to-day coordination, issue logging, stakeholder liaison and performance tracking of service providers.
2. Cleaning & Greening: Keep streets, pavements, open spaces and landscaped areas clean, green and inviting.
3. Safety & Security: Ensure safety and security within the CBD eg providing visible patrols, CCTV support and fast incident response, working with SAPS and Metro Police

Bid essentials

- Entity & contact details
- Compliance documents
- Methodology + Gantt / timetable
- Itemised Year-1 budget (VAT-incl.)
- Conflict-of-interest declaration

CENTRAL DURBAN BUSINESS PRECINCT NPC (KNOWN AS DURBAN CBD UIP)

Contract term: 36 months

Budget: Propose your best value based on Scope of Work

Closing date: 16:00 (SAST)
31 July 2025

Submit: One PDF (≤ 20MB) to
[admin@durbancbduip.co.za/](mailto:admin@durbancbduip.co.za)
info@durbancbduip.co.za

Subject line:
"CBD UIP Tender 01/07/2025
[Company Name]"

Scope of Work: Click [here](#) or email
admin@durbancbduip.co.za
info@durbancbduip.co.za

Help us make the Durban CBD a district everyone's proud to walk through –day or night!



MEET THE NEW DURBAN CBD UIP BOARD



GUGU NGOBES (NEE SITHOLE)
CHAIRPERSON

Executive Director: ACCRA Group
Founder: Women in Planning SA
chairperson@durbancbduip.co.za

Gugu has worked in Urban and Regional Planning since 2008. She has a BTech in Management and a Master's Degree in Town and Regional Planning. In 2009, she founded Ziphelele Planning and Environmental Consultancy, which has since evolved into the ACCRA Group.

She is the Deputy Chairperson of the eThekweni Municipal Planning Tribunal.

Gugu is also the co-founder of Earth Tones Designs, an award-winning clothing brand committed to empowering emerging designers.



HAWA MIRZA

Creative Communications Strategist
Divisional Marketing Manager: AdaptIT

Hawa is a creative communications strategist with Honours in Strategic Marketing and Business Management from Unisa. She has extensive experience as a marketer and has worked at KPMG and Lexis Nexis. She is the Divisional Marketing Manager at AdaptIT.

Hawa said her drive is fuelled by creativity, intelligence, imagination and curiosity. "In the dynamic realm of modern marketing, I am influenced by technology, analytics and innovation, crafting narratives that resonate with consumers at different stages of their lives."



LIZELLE SHEWELS

Regional Property Manager: Delta Property Fund

Lizelle has a degree from UNISA and is a seasoned property management professional

She is the Regional Property Manager at Delta Property Fund, a South African real estate investment trust (REIT) specialising in government-tenanted office properties,

Lizelle has been instrumental in managing the Delta Property Fund's portfolio in the Durban Metropolitan Area and oversees key assets such as the Embassy Building and Liberty Towers.

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EDITOR: Vasantha Angamuthu
CONTACT: 082 413 2226

MYDURBANCBD is a hyperlocal paper published by Durban resident Vasantha Angamuthu. Vasantha is a former CEO of iol.co.za and the African News Agency, former head of communications for the eThekweni Municipality, former Vice President at Hindustan Times Media Ltd and a journalist who covered South Africa's transition to democracy. She is a local businessperson with interests in tourism and education.

OUR PARTNER
DURBANCBDUIP
CONTACT: admin@durbancbduip.co.za
CHAIR: Gugu Ngobese



MUHAMMED
EBRAHIM

Businessman

Muhammed is a businessman who owns and manages his own business. He has a qualification in mechanical engineering and has worked across a variety of disciplines. His experience spans many industries including real estate, motor vehicle sales, motor mechanics and he has served as a service advisor.



PRAVIN AMAR
SINGH

Executive Director: Pravin Amar Development Planners

Pravin is a sustainability and environmental planning professional with over 20 years of experience. He is recognised for his expertise in environmental impact assessments, carbon auditing and sustainability planning. Pravin is a registered Environmental Assessment Practitioner and has played pivotal roles in numerous landmark projects across the country. He is a certified Greenhouse Gas/Carbon Footprint Analyst and has been instrumental in advancing carbon auditing practices within South Africa.





