



## **ESTABLISHMENT OF GLENWOOD SPECIAL RATING AREA AND URBAN IMPROVEMENT PRECINCT**

The Executive Committee today, 26 March, tabled a report outlining the establishment of a Glenwood Special Rating Area (SRA) and Urban Improvement Precinct (UIP) in terms of Section 22 of the Municipal Property Rates Act and the eThekweni Rates Policy which will see the public working together with the City to improve the area.

The tabled report states that cities are primary spatial engines of economic growth and development and aid in retaining and growing investment in business and economic infrastructure in order to grow their economies, create jobs and increase their municipal rates revenue base.

The report cites the uMhlanga and Florida Road UIPs as good examples of how UIPs have played a positive role in mobilising private funds and energy to work alongside the Municipality, resulting in substantially improved public space environments and raising property values and investment as well as social and economic vibrancy in their areas.

It further states that Glenwood is a significantly mixed use area from an urban management and social development perspective. It is an area in transition with the potential for a high road or a low road scenario depending on how well it is managed and maintained, the report states. Many residential houses have been turned into commercial properties with a dynamic mix of small businesses that brings a higher rates value to the City.

The report states that a UIP enabled a co-management partnership to build Glenwood as an important mixed-use neighbourhood on the fringe of the inner city that can be an important building block in making Durban the most caring and liveable city in Africa.

The report states that the SRA initiative has undergone the assessment process and met the procedural requirements of the eThekweni Rates Policy.

Its establishment means that an additional rate on commercial property owners in the area will be levied, in accordance with the request of the communication, based on the business plan and budget which they have adopted for the improvement and upgrading of their area.

The SRA will be managed by a non-profit company and will employ its own staff. The operational plan will have four pillars namely;

### **• Security :**

1. Community ambassador street monitors,
2. Security company doing 24/7 patrols and back up to the monitors and,
3. Reporting and liaising with police and security companies in the area.

### **• Maintenance**

1. Service level agreements with Municipal departments and,
  2. Minor cleaning, repairs and greening.
- Place Making
1. Place branding and marketing and,
  2. Beautification projects and events.

### **• Social Responsibility**

1. Stakeholder engagement forum and,
2. Social development initiatives.

The Committee approved the establishment of the Glenwood SRA and the collection of additional rates in the 2019/2020 budget for the purposes of improving and upgrading the area. The tabled report grants authority for the City Manager to enter into a Memorandum of Agreement in terms of Section 67 of the Municipal Finances Management Act for the purposes of transferring funds to the Glenwood UIP non-profit company.

ENDS