NEW BOARD HAS AN AMBITIOUS PLAN TO REJUVENATE THE DURBAN CBD

The new board of the Durban CBD Urban Improvement Precinct has taken on a big task but, says new chairperson **Gugu Ngobese**, they are ready and more than up for the challenge

QUESTION: Please share with us your key focus areas as you begin your work as the new board of the Durban CBD UIP?

ANSWER: Our focus areas are aligned to the Durban CBD UIP's operational framework and the eThekweni Municipality's Inner City Regeneration Strategy. Firstly, we are prioritising urban management basics – safety, cleanliness, and maintenance. Without a clean, safe, and orderly environment, investment and foot traffic decline. Secondly, we are placing emphasis on public space management – enhancing public spaces, parks, sidewalks and transport hubs to make them welcoming and functional. A third priority is collaboration – bringing property owners, businesses, residents and the municipality together to co-create solutions. Finally, we are committed to supporting economic resilience, including informal traders and micro-enterprises, by ensuring the urban environment supports all economic activity.

Q: What are your key challenges?

A: Inner city regeneration globally, and Durban is no exception, is multifaceted. Firstly, urban decay and infrastructure degradation after years of underinvestment is significant. Secondly, safety is a concern, affecting businesses, residents and visitors. Another challenge is managing social vulnerabilities – homelessness, substance abuse and

informal housing. There is also the challenge of balancing formal and informal economies, ensuring that policies uplift informal traders while maintaining order and functionality. Finally, co-ordination among multiple stakeholders, including municipal departments and the private sector, can be complex but is critical for success.

Q: The inner city seems to be improving with initiatives like the municipality's partnership with Ensure/Ubuntu. How will the CBD UIP engage with the city?

A: The Durban CBD UIP works closely with the municipality and partners like Ensure/Ubuntu play a crucial role. We engage through the Urban Management Forum, regular task team meetings, and liaison with Area-Based Management (ABM) units. Operationally, our teams co-ordinate on the ground daily with municipal units – whether it's sweeping, fixing broken infrastructure, or addressing illegal dumping. Strategically, we align our objectives with the municipality's Inner City Transformation Programme (ICTP). Collaboration on social interventions, such as addressing homelessness, involves joint operations with Ensure/Ubuntu.

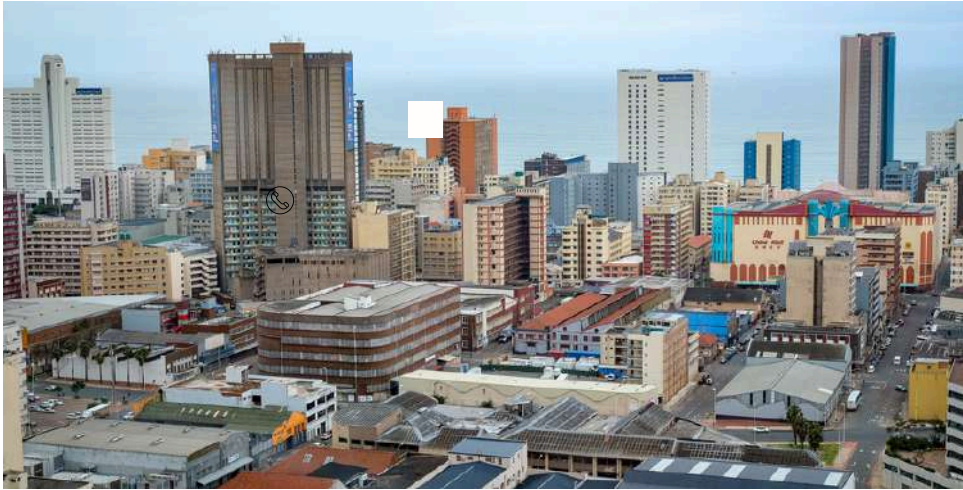
Q: How does the UIP co-exist with municipal management?

A: The UIP does not replace municipal functions but supplements and enhances.

Our role is to provide a higher standard of urban management within the UIP boundaries, funded by property owners through an additional levy. We work with municipal departments to identify service gaps and either fill them directly or escalate them for urgent attention. The municipality provides core services, like refuse collection and road maintenance, and we provide top-up services, such as daily litter removal, graffiti cleaning, private security patrols and landscape maintenance. The UIP is also a voice for property owners, advocating for municipal improvements and policy shifts to support urban regeneration.

Q: What is your vision for the CBD, and for residents, businesses and visitors?

A: Our vision is to see the Durban CBD become the thriving, inclusive, and vibrant heart of the city – a place where people feel safe, inspired and proud. We believe that revitalising the inner city is not just a job for government or the UIP alone but a collective journey. Every shopkeeper who sweeps a sidewalk, every resident who does clean-up campaigns and every business that invests in beautifying their frontage contributes to the larger vision. The inner city belongs to all of us. When we work together, we can transform it into a space of opportunity, dignity, and prosperity for everyone.



KEY FOCUS AREAS FOR THE UIP

- 1 Public Space Management:
Clean and Green
- 2 Safety & Security: A Safer
CBD for All
- 3 Infrastructure Upliftment &
Urban Maintenance
- 4 Social Responsibility
- 5 Placemaking
- 6 A Partnership Model for
Regeneration

HERE IS THE UIP'S PLAN TO TACKLE CORE INNER CITY CHALLENGES

Working with the municipality and key stakeholders is central to the operational plan of the new board of the Durban CBD UIP

The Durban Central Business District (CBD) is the economic heart of KwaZulu-Natal, a vital node that powers Durban and the regional economy. Like many urban centres, it faces challenges like urban decay, crime, grime and deteriorating infrastructure.

In response, the Durban CBD Urban Improvement Precinct (UIP) has unveiled its Operational Plan for 2025, a framework that will support the eThekweni Municipality's Inner City Regeneration Programme and the Spatial Development Framework (SDF).

The Municipality's SDF envisions the Durban inner city as a vibrant, safe and inclusive space – a magnet for investment, tourism and sustainable urban living. The Inner City Regeneration Programme seeks to transform the CBD into a quality, connected urban environment that is clean, safe and economically robust.

The CBD UIP's operational plan is built on three pillars – Urban Management, Security & Safety and Placemaking, each addressing the unique pressures of the CBD while leveraging the municipality's goals. The UIP's core focus areas for 2025 are:

Public Space Management: Clean and Green

- Daily street sweeping, litter removal and waste collection to augment municipal services.
- Graffiti removal, weed control and illegal poster eradication.
- Public space greening and maintenance of planters and green verges

Safety & Security: A Safer CBD for All

- Foot patrols, mobile security units and public surveillance camera management
- The UIP collaborates with the South African Police Service (SAPS), eThekweni Metro Police and all stakeholders
- Crime intelligence sharing and co-ordinated interventions.

Infrastructure Upliftment and Urban Maintenance

- Reporting and tracking municipal faults such as streetlight outages, potholes, broken sidewalks and water leaks.
- Repairs to public infrastructure, including street furniture, repairing bollards and replacing missing signage

Social Responsibility and Outreach

- The UIP collaborates with social development agencies, NGOs and the eThekweni Social Development Unit to seek sustainable solutions to social challenges including homelessness, substance abuse and vulnerable group

Placemaking and Activation

- Events, markets, public art and pedestrian-focused initiatives
- Enhancing key nodes within the CBD promotes tourism, supports local businesses and fosters civic pride.

A Partnership Model for Regeneration

The CBD UIP is a public-private partnership, funded by commercial property owners as a legislated special rating area (SRA) under the eThekweni Municipality's Special Rating Area Policy.



The Central Durban CBD UIP (Special Rating Area - SRA) is managed by the Central Durban Business Precinct NPC (commonly known as Durban CBD UIP) under the Municipal Property Rates Act 2004.

Commercial property owners in defined boundaries (Yusuf Dadoo to Anton Lembede to Dorothy Nyembe to Monty Naicker Streets) pay a special rate for supplementary services - security, cleaning, greening and placemaking in co-ordination with city departments.

UIPs are formalised via council, require property-owner approval and operate under finance agreements with eThekweni Municipality.

A new Board was appointed by property owners in March 2025.

A Survey has been designed to receive feedback from SRA contributors.

The Survey can be found [here](#)
Email admin@durbancbduip.co.za to request the link being sent to you.

Please submit the Survey by 16:00, Friday, 25 July 2025